



COMMUNITY DEVELOPMENT

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

**ATTACHMENT A
Lot Line Adjustment**



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

**WILSON/CITY LOT LINE ADJUSTMENT
Conditional Approval
APN 062-004-086**

December 17, 2025

Parcel	Owner/Address	Zoning	General Plan
062-004-086	Quest Court 13 LLC P.O. Box 597 Angels Camp, CA 95222 Site address: 1121 South Main Street	Historical Commercial	Historical Commercial

Findings:

- The proposed lot line adjustment is consistent with the City of Angels Zoning Code and, upon reconfiguration, will meet the following standards for the proposed 0.26± acre parcel in the Historical Commercial (HC) zoning district:
 - ✓ Minimum lot area for new lots: 2,500 square feet;
 - ✓ Lot width and depth per Planning Commission on a case-by-case basis
- The proposed lot line adjustment is consistent with the City of Angels General Plan;
- The proposed lot line adjustment is consistent with City of Angels Zoning Code Chapter 16.28, Chapter 16.32, and Business and Professions Code 8T62, subject to the attached conditions.
- The proposed lot line adjustment is Categorically Exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Class 5 (Minor lot line adjustments)



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DETERMINATION

The proposed _____ is approved.

The proposed Lot Line Adjustment is **conditionally approved (See attached conditions)**

This approval is valid for 12 months. It is the responsibility of applicant to finalize the Merger with a Parcel Map. (Gov. Code Section 66412(d), 66499.20.2 & Chapters 16.28 & 16.32 of the City Code.

If you have any questions, please feel free to contact me via email at planning@angelscamp.gov or by telephone at (209) 743-2323.

Sincerely,

Amy Augustine, AICP
City Planner

A. Conditions of Map Approval with Lot Line Adjustment Legal Descriptions and Exhibits



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**WILSON/CITY LOT LINE ADJUSTMENT
Conditions of Approval
APN 062-004-086**

1. The lot line adjustment approval process shall be complied with, and the associated documents shall be recorded within 365 days of this approval.
2. The City Attorney shall approval the legal descriptions.
3. The City Council shall approve the Lot Line Adjustment by Resolution.
4. The deed for City to Wilson shall record first.
5. The deed for Wilso to City shall record second.

EXHIBIT "A"

LEGAL DESCRIPTION

**CITY OF ANGELS
PARKING LOT DEDICATION
(City to Wilson)**

All that 150 sf portion of Parcel C of lands dedicated to City of Angels by document #1983-010213 recorded September 14, 1983 more particularly described as follows:

Beginning at the most Southerly corner of said Parcel C that bears N 75°31'14" E 110.28 feet from the most westerly corner of Block 4 of Angels Camp Townsite as set forth on that Parcel Map for Boundary Line Adjustment recorded on May 19, 2005 in Book 11 of Parcel Maps at Page 171 of Calaveras County records; thence

- 1st N 39°40'58" W 21.00 feet along the Southwesterly line of said Parcel C; thence
- 2nd N 45°07'18" E 6.29 feet; thence
- 3rd S 43°59'49" E 21.47 feet; thence
- 4th S 49°11'35" W 7.88 feet more or less to the Point of Beginning of the herein described 150 sf portion of said Parcel C all as set forth on Exhibit "B" attached hereto and made a part hereof.

END DESCRIPTION

This legal description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.

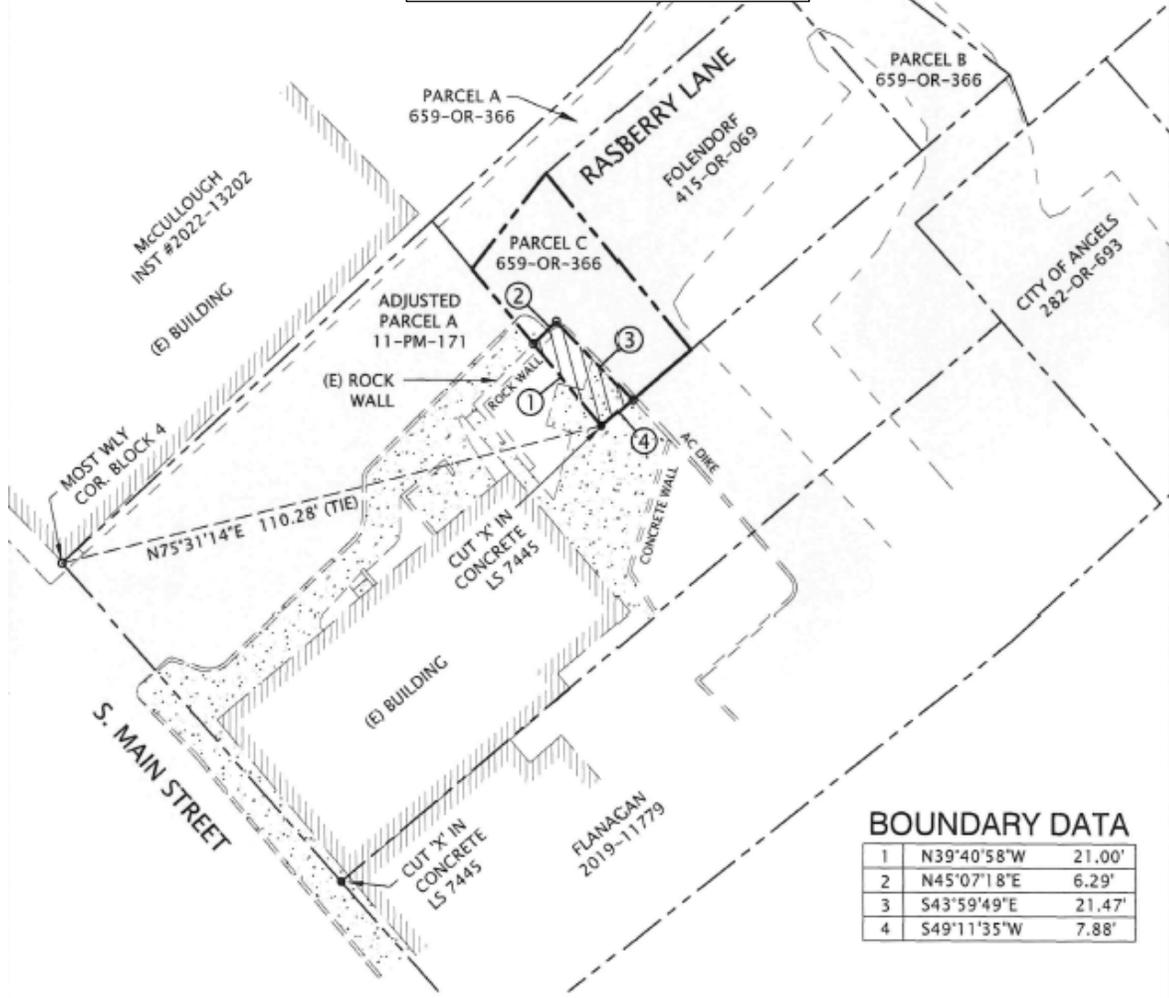


Roark Weber, RCE 22295
City of Angels, City Surveyor

11/21/2025
Date

EXHIBIT 'B'

City to Wilson



LEGEND & NOTES:

- CALCULATION POINT
- FOUND MONUMENT AS NOTED
- OR OFFICIAL RECORD, CALAVERAS COUNTY
- ROS RECORD OF SURVEY, CALAVERAS COUNTY RECORDS
-  AREA TO BE DEEDED, APPROX. 150 SF

BEARINGS AND DISTANCES ARE BASED ON RECORD DATA PER 11-ROS-171, CALAVERAS COUNTY RECORDS.

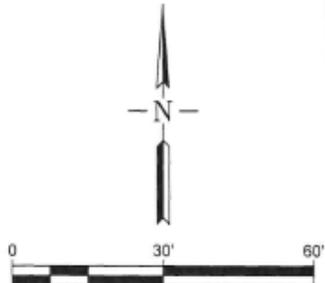


EXHIBIT "A"

LEGAL DESCRIPTION

**WILSON PARCEL DEDICATION
(Wilson to City)**

All that portion of adjusted Parcel A as set forth on that Parcel Map for Boundary Line Adjustment recorded May 19, 2005 in Book 11 of Parcel Maps at Page 171 of Calaveras County records, excepting there from that portion thereof, more particularly described as follows:

Beginning at the most westerly corner of said excepted portion of adjusted Parcel A that bears S 41°26'29" E 43.21 feet from the most westerly corner of Block 4 on the Angels Camp Townsite; thence

- 1st N 49°47'08" E 30.24 feet; thence
- 2nd N 39°19'10" W 2.00 feet; thence
- 3rd N 45°36'39" E 23.19 feet; thence
- 4th N 0°03'22" W 8.59 feet; thence
- 5th N 50°09'31" E 11.43 feet; thence
- 6th N 18°22'17" E 8.48 feet; thence
- 7th N 45°07'18" E 27.36 feet; thence
- 8th S 43°59'49" E 21.47 feet; thence
- 9th S 41°49'30" E 35.35 feet; thence
- 10th S 49°36'45" W 106.43 feet; thence
- 11th N 41°26'29" W 40.27 feet to the Point of Beginning of there herein described exception comprised of 5,011 sf, all as set forth on Exhibit "B" attached hereto and made a part hereof.

Purpose of this dedication is to transfer portions of Raspberry Lane and City Parking Lot to the City all as set forth on Exhibit B attached hereto and made a part hereof.

END DESCRIPTION

This legal description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.

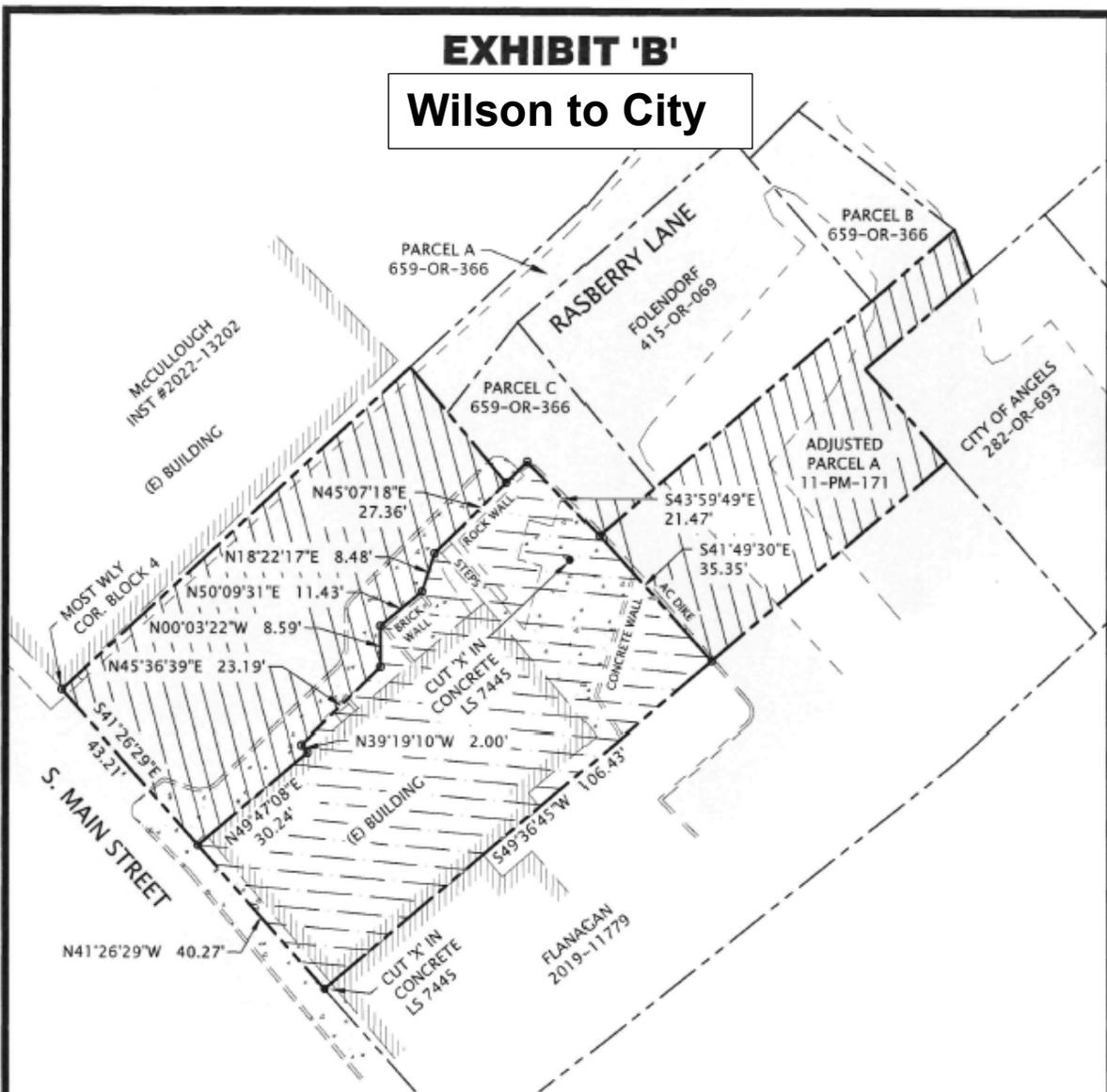


Roark Weber, RCE 22295
City of Angels City Surveyor

11/21/2025
Date

EXHIBIT 'B'

Wilson to City



LEGEND & NOTES:

- CALCULATION POINT
- FOUND MONUMENT AS NOTED
- OR OFFICIAL RECORD, CALAVERAS COUNTY
- ROS RECORD OF SURVEY, CALAVERAS COUNTY RECORDS
-  AREA TO BE EXCLUDED FROM DEDICATION, APPROX. 5,011 SF
-  AREA TO BE DEDICATED, APPROX. 6,514 SF

BEARINGS AND DISTANCES ARE BASED ON RECORD DATA PER 11-ROS-171, CALAVERAS COUNTY RECORDS.

