

The County of Yuba

Community Development and Services Agency



PLANNING COMMISSION MEMORANDUM

MEETING DATE: August 19, 2026

TO: Planning Commission

FROM: Alex Becerra, Planner II

RE: CUP-25-0001 - Yuba-Sutter Transit NextGen Transit Facility - CEQA Statutory Exemption Public Meeting

PROJECT BACKGROUND: Yuba County received a Conditional Use Permit application (CUP-25-0001) from Yuba-Sutter Transit for the NextGen Transit Facility, a new administrative, operations, and maintenance facility located at 6035 Avondale Avenue (APN: 020-030-048). The 2030 General Plan designates the site as Valley Neighborhood (VN), with zoning of Public Facilities (PF). The project supports the transition to zero-emission transit vehicles, including charging, fueling, and maintenance infrastructure for the agency's bus fleet.

CEQA EXEMPTION: The County is utilizing a statutory exemption from CEQA under Public Resources Code Section 21080.25(b)(7)(A). This exemption applies to public transit agency projects to construct facilities necessary to refuel, power, or maintain zero-emission transit buses, trains, or ferries.

Unlike a categorical exemption, this is a statutory exemption established directly by the Legislature, and it carries its own specific procedural requirements the County must satisfy before making an exemption determination:

- **Three noticed public meetings** - The lead agency must hold at least three noticed public meetings prior to determining that the project qualifies for the exemption. The first was Yuba-Sutter Transit's own Board meeting, noticed to approximately 500 residences. The second was the August 6 DRC meeting. This Planning Commission meeting is the third and final of the three required meetings.
- **Public notice** - Notice of each meeting must be provided to the public through at least one of the following: publication in a newspaper of general circulation, on-site/off-site posting, or posting on the lead agency's website and social media. The County is satisfying this requirement through website and physical bulletin board posting.
- **No decision at this stage** - These meetings are informational and intended to receive public comment. The Planning Commission is not being asked to take any action to approve, deny, or otherwise act on the project at this meeting. Once all three meetings are complete, staff will bring the item back for a formal exemption determination and project approval, currently anticipated in September.

RECOMMENDATION: This is an informational item. No action is requested of the Planning Commission at this time. Staff requests the Commission receive public comment on the project and the CEQA exemption process.

Report Prepared By:



Alex Becerra
Planner II