

Attachment 3: Public Participation and Comments

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.” The County of Yuba conducted a diligent public participation process in developing its Prohousing application and meaningfully considered all public input provided.

- [County of Yuba 2026 Prohousing Application \(Public Review Draft 8.10.26\)](#)
- [County of Yuba 2026 Prohousing Application \(Final Draft 9.22.26\)](#)

Since the public comment period closed, four (4) revisions to the application were made. Please see below for the changes made and why they were necessary:

1. On Page 5 of the application, under **Legislative Information**, Yuba County’s State Assembly Representative was updated from *James Gallagher* to *Vacant*. Gallagher, who represented California’s 3rd State Assembly district, was elected in the June 2026 special election to represent California’s 1st congressional district. As of the submittal of the application, a representative has not been elected to fill the vacancy created by Gallagher’s departure for California’s 3rd State Assembly district.
2. The attachments included in **Attachment 1: Formal Resolution for the Prohousing Designation Program** were updated to include the fully executed resolution by the Yuba County Board of Supervisors and the minute order for the Agenda Item. The resolution has been executed as Resolution No. 2026-70.
3. **Attachment 2: Homeless Encampment Response Protocol** was edited to move Principle 7 to a new page with the signature line. This was done to ensure the signature line is not on its own page, as it does not fit on the first page with the full writeup. No modifications were made to the content of the attachment.
4. **Attachment 3: Public Participation and Comments** was added to the main application. This attachment includes public comments and documentation satisfying the requirements for **Appendix 6: Public Participation Checklist**. The addition of this attachment to the main application required **Attachment 3: Supporting Documentation** to be renamed to **Attachment 4: Supporting Documentation**.

These revisions did not result in a change to the County’s application score or the written description of any policies identified in **Appendix 2: Proposed Policy Completion Schedule** or **Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet**. An additional 7-day period of review for public comment was not required.

Public Participation Requirements

As part of the application to the Prohousing Designation Program, the County was required to meet five (5) requirements under **Appendix 6: Public Participation Checklist** to qualify for the Prohousing Designation. Each requirement is copied below, along with an explanation of how the County met the requirement.

Requirement 1:

Regulation Text	Explanation
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.

The County met this requirement by informing the community of the public comment period through physical and digital media. The County posted a [public-facing webpage](#) providing information on the program, as well as the County's Draft Application and all supporting documents. The County provided an email point of contact for members of the public to email their comments regarding the application.

The County noticed the application through various methods. The County made three announcements of the opening of the public comment period on the County's social media page on Instagram, made on [August 12, 2026](#), [August 18, 2026](#), and [September 3, 2026](#). The County made a physical and digital announcement in the August 28, 2026 issue of *Territorial Dispatch*, a regional newspaper. The County sent an email blast to a shortlist of seventeen (17) housing stakeholders and representatives of County partners that were previous engaged in the development of the County of Yuba 2021-2029 6th Cycle Housing Element. The County posted physical notices of the Board meeting in various locations in the Yuba County Government Center. No requests were received for non-English materials to be distributed.

Please see documentation attached under *Attachment 1: Public Comment Noticing* for a copy of the public notices sent out during the public comment period.

Requirement 2:

Regulation Text	Explanation
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.

The announcement for the public comment period was emailed to a shortlist of representatives of organizations or stakeholders that specialize in service delivery for lower-income, special needs, and unhoused individuals and households. These organizations include Habitat For Humanity Yuba/Sutter, Regional Housing Authority of Sutter, Yuba, Colusa & Nevada Counties, California Rural Legal Assistance (CRLA), Sutter Yuba Homeless Consortium, Central Valley Homeless Veterans Assistance Program, Twin Cities Rescue Mission, Yuba Sutter Salvation Army, Hands of Hope, and St. Andrews Presbyterian Church. These organizations have strong relationships with the County or were otherwise engaged during the development of the County's 2021-2029 Housing Element.

See documentation attached under *Attachment 2: Stakeholder Outreach* for a copy of the email sent to the stakeholders identified above.

Requirement 3:

Regulation Text	Explanation
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.

The Draft Application was posted to the County’s website on August 10, 2025, with a commenting deadline of September 10, 2025. A notification of the opening of the public comment period was emailed to interested parties on August 11, 2026. The availability of the application was announced on the County’s social media, *Territorial Dispatch*, and through physical postings in the Yuba County Government Center. Non-English or printed materials were available upon request.

See documentation attached under *Attachment 1: Public Noticing* for a detailed breakdown of the public notices sent to the public regarding the Prohousing application and the methods available for comment to be provided.

Requirement 4:

Regulation Text	Explanation
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.

The County held one informative meeting and two public hearings at which community members could participate.

An in-person informative meeting and public hearing was held on August 19, 2026, at a meeting of the Planning Commission at the Yuba County Government Center. Please see *Attachment 4: Planning Commission Meeting Minutes – August 19, 2026* for the approved minutes of the meeting.

A second in-person public hearing was held on September 8, 2026, at a meeting of the Yuba County Board of Supervisors prior to voting on the resolution authorizing application for the Prohousing Designation. [The recorded meeting can be viewed here.](#) [The Agenda Item can be viewed here.](#) [The full meeting minutes can be viewed here.](#)

Please see *Attachment 3: Board of Supervisors Minute Order 436-2026* for the minutes of the individual Agenda Item and public hearing.

Requirement 5:

Regulation Text	Explanation
Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.

During the thirty-day public review period, two (2) emails and two (2) public comments were received. No comments were received through other digital methods, mail, or in-person.

After reviewing the public comments received, the County determined substantial modifications to the application that would affect the County's application score were not necessary. An additional seven (7) day period for public review was not required.

Please see [Responses to Public Comments](#) for further information on the public comments received and the County's responses to them.

Responses to Public Comments

The County received four comments from three individuals during the public comment period. Of these comments, two were received by email and two were made verbally at a publicly noticed hearing.

ID	Individual/Signatory	Affiliation	Event	Date
A	Gustavo Becerra	Regional Housing Authority of Sutter, Yuba, Nevada, & Colusa Counties	Planning Commission Hearing	08-19-2026
B	Johnny Burke	Sutter Yuba Homeless Consortium	Email, Board of Supervisors Hearing	09-08-2026
C	Camille Benner	Habitat for Humanity Yuba/Sutter	Email	09-10-2026

Comments from each individual are detailed below. Responses are marked by commenter ID and the number of the response.

Comment A – Gustavo Becerra | Planning Commission Hearing | August 19, 2026

Comment A

“Good evening, members of the commission, Gustavo Becerra, Executive Director of the Regional Housing Authority. So, we operate not only in Yuba County but also in Sutter, Nevada, and Colusa counties. D’Angelo was correct, Nevada County has an application in, but I don’t think they’ve been designated yet, so I congratulate the County and the Board of Supervisors and Staff for being the tip of the spear and being the first rural community so that’s amazing. I’m here to get on the public record to support the renewal application.

Again, the Board of Supervisors and County staff have been amazing. Since 2021, we have developed five properties in Yuba County: three of them in unincorporated Yuba County and two within Wheatland totaling close to 300 units of affordable housing. We have two more in the pipeline: D’Angelo and Mr. Perkins mentioned Redburn Village; we have another phase of River Oaks planned as well and so just here to, again, fully support your application and wish you the best of luck in getting it.

As a developer of affordable housing, financing applications have a new box to check asking ‘Is your project located in a PIP?’ So any time we continue to work in Yuba County, checking that box puts us slightly ahead of the competition for scarce funds. I applaud you all and full support. Thank you.”

Response A1: The County recognizes and thanks Gus Becerra and the Regional Housing Authority of Sutter, Yuba, Nevada & Colusa Counties for their statement of support for the application. No revision to the application is necessary.

Comment B1 – Johnny Burke | Email Contact | August 20, 2026

From: [Johnny Burke](#)
To: [D"Angelo Gonzalez](#)
Cc: [Brynda Stranix](#)
Subject: [External]Prohousing Designation Progam- Public Comment
Date: Thursday, August 20, 2026 2:24:19 PM

Good afternoon,

I received an email regarding Yuba County's intent to reapply for Pro Housing designation. I plan to share with the Board of Supervisors at the next meeting, but wanted to document my support for this application and program.

The State of California has been pushing hard for several years now to get local municipalities to focus on housing, housing development, and supporting additional housing options. The Pro Housing designation demonstrates to California Yuba County's priority in expanding housing options for residents.

In addition, as part of the Homeless Housing, Assistance and Prevention (HHAP) grant program, California has been requiring applicants (County Governments and Continuums of Care) to share whether they are Pro Housing approved and when they plan to be. Also, they have begun requiring larger municipalities and cities to be Pro Housing designated to receive funding.

I anticipate that we are several years away from this requirement applying to all counties receiving State funding for homeless services.

I applaud Yuba County for achieving this in 2023 as one of the first counties, and I encourage this application and future applications.

--

Johnny Burke
Executive Director, Sutter Yuba Homeless Consortium
director@syhomelessconsortium.org

www.syhomelessconsortium.org

Comment B2 – Johnny Burke | Board of Supervisors Hearing | September 8, 2026

Comment B2

"Good morning, Chair and Board of Supervisors. I just want to speak in the public section just to applaud Yuba County for the Prohousing Designation. As Kevin mentioned, a few years ago when they applied, it was a big deal because they were one of the first few counties to get it and the first rural county. The rural counties have really struggled to get this designation.

Every major study that has gone into solving homelessness has centered on the fact that more housing is needed in California to address homelessness, to actually give a place to folks to live, and California has really centered on this.

As Executive Director of the Sutter Yuba Homeless Consortium, one of our primary funding sources, if not the primary funding source depending on the fiscal year, is through the State of California through the HHAP Program, which stands

for Homeless Housing Assistance and Prevention. This program, as you have seen many funds come through that have supported 14 Forward and other projects in the county, has really modified year after year.

One of the things in the last application process, the State of California required Yuba County on their application, also the Sutter Yuba Homeless Consortium along with Sutter County on our application, to answer the question “Are you Prohousing Designated?” If the answer was no, you had to respond when you were going to be designated, and what steps you were taking to do that. It was very easy for Yuba County for them to click “Yes” and that’s a big deal.

The direction that the State of California has been going is that this is going to be a mandate. In the latest round of HHAP funding, they have mandated it not for all 58 counties but for the large counties, so the folks like San Francisco, L.A., San Diego. Everyone that’s a large county or large city, they are required to be prohousing designated to receive this funding.

It looked like they were trying to push that to make all counties need it for this last round, but there was a lot of advocacy done that made them drop it for the rural counties and the smaller counties. Basically, I feel that the writing is on the wall and that every county is going need this prohousing designation, which includes all of the things that Yuba County has already done with policies and procedures and being able to encourage housing, which obviously Yuba County has done better than anybody else in California over the last several years.

I just want to applaud Yuba County for doing this. It is going to be something that is needed in the future to receive state funding. For rural counties, it’s not at this moment, but it’s coming. Great job in doing it in the first place, and great job in keeping it up.

I just wanted to speak publicly. I had also submitted a written email supporting it as well but wanted to make sure it was there for the application as well. Thank you, Kevin and your team.”

Response B1, B2: The County recognizes and thanks Johnny Burke and the Sutter Yuba Homeless Consortium for their support for the application. No revision to the application is necessary.

Comment C – Camille Benner | Email Contact | September 10, 2026

From: [Camille Benner](#)
To: [D'Angelo Gonzalez](#)
CC: [Joseph Hale](#); [John Nicoletti](#); [Bethany Hiatt](#); [Dom Mitrovic](#); [Simren Khagura](#)
Subject: [External]Prohousing Public Comment
Date: Thursday, September 10, 2026 9:16:03 AM
Attachments: [image.png](#)
[Yuba County Prohousing Application-Public Comment-Habitat for Humanity.pdf](#)
[Yuba County PRO Housing Support Letter-not executed.pdf](#)

Good morning, D'Angelo,

While attending the Board of Supervisors meeting this week, we realized that during the week of the Planning Commission meeting, our team did not divide and conquer quite well enough and unfortunately missed the opportunity to be there.

We did not, however, want to miss the opportunity to formally support Yuba County's Prohousing Designation renewal. We greatly value our partnership with the County and the continued priority Yuba County places on creating and preserving housing opportunities across income levels.

Attached is Habitat for Humanity Yuba/Sutter's public comment in support of the application. Please include it with the public comments submitted as part of the County's application package.

Thank you, as always, for the work you and the County team continue to do. We appreciate the partnership and are pleased to support the application.

I am attaching two copies: an executed and scanned version, as well as the original PDF, which provides better font clarity.

Thank you again,

Cami



Camille Benner
Director of Family Services


✉ camille@yubasutterhabitat.org
🌐 www.yubasutterhabitat.org
📍 202 D Street, Marysville,
CA 95901

Jimmy & Rosalynn Carter Rural Rally Work Project

- Pine St, Marysville, CA

Volunteers, sponsors, and partners still welcomed as we complete the rehab of 426

Pine St

yubasutterhabitat.org



September 9, 2026

Yuba County Community Development Services Agency
Planning Department
915 8th Street, Suite 123
Marysville, CA 95901

RE: Public Comment in Support of Yuba County Prohousing Designation Renewal

Dear Yuba County Community Development and Services Agency:

Habitat for Humanity Yuba/Sutter is pleased to support Yuba County's renewal of its Prohousing Designation and to recognize the County for its continued leadership in addressing the housing needs of our growing community.

As an affordable housing developer and housing service provider working throughout the region, Habitat for Humanity Yuba/Sutter (HFHYS) has had the opportunity to work closely with Yuba County staff, County leadership, and the Board of Supervisors. Yuba County has consistently demonstrated that housing is a priority, not only affordable housing, but the broader need to create and preserve housing opportunities across income levels. That commitment is reflected in the County's approach to planning, land use, infrastructure, housing preservation, and new development.

What has been particularly valuable from our perspective is the County's willingness to work collaboratively through the realities of housing development. Thoughtful housing development requires consideration of location, infrastructure, affordability, community needs, and long-term growth. Yuba County has demonstrated an ability to thoughtfully evaluate those considerations while remaining solution-oriented and actively working to reduce unnecessary barriers to responsible housing development.

The policies presented in this renewal application reflect that broader approach. HFHYS particularly supports the County's continued efforts to streamline housing development, expand the range of housing types that can be produced, and preserve existing affordable housing. We also appreciate the County's inclusion of its Owner-Occupied Rehabilitation Program as a strategy for preserving affordable housing and reducing displacement.

As the County continues implementing its Prohousing strategy, affordable homeownership and housing preservation will remain important components of a comprehensive housing strategy alongside affordable rental and market-rate housing production. Meeting Yuba County's housing needs requires all of these approaches. For lower-income households in particular, creating new affordable homes is important, but so is preserving existing homes, helping homeowners remain safely housed, and creating attainable pathways to homeownership.

As future Prohousing and other housing resources become available, HFHYS looks forward to continued opportunities for qualified housing partners to bring forward strong projects across the range of eligible housing activities. Affordable rental development, affordable homeownership, rehabilitation, preservation, and other housing strategies each have an important role in meeting the diverse housing needs of Yuba County residents and communities.

HFHYS strongly supports Yuba County's Prohousing renewal. We commend County staff, County leadership, the Planning Commission, and the Board of Supervisors for continuing to treat housing as a fundamental component of the County's long-term growth and quality of life. We value Yuba County as a housing partner and look forward to continuing that partnership as our community works to create more housing, more housing choices, and more opportunities for Yuba County residents across the housing continuum.

Sincerely,


Joseph Hale
Chief Executive Officer

"Habitat for Humanity brings people together to build homes, communities and hope."

Habitat for Humanity Yuba/Sutter is a non-profit 501(C)(3), Tax ID: 68-0301692

202 D Street

Marysville, CA 95901

530-742-2727

Response C1: The County recognizes and thanks Camille Benner, Joseph Hale, and Habitat For Humanity Yuba/Sutter for their letter of support for the application. No revision to the application is necessary.

Attachment 1: Public Comment Noticing

Notice 1: Prohousing Website Posting (as of 8/10/2026, 1:47 PM)

8/10/26, 1:47 PM

Yuba County, CA

[HOME](#) ▶ [COMMUNITY DEVELOPMENT](#) ▶ [PLANNING](#) ▶ **[PROHOUSING DESIGNATION PROGRAM](#)**

[Development Review Committee](#)

[Planning Commission](#)

[Accessory Dwelling Unit Plans](#)

[Applications](#)

Prohousing Designation Program

Prohousing Designation

Increasing the availability of housing statewide is critical to bettering the quality of life of all Californians and to ending homelessness. The 2019-2020 Budget Act in California provided a spectrum of support, incentives, and accountability measures to meet California's housing goals, and provided for the establishment of the state's [Prohousing Designation Program](#).

In 2023, Yuba County became one of the first rural jurisdictions to [receive a Prohousing Designation](#). A jurisdiction may hold a Prohousing Designation for a period of three (3) calendar years from the date of receipt before the designation expires. A jurisdiction may apply to renew its Prohousing Designation up to six (6) months before its expiration date. Yuba County is seeking to renew its Prohousing Designation status as of 2026.

Benefits to Applying

Receiving a Prohousing Designation documents a jurisdiction's commitment to implementing local policies that remove obstacles to new housing and recognizes the work that has already been done by a jurisdiction to address California's severe housing shortage and affordability crisis. Applicants seeking to build affordable housing projects in local governments that receive the Prohousing Designation can receive priority processing or funding points when applying for

several funding programs, including Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), and more.

Draft Application and Public Comment

The County's application reflects adopted policies, as well as the programs identified in the Housing Element and General Plan to be implemented in the next two years. To receive a Prohousing designation, a jurisdiction must receive a minimum of 30 points.

The public can view and comment on the draft Prohousing Designation Application for a minimum of 30 days from the posting of the application. The application was posted for public review on **Monday, August 10th, 2026**. Comments can be submitted until **Thursday, September 10th, 2026**. Comments can be emailed to Administrative Analyst, D'Angelo Gonzalez, dgonzalez@yuba.gov.

[Review the draft application here.](#)

The application can be commented on at two public hearings held by the County: the August 2026 Planning Commission meeting to be held on **August 19th, 2026 at 6:00 P.M.**, and the Board of Supervisors meeting to be held on **September 8th, 2026 at 9:00 A.M.** Both meetings will be held at the following location:

Yuba County Board of Supervisors Chambers
915 8th Street, Suite #109
Marysville, CA 95901

Attachment 1: Formal Resolution for the Prohousing Designation Program

[Appendix 1 - Draft Resolution for the Prohousing Designation Program](#)

Attachment 2: Homeless Encampment Response Protocol

[Appendix 5 - Homeless Encampment Response Protocol](#)

Attachment 3: Supporting Documentation

1. [County of Yuba 2021-2029 Housing Element \(Category 1A, 1D, 1L, 2D, 3B\)](#)
2. [Table 11.74 Land Use Regulation Table \(Category 1B, 1H, 2A, 2C, 2E\)](#)
3. [Chapter 11.30 – Density Bonus Incentive Program \(Category 1D\)](#)
4. [24-PLHACOM-18835 Serenity Village Award Letter \(Category 1D\)](#)
5. [Cedar Lane Permanent Supportive Housing Notice of Completion \(Category 1D\)](#)
6. [Chapter 11.25 – Parking and Loading \(Category 1F\)](#)
7. [Chapter 11.12 – Planned Development \(Category 1I\)](#)
8. [GRIDICS Interactive Yuba County Zoning Map \(Category 1I\)](#)
9. [AECOM Board Item \(Category 1L\)](#)
10. [9/23/2025 Board of Supervisors Meetings \(Category 1L\)](#)
11. [Plumas Lake Specific Plan \(Category 2B, 3F\)](#)
12. [2030 General Plan Environmental Impact Report \(Category 2B\)](#)
13. [Master Plan Program \(Category 2G\)](#)
14. [Chapter 11.55 – Zoning Clearances \(Category 2H\)](#)
15. [Chapter 11.32 – Standards for Specific Uses \(Category 2J, 3D\)](#)
16. [Development Impact Fees Escalation Chart 2025 \(Category 3A\)](#)
17. [Yuba County ADU Handbook \(Category 3A, 3B\)](#)
18. [Yuba County Preapproved ADU Blueprints \(Category 3B\)](#)
19. [CDSA Fee Schedule \(Category 3C, 4B\)](#)
20. [Public Works Capital Improvement Projects \(Category 3E\)](#)
21. [Bicycle and Pedestrian Mobility Plan \(Category 3E\)](#)
22. [2026 Q2 Development Update \(Category 3E\)](#)
23. [TRLIA Levee Fee Nexus Study \(Category 3H\)](#)
24. [TRLIA Levee Fee Escalation Memo \(Category 3H\)](#)
25. [Ordinance No. 1600 \(Category 3H\)](#)
26. [County of Yuba Owner-Occupied Rehabilitation Program Agenda Item \(Category 4M\)](#)
27. [County of Yuba Owner-Occupied Rehabilitation Program Closeout Notice \(Category 4M\)](#)

8/10/26, 1:47 PM

Yuba County, CA

© 2026 Yuba County, CA

[Accessibility Statement](#)

[Privacy Policy](#)

[Terms and Conditions](#)

[Cookie Policy](#)

[Employee Intranet](#)

Designed & Powered by revize.,

the Government Website Experts •

[Staff Login](#)

TERRITORIAL DISPATCH

825 9th Street, Suite A, Marysville, CA 95901
(530) 743-6643

Affidavit of Publication (C.C.P. 2015.5)

STATE OF CALIFORNIA

County of Yuba

NOTICE OF PUBLIC MEETING FOR THE SUBMITTAL OF AN APPLI- CATION FOR THE PROHOUSING DESIGNATION PROGRAM

I am not a party to, nor interested in the above entitled matter. I am the principal clerk of the printer and publisher of The Territorial Dispatch, a newspaper of general circulation, printed and published in the City of Marysville, County of Yuba, to which Newspaper has been adjudged a newspaper of general circulation by The Superior Court of Yuba, State of California under the date of February 5, 2014, Case No. YCSCCVPT 13-0001066

The printed advertisement was published in The Territorial Dispatch, in the issues of the following named dates:

AUGUST 28, 2026

I declare under penalty of perjury that the foregoing is true and correct.
Executed at Marysville, California

Date: August 28, 2026

Carol Anderson

(Signature)

RECEIVED

AUG 31 2026

COMMUNITY DEVELOPMENT
& SERVICES AGENCY

Notice of Public Meeting for the Submittal of an Application for the Prohousing Designation Program

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yuba County Board of Supervisors on Tuesday, September 8, 2026, at 9:00 a.m. or soon thereafter, in the Board of Supervisors Chambers, Yuba County Government Center, 915 8th Street, Marysville, CA, to discuss the following information:

- Submittal of an application to the Prohousing Designation Program for the County of Yuba.
 - The execution and submittal of all application materials.
 - The County's Prohousing Designation, if awarded, will be used to apply for future rounds of funding to the Prohousing Incentive Program and become more competitive on other funding applications. The Program awards funding for the development, rehabilitation, or preservation of multifamily owner-occupied and rental housing for low- and moderate-income households.
- Additional information related to the project is available at 915 8th Street, Suite 123, Marysville, CA 95901 between the hours of 8 am to 4 pm on Monday-Friday or by emailing D'Angelo Gonzalez, Administrative Analyst, at dgonzalez@yuba.gov or (530) 749-5470. If you are unable to attend the public hearing, you may direct written comments to Yuba County Community Development and Services Agency, at the address above, or you may contact D'Angelo Gonzalez.

Yuba County does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identity, age, religion or disability. Any person wishing to testify at the Board of Supervisors hearing on the proposed project may appear before the Board at the prescribed time and place, or may submit written comments or objections to the Clerk of the Board at 915 8th Street, Suite 109, Marysville, CA 95901, prior to the hearing. Copies of the staff recommendations are available for inspection at the same address.

If you challenge in court the action or decision of the Yuba County Board of Supervisors regarding a zoning, planning, land use, or environmental determination 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 at, or prior to, such public hearing. (TD) 8-28-2026

Local Classifieds

Advertise in your local community newspaper
Call 916-773-1111

Auto & Truck Repair

Now Open! FREE State Inspection, P.U.S. Safety Check, Domestic and Foreign. 25 years experience. Military Discounts. Yuba County, 3rd St. Marysville, CA. Call 530-743-0043.

Classified Advertising

916-773-1111

Advertising Work

We Support Our Military

Work as a caregiver. I am experienced and have experience with House Calls. I am a good listener and kind. Call 402-5277.

They and Sleep Local

Employment Wanted

Work as a caregiver. I am experienced and have experience with House Calls. I am a good listener and kind. Call 402-5277.

They and Sleep Local

Are You A Pro?

Get the word out. Advertise in the Classifieds. Call 916-773-1111.

Call 916-773-1111

Health/Wellness

ONLY 10 minutes from the TERRITORIAL DISPATCH newspaper. We have a variety of services. Call 530-743-0043.

Call 530-743-0043

Services

High quality, fast service. We have a variety of services. Call 530-743-0043.

Call 530-743-0043

Legal Advertising
530-743-0043

LEGAL ADVERTISING

Territorial Dispatch Advertiser For and by the County of Yuba, Adjudication No. YC0001/PT 18-0001000 - February 05, 2014

825 9th Street - Suite A
Marysville, CA 95901

Notice of Public Meeting for the Submittal of an Application for the Prohousing Designation Program

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yuba County Board of Supervisors on Tuesday, September 8, 2026, at 9:00 a.m. or soon thereafter, in the Board of Supervisors Chambers, Yuba County Government Center, 915 8th Street, Marysville, CA, to discuss the following information:

- Submittal of an application to the Prohousing Designation Program for the County of Yuba.
- The execution and submittal of all application materials.
- The County's Prohousing Designation, if awarded, will be used to apply for future rounds of funding to the Prohousing Incentive Program and become more competitive on other funding applications. The Program awards funding for the development, rehabilitation, or preservation of multifamily owner-occupied and rental housing for low- and moderate-income households.

Additional information related to the project is available at 915 8th Street, Suite 123, Marysville, CA 95901 between the hours of 8 am to 4 pm on Monday-Friday or by emailing D'Angelo Gonzalez, Administrative Analyst, at dgonzalez@yuba.gov or (530) 749-5470. If you are unable to attend the public hearing, you may direct written comments to Yuba County Community Development and Services Agency, at the address above, or you may contact D'Angelo Gonzalez.

Yuba County does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identity, age, religion or disability. Any person wishing to testify at the Board of Supervisors hearing on the proposed project may appear before the Board at the prescribed time and place, or may submit written comments or objections to the Clerk of the Board at 915 8th Street, Suite 109, Marysville, CA 95901, prior to the hearing. Copies of the staff recommendations are available for inspection at the same address.

If you challenge in court the action or decision of the Yuba County Board of Supervisors regarding a zoning, planning, land use, or environmental determination 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 at, or prior to, such public hearing.

(TD) 8-28-2026

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026F-245

The following person(s) is (are) doing business as:

4th and D Street Mercantile

400 D Street

Marysville, CA 95901

MAILING ADDRESS

1213 Chevrolet Avenue

Yuba City, CA 95901

County of Yuba

Registered Owners:

Blue Dover

1213 Chevrolet Avenue

Yuba City, CA 95901

This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

(I) declare that all information in this statement is true and correct.

Signed:

Blue Dover

This statement was filed with the County Clerk of Yuba County on August 28, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By BRIGDETTE EVANS,

Deputy Clerk

August 28, September 4, 11, 18, 2026

STATEMENT OF WITHDRAWAL FROM PARTNERSHIP

FICTITIOUS BUSINESS NAME

File No. 2026F-386

The fictitious business name referred to on this Statement of Withdrawal from Partnership was filed in Yuba County on November 4, 2023.

Crashed Egg Games

733 Saddleback Drive

Marysville, CA 95901

County of Yuba

Registered Owners:

Deborah Pugh Miller

733 Saddleback Drive

Marysville, CA 95901

(I) declare that all information in this statement is true and correct.

Signed:

Deborah Pugh Miller

This statement was filed with the County Clerk of Yuba County on August 18, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By NELIDA WILLIAMS,

Deputy Clerk

August 18, September 4, 11, 18, 2026

NOTICE OF PUBLIC HEARING BEFORE THE YUBA COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yuba County Planning Commission (PC) on Wednesday, September 16, 2026, at 6:00 p.m. or soon thereafter, in the Board of Supervisors Chambers, Yuba County Government Center, 915 8th Street, Marysville, CA, to consider the following:

Waldo Road over Dry Creek Bridge Replacement Project: The County of Yuba, as Lead Agency and Project applicant, requests certification of the Final Environmental Impact Report (FEIR) for the replacement of the structurally deficient Waldo Road Bridge (Bridge No. 1602000) over Dry Creek with a new three-span bridge located approximately 100 feet upstream of the existing structure. The project is located on Waldo Road within the Spenceville Wildlife Area, approximately 14 miles northeast of Wheatland in rural Yuba County. In connection with certification of the FEIR, the Planning Commission will also consider adoption of Findings of Fact & a Statement of Overriding Considerations for significant and unavoidable impacts to cultural resources, and a Mitigation Monitoring and Reporting Program.

Any person wishing to testify on the above projects may appear before the Planning Commission at the prescribed time and place, or may submit written comments or objections to the County Clerk of Yuba County and Services Agency at 915 8th Street, Suite 123, Marysville, CA 95901, prior to the hearing. Copies of the staff recommendations are available for inspection at the same address. If you have any questions, you may contact Alex Become at (530) 749-5470.

The Planning Commission's action on the projects may be appealed by any interested person to the Board of Supervisors by filing a written appeal with the Board of Supervisors within 10 days following the Planning Commission's final action on the project. If the Board of Supervisors is the final Approving Authority, or if the project is appealed to the Board, the Board's action is final.

If you challenge the action of the Planning Commission on this matter in court, pursuant to Government Code section 65009 you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the hearing.

(TD) August 28, 2026

Notice of Public Meeting for the Submittal of an Application for the Prohousing Designation Program

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yuba County Board of Supervisors on Tuesday, September 8, 2026, at 9:00 a.m. or soon thereafter, in the Board of Supervisors Chambers, Yuba County Government Center, 915 8th Street, Marysville, CA, to discuss the following information:

- Submittal of an application to the Prohousing Designation Program for the County of Yuba.
- The execution and submittal of all application materials.
- The County's Prohousing Designation, if awarded, will be used to apply for future rounds of funding to the Prohousing Incentive Program and become more competitive on other funding applications. The Program awards funding for the development, rehabilitation, or preservation of multifamily owner-occupied and rental housing for low- and moderate-income households.

Additional information related to the project is available at 915 8th Street, Suite 123, Marysville, CA 95901 between the hours of 8 am to 4 pm on Monday-Friday or by emailing D'Angelo Gonzalez, Administrative Analyst, at dgonzalez@yuba.gov or (530) 749-5470. If you are unable to attend the public hearing, you may direct written comments to Yuba County Community Development and Services Agency, at the address above, or you may contact D'Angelo Gonzalez.

Yuba County does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identity, age, religion or disability. Any person wishing to testify at the Board of Supervisors hearing on the proposed project may appear before the Board at the prescribed time and place, or may submit written comments or objections to the Clerk of the Board at 915 8th Street, Suite 109, Marysville, CA 95901, prior to the hearing. Copies of the staff recommendations are available for inspection at the same address.

If you challenge in court the action or decision of the Yuba County Board of Supervisors regarding a zoning, planning, land use, or environmental determination 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 at, or prior to, such public hearing.

(TD) 8-28-2026

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026F-194

The following person(s) is (are) doing business as:

Simply Sweets

2326 Shindler Ranch Circle

Plumas Lake, CA 95961

County of Yuba

Registered Owners:

Martin D. Smith

2326 Shindler Ranch Circle

Plumas Lake, CA 95961

This business is conducted by a Married Couple.

The registrant commenced to transact business under the fictitious business name or names listed above on 06/01/2026.

(I) declare that all information in this statement is true and correct.

Signed:

Martin D. Smith

Deborah K. Hardman-Smith

This statement was filed with the County Clerk of Yuba County on July 22, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By BRIGDETTE EVANS,

Deputy Clerk

August 14, 21, 28, September 4, 2026

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026F-222

The following person(s) is (are) doing business as:

Haus and Home

1456 Fairway Drive

Arroyo, CA 95961

County of Yuba

Registered Owners:

Troy R. Valentine, Jr.

1456 Fairway Drive

Arroyo, CA 95961

This business is conducted by a Corporation.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

(I) declare that all information in this statement is true and correct.

Signed:

Troy R. Valentine

California President

This statement was filed with the County Clerk of Yuba County on August 5, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By SARAH MULL,

Deputy Clerk

August 14, 21, 28, September 4, 2026

CITATION TO APPEAR FOR HEARING ON SELECTION OF A PERMANENT PLAN

Selection of a Permanent Plan: Case No. 53-006024

NOTICE TO: Christine N. Juarez, mother of the above-described minor, 17014 Helen Way, Brownsville, CA 95919-9775

IMPORTANT NOTICE: A hearing under Welfare and Institution Code section 386.28 has been set for the date and time indicated below. Pursuant to Section 294 of that Code, you are required to appear at the date, time, and place indicated herein. At the hearing, the court may terminate your parental rights and free the child for adoption, under which customary adoption, establish legal guardianship, or place the child in a permanent placement (filing arrangement). You have the right to be present at this hearing, to present evidence, and to have an attorney represent you, or if you cannot afford one, to have one appointed to represent you at no cost. The hearing will be held on October 21, 2026, at 1:00 p.m. in Department of the Superior Court of California, In and for the County of Placer, Juvenile Division, located at 11270 8 Ave., Auburn, CA 95603. At the hearing, the court will consider the recommendation of the social worker and make an order concerning the above-described child. The social worker recommends termination of parental rights and implementation of the permanent plan of adoption. If the court orders termination of parental rights, the order will be final. The court will proceed with this hearing as indicated above whether or not you are present. Date: October 21, 2026, at 1:00 PM. Attorney Fees, CDP & Children's System of Care, Mandy Fisher, County Counsel, PLACER COUNTY COUNSEL/DHNO DIV 175 Palisade Avenue, Auburn, CA 95601 (530) 886-4630.

(TD) August 28, September 4, 11, 18, 2026

FORST RESPONDERS

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026F-211

The following person(s) is (are) doing business as:

SHATBUNK ORGANICS

1571 Kimberly Rd

Loma Rica, CA 95901

County of Yuba

Registered Owners:

Andrey Shatsikh

1571 Kimberly Rd

Loma Rica, CA 95901

This business is conducted by a Married Couple.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

(I) declare that all information in this statement is true and correct.

Signed:

Andrey Shatsikh

Andrey Shatsikh

This statement was filed with the County Clerk of Yuba County on July 29, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By SARAH MULL,

Deputy Clerk

August 28, September 4, 11, 18, 2026

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026F-225

The following person(s) is (are) doing business as:

TOP DRONE AG SERVICE

8385 Gortha Ave

Marysville, CA 95901

County of Yuba

Registered Owners:

Top Drone Ag Service LLC

8385 Gortha Ave

Marysville, CA 95901

This business is conducted by a Limited Liability Company.

The registrant commenced to transact business under the fictitious business name or names listed above on 07/13/2026.

(I) declare that all information in this statement is true and correct.

Signed:

Top Drone Ag Service LLC

California Manager

This statement was filed with the County Clerk of Yuba County on June 29, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By BRIGDETTE EVANS,

Deputy Clerk

August 14, 21, 28, September 4, 2026

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026F-207

The following person(s) is (are) doing business as:

Street Little Apartments

1537 Goldenlander Way

Olivhurst, CA 95961

County of Yuba

Registered Owners:

Jennifer Hurtado

1537 Goldenlander Way

Olivhurst, CA 95961

This business is conducted by an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

(I) declare that all information in this statement is true and correct.

Signed:

Jennifer Hurtado

This statement was filed with the County Clerk of Yuba County on July 28, 2026.

(I) Heretby Certify That This Copy is a Correct Copy of the Original on File in my Office).

DONNA HILLEGAS,

County Clerk

By BRIGDETTE EVANS,

Deputy Clerk

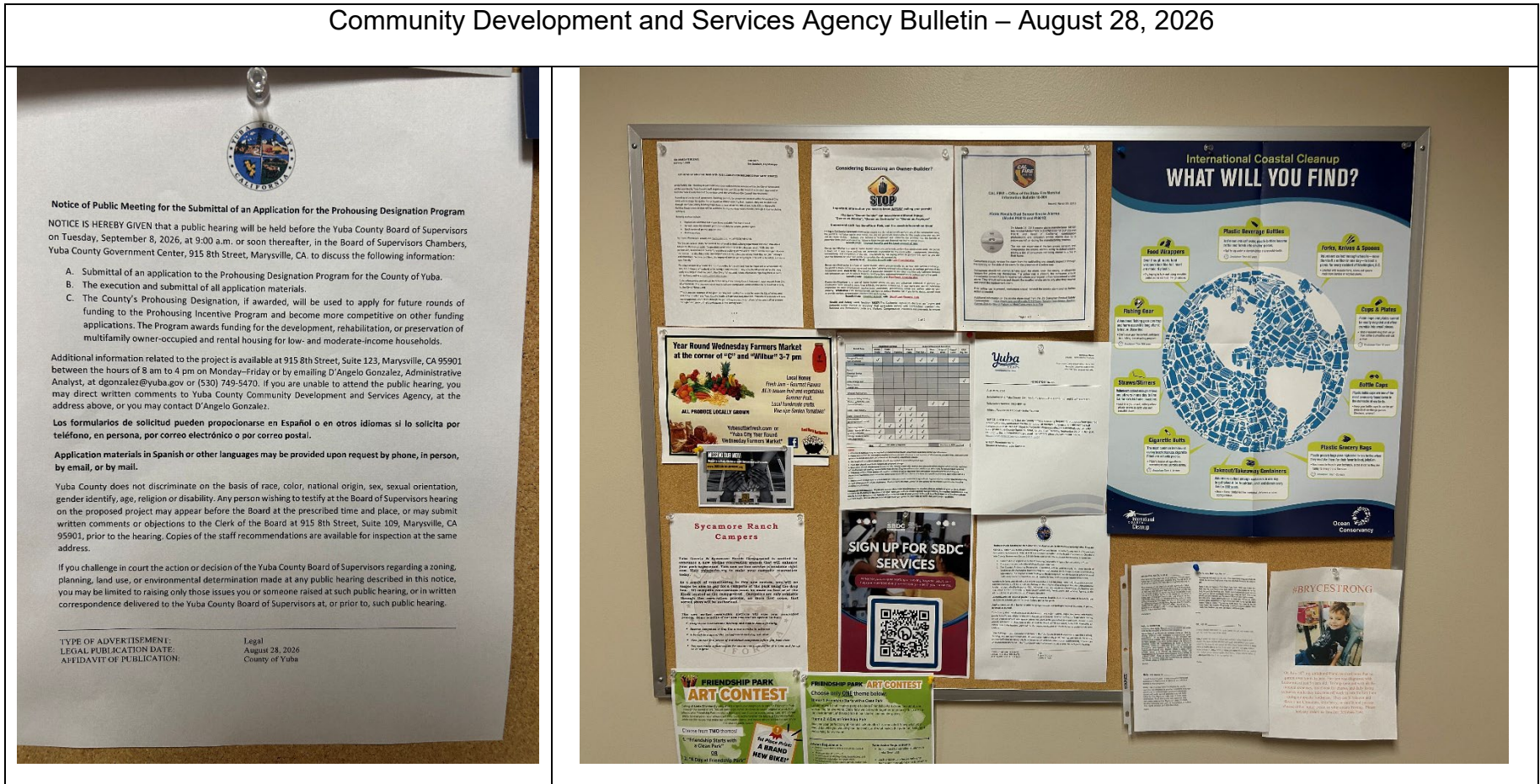
August 7, 14, 21, 28, 2026

FICTITIOUS BUSINESS NAME STATEMENT

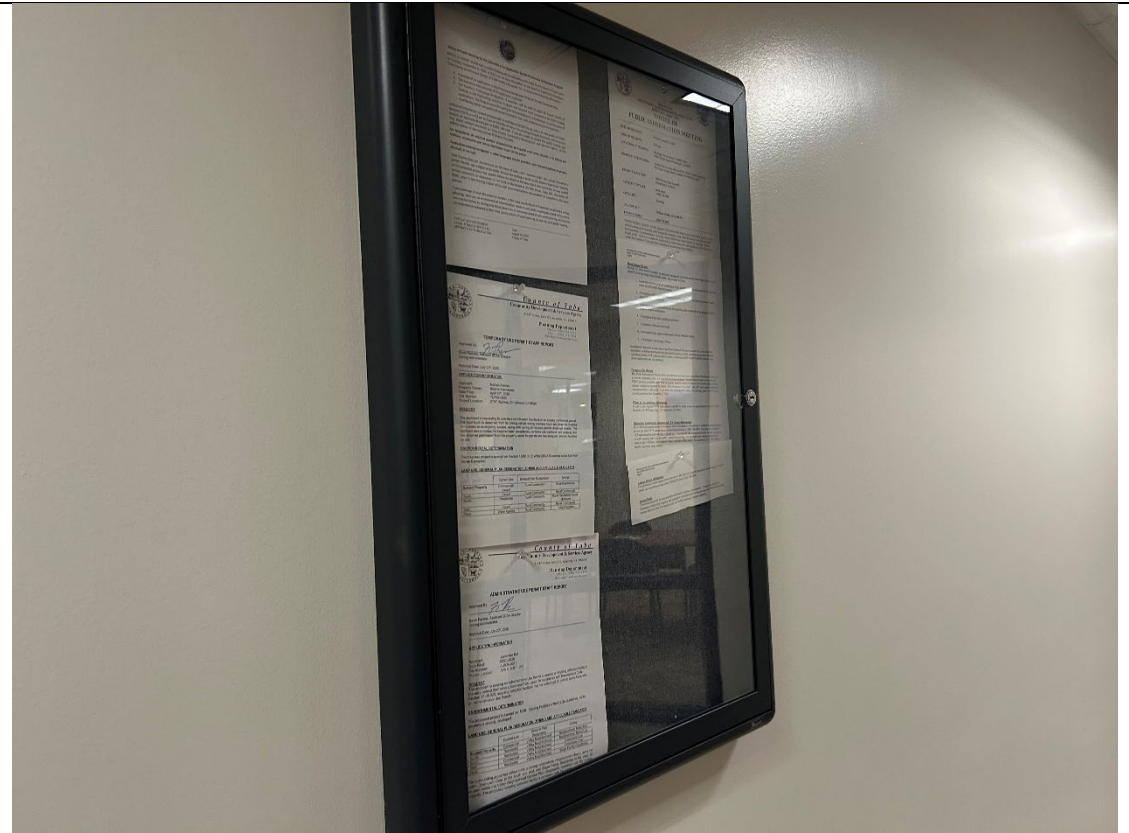
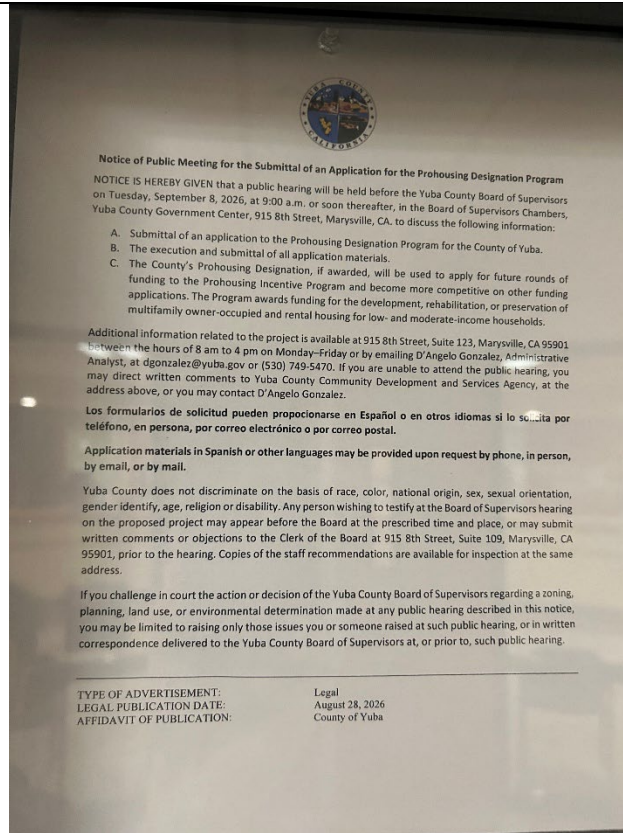
File No. 2026F-209

Notice 3: Government Center Notices

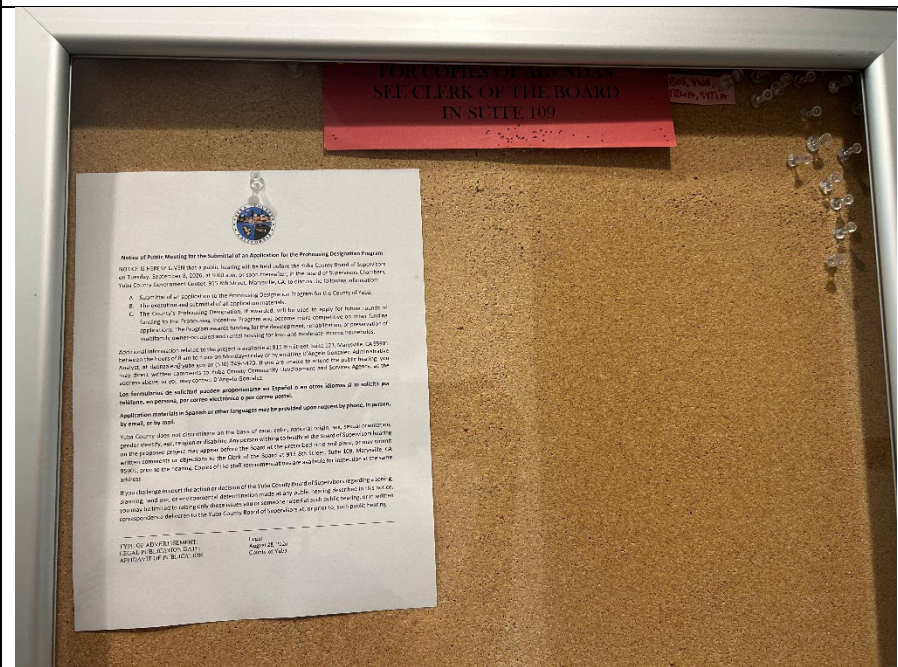
Community Development and Services Agency Bulletin – August 28, 2026



Government Center East Hallway – August 28, 2026



Government Center West Hallway/Clerk of the Board Bulletin – August 28, 2026



Copy of Notice



Notice of Public Meeting for the Submittal of an Application for the Prohousing Designation Program

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Yuba County Board of Supervisors on Tuesday, September 8, 2026, at 9:00 a.m. or soon thereafter, in the Board of Supervisors Chambers, Yuba County Government Center, 915 8th Street, Marysville, CA. to discuss the following information:

- A. Submittal of an application to the Prohousing Designation Program for the County of Yuba.
- B. The execution and submittal of all application materials.
- C. The County's Prohousing Designation, if awarded, will be used to apply for future rounds of funding to the Prohousing Incentive Program and become more competitive on other funding applications. The Program awards funding for the development, rehabilitation, or preservation of multifamily owner-occupied and rental housing for low- and moderate-income households.

Additional information related to the project is available at 915 8th Street, Suite 123, Marysville, CA 95901 between the hours of 8 am to 4 pm on Monday–Friday or by emailing D'Angelo Gonzalez, Administrative Analyst, at dgonzalez@yuba.gov or (530) 749-5470. If you are unable to attend the public hearing, you may direct written comments to Yuba County Community Development and Services Agency, at the address above, or you may contact D'Angelo Gonzalez.

Los formularios de solicitud pueden propocionarse en Español o en otros idiomas si lo solicita por teléfono, en persona, por correo electrónico o por correo postal.

Application materials in Spanish or other languages may be provided upon request by phone, in person, by email, or by mail.

Yuba County does not discriminate on the basis of race, color, national origin, sex, sexual orientation, gender identify, age, religion or disability. Any person wishing to testify at the Board of Supervisors hearing on the proposed project may appear before the Board at the prescribed time and place, or may submit written comments or objections to the Clerk of the Board at 915 8th Street, Suite 109, Marysville, CA 95901, prior to the hearing. Copies of the staff recommendations are available for inspection at the same address.

If you challenge in court the action or decision of the Yuba County Board of Supervisors regarding a zoning, planning, land use, or environmental determination 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 at, or prior to, such public hearing.

TYPE OF ADVERTISEMENT:
LEGAL PUBLICATION DATE:
AFFIDAVIT OF PUBLICATION:

Legal
August 28, 2026
County of Yuba

Notice 4: Social Media Posts

County Notice #1 – August 12, 2026

[https://www.instagram.com/p/Db9leoxHb- /](https://www.instagram.com/p/Db9leoxHb-/)



countyofyuba • Follow

countyofyuba 4w
We're looking for your input:

Since 2022, Yuba County has been designated as a pro-housing jurisdiction—a title we are proud to hold, and one we are seeking again! 🏡

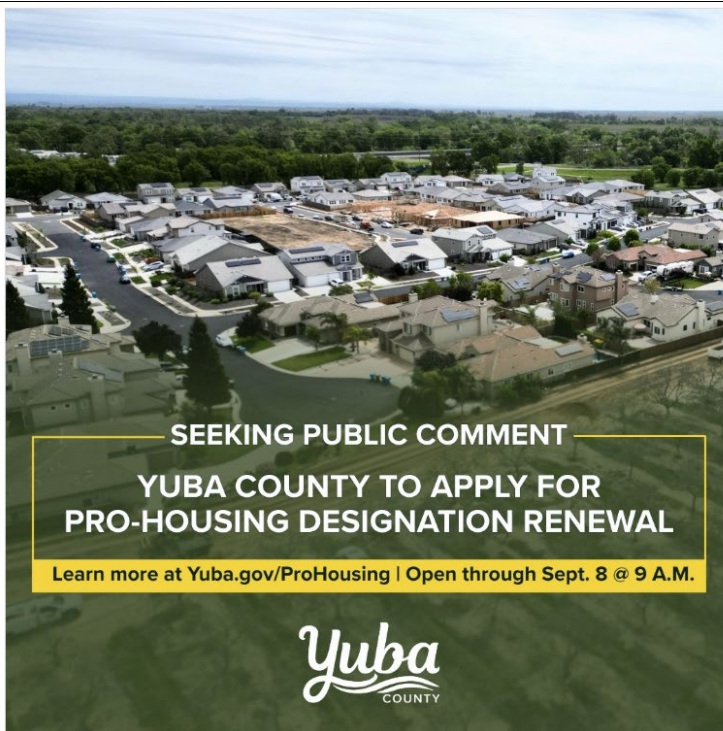
What does it mean to be pro-housing? It means that the State of California recognizes Yuba County's efforts to address the State's severe housing shortage through thoughtful development projects. Receiving this designation can also mean priority processing or funding points when applying for funding programs related to affordable housing.

You can take a look at our draft application, and more information on the program at yuba.gov/prohousing.

8 0 0

August 12

[Log in](#) to like or comment.



countyofyuba • Follow

processing or funding points when applying for funding programs related to affordable housing.

You can take a look at our draft application, and more information on the program at yuba.gov/prohousing.

You can weigh in on our application at the following opportunities:

- Wednesday, Aug. 19 at 6 p.m.
- Tuesday, Sept. 8 and 9 a.m.

Board of Supervisors Chambers, 915 8th Street, Marysville

Or you can email comments to Dgonzalez@yuba.gov

+

No comments yet.

Start the conversation.

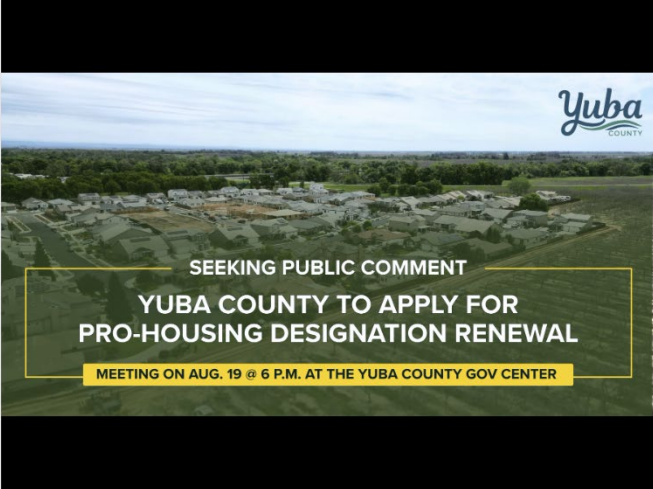
8 0 0

August 12

[Log in](#) to like or comment.

County Notice #2 – August 18, 2026

https://www.instagram.com/countyofyuba/p/DcL_enwjSOB/



SEEKING PUBLIC COMMENT

YUBA COUNTY TO APPLY FOR PRO-HOUSING DESIGNATION RENEWAL

MEETING ON AUG. 19 @ 6 P.M. AT THE YUBA COUNTY GOV CENTER

countyofyuba • Follow

countyofyuba 4w

Reminder: Join us tomorrow evening at the August Planning Commission Meeting to share your input on Yuba County's draft Prohousing Designation Application!

Wednesday, Aug. 19 at 6 p.m.
Board of Supervisors Chambers, 915 8th Street, Marysville

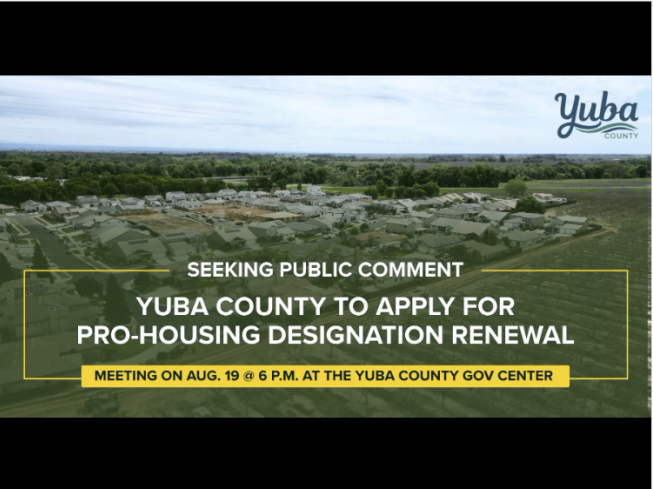
Draft application and additional program information linked in bio.

Can't join tomorrow? There will be

2 0 0

August 18

[Log in to like or comment.](#)



SEEKING PUBLIC COMMENT

YUBA COUNTY TO APPLY FOR PRO-HOUSING DESIGNATION RENEWAL

MEETING ON AUG. 19 @ 6 P.M. AT THE YUBA COUNTY GOV CENTER

countyofyuba • Follow

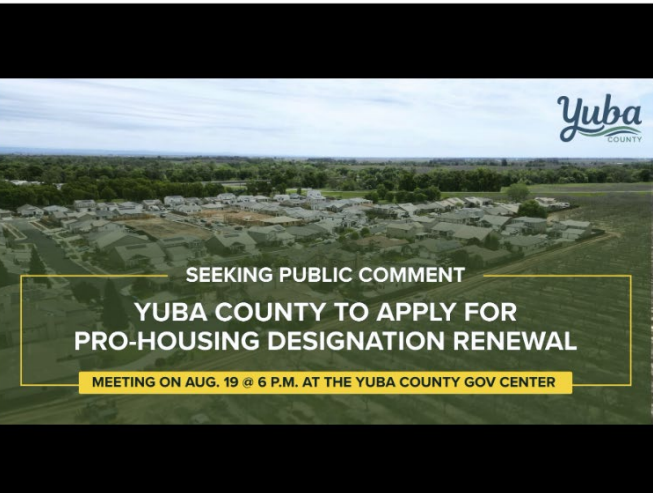
Can't join tomorrow? There will be another opportunity for comment on Tuesday, Sept. 8 at 9 a.m. You can also email comments directly to Dgonzalez@yuba.gov.

What does it mean to be pro-housing? It means that the State of California recognizes Yuba County's efforts to address the State's severe housing shortage through thoughtful development projects. Receiving this designation can also mean priority

2 0 0

August 18

[Log in to like or comment.](#)



SEEKING PUBLIC COMMENT

YUBA COUNTY TO APPLY FOR PRO-HOUSING DESIGNATION RENEWAL

MEETING ON AUG. 19 @ 6 P.M. AT THE YUBA COUNTY GOV CENTER

countyofyuba • Follow

It means that the State of California recognizes Yuba County's efforts to address the State's severe housing shortage through thoughtful development projects. Receiving this designation can also mean priority processing or funding points when applying for funding programs related to affordable housing.

No comments yet.

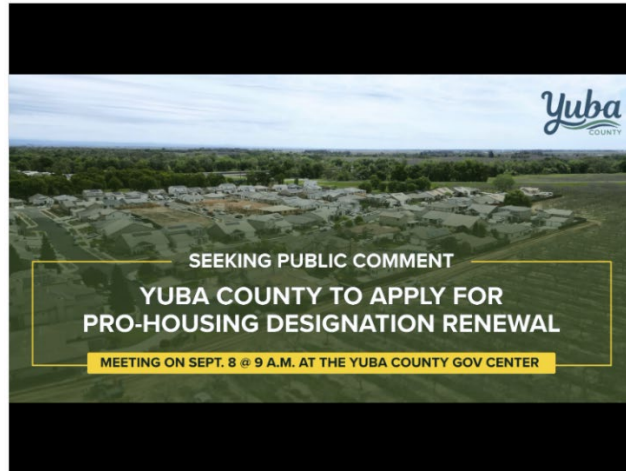
Start the conversation.

2 0 0

August 18

[Log in to like or comment.](#)

County Notice #3 – September 3, 2026
<https://www.instagram.com/p/Dc1TG5iAT9t/>



countyofyuba • Follow

countyofyuba 1w
Last chance to make an in-person comment on Yuba County's draft Prohousing Designation Application.

Join us at the Board of Supervisors meeting on Tuesday, Sept. 8, at 9 a.m. in the Board of Supervisors Chambers, 915 8th Street, Marysville.

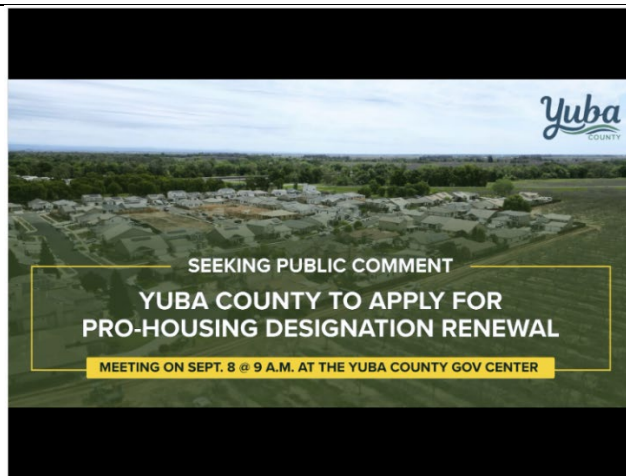
Draft application and additional program information available in link in bio.

If you cannot attend, you may email

2 0 0

September 3

Log in to like or comment.



countyofyuba • Follow

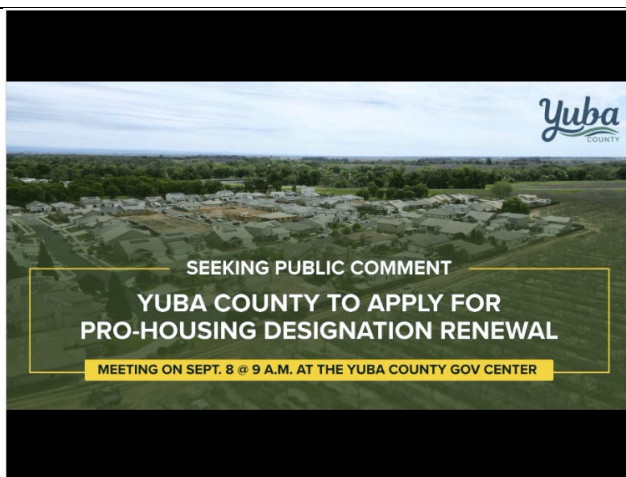
If you cannot attend, you may email your comments to Dgonzalez@yuba.gov by Thursday, Sept 10.

What does it mean to be pro-housing?
It means that the State of California recognizes Yuba County's efforts to address the State's severe housing shortage through thoughtful development projects. Receiving this designation can also mean priority

2 0 0

September 3

Log in to like or comment.



countyofyuba • Follow

It means that the State of California recognizes Yuba County's efforts to address the State's severe housing shortage through thoughtful development projects. Receiving this designation can also mean priority processing or funding points when applying for funding programs related to affordable housing.

+
No comments yet.
Start the conversation.

2 0 0

September 3

Log in to like or comment.

Attachment 2: Stakeholder Outreach

From: [D"Angelo Gonzalez](#)
Cc: [Simren Khaqura](#)
Bcc: [c.mirabal@regionalha.org](#); [p.runge@regionalha.org](#); [G.Becerra@regionalha.org](#); [J.Ruiz@regionalha.org](#); [Johnny Burke](#); [ceassist@syhomelessconsortium.org](#); [ysveteranssd@gmail.com](#); [twincitiesmission@live.com](#); [bjamesji@gmail.com](#); [Gloria.Carmichael@usw.salvationarmy.org](#); [joe hale \(jhale@yubasutterhabitat.org\)](#); [Bethany Hiatt](#); [Camille Benner](#); [John Nicoletti](#); [Karen Gheorma](#); [info@standrewpcusa.org](#); [msousa@crla.org](#); [Kevin Perkins](#); [Melanie Marquez](#)
Subject: Yuba County Prohousing Designation Program Application - Now Accepting Public Comment
Date: Tuesday, August 11, 2026 1:59:00 PM
Attachments: [image001.png](#)

Hello Community Partners,

Yuba County Community Development and Services Agency (CDSA) is soliciting public review and comment on the County's Prohousing Designation Program 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. Receiving a Prohousing Designation also allows a jurisdiction to apply to the Prohousing Incentive Program (PIP), a program that awards local governments with additional funding to accelerate affordable housing production and preservation.

Yuba County previously applied for and was awarded a Prohousing Designation in 2023. Yuba County's Prohousing Designation will expire on January 1st, 2027. The County seeks to reapply to the program to renew its designation to continue its access to the Prohousing Incentive Program and increase its competitiveness for future state and federal funding opportunities.

The draft application was posted for public review on August 10th, 2026, on the County's website and will be available for public review for a period of no less than thirty (30) days. The public comment period is anticipated to close on **Thursday September 10th, 2026, at 5:00 P.M.** If substantial revisions are made to the application after initial public feedback is incorporated, the revised application will be made available to the public for a period of no less than seven (7) days.

Public comment can be submitted through the following methods:

1. Electronically via Email
 - a. Email: dgonzalez@yuba.gov
 - b. *Recommended:* Include "Prohousing Designation Program – Public Comment" in the subject line.

2. Comment at Public Hearing – Two public hearings will be held where public comment can be received. Both meetings will be held at **915 8th Street, Suite #109, Marysville, CA 95901.**

- Yuba County Planning Commission - **August 19th, 2026 at 6:00 P.M.**
- Yuba County Board of Supervisors - **September 8th, 2026 at 9:00 A.M.**

The County's draft application and additional information can be found on the County's [Prohousing Designation Program webpage](#).

Thank you,

D'Angelo Gonzalez
Administrative Analyst
Community Development & Services Agency
915 8th Street, Suite 123
Marysville, CA 95901
Office: (530) 749-5498



Attachment 3: Board of Supervisors Minute Order 436-2026



MINUTE ORDER

YUBA COUNTY BOARD OF SUPERVISORS

SEPTEMBER 8, 2026

436-2026 Community Development and Services: Adopt resolution authorizing Community Development and Services Director, or designee, to apply to the California Department of Housing and Community Development for the Prohousing Designation Program (PDP), and to execute any and all related documents, upon review and approval of County Counsel. (Five minute estimate) Assistant Community Development and Services Director Kevin Perkins provided a brief recap, and responded to Board inquiries.

The following individuals spoke:

- Johnny Burke

MOTION: Move to approve

MOVED: Renick House SECOND: Gary Bradford

AYES: Andy Vasquez, Renick House, Seth Fuhrer, Gary Bradford, Jon Messick

NOES: None

ABSENT: None

ABSTAIN: None

Adopted Resolution No. 2026-70 via unanimous Vote

The foregoing is an accurate statement of the action taken on the above date and entered in the Official Minutes of the Board of Supervisors of the County of Yuba, State of California.

ATTEST: MARY PASILLAS

CLERK OF THE BOARD OF SUPERVISORS

A handwritten signature in blue ink, appearing to read "Eszy Garcia", is written over a horizontal line.

By: Eszy Garcia, Board Clerk

Distribution: CDSA – D'Angelo Gonzalez

Dated: September 17, 2026

Attachment 4: Planning Commission Meeting Minutes – August 19, 2026



County of Yuba
Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5616

Web: [http:// www.yuba.gov](http://www.yuba.gov)

**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

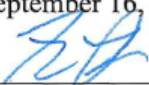
PLANNING DIRECTOR COMMENTS:

- 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

Attachment 5: Planning Commission Meeting Minutes – September 16, 2026



County of Yuba
Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5616

Web: [http:// www.yuba.gov](http://www.yuba.gov)

**MINUTES OF THE YUBA COUNTY
PLANNING COMMISSION
Wednesday, September 16th, 2026 6:00 p.m.
Yuba County Board Chambers**

Planning Commissioners Present: Chair McNally, Commissioners Knight and Peach

Planning Commissioners Absent: Commissioners Webb and Morse

Staff Present: Kevin Perkins, Assistant CDSA Director; Alex Becerra, Planner II; Ashley Potocnik, Deputy Director of Planning and Economic Development; and Chase Steele, Deputy County Counsel

PUBLIC COMMUNICATION:

- None

APPROVAL OF MINUTES:

- August 19, 2026 Planning Commission Meeting

The motion passed with the following vote:

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

CONSENT ITEMS:

- None

PUBLIC HEARING ITEMS:

- 1) **Waldo Road Bridge Replacement Project – Certification of the Final Environmental Impact Report:** The County of Yuba, as Lead Agency and Project applicant, requests that the Planning Commission certify the Final Environmental Impact Report (Final EIR) for the Waldo Road over Dry Creek Bridge Replacement Project, adopt CEQA Findings of Fact, adopt a Statement of Overriding Considerations for the Project's significant and unavoidable impact to Cultural Resources, and adopt a Mitigation Monitoring and Reporting Program.

Staff Report: Alex Becerra presented the project.

Public Hearing: No Planning Commission or public hearing comments.

Motion: Commissioner Knight motioned, seconded by Commissioner Peach to certify the final EIR, adopt the CEQA Findings of Fact, adopt a Statement of Overriding Considerations for the significant and unavoidable impact to Cultural Resources, and adopt the Mitigation Monitoring and Reporting Program.

The motion passed with the following vote:

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

- 2) **Development Agreement: Sawyers Landing (TSTM2004-0009):** The Walton California to enter into a Development Agreement with the County of Yuba to extend the map expiration date of Sawyers Landing (TSTM2004-0009) for a term of 15 years.

Staff Report: Kevin Perkins discussed the Development Agreement.

Public Hearing:

Commissioner Knight asked if there is a difference between impact fees paid at occupancy vs. during the permitting process. Kevin Perkins explained that every new home built in Plumas Lake and the North Arboga region pays a few different impact fees including a county development impact fee, which can go to funding the Sheriff's Department, library, quality of life, etc., and a Plumas Lake Specific Plan Traffic Impact Fee, covering roadway impacts and proposed roadway improvements in Plumas Lake. Mr. Perkins also clarified that fees are paid at time of occupancy rather than building permit issuance for each house due to the State's requirements.

Commissioner Knight also asked if all of the appliance structures, such as lighting, are consistent with development in surrounding areas. Kevin Perkins stated that there is language in the Conditions of Approval from the original map with requirements on appliances that are consistent with the Plumas Lake Specific Plan. Mr. Perkins added that majority of the building requirements are subject to the California Building Code.

Sean Minard with MHM Engineering stated that the firm has been involved with the property since 2018 or 2019. Mr. Minard explained that shortly after 2022 or 2023, a new developer, the Walton Group, purchased the property and soon discovered the cost of infrastructure at the subject location due to a little over a ½ mile of offsite storm drainage, ¼ mile of offsite water, and a sewer lift station the developer would have to build that would cost about \$2 million. Mr. Minard assured the Planning Commission that the improvement plans have been ready to go but due to the costs and the volatile housing market, the site has not been developed yet. Sean Minard stated that he understands the school district has concerns. He asked the Planning Commission to continue the item to the next Planning Commission meeting to give the Walton

Group some time to meet with the school district to work out a solution regarding school impact fees.

Chair McNally asked if Kevin Perkins and the school district representatives are in agreement with continuing the Development Agreement to a future meeting. All parties agreed.

Kevin Perkins explained that this project does not have an agreement with the school district, and because the school impact fees are collected directly by the school district and not the County, agreements regarding school impact fees are not mentioned in the Development Agreement between the County and the developer. Mr. Perkins added that the Planning Commission and Board of Supervisors can allow for school impact fees to be included in the Development Agreement.

Chair McNally pointed out that the map expires in November 2026 and asked what would happen to the map if the continuance for a comment period exceeds the expiration date. Kevin Perkins stated that the code is written so that as long as an applicant applies for a map extension, Development Agreement, or anything that extends the life of the project, their project is still valid until a decision is made by the Board of Supervisors. Mr. Perkins added that to continue the item to a future Planning Commission meeting, the project would not need to be noticed in the newspaper again. However, he stated that there would be lead time for County staff to prepare additional Planning Commission and Board of Supervisors meeting materials, which should be considered when determining how long the comment period with the school board should be open for.

Jeff Roberts, Superintendent for the Plumas Lake Elementary School District, stated that all homes in Plumas Lake have a mitigation agreement with the school district except for about 100 homes that got missed in the early stages. Mr. Roberts explained that the County assisted in helping the school district come up with a mitigation agreement for the Plumas Lake homes. The Superintendent added that he met with the previous property owners in 2022 regarding the mitigation agreement, but that the agreement was never signed due to the property being sold before then. Jeff Roberts emphasized the importance of the school district having mitigation agreements in place to be able to build another school, which would include 22 classrooms, an office, and a cafeteria. He added that building more subdivisions would lead to the schools being overcrowded again, which would require the school district to build yet another school with funds coming from the mitigation agreement. Mr. Roberts asked the Planning Commission for their support in continuing the item to give the school district the opportunity to negotiate an agreement with the current property owners.

Aaron Cass, member of the Plumas Lake Elementary School Board, explained that if they did not have mitigation agreements in place, they would not have the money to build the new school. He expressed concern regarding the developer setting a precedent for future development if they do not enter a mitigation agreement. Mr. Cass stated that having a continuance for this item would be helpful.

Motion: Commissioner McNally motioned, seconded by Commissioner Knight to continue the Development Agreement to the regularly scheduled meeting in November.

The motion passed with the following vote:

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

OTHER BUSINESS:

- None

CORRESPONDENCE:

- None

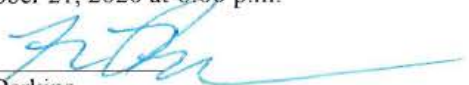
PLANNING DIRECTOR COMMENTS:

Kevin Perkins welcomed Ashley Potocnik to the Planning Commission as the new Deputy Director of Planning and Economic Development. He explained that Ashley Potocnik started her career as a landscape architect and worked as a planner at City of Yuba City before becoming the Business Engagement Manager at Yuba County.

PLANNING COMMISSIONER COMMENTS:

- None

ADJOURNMENT: There being no further business, the meeting was adjourned until the next meeting on October 21, 2026 at 6:00 p.m.


Kevin Perkins
Assistant CDSA Director

Yuba County CDSA Prohousing Designation Program Application

**Planning Commission
Public Hearing
August 19th, 2026**



Background

- The Prohousing Designation Program (PDP) recognizes and supports jurisdictions that go above-and-beyond state housing law to accelerate housing production.
- Jurisdictions with an active Prohousing Designation can apply to the Prohousing Incentive Program (PIP), an additional funding opportunity.
- Yuba County was the first rural jurisdiction in California to receive a Prohousing Designation in 2023.
- Jurisdictions may maintain a Prohousing Designation for 3 years beginning on the first January after status is obtained.
- Yuba County has received a total of \$800,000 in funding from PIP.



Application Process

- The application includes:
 - A description of the County's policies, projects, or programs that have promoted housing development/preservation.
 - Zoning policies, ordinances, or other measures that promote more intense, efficient, and dense residential development or reduce/remove barriers to residential development.
 - A description of planned County policies/programs that meet either of the above categories and expected completion dates of these efforts.
- An application must score a minimum of 30 points on Appendix 3. The County's draft application has scored 70 points.



Importance of Reapplying

- The County's Prohousing Designation will expire on January 1st, 2027.
- PIP funding can be used to facilitate the predevelopment, development, or preservation of affordable owner-occupied and rental housing.
- A new round of funding of PIP (Round 5) will be released in Fall 2026 and applications will close in March 2027. The County must hold an active Prohousing Designation during the application period to apply for PIP funds.



What's Changed

- Permanent regulations have been enacted, as opposed to emergency regulations that were in effect during the previous application cycle.
 - The application requires a summary describing the County's adherence to best practices for homeless encampment response and resolution.
 - A checklist has been added for diligent public participation.
- Additional categories have been added to Appendix 2 and Appendix 3 to gain more points for the application.



Public Participation Requirements

1. The application was posted to the County's website on August 10th, 2026.
2. The public can comment on the application from August 10th, 2026, to September 10th, 2026.
3. Two public hearings will be held to gather additional public comment:
 1. **Planning Commission – 8/19/2026**
 2. Board of Supervisors Meeting – 9/8/2026
4. The County Administrator's Office has noticed the application and opening of the public comment period on social media.

