

**PARKS AND RECREATION COMMISSION  
STAFF REPORT**

**MEETING DATE:** June 7, 2016

**AGENDA ITEM NUMBER:** 3B

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **Public Hearing and Possible Action:** To recommend to the Board of Supervisors to pursue a land exchange with Mr. Michael Fagen for 20 acres of land he owns on U.S. Highway 50 near the Clear Creek Interchange APN 007-051-81 for 0.81 acres of vacant park property located between Karin Drive and Sunland Court, APN 002-373-07.

**GENERAL DISCUSSION:**

At the last meeting of the Parks and Recreation Commission on April 5, 2016, the Commission approved the possibility of a property exchange with Mr. W. Michael Fagen for vacant park property located between Karin Drive and Sunland Court and to hold a public hearing for the nearby residents.

Mr. W. Michael Fagen is the owner of 20 acres, APN 007-051-81, located on the north side of U.S. Highway 50 just east of the Clear Creek Intersection. In the past, he sold adjacent parcels to the Open Space Program and worked diligently with staff to place a conservation easement on three other parcels. The Open Space Program does not have the full funding to purchase the 20 acres; however, Mr. Fagen is open to the concept of exchanging his parcel for another. Among the most noteworthy attributes of Mr. Fagen's property is the potential of trails and trail connectivity. The Unified Pathways Master Plan identifies a trail within the vicinity of this property. The conceptual trail connects Kings Canyon Road on the north to the nearly completed Clear Creek Trail on the south.

With Mr. Fagen, staff identified the park property located between Karin Drive and Sunland Court consisting of 0.81 acres (Exhibit A). An earthquake fault may run through the property and that appears to be why it was deeded to the City as a park site when the subdivision was developed. If the land exchange is approved by the Commission and the Board of Supervisors, a geotechnical survey would be conducted to determine the feasibility of residential development.

It's most likely that the two parcels will not be equal in value; therefore staff is also planning to submit a grant request to the Land and Water Conservation Fund in the Fall 2016. The grant requires a 50% match which would be provided by the Quality of Life – Open Space fund.

**RECOMMENDED ACTION:** I move recommend to the Board of Supervisors to pursue a land exchange with Mr. Michael Fagen for 20 acres of land he owns on U.S. Highway 50 near the Clear Creek Interchange APN 007-051-81 for 0.81 acres of vacant park property located between Karin Drive and Sunland Court, APN 002-373-07.



Sunland  
Vista Park