



TRUCKEE TAHOE AIRPORT DISTRICT STAFF REPORT

AGENDA TITLE: Public Utility Easement Abandonment in Soaring Ranch

MEETING DATE: 09/22/2021

PREPARED BY: Hardy Bullock, Director of Aviation & Community Services

RECOMMENDED ACTION: Abandon Public Utility Easement (PUE) 2013-0033402.

DISCUSSION: Staff was contacted by Robert J. Lawless, P.E., P.L.S. with Dundas Geomatics, Inc. located in Grass Valley California, acting on behalf of JMA J-JMAR I, LLC et.al.,(owner) who is the developer for the Soaring Ranch, Raley's development. Mr. Lawless is requesting that TTAD provide a quit claim deed to the current property owner so final financing can be secured without the encumbrance of the PUE currently held by TTAD.

In December of 2013 Truckee Tahoe Airport District quitclaimed Parcel J3 with some other parcels to JOERGER ASSOCIATES, LLC with PUE document 2013-0033402. In that document it reserved Parcel J3 as a Public Utility Easement. That is what created the easement highlighted in the exhibits attached. Martin Wood, SCO Planning and Engineering, handled several clean up items on the Airport District property as part of the original project approval process. At that time, it is believed, he drafted a document that was delivered as part of the title work that was intended to abandon the easement in question.

As part of that abandonment agreement PUEs were put in place along Soaring Way with the Joerger Ranch – Phase 1 Parcel map that would negate the need for this, currently described, Public Utility Easement Reserved in Doc. 2013-0033402. It is believed the draft abandonment was never recorded since the title company didn't identify it.

While researching the easement, the Town of Truckee was not aware that the easement was there, they believe it would have been brought up in the review process for the Raley's Project should it have been properly recorded. The Town agreed that the easement was never

accepted or even granted to the Town so there would be no process with the Town to abandon the easement. This leaves the sole responsibility of abandonment to TTAD, the original PUE grantor.

Through Staff review and conference with Brent Collinson, Associate District Counsel, it is recommended that TTAD abandon the small PUE located underneath the current development and building on the Joerger Ranch Phase 1 development known as Raley's and illustrated on the attached exhibit PARCEL MAP NO. 2017-78 SOARING RANCH as the highlighted section. The District has no identified need or foreseeable future need for the easement proposed to be abandoned.

WHAT'S NEXT: If the Board approves this request, we will inform Mr. Lawless of our intent to abandon the easement. JMA J-JMAR I, LLC will prepare the appropriate quit claim deed and record easement abandonment documents. Staff will have District legal counsel review documents before they are forwarded to Board President for signatures.

CONSENT MOTION: I move to approve by consent the quit claim deed 2013-0033402 and authorize the Board President and General Manager to execute the final recorded documents.

ATTACHMENTS:

Exhibit 1 Parcel Map

Exhibit 2 Quit Claim

Exhibit 3 Map