



United States
Department of
Agriculture

Forest
Service

Tahoe National Forest
Supervisor's Office

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Nevada City, CA 95959
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File Code: 5400
Date: July 6, 2023

Robb Etnyre
General Manager
Truckee Tahoe Airport
10356 Truckee Airport Road
Truckee, CA 96161

Dear Mr. Etnyre:

This letter is to inquire about your organization's interest in purchasing administrative lands on the Truckee Ranger District of the Tahoe National Forest. The Forest Service is proposing to convey approximately 32 acres of vacant land either through public auction or a direct sale (to a local, county, state, federal or tribal government entity) at not less than appraised market value. The conveyance is pursuant to the *Forest Service Realignment and Enhancement Act of 2005* (FSFREA) (Title V. P.L. 109-54).

The Truckee Administrative Site Conveyance is located in Nevada County, Township 17 North, Range 16 East, section 11, M.D.B, and is described as a portion of Parcel 019-430-025-000. The site is located at the intersection of Interstate 80 and State Route 267 to the east of the town of Truckee (map enclosed). The site is adjacent to the Forest Service Truckee Ranger District Office on the east of State Route 267 and has not been developed with administrative improvements.

If your agency is interested in acquiring this property through a direct sale, the process is as follows:

Applicant Eligibility Requirements. A direct sale may be made to a Tribe, Federal, State or local governmental entity when deemed to be in the public interest and approved in advance by the Regional Forester. Brokers may not be utilized for direct sales.

Application Requirements. An application must be submitted and accompanied by a development plan, consisting of a narrative statement and map, which gives detailed descriptions of the intended use of the site and how essential community needs will be met by the purchase. Additionally, the applicant must provide evidence that there are no equally suitable private, local government, State or other Federal lands available for the applicant's purposes.

Agreement of Intent and Transaction Costs. Once an application is approved, and before appraisal may commence, an Agreement of Intent must be executed to set out the basic terms, conditions and responsibilities for accomplishing required actions, and the parties responsible for paying costs of processing the sale. The applicant will typically be



responsible for costs incurred by the Forest Service in preparing the property for direct sale - including, but not limited to appraisal, survey, title insurance, escrow and recording fees. Execution of the Agreement of Intent ensures that all parties understand and accept the intended sale procedures, such as use of a federally approved appraisal to establish the sale price, an expectation of a full cash payment within a reasonable amount of time, and no availability of financing or discounting of the purchase price.

Appraisal. Direct sales shall be for a sale price based on an agency-approved appraisal report. The report must be prepared in compliance with federal standards and approved by an assigned Forest Service staff review appraiser. The opinion of value in the agency-approved appraisal report is the market value and sale price of the property.

If no qualified government entities express interest in a direct sale or if multiple governmental agencies (that meet the criteria) are interested in the property, then a public competitive sale, through the General Service Administration auction site would be conducted, with a minimum opening bid.

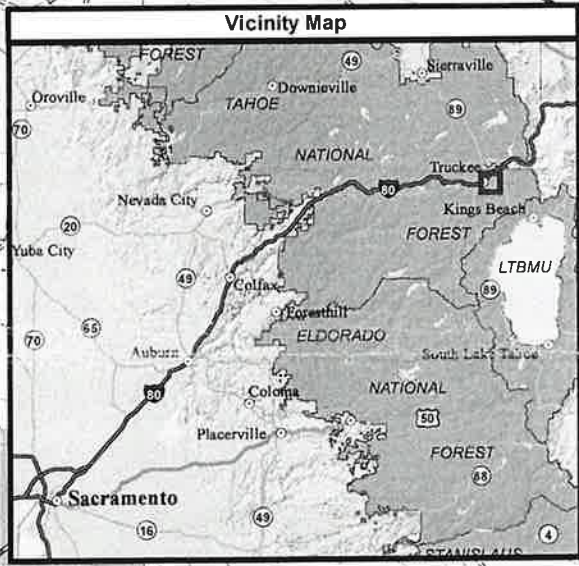
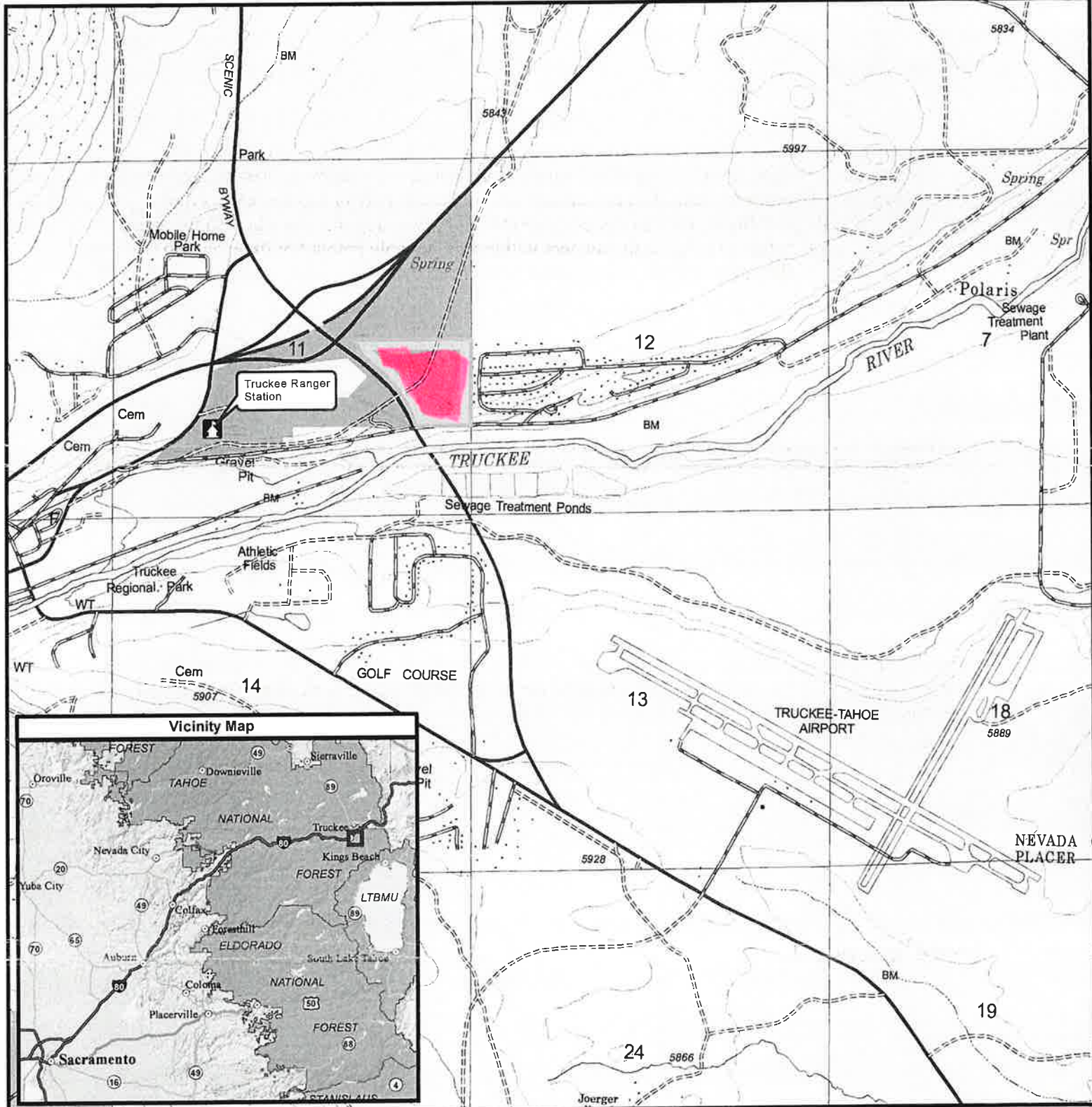
If you are interested in pursuing a direct sale of these administrative lands, please submit an application within 60 days of the date of this letter. Applications may be submitted to Jonathan Cook Fisher, District Ranger, 10811 Stockrest Springs Road, Truckee, CA 96161 or sent electronically to jonathan.fisher@usda.gov. The Forest Service will be conducting additional consultation and public scoping on the proposal once more details about the proposed sale have been developed. If you have questions, concerns or require additional information, please contact Jonathon at 530-587-3558.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eliseo Ilano', with a long horizontal flourish extending to the right.

ELISEO ILANO
Forest Supervisor

Enclosure



References

Data acquired from a variety of sources of differing accuracy, precision and reliability. Features represented by these data may not represent accurate geographic locations.

Disclaimer

The USDA Forest Service makes no warranty, expressed or implied regarding the data displayed on this map, and reserves the right to correct, update, modify, or replace this information without notification.



Proposed FSFREA Conveyance



Non-National Forest System Lands



National Forest System Lands



Map Creation Date -06/09/2023

Truckee Conveyance Proposal

Forest Service Realignment and Enhancement Act of 2005 (Title V. P.L. 109-54)

Township 17 North, Range 16 East,
E 1/2, SE 1/4, Section 11
Mt. Diablo Meridian, Nevada County CA
Approximately 32 acres

USDA Forest Service-Pacific Southwest Region
Tahoe National Forest
US Congressional District 3

Copies of this map are available for public inspection in the Office of the Regional Forester, Pacific Southwest Region, Vallejo, Ca