

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> S Other: Northern Sierra AQMD
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The proposed Project area totals 11.8 acres. The Option 1 helipad flight path area outside the Project area entails approximately 6 acres.

Seneca Healthcare District (SHD; District) proposes to provide for the continuing care of their Plumas County and Chester area community through the construction of a new acute-care hospital and skilled nursing facility building to replace their existing aged facilities. Primarily built in the 1950s and 1970s, SHD’s current hospital buildings present a challenge to continued high-quality care in the size, accessibility, and environment of the current facilities. Considering the financial implications associated with the potential SB-1953 mandated seismic compliance upgrades of the existing buildings, SHD has elected to build new facilities and expand upon the current services offered by SHD. The existing facilities will be repurposed for non-acute care uses that have yet to be determined, with preliminary candidate uses including outpatient behavioral health or expanded physical therapy. The existing facilities compared with proposed facilities are summarized in **Table 1**.

Table 1. Existing and Proposed Facilities

Existing	Proposed
<ul style="list-style-type: none"> ▪ 10-bed acute care, no negative pressure 	<ul style="list-style-type: none"> ▪ 10-bed acute care, 2 of those with isolation capabilities
<ul style="list-style-type: none"> ▪ 2-bed open-bay emergency room 	<ul style="list-style-type: none"> ▪ 3-bed private emergency room and Trauma/procedure room within ED
<ul style="list-style-type: none"> ▪ 16-bed skilled nursing facility 	<ul style="list-style-type: none"> ▪ 26-bed skilled nursing facility
<ul style="list-style-type: none"> ▪ Imaging including x-ray, CT outside hospital in portable building, MRI via trailer 	<ul style="list-style-type: none"> ▪ Imaging to include x-ray, CT, ultrasound, and MRI via trailer
<ul style="list-style-type: none"> ▪ Operating room & 2-bed patient recovery 	<ul style="list-style-type: none"> ▪ Operating room, procedure room, & 3-bed patient recovery

Existing	Proposed
	<ul style="list-style-type: none"> ▪ All spaces right-sized to allow for improved workflow, updated/improved infrastructure, updated medical equipment, and ADA accessibility per current code

The proposed facilities would entail two different building types, all under one roof: an acute-care replacement hospital (OSHDP-1), and an expanded skilled nursing facility (OSHDP-2). The intent of the design is to provide the units as separate building types with differing functions, but connected with the required seismic and building separations, so that there is seamless flow between each unit, built-in efficiencies for circulation of staff and patients, and shared use of spaces. There is also a proposed non-California Department of Health Care Access and Information (HCAI) support services building, detached, which would support the entire facility, and employee housing.

In anticipation of potential approval of the proposed Project, SHD has acquired 10 acres of land on parcels adjacent to their existing campus (APN 100-110-030) and has completed a lot line adjustment. The additional land was purchased from Collins Pine, an adjacent landowner within the timber operations industry. SHD plans to use the surrounding forested habitat to provide restorative and healing views of this scenery for the residents and patients, and to also maintain timber as appropriate in public areas to honor the neighboring industry. Secondary access is anticipated to be provided via the existing clinic’s rear parking lot, through to Brentwood Drive. Alternatively, an easement to provide a secondary access road may be granted at the northwest corner of the proposed Project area through the Wildwood Senior Community. The easement would be granted by Plumas County Community Development Commission.

SHD’s goals are to create a facility that will provide improved healthcare services to the community for another 70 years or more, continue to support the well-being and security of the community, and be able to grow and progress as both healthcare and the community advance into the future.

The region surrounding Chester has recently been previously impacted by forest fires, primarily the 2021 Dixie Fire. It is the desire of SHD to create a new facility that responds to the evolving requirements of wildland fire safety, allowing staff to continue to provide care to patients during emergencies. Further, final design of the Project will integrate access, disaster staging, infrastructure resiliency, and fire-resistant building materials.

To fund this construction effort, SHD is pursuing US Department of Agriculture (USDA) funding as well as other funding sources, including a public bond measure (Measure B, passed in the November 8, 2022 election) and philanthropic offerings by the community. USDA funding will require compliance with the National Environmental Policy Act (NEPA), which will be completed as a parallel process.

The new facility is intended to provide current state-of-the-art healthcare technology in a new, clean, modern building. The cumulative square footage of the facilities will total 45,000 square feet, plus up to 3,000 square feet of out/support services structures, and up to 10,000 square feet of employee housing. The basic functions of the three primary buildings are as follows:

OSHPD-1 Building/Hospital

- Nursing Services/Med-Surg – 8 semi-private and 2 private/isolation, total 10 beds
- Basic Emergency Services – 3 exam rooms, a trauma room that can be converted to 2 exam rooms, and 4 low-acuity waiting areas
- Pharmaceutical Services – a drug room for supply and distribution
- Laboratory Services
- Dietary Services – kitchen and dining
- Imaging Services – X-Ray, CT Scanner, Ultrasound, and mobile MRI
- Ambulatory Surgery
- Physical Therapy
- Retail Pharmaceutical (kiosks in entry Mall)

OSHPD-2 Building/Skilled Nursing Facility

- Skilled Nursing Beds – 24 semi-private and 2 private/isolation, total 26 beds
- Occupational Therapy

Non-OSHPD Support Services Buildings

- Maintenance, Materials Management, Laundry Services
- Employee Housing

In addition to the healthcare facilities described above, SHD plans to construct employee housing in the southwest corner of the site. The conceptual plan includes construction of up to ten (10) 1,000-square-foot residential units that will house up to ten employees of SHD and their families.

The facility will have onsite a typical staff of 48 at peak hours. An onsite surface parking lot containing 102 parking spaces is proposed to serve the needs of the facility, per Plumas County (County) code. The proposed use of the property as a skilled nursing facility would be complementary to the existing hospital to provide a full spectrum of quality health services for Plumas County residents.

The proposed Project will require the following discretionary decisions by SHD, Plumas County, Plumas Local Agency Formation Commission (LAFCO), and the California Department of Forestry and Fire Protection (CAL FIRE):

- A. Proposed Project:** SHD will need to approve the proposed healthcare facilities Project, including the acute-care hospital, skilled nursing facility, support buildings, employee housing, parking lots, access roads (including a potential easement for main entrance and secondary emergency access across the adjacent Wildwood retirement home parcel), and related items.
- B. Option 1: Heliport and Flight Path Element:** As an optional element of the proposed Project, SHD will consider approving construction of a heliport to accommodate helicopter ambulance services, including the landing pad, flight path modifications (tree removal), and pathways connecting the pad to the medical buildings.
- C. General Plan Amendment/Rezone:** Plumas County will need to approve a General Plan Amendment and Zone Change to accommodate the proposed Project.
- D. LAFCO Annexation:** The proposed Project will require LAFCO annexation of parcels 100-230-028 & 100-230-029 into Chester Public Utilities District for provision of water and sewer services and for fire protection. Water and sewer for the parcel is currently designated to come from County services, and fire protection is currently designated to be provided by CAL FIRE.
- E. CAL FIRE:** Tree removal on-site is a timberland conversion permit, needing CAL FIRE Timber Harvest Plan (THP) approval prior to tree removal permit issuance (see **Exhibits A3, B**). CAL FIRE's approval of the THP is subject to their parallel, CEQA-equivalent process. Approval for tree removal at the Collins Pine property for the Option 1 Helipad and Flightpath Element is anticipated to be a utility right-of-way exemption.

At its discretion, SHD may approve the proposed Project (medical and housing facilities) with or without Option 1 (heliport and flight pathway). Option 1 is dependent upon SHD approval of the proposed Project, but the proposed Project has independent utility and is not dependent upon approval of Option 1.