

TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

Topic: Approval of Purchase Sale Agreement, Conservation Easement, and Forest Management Agreement for Jones Property

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Purpose	Information:	Guidance:	Decision: <b>X</b>
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Recommendation Approve Purchase Sale Agreement, Conservation Easement and Forest Management Agreement Letter with Truckee Donner Land Trust.

Last Action The Board first considered purchasing the Tracy R. Jones property in early spring of 2011. This 30.40 acre parcel sits between Waddle Ranch and Martis Creek Estates. The Airport District participated with the Land Trust on an appraisal in July 2011. The Board considered the merits of this purchase in various closed session and public meetings in the Fall of 2011 and finalized their decision at the January 26, 2012 Board Meeting. The Board found it in the best interest of the District to help facilitate the purchase of the property and secure a conservation easement based on the following findings:

1. its close proximity to current Airport District property;
2. to prohibit future development of the parcel;
3. the ability to mitigate fire hazards to Waddle Ranch;
4. provide future access to Waddle Ranch through the property;
5. property is located under an approach corridor used frequently by aircraft approaching the airport.

The Board allocated \$325,000 for the purchase of a conservation easement for the 30.40 acre parcel. The Truckee Donner Land Trust will fund the remaining portion of the \$360,000 purchase price along with closing costs.

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Discussion Included and attached to this report is the Purchase-Sale Agreement of the Conservation Easement along with the Agreement Letter for Forest Management. We can provide copies of the full Conservation Easement if desired. It is a large document and is substantially the same as the Martis Creek Estates (MCE) Conservation Agreement. District legal counsel, Brent Collinson, has prepared a memo describing the changes to the MCE agreement making it relevant to the Jones property but consistent to the MCE easement. MCE and the Jones property are very similar with similar interests. It is the District's intent, along with the Land Trust, to keep the conservation easements similar to assist in long term management of both properties. Please review the attached memo for detail.

Also attached is the Forest Management Agreement Letter. This is a binding agreement between TTAD and the Land Trust providing

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assurance to the District of immediate forest-fuels reduction on both Martis Creek Estates and the Jones Property. Please review the letter and Mr. Collinson's commentary on the letter in the attach memo mentioned above. Mr. Bullock will be present at the meeting to describe the forest-fuels management plan and how the District plans to work with the Land Trust to effectively spend the \$60,000 allocation from the Land Trust on Forest Management.

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**Fiscal Impact**

If approved the District will wire \$325,000 per instructions provided by the Truckee Donner Land Trust to assist in the acquisition of the Tracy R. Jones Property. All forest management costs for this property are the responsibility of the Land Trust.

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**Communication Strategy**

Once acquisition is complete, we will notice the acquisition similar to MCE. We will partner with the Land Trust to assure the community is aware of the purchase and the associated community benefits of the property.

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**Attachments**

Purchase-Sale Agreement of Conservation Easement

Letter Agreement re: Forest Management

Upon Request – Conservation Easement (due to its length, is available in paper form or electronically by Contacting Maria Martinez, District Clerk, or Kevin Smith, General Manager.)

Parcel Map