



COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

DATE: July 15, 2025

TO: City of Angels City Council

FROM: Amy Augustine, AICP – City Planner

RE: **1) RESOLUTION 25-48 TO SUBMIT AN APPLICATION TO THE CALIFORNIA NATURAL RESOURCES AGENCY ENVIRONMENTAL ENHANCEMENT AND MITIGATION GRANT PROGRAM (EEM) TO ACQUIRE LAND TO CONNECT GREENHORN CREEK TO THE ANGELS CREEK TRAIL**

2) AUTHORIZE THE CITY ADMINISTRATOR TO COMPLETE AN APPRAISAL OF THE PROPERTY

RECOMMENDATION

1. Adopt Resolution 25-48 authorizing the City Administrator to submit an application to the California Natural Resources Agency Environmental Enhancement and Mitigation Grant Program to acquire land to connect Greenhorn Creek to the Angels Creek Trail
2. Authorize the City Administrator to complete an appraisal of a portion of the subject parcel

STRATEGIC PLAN CONSISTENCY

A4 Economic Development

Promote a wide variety of economic opportunities consistent with the city's social, cultural, environmental, and aesthetic resources.

Acquisition of the subject parcels would facilitate completion of the Angels Creek Trail linkage from Finnegan Lane to New Melones. The trail is expected to become an economic development generator for the City.

C7 Public Facilities and Services

Maintain or increase the levels of service currently available within Angels Camp for park facilities and infrastructure. Acquisition of the subject parcels would facilitate completion of the Angels Creek Trail linkage from Finnegan Lane to New Melones

BACKGROUND

The EEM Grant Program seeks projects that off-set environmental impacts caused by new or modified public transportation facilities. When a public transportation project is undertaken, it results in certain environmental impacts (e.g., removing native trees, filling wetlands or creeks, converting oak woodlands). The sponsors of the transportation project are required to mitigate these project impacts in full. However, the EEM Grant Program allows local jurisdictions to further reduce these environmental impacts.



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Based on past experience, staff has found that, if a grant is secured, it can fail to be successfully implemented where landowners/sellers are dissatisfied with the sales price identified in the appraisal process. The EEM Program does not allow for purchases above appraised value. Therefore, successful grant implementation is reliant upon establishing and agreeing to a sales price with the landowner as early as possible in the process. Therefore, staff is recommending that, although the EEM Grant Program would pay appraisal costs if a grant is awarded, that the city could proceed with completing an appraisal in conjunction with submitting the grant application to ensure that the potential seller is in agreement with the sales price.

A match is not required, but increases the competitiveness of the grant. Therefore, staff is recommending that a soft match be included in the form of vegetation management costs on the parcel.

FISCAL IMPACT

The proposed grant funding would cover land acquisition costs, including escrow and title fees, and attorney's fees. The proposed appraisal cost is not to exceed \$3500, but could be less. Funding would come from Traffic Impact Mitigation Fees.

ATTACHMENTS:

- A. City Council Resolution 25-48

Proposed Portion of Parcel for Trail Acquisition

