

# The County of Yuba

## Community Development and Services Agency

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**TO:** Board of Supervisors

**FROM:** Community Development and Services Agency, Sam Bunton

**SUBJECT:** Community Development & Services Agency: Summary Vacation "Abandonment 2023-0001", Relinquishment of County right-of-way along the Southern side of North Beale Road adjacent to the Feather River Center

**DATE:** October 10, 2023

**NUMBER:** 506/2023

### **RECOMMENDATION:**

Public Works recommends that the Board of Supervisors adopt the attached Resolution vacating a portion of the County right-of-way on the south side of North Beale Road and adjacent to the Feather River Center, and authorizing the Board Chair to sign a Quit Claim deed.

### **BACKGROUND:**

When the current Highway 70 was constructed, certain road rights-of-way of the former highway were relinquished to Yuba County by Caltrans. This included portions of Lindhurst Avenue and N. Beale Road. This right-of-way was originally intended for future widening of North Beale Road but the County has more right-of-way than is needed.

### **DISCUSSION:**

The owners of the Feather River Center have requested the County vacate a small portion of right-of-way, being a small strip of land, approximately 5,380 square feet in area, and outside the street frontage boundary of North Beale Road, for the purposes of commercial development. It has been determined that the subject piece right-of-way is no longer needed for the widening of North Beale Road, as it was originally intended. This portion of land does not block or impede public access to adjacent or private properties, as it lies within a parking lot and avoids existing and proposed driveway access to the commercial center. The aforementioned piece of land will be relinquished to the adjacent property owner, currently:

Hilbers Properties, LP 45%

Hust Brothers, Inc., a California corporation, 22.5%  
Cal Sierra Limited, LP 22.5%  
Sean O'Neill 10%.

Overall, the relinquishment will be of benefit to the County by accommodating the proposed commercial development of the adjacent property. Additionally, the Planning Department has affirmed that the proposed relinquishment is in alignment with the 2030 General Plan. Finally, the County will retain right-of-way for the purposes of driveway entrances on either side of the proposed abandonment, and a full Public Services Easement will be reserved from the road vacation to ensure utility company access.

**COMMITTEE ACTION:** The Land Use & Public Works Committee was bypassed as the request is routine in nature.

**FISCAL IMPACT:** There is no fiscal impact to the County.

#### *Attachments*

Resolution and Exhibits  
Planning Memorandum for compliance with General Plan 2030