



MEMORANDUM

City Council

Date: December 17, 2024

To: City Council

From: Amy Augustine, City Planner

Re: Adopt Resolution 24-89 authorizing the purchase of APN 062-003-041 expanding Tryon Park to Angels Creek and authorizing the City Administrator to sign, authorize, and have recorded all relevant documents and agreements

Recommendation:

Adopt Resolution 24-89 authorizing the purchase of APN 062-003-041 expanding Tryon Park to Angels Creek and authorizing the City Administrator to sign, authorize, and have recorded all relevant documents and agreements.

Background:

At its May 21, 2024, meeting, the City Council, in closed session, discussed the item and directed staff to make an offer on the subject property. On June 4, 2024, the City Council approved Resolution 24-46 approving the purchase at a cost of \$4,161 that was made and accepted. Because the process of preparing a sales agreement took approximately 5 months, the landowner requested the addition of \$128.00± to the sales price reflecting the increase in the parcel's appraised value and to cover the additional cost of property taxes paid bringing the total price to \$4,289.00. This total excludes title and closing costs.

Strategic Plan Alignment

C7: Public Facilities and Services: Maintain or increase the levels of service currently available within Angels Camp for park facilities and infrastructure. The project will increase the size of Tryon Park by 0.06± acre.

Discussion

The 0.06± acre parcel adjoins Tryon Park and another parcel adjacent to Tryon Park also under consideration by the City for purchase. Purchase will realize the city's goal of expanding Tryon Park to Angels Creek. Prior to closing, an official resolution from the City Council is required. The site currently carries a general plan land use designation and zoning of Single-Family Residential.

Environmental

The project is categorically exempt from the California Environmental Quality Act and state and city guidelines for implementation of said act pursuant to Section 15061(b)(3), the common-sense exemption, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project includes purchase of 0.06 acre of land that is primarily creek and creek-side vegetation which will ensure that inconsistent development

will not occur adjacent to Tryon Park (i.e., will be left primarily in an open space condition). Therefore, the purchase and use of the property will have no significant adverse impact on the environment.

Financial Impact

Total cost for the purchase: ~~\$4,161~~ \$4,289 plus the cost to the City of closing costs and title insurance. The funding is from General Fund Capital Projects.

Attachments

Resolution 24-4689

Figure 1: Parcel proposed for purchase

