



Date: December 10, 2024

Honorable Mayor and Council Members:

Author and title: Alfred Knotts, Transportation Program Manager

Title: North Balloon Track Snow Storage Easement Abandonment, 11010 Church Street;  
Assessor's Parcel Number 019-421-026

Jen Callaway, Town Manager

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**Recommended Action:**

Adopt Resolution No. 2024-76 approving abandonment of the Snow Storage Easement (SSE) located within Parcel 11 of the Railyard Phase 2 Final Map No. 2019-00000114/FM; Assessor's Parcel Number (APN) 019-421-026 located at 11010 Church Street.

**Discussion:**

Following approval of the Railyard Master Plan, the Town and Truckee Development Associates (TDA) entered into a Development Agreement (DA) which required dedication of Snow Storage Easement (SSE) areas to the Town to store snow removed from roadways, sidewalks and public spaces. One such SSE is located on APN 019-421-026 located at 11010 Church Street in the Railyard Master Plan area which is directly east of the newly constructed Railyard Mobility Hub and south of newly constructed parking lot. The applicable recorded Final Map (Final Map No. 2019-00000114/FM) associated with this parcel and SSE is included hereinto as Attachment A.

In 2023, the Town purchased portions of the North Balloon Track parcel from TDA for the purpose of constructed the Railyard Mobility Hub, adjacent parking, municipal and public electrical vehicle charging, and snow storage. As part of that acquisition process, both the Town and TDA agreed that the snow storage easement would remain in effect until Phase 2A of the Mobility Hub was complete as these improvements were necessary to provide adequate access to the northern portion of the North Balloon Track which was planned to be used for snow storage. Once those improvements were made, and the permanent snow storage area was accessible, the current snow storage easement was no longer necessary.

As of November 2024, Phase 2A is substantially complete and the additional access easements necessary to provide the Town access to the permanent snow storage area are recorded. Therefore, the Town no longer requires use of or access to the SSE located on APN 019-421-026. As such, staff is proposing to abandon this easement. Attachment B depicts the existing SSE that is proposed to be abandoned, as well as the new permanent snow storage area and continuing Access and Public Utility easements that provide ongoing access.

Pursuant to Development Code Section 18.88.030. B (Minor Public Service Easement Vacation), a request for the vacation of a public service easement may be approved, with or without conditions by the Town Council, by resolution without public hearing or noticing if one 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 with the easement, and the easement is not necessary for present or prospective public use.

As the SSE has been replaced by a permanent snow storage location (owned by the Town in fee title) and adequate Access Easements and Public Utility Easements existing within APN 019-421-026 to provide utility and maintenance access, staff recommends approval of the easement abandonment based on Finding No. 3.

**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:**

There are no fiscal impacts to the Town associated with the approval of the abandonment of the SSE.

**Public Communication:**

Notice of this abandonment has been provided as part of the posting of the public notice for the December 10, 2024 Council meeting agenda.

Town staff has also been working in close coordination with TDA representatives in preparation of this Staff Report.

**Attachments:**

Attachment A – Truckee Railyard Phase 2 Final Map No. 2019-00000114/FM

Attachment B – Easement Overview Figure

Attachment C – Resolution 2024-76