



## MEMORANDUM

### City Council

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**Date:** December 16, 2025

**To:** City Council

**From:** Steve Williams, Interim City Administrator

**Re:** Resolution 25-103 authorizing the purchase of APN 062-004-043, a portion of the Vallecito Road parking lot along Angels Creek, and authorizing the City Administrator to open escrow, provide a deposit, prepare, sign, authorize, and have recorded relevant purchase agreements, documents, deeds, and certificates.

#### Recommendation

Adopt Resolution 25-103 authorizing the purchase of APN 062-004-043, a portion of the Vallecito Road parking lot along Angels Creek, and authorizing the City Administrator to open escrow, provide a deposit, prepare, sign, authorize, and have recorded relevant purchase agreements, documents, deeds, and certificates.

#### Background/Discussion

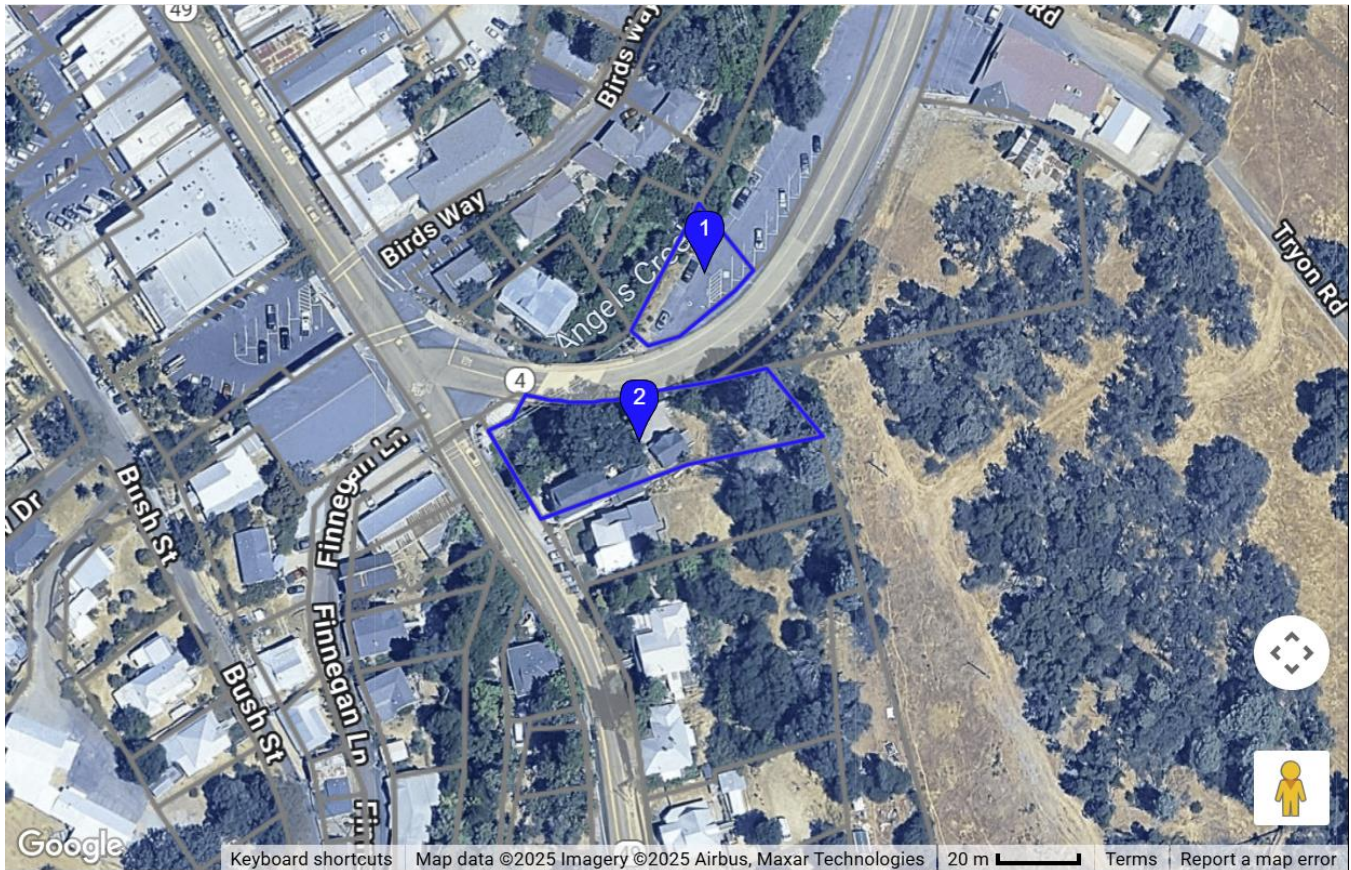
At its November 18, 2025, and December 2, 2025, meetings, the City Council, in closed session, discussed the item and directed staff to purchase the subject property. The property includes paved parking adjacent to the City Parking lot along Vallecito Road and includes a portion of the planned Angels Creek Trail.

APN 062-004-043 is part of a larger parcel across Vallecito Road that includes APN 062-009-057 (1329 South Main). 1329 South Main is developed with a Victorian house. The City will purchase only APN 062-004-043 (Figure 1). To complete the purchase of that parcel, the land will be divided into two separate legal parcels. In accordance with the State Subdivision Map Act, because the City is the purchasing party, the division does not require a parcel map; but will be accomplished with a deed in conjunction with escrow. The deed is being prepared by the City Surveyor and will be recorded in conjunction with the purchase of APN 062-004-043.

In addition, the City Surveyor is preparing a Certificate of Compliance to be recorded after close of escrow to ensure that the landowners of each parcel may re-sell their parcels in the future without questions of title.

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 future trail 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 12A (providing a trail system, including the Angels Creek Trail) and Implementation Program 12.C.a. (trails along waterways).

Figure 1: Lot 1 – to be purchased by the City of Angels. Parcel 2 – to be retained by the landowner.



### **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 0.07± acre of land. The purchase will not result in any physical change to the parcel. The future use of the site as the Angels Creek Trail was evaluated pursuant to a mitigated negative declaration certified by the City Council on August 15, 2023 (SCH#: 2023050036). The future use of the site for the Angels Creek trail is consistent with that study.

### **Financial Impact**

Total cost for the purchase: \$31,770 plus the cost to the City of closing costs, title insurance, preparing a deed to create a separate legal parcel, preparing a certificate of compliance, and recording fees. The funding is from General Fund Projects (110-10-7010-0000-000).

### **Attachment**

Resolution 25-103