

RESOLUTION NO. 40-25

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND
APPROVING PARCEL MAP 2021-0004 LOCATED AT 1973 STATE ROUTE 65 (D STREET)**

WHEREAS, the Bains Family Trust (“Owner”) owns a single parcel of land identified by the County of Yuba as Assessor’s Parcel Numbers (APNs) 015-260-004-000 (northern APN consisting of 1.8-acres) and 015-273-001-000 (southern APN consisting of 2.04-acres); and

WHEREAS, on September 5, 2023, the Planning Commission held a public hearing and adopted four resolutions to approve the annexation of APN 015-260-004-000 (1.8-acres) into the City of Wheatland and approving the creation of a new parcel for future development; and

WHEREAS, on November 14, 2023, the City Council of the City of Wheatland adopted Resolution No. 41-23 which included approving the filing of an application for annexation of APN 015-260-004-000 with Yuba County LAFCo; and

WHEREAS, in September 2024, the annexation of APN 015-260-004-000 into the City of Wheatland was recorded by the Yuba County Recorder. Therefore, both APNs, the 2.04-acre southern APN and the 1.8-acre northern APN are currently located within the City of Wheatland; and

WHEREAS, the Owner has prepared and submitted Parcel Map 2021-0004 to the City of Wheatland in accordance with Title 17, Chapter 17.07 of the Wheatland Municipal Code which proposes to create a new parcel by recognizing both APNs as separate parcels; and

WHEREAS, the City Engineer has reviewed Parcel Map 2021-0004 for conformance with the prior Planning Commission and City Council approvals, Chapter 17.07 of the Wheatland Municipal Code and the Subdivision Map Act, and recommends approval of the parcel map.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of City of Wheatland, State of California, that Parcel Map 2021-0004 is approved and shall be recorded by the City Clerk.

PASSED AND ADOPTED by the City Council of City of Wheatland, State of California
this 26th day of August 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Angela Teter, Mayor

ATTEST:

Lisa Thomason, City Clerk