

## TOWN COUNCIL STAFF REPORT

Subject: Accept the donation of real property located at 156 Lost Lane and authorize the Town Manager to sign the grant deed.

Meeting Date: June 5, 2024

Prepared by: Tess Houseman, Assistant Planner

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### **RECOMMENDATION:**

Accept the donation of real property located at 156 Lost Lane and authorize the Town Manager to sign the grant deed.

### **BACKGROUND:**

The current property owners submitted a letter on February 7, 2024, indicating their desire to donate the subject real property to the Town (Attachment 1). The parcel that is being offered to the Town is approximately ½ acre in size, vacant, and features steep terrain and dense forest. The property is situated just north of (below) The Bluffs' Snow Deposition Design Zone and is within a documented avalanche runout zone.

### ***Planning and Economic Development Commission (PEDC) – May 8, 2024 – General Plan Consistency Determination***

Government Code Section 65402 requires a General Plan consistency determination prior to the Town acquiring any real property, which must consider location, purpose, and extent of the proposed land donation. The PEDC considered the proposed land donation at its meeting on May 8, 2024, at which time the PEDC found that acceptance of the property was consistent with the General Plan in terms of location, purpose, and extent of the donation. The PEDC staff report and resolution are included as attachments.

### **ANALYSIS:**

The proposed land donation is consistent with the General Plan in terms of location and purpose because the Town would preserve and maintain the property as open space which will ensure that the existing, native vegetation is not removed and can continue to stabilize the slope and slow any snowslides. In addition, the site could contribute to snow storage capacity in the event that properties on Lost Lane are developed, and the street is improved to be a private road. The proposed land donation is consistent with the General Plan in terms of extent of the donation because the property would be donated to the Town by grant deed.

Based on the PEDC determination that the donation of property to the Town is consistent with the General Plan, the Town Council is being asked to accept the donation of property

located at 156 Lost Lane from the current property owners, Nelson Family Trust 01-23-96 and 285 Fir Street LLC, and authorize the Town Manager to sign the grant deed.

**OPTIONS ANALYSIS:**

Option 1: Accept the donation of real property located at 156 Lost Lane (APN: 022-300-002-000) from the current property owners, Nelson Family Trust 01-23-96 and 285 Fir Street LLC, and authorize the Town Manager to sign the grant deed.

Option 2: Not accept the donation of real property located at 156 Lost Lane (APN: 022-300-002-000).

Option 1 would allow the Town to proceed with the acquisition of 156 Lost Lane (APN: 022-300-002-000) from the current property owners, Nelson Family Trust 01-23-96 and 285 Fir Street LLC, and would authorize the Town Manager to sign the grant deed taking ownership of the property.

Option 2 would not allow the Town to proceed with the acquisition of 156 Lost Lane (APN: 022-300-002-000).

**ENVIRONMENTAL CONSIDERATIONS:**

The proposed land donation was determined to be categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15325, Transfers of Ownership of Interest in Land to Preserve Existing, Natural Conditions and Historical Resources, since the project consists of the transfer of ownership in land in order to preserve open space.

**Attachments:**

Attachment 1: Property Owner Letter

Attachment 2: Location Map

Attachment 3: Resolution No. PEDC 2024-08

Attachment 4: Staff Report from the Planning and Economic Development Commission Meeting on May 8, 2024