



STAFF REPORT

DATE:

January 18, 2024

TITLE:

Downhill Ski Lodge Replacement Project - Lot Line Adjustment (LLA)

RECOMMENDATION:

By Motion,

The Board of Directors adopts Resolution 2024-1 Authorization to Record Lot Line Adjustment for the Downhill Ski Lodge Replacement Project as presented in Exhibit A.

BACKGROUND:

During the design and planning process for the Downhill Ski Lodge Replacement project, Tahoe Donner and consultants identified that the existing Downhill Ski Lodge was non-conforming, and the parcel size for the Downhill Ski Lodge Replacement needed to be increased to meet Town of Truckee code requirements.

Staff, working with consultants at Bull Stockwell Allen (BSA) and Auerbach Engineering, determined a Lot Line Adjustment (LLA) would need to take place to increase the size of the parcel for the Downhill Ski Lodge Replacement. The scope of the LLA identified that the parcel for the Downhill Ski Lodge, APN 046-250-009, would be increased by both transferring the entire parcel APN 046-250-007 into parcel APN 046-250-009, as well as transferring a portion of parcel APN 046-25-005 into parcel APN 046-250-009.

DISCUSSION:

Auerbach Engineering prepared a Lot Line Adjustment application and exhibits, and submitted this packet to the Town of Truckee on June 23, 2022. The Town of Truckee Planner assigned to the LLA indicated on July 11, 2022 that the LLA process would typically be around 4-6 months.

On July 18, 2022, the Town Planner indicated that an easement abandonment would be required to move forward with the LLA.

On behalf of Tahoe Donner Association (TDA), Auerbach Engineering contacted Truckee Donner Public Utility District (TDPUD) on July 28, 2022 to request the abandonment of a Public Utility Easement by the TDPUD. TDPUD required a Petition for Abandonment of Unused Reserve Easement from TDA that was signed on August 19, 2022.

On December 13, 2022, TDPUD responded to the Petition for Abandonment of Unused Reserve Easement, requiring TDA to provide the District a Blanket Easement covering both parcels in their entirety, to be narrowed once construction is complete, as well as a Public Utility Easement covering areas where TDPUD infrastructure is currently located but not covered by an easement. It took several months of correspondence and meetings between TDA and TDPUD to arrive at and complete all documents for the Blanket Easement.





The TDA Board of Directors approved the Blanket Easement on March 24, 2023. The signed Blanket Easement was provided to TDPUD for recordation on March 29, 2023.

On April 19, 2023, TDPUD received the recorded Blanket Easement documents from the County, and subsequently submitted the easement abandonment document to the Town of Truckee on April 20, 2023.

On November 14, 2023, the Town of Truckee Council approved the Downhill Ski Lodge project 5-0 in Resolution 2023-62, which contains Condition of Approval 32, requiring “Prior to building permit issuance, the applicant shall complete the Lot Line Adjustment to create the 2.64-acre property between APNs 046-250-009, 046-250-007, and 046-250-005 as described in the architectural site plan.”

On December 12, 2023, the Town of Truckee Council (1) Adopted Resolution 2023-68 approving the abandonment of a portion of a public utility easement along the shared property line between 11585 Snowpeak Way and 16363 Skislope Way (APNs 046-250-009-000, 046-250-007-000, 046-250-005-000, and 046-260-003; Parcel J and Parcel R of the Tahoe Donner Unit 3 Subdivision); and (2) Authorized the Town Manager to sign the Indemnification Agreement between the Town of Truckee and Tahoe Donner Association regarding APNs 046-250-009-000, 046-250-007-000, 046-250-005-000, and 046-260-003-000.

On December 18, 2023, the Town of Truckee Engineer approved the Lot Line Adjustment for the Downhill Ski Lodge project.

The final step to complete the LLA is recordation with Nevada County, which requires approved LLA documents along with a resolution by Tahoe Donner Association authorizing the LLA recordation. Staff prepared proposed Resolution 2024-1 and Tahoe Donner legal counsel has reviewed and confirms authority of the board to act on the proposed resolution. Therefore, staff recommends the board considers adopting the proposed Resolution 2024-1.

FISCAL IMPACT:

All costs for the LLA were budgeted in the Development Fund for the 2023 Downhill Ski Lodge soft costs. Total fees required to complete the LLA were as follows:

Consultant Fees	\$37,509
Town of Truckee fee deposit	\$6,255
Placer Title Company	\$1,500
Total Costs:	\$45,264

ALTERNATIVE:

No alternative is suggested.





ATTACHMENTS:

Exhibit A: Resolution 2024-1 Authorization to Record Lot Line Adjustment for the Downhill Ski Lodge Replacement Project

Exhibit B: Final LLA Documents approved by the Town of Truckee on December 18, 2023

Prepared by: Rebecca Meyerholz, Capital Projects Manager

Reviewed by: Jon Mitchell, Director of Capital Projects and Facilities

Reviewed by: Annie Rosenfeld, Interim General Manager 

