



County of Yuba

Community Development & Services Agency

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MINUTES OF THE YUBA COUNTY PLANNING COMMISSION Wednesday, August 19th, 2026 6:00 p.m. Yuba County Board Chambers

Planning Commissioners Present: Commissioners Webb, Knight, Peach and Morse

Planning Commissioners Absent: Chair McNally

Staff Present: Kevin Perkins, Assistant CDSA Director; Alex Becerra, Planner II; D'Angelo Gonzalez, Administrative Analyst; and Chase Steele, Deputy County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

- July 15, 2026 Planning Commission Meeting

The motion passed with the following vote:

Ayes:	Commissioners Webb, Knight, Peach, and Morse
Noes:	None
Abstain:	None
Absent:	Chair McNally

CONSENT ITEMS:

- None

PUBLIC HEARING ITEMS:

- None

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.

Public Hearing

Alex Becerra introduced the Yuba-Sutter Transit NextGen Transit Facility and the intent to exempt the project from CEQA. The Planning Commission opened the meeting for public comment.

Gustavo Becerra with the Regional Housing Authority (RHA) stated that the organization partners with the Yuba-Sutter Transit for funding applications for their housing projects. Mr. Becerra, on behalf of RHA, expressed his support for the CEQA exemption. Mr. Becerra also explained that their 133-unit multi-family affordable housing project in Yuba City will link residents to the NextGen Facility.

Kevin Perkins clarified that the project will go to the Yuba County Development Review Committee (DRC) for approval. The public will have the opportunity to comment on the statutory exemption at the DRC as well.

- 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.

Public Hearing

D'Angelo Gonzalez presented background information on the Prohousing Designation Program and intent to renew the designation.

Commissioner Peach asked what kinds of projects have been funded through the Prohousing Incentive Program (PIP). D'Angelo Gonzalez stated that previous funding allocation was awarded to Regional Housing Authority for their Redburn Village Senior Apartments project, which is a 33-unit affordable housing complex for seniors. Kevin Perkins confirmed that the project is located on the south side of North Beale Road.

Commissioner Webb asked for clarification on how non-profits can use the funding. Kevin Perkins explained that the previously awarded Prohousing Incentive Program funding was combined with two rounds of the Permanent Local Housing Allocation (PLHA) in a Request

for Proposals, which was awarded to RHA for the Reburn Village Senior Apartments project. Kevin further explained that a few years ago, a law was passed by the State in which the Recorder's Office would collect a fee for every real estate transaction. Those fees would be held onto by the State and given back to the County for affordable housing funding through the PLHA program.

Kevin Perkins also mentioned that Habitat for Humanity Yuba/Sutter received additional points in their Homekey+ funding application for a 12-unit veteran housing project because the County had the Prohousing Designation. He emphasized that it is advantageous to have the Prohousing Designation for PIP funding, grant applications, and for developers as their housing projects are supported by the County. Kevin Perkins thanked the Board of Supervisors and the Planning Commission for supporting policies that are pro-growth and support housing and affordable housing production. Lastly, Kevin acknowledged the County's Housing staff for applying for affordable housing funding and running housing projects.

Commissioner Webb pointed out that the presentation mentioned Yuba County being the first rural county in California to receive the Prohousing Designation. Commissioner Webb asked if other rural communities have since qualified for the designation. D'Angelo Gonzalez stated that other rural communities have taken steps to receive the Prohousing Designation, but he cannot confirm whether they have yet been awarded the designation. Kevin Perkins added that the Sacramento Area Council of Governments (SACOG) region had the highest number of Prohousing Designations in California. Commissioner Webb said it is commendable that Yuba County was the first of the rural communities to receive the Prohousing Designation.

Gustavo Becerra with Regional Housing Authority declared that the organization supports the renewal application. Mr. Becerra added that since 2021, RHA has developed five properties in Yuba County with a total of close to 300 units of affordable housing. The organization has two more projects in the pipeline. Mr. Becerra confirmed that having a Prohousing Designation puts RHA slightly ahead of the competition when applying for funding for their Yuba County projects.

Commissioner Knight asked how the County is tracking, and how much time it takes, to ensure compliance with guidelines, mandates, and regulations for grant funding. Commissioner Knight added that the renewal application for the Prohousing Designation will increase the anti-displacement requirements and procedures that the County must comply with. Kevin Perkins stated that once the County receives the designation, the State does not audit the County's compliance measures. Kevin explained that, instead, the County is required to submit an Annual Progress Report to the California Department of Housing and Community Development (HCD) showing the number of houses built in the County, the type of housing developed, the income bracket level that housing projects are going towards, zoning and General Plan updates, etc. He added that the County also submits a report to HCD annually on the County's progress in meeting objectives of the Yuba County Housing Element. Kevin also ensured the Planning Commission that grant funding applications require the County to submit updated policies regarding housing. D'Angelo Gonzalez explained that Appendix 2 of the renewal application requires the County to include expected completion dates for policies not yet active, and that the State would not start auditing or monitoring those policies until after the completion date.

Commissioner Knight asked if anti-displacement policies impact the police, sheriffs, and DA in terms of what they can and cannot do. Kevin Perkins explained that policies are run through the Health and Human Services Department and the Homeless Consortium, so he cannot provide an answer. D'Angelo Gonzalez stated that Appendix 5 of the renewal application includes writeups regarding treatment of homeless, which are not very different from current Sheriff and Code Enforcement procedures. He added that the Yuba County Board of Supervisors has already approved procedures that Code Enforcement, the Sheriff's Office, and Health and Human Services comply with regarding anti-displacement requirements and homeless encampments.

CORRESPONDENCE:

- None

PLANNING DIRECTOR COMMENTS:

- Kevin Perkins thanked Gustavo Becerra with Regional Housing Authority for the organization's partnership and support. Kevin added that there will possibly be a Planning Commission meeting in September for an event center in Oregon House. He added that he will be bringing the Planning Commission bylaws to a Planning Commission meeting soon.

PLANNING COMMISSIONER COMMENTS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on September 16, 2026 at 6:00 p.m.

Kevin Perkins
Assistant CDSA Director