



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, August 19th, 2026 6:00 p.m.
Yuba County Board Chambers

PLANNING COMMISSION MEETING

- A) 1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER:
Roll Call and Determination of Quorum
3. PUBLIC COMMUNICATIONS:
Any person wishing to address the Commission may do so at this time except for matters already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes and each individual or group will be limited to no more than 3 minutes. No Commission action can be taken on comments made under this heading.
4. APPROVAL OF MINUTES:
- July 15, 2026 Planning Commission Meeting
- B) CONSENT ITEMS: All matters listed under the Consent Agenda are considered to be routine and can be enacted in one motion. Consent agenda items may be appealed in the same manner as Public Hearings and Action Items.
- None
- C) PROCEDURE FOR PUBLIC HEARING and/or ACTION ITEMS:
After the staff report for each agenized item, members of the public shall be allowed to address the Board and the Commission regarding the item being considered ANY PERSON WISHING TO TESTIFY SHOULD FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Board Chair, and should be limited to no more than 3 minutes. If you challenge in court the action or decision of the Yuba County Board of Supervisors or Planning Commission regarding a zoning, planning, land use or environmental protection matter made at any **public hearing** described in this notice, you may be limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Yuba County Board of Supervisors and Planning Commission at, or prior to, such public hearing.

D) PUBLIC HEARING:

- None

E) OTHER BUSINESS:

1) Yuba-Sutter Transit NextGen Transit Facility – CEQA Statutory Exemption:

Session to receive public comment on the Yuba-Sutter Transit NextGen Transit Facility. 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. 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.

2) Prohousing Designation Program Renewal: Session to receive public comment on the Prohousing Designation Program renewal application. The Prohousing Designation Program acknowledges and supports jurisdictions that go above-and-beyond state housing law to help accelerate housing production. A jurisdiction with a Prohousing Designation may receive priority processing or funding points when applying to several funding programs, as well as increase the jurisdiction's competitiveness in state and federal grant applications. Yuba County previously applied for and was awarded a Prohousing Designation in 2023, which expires on January 1, 2027. The County seeks to reapply for the program to renew its designation.

F) CORRESPONDENCE:

G) PLANNING DIRECTOR COMMENTS:

H) PLANNING COMMISSIONER'S COMMENTS:

I) ADJOURNMENT:

Next meeting, **September 16, 2026**, at 6:00 p.m.

PUBLIC PARTICIPATION INSTRUCTIONS:

If you choose not to attend the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Planning Commission Secretary at skhagura@yuba.gov. Your comment will be placed into the record at the Planning Commission meeting. If you wish to make either a general public comment or to comment on a specific agenda item as it is being heard, please submit your comment, limited to 250 words or less, to the Planning Commission Secretary at skhagura@yuba.gov, otherwise, members of the public are encouraged to comment in-person. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments will be taken in the order they were received. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting. In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the Planning Commission Hearing Secretary. Requests must be made two full business days before the start of the meeting.