

Public Review Period April 6, 2023, 5pm

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

The Seneca Healthcare District proposes to adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality for the project listed below:

PROPOSED PROJECT: Seneca Healthcare District Facility Replacement Project, General Plan Amendment, and Zone Change

PROJECT LOCATION:

Assessor's Parcel Numbers: 100-230-028 & 100-230-029 (proposed hospital facilities), 100-230-026 and 100-470-003 (heliport flight path), and 100-230-025 (potential primary access road and potential secondary emergency access easement).

Address: Adjacent to Reynolds Road and Wildwood Lane (future street address to be determined), Chester, CA 96020, unincorporated Plumas County; T28N/R7E/Sec. 6 & 7, MDM; Latitude: 40.306954, Longitude: -121.236558

PROJECT DESCRIPTION:

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. 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 proposed General Plan Amendment would replace the existing Plumas County 2035 General Plan (2035 General Plan) designations of Resort & Recreation, Rural Residential, Single-family Residential, and Multi-family Residential with Commercial and Multi-family Residential. The proposed Zone Changes would replace the existing 7-R, M-R, C-2, Rec-OS, R-10, and Rec-P designations with C-2 (health services) and M-R (dwelling units).

AVAILABILITY OF THE DOCUMENT: Copies of the Mitigated Negative Declaration are available for review in-person at the Seneca Healthcare District Administration Office, 199 Reynolds Road, Mon- Fri, 9 A.M.- 4 P.M. and online at www.senecahospital.org/noi/.

REVIEW PERIOD: Seneca Healthcare District is providing an approximate 30-day public review period for the Draft Mitigated Negative Declaration. **The review period begins March 7, 2023 and ends at 5:00 p.m. on April 6, 2023.**



COMMENTS ON THE MITIGATED NEGATIVE DECLARATION:

Seneca Healthcare District welcomes and encourages agency and public review and comment on the proposed Mitigated Negative Declaration. Anyone wishing to make formal comments on the environmental document must do so in writing, by mailing comments to the address listed below, or submitting them by email. The full name and physical mailing address of the agency, individual, or organization must be included in the comment. Please use the phrase "Seneca Healthcare District Facility Replacement Project, General Plan Amendment, and Zone Change Mitigated Negative Declaration Comment" in the subject line.

Send comments by email to: donna@building-rx.com AND coutland@senecahospital.org

Send comments by regular mail to:

Seneca Healthcare District
199 Reynolds Road
Chester, CA 96020
ATTN: Chelssa Outland

All written comments must be received by Seneca Healthcare District no later than 5:00 pm on April 6, 2023.

PUBLIC MEETINGS:

Please refer to the Seneca Healthcare District www.senecahospital.org/agenda for planned meeting to review with intent for Notice of Determination, and resulting Agenda on how to participate in the meeting remotely.

Additional information may be obtained by contacting Donna Huntingdale, Project Manager, <mailto:donna@building-rx.com>