



## MEMORANDUM

### City Council

---

**Date:** January 6, 2026

**To:** City Council

**From:** Amy Augustine, City Planner

**Re:** Resolution 26-05:

1. Approving the Lot Line Adjustment between the City and Wilson (**Attachment A**); and
2. Dedicating a 150 sq. ft. portion of land near the Slate Circle Parking Lot to Mark Wilson (**Exhibits A and B City to Wilson**); and
3. Accepting a portion of land from Mark Wilson encompassing a portion of Raspberry Lane and a portion of the Slate Circle parking lot and authorizing the City Administrator to prepare, execute, sign, and record all applicable documents except for deeds (**Exhibits A and B Wilson to City**).
4. Authorizing the Mayor to sign associated deeds on behalf of the City.

#### Recommendation

Adopt Resolution 26-05:

1. Approving the Lot Line Adjustment between the City and Wilson (**Attachment A**);
2. Dedicating a 150 sq. ft. portion of land near the Slate Circle Parking Lot to Mark Wilson (**Exhibits A and B City to Wilson**); and
3. Accepting a portion of land from Mark Wilson encompassing a portion of Raspberry Lane and a portion of the Slate Circle parking lot and authorizing the City Administrator to prepare, execute, sign, and record all applicable documents except for deeds (**Exhibits A and B Wilson to City**).
4. Authorizing the Mayor to sign associated deeds on behalf of the City.

#### Background/Discussion

At its September 16, 2025, meeting, the City Council, in closed session, discussed the landowner's (Quest Court, LLC; 1211 South Main) offer to transfer a portion the subject property containing a portion of Raspberry Lane and the Slate Circle Parking Lot to the City (for federal tax credits). Council directed staff to proceed with negotiations to accept the subject property subject to the current landowner preparing his own appraisal with no costs to the City.

To execute the transaction, City Staff has:

Approved a lot line adjustment (LLA) with the following conditions (**Attachment A**):

1. City Attorney approval of legal descriptions; and
2. City Council approval by Resolution.

The transfer has been forwarded to the City Attorney for review. Resolution 26-05 (this resolution) will fulfill the second condition (**Attachment B with Exhibits**). The resolution:

3. Authorizes the transfer of 150 square of Parcel C document #1983-010213 to Wilson in exchange for 6,514 sf of Adjusted Parcel A of 11 PM171A (both documents Calaveras County records)

Upon approval of the Resolution, the City shall:

4. Record City deed to Willson for said 150 sf (**Exhibits A and B City to Wilson**)
5. Record Wilson deed to City for 6,514 sf (**Exhibits A and B Wilson to City**)
6. City Surveyor shall certify the deeds for compliance with the City Planner's lot line adjustment approval letter and City Council Resolution
7. Deeds will be recorded (City to Wilson first, then Wilson to City) and the transfer will be complete.

The site currently carries a general plan land use designation and zoning of Historical Commercial (HC). The continued use of the site as a parking lot and roadway are consistent with the City of Angels Municipal Code Section 17.26.020 (allowing the continued use of existing facilities) and the City of Angels General Plan Goal 7A to Maintain and, where feasible, increase levels of city-provided... parking...and other services and infrastructure.

### **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 a "paper" transaction involving the city accepting a portion of land that it does not currently own. The purchase will not result in any physical change to the parcel. The future use of the site will remain unchanged.

### **Financial Impact**

The landowner prepared his own appraisal. The City Surveyor prepared the legal descriptions and conducted a land survey. The current landowner will pay for city surveyor charges in escrow during the transfer of title. Therefore, no financial impact to the city will occur.

### **Attachments**

- A. Lot Line Adjustment Conditional Approval by Planning Department
- B. Resolution 26-05 with:
  - Exhibits A & B (City to Wilson)
  - Exhibits A & B (Wilson to City)

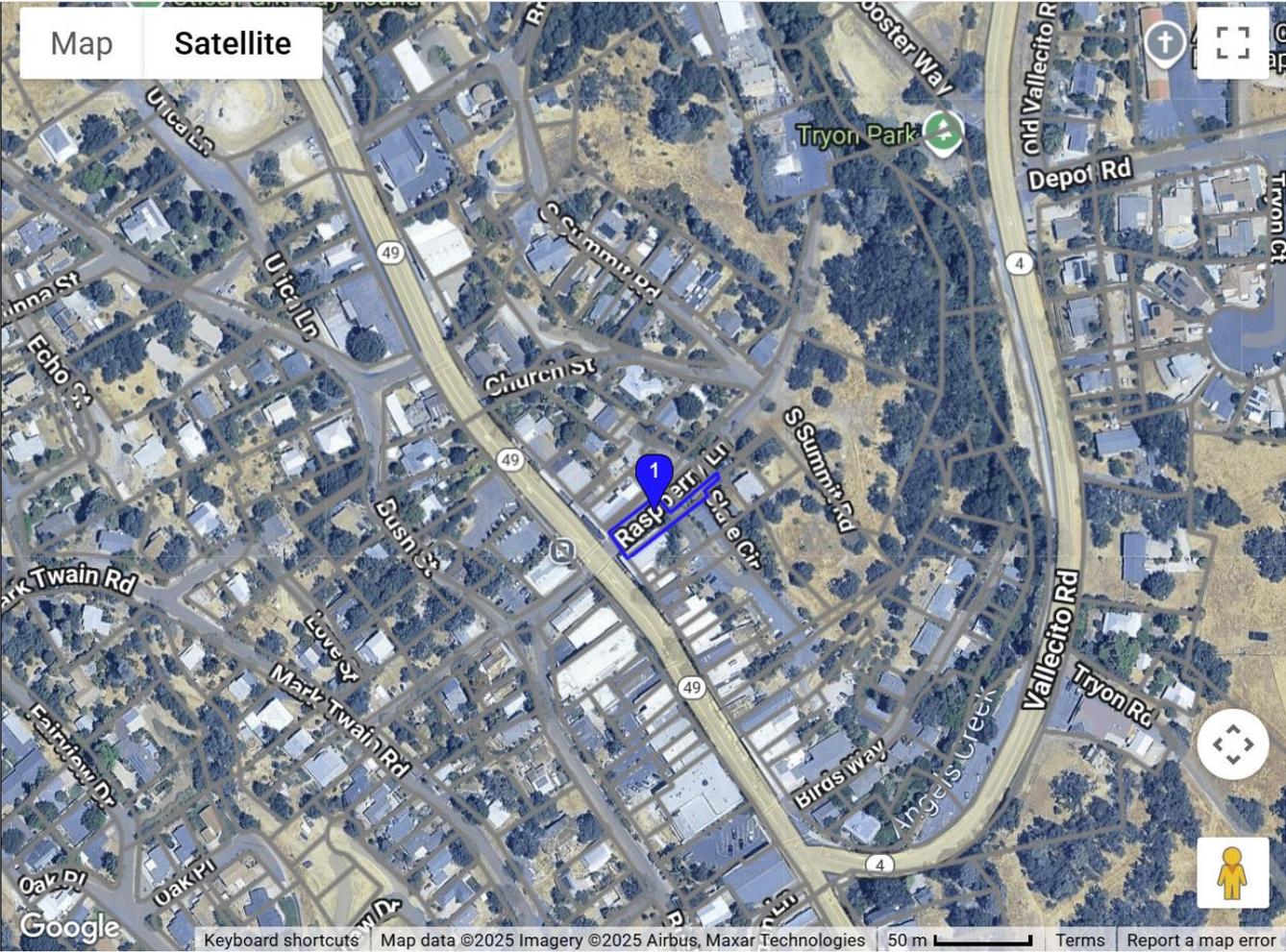


Figure 1: Property Location A Portion of 1211 South Main APN: 62-004-086