

PLUMAS LAFCo
SPECIAL MEETING AGENDA

MONDAY July 17, 2023

10:00 AM

BOARD OF SUPERVISORS CHAMBERS - PLUMAS COUNTY COURTHOUSE

520 Main Street
QUINCY, CALIFORNIA

Website: www.plumaslafco.org

ZOOM Participation

You may also use your computer or smart device to watch the video conference and make comments by downloading the Zoom ICloud Conference app or on the Zoom website, or you may dial in with your phone for audio only. See below for instructions on how to join.

The LAFCO meeting is accessible for public comment via live streaming at:

<https://us02web.zoom.us/j/84740785845?pwd=VjAvVmhmRY3ZZL2d6aHVuYyt0TkpmZ09>

or by phone at:

Phone Number 1-669-900-9128

Meeting ID: 847 4078 5845

Passcode: 239354

If you have any problems joining the meeting, please call LAFCo at (530)283-7069.

This meeting is being agendized to allow staff and the public to participate via teleconference or other electronic means pursuant to the Governor's Executive Orders N-25-20 & N-29-20 and dated March 12 & 17, 2020 and Pumas LAFCo Resolutions 2021-0006 and 2021-0007. These Executive Orders authorize local legislative bodies to hold a public meeting via teleconference and to make public meetings accessible telephonically to all members of the public and staff in effort to observe social distancing recommendations in effect for the entire country.

(All meeting materials are available on LAFCo's Website: www.plumaslafco.org)

Commissioners:

Bill Powers, City Member, Chair
Jim Murphy, City Member
Kevin Goss, County Member, Vice Chair
Tom McGowan, County Member
Matthew Haesche, Public Member
Pat Morton, City Member Alt.
Jeff Engel, County Member Alt.
Phil Oels, Public Member Alt.

Staff:

Jennifer Stephenson, Executive Officer
Cheryl Kolb, Clerk
P. Scott Browne, Counsel

MEETING - CONVENES AT 10:00 A.M.

1. CALL TO ORDER: Pledge of Allegiance and Roll Call

2. Approval of Agenda (additions or deletions)

3. Correspondence:

a) Letter from GLCSD resident re: recent incident and concerns

4. CONSENT ITEM (S)

5. Public Comment

Members of the public are invited to address the Commission on any matter of interest to the public that is not on the agenda for a period of time not exceeding 5 minutes. Pursuant to the Brown Act, the Commission cannot take any action on items not listed on the posted agenda but may add to a future agenda matters brought up under public comments for appropriate action at a future meeting.

PUBLIC HEARINGS and ACTION ITEMS:

6. Public Hearing to Consider Annexation of Seneca HCD Parcels to Chester PUD

- a) Receive EO report.*
- b) Open Public Hearing.*
- c) Receive public comment.*
- d) Close Public Hearing*
- e) Consider Resolution 2023-0005 approving Annexation of Seneca HCD parcels to Chester PUD.*

DISCUSSION ITEMS (*no action to be taken*):

7. Status of EPRFPD's services

a) Update and discussion

8. Executive Officer's Report

- a) Beckwourth Peak FPD*
- b) County Payroll*

9. Commissioner Reports

This item is placed on the agenda for Commissioners to discuss items and issues of concern to their constituency, LAFCo, and legislative matters.

10. Adjourn to next special meeting.

LAFCo's next regular meeting to take place 10:00 am on August 14, 2023

The Commission may take action upon any item listed on the agenda. Unless otherwise noted, items may be taken up at any time during the meeting.

Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56325.1

Accessibility

An interpreter for the hearing-impaired may be made available upon request to the Executive Officer 72 hours before a meeting.

The location of this meeting is wheelchair-accessible. If other accommodations are required to assist a person with a disability to participate in the meeting, please contact the Commission Clerk 24 hours before the meeting as indicated below.

Disclosure & Disqualification Requirements

Any person or group of persons acting in concert who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Plumas LAFCO must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals; they may be reviewed at Government Code §§56700.1 and 81000 *et seq.* Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

Late-Distributed Materials. Any material submitted to the Commission after this agenda is posted will be made available for public inspection as soon as possible in the Plumas County Planning Department office at 555 Main Street, Quincy, CA. and at the LAFCo Webpage www.plumaslafco.org

Contact LAFCo Staff LAFCo staff may be contacted at 530-283-7069 or by mail at LAFCo of Plumas County, 5050 Laguna Blvd #112-711, Elk Grove, CA 95758 or by email at jennifer@pcateam.com or by fax at 888-501-0395.

July 7, 2023

Grizzly :Lake Comunità Services District
119 Delleker Dr.
Portola, CA 96122

To the Board:

My home is located at 352 Bella Vista Dr. and I wanted to recount the series of events that recently occurred to my family as a result of actions by your agency. My wife, our one year-old daughter, two minor sons and myself arrived at our home on the afternoon of 7/1 to find that our water had been disconnected. Because we have a one year old daughter we felt that a lack of water was an emergent issue, especially given the current and predicted heat for that weekend. We thus called the emergency service number and spoke with Danny. Danny went into a long explanation about the work that had been done as well as very specific detail about past actions dating back years. However, because we believed this to be an urgent issue I interrupted him and directly asked when water would be restored, only to be provided further explanation and summarily told that the water would not be restored until Monday 7/3, and that work would begin the morning of that day. I reminded him that I had an infant, and that I felt it warranted urgent service, the conversation became heated, but I ultimately informed him that

I was called shortly thereafter by Pat Guillory, who informed me that she was the General Manager and asked what was happening. I informed her about what happened with Danny, as well as informed her that I had an infant daughter in the home that required access to running water. She began interrogating me about why I hadn't gone out to the street and talked to her guys working there, how long I had been at the house, her belief that my family was not occupying the house, and several other questions, none of which appeared to be an attempt to resolve the lack of water for our family, but rather attempts to justify shutting off our water without proper notice. I asked her if a notice was mailed to our address of residence or posted on the property (as required by policy and law) or if she had spoken with anyone of the individuals that have been at the house on a daily basis. She again began interrogating me about my presence in the home, how I used the home etc., but never offered an apology nor discussed when the issue would be resolved, stating only that she didn't blame Danny for his actions, suggesting I somehow deserved

what happened because I was upset that I could not access water for my family, and she was not resolving the issue.

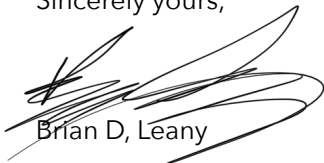
I was next called by Larry Terrill, who identified himself as the Chairman of the Board of Directors, who also asked what was occurring. I again informed him about what had happened, the fact that my water was turned off without notice, that I had an infant daughter in the home, and that I was told water would be disconnected for the duration of the weekend, with work to restore it beginning on Monday morning 7/3. He informed me that he had been told phone calls were attempted, and went unanswered. I asked if a written notice was sent to my address of residence or posted on the property seven days prior to the shut-off as required by policy and law, to which he stated "so sue me". I again asked if he believed that the process they followed and the current behavior of the district was consistent with policy and law, as well as asked him if he believed it was acceptable not to send out emergency services to restore water especially given that I had an infant in the home, to which he again responded "so sue me".

I was fortunate to be provided some access to water by my neighbor and purchase bottled water at the store. On Monday, 7/3 by 10am I still had not seen anyone working to repair the water. I called Pat, and left a voicemail message reminding her that she had said work would begin that morning and that in addition to my daughter I also had to additional minor children in the home. She never responded. I called Larry and informed him of the same, to which he replied I had threatened to sue him, but conveniently committed the fact that it was he who initiated a discussion of litigation by requesting I sue him on multiple occasions. When I reminded him of this he told me I was never to call him again.

Feeling frustrated and helpless, I reviewed the State Attorney General's information regarding water services that indicated a police report should be filed if water was being withheld from your property. I also asked the Sheriff if he was willing and able to engage in a civil standby while I went to the GLCSD office to ask when my water would be restored because I was afraid from the hostility I had received in my previous interactions with their personnel. They agreed. I walked to the office and noticed they had not arrived yet, so I continued down the driveway and sat at the picnic bench located in front of the office. When the deputies arrived I began walking up to the office at which time Danny exited his car to meet one deputy and Pat came out of the office. Upon seeing me she aggressively demanded "Where did you come from you sneak? You're a sneak walking up hear to sneak up on us." I did not respond, and fortunately the deputies had intervened at that point. I was able to talk with a deputy who had spoken to Danny and informed me that water would be restored that afternoon. I was not able to talk to Pat as she insisted the deputies come into the office and listen to her. She never exited the building to talk to me, and I was informed by the deputy that they (I am unsure if he meant Pat or the water district) would not take my calls, but that they had said they would restore my water that afternoon.

There are several concerns I have. First, it is illegal to disconnect water without proper notice, which is well-defined by state law and the district policies mirror that law. Even for non-payment a 7-day advanced written notice is required if it is not successful by telephone, and if neither written or telephonic notice is successful, a written notice must be posted on the property in a conspicuous location. Further, this was not an emergent situation that required immediate disconnection without notice, as an emergency would necessitate continued work until the issue was resolved, and the state of the water system is an issue that has existed for at least three years now. Second, my property is my property and I owe no one, least of which the community services district who is supposed too serve me as the community an explanation as to how or when I use my property. Third, I find it unacceptable that any employee that serves the public can act in the manner demonstrated by Pat and Danny,. Further, Pat is a manager and should be held to a higher standard than that of the operators and other staff. She was not only apathetic and avoidance to responsibility but hostile and accusatory, never apologizing for very clear lapses in policy and violations of rights. I must say that Danny did personally apologize as well as took additional time to locate me on my property after repairs were made to show and explain what work was done and what needed done. I am sure it was not an easy thing to do, but I have a lot of respect for his apology and complete shift in demeanor. I would only hope that this would rub off on the general manager. Fourth, I was eventually able to get in touch with Linda Van Dahlen who was the only representative of the GLCSD who immediately was apologetic, information seeking and solution oriented. I find it unacceptable that the Chairman of the Board was so distinctly apathetic and indifferent. All members should behave like Linda. Finally, I should not feel a need to involve law enforcement so that I could engage with my community services district. I feel I and my family and our community deserve better.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Brian D. Leany", with a stylized, sweeping flourish extending from the end of the name.

352 Bella Vista Drive

Portola, CA 96122

cc: Jeff Engel, Plumas County Board of Supervisors

Linda Van Dahlen, GLCSD Director

Seneca Healthcare District Parcel Annexation to Chester Public Utility District

LAFCo File No. 2023-0001

Summary

Seneca Healthcare District (SHD) adopted Resolution 2021-430 on October 13, 2021 to initiate application to LAFCo for the annexation of two SHD-owned parcels into Chester Public Utility District (CPUD). SHD submitted an annexation application to LAFCo for its property (located at 199 Reynolds Road in Chester) to CPUD pursuant to Section 56000 et seq. of the Cortese-Knox-Hertzberg Act. The property consists of 11.78 acres more or less and is planned for a Critical Access Hospital and Skilled Nursing Facility. The annexation is sought with the intent of receiving domestic water, wastewater, and fire protection services from Chester Public Utility District.

The property consists of Assessor's parcels # 100-230-028 and 100-230-029. A map showing the proposed boundaries of the new district is included as **Exhibit A** and a boundary description is shown as **Exhibit B** of the attached Resolution 2023-0005 for consideration. The Plumas County Board of Supervisor's Resolution 23-8817 formalizing a tax sharing agreement for the new district is attached to Resolution 2023-0005 as **Exhibit C**.

Government Code Section 56662 allows the Commission to make determinations without notice and hearing provided there is 100 percent landowner consent, the territory is uninhabited (less than 12 registered voters) and no agency has submitted a written demand for a notice and hearing within 10-days of receiving notice, which was mailed by LAFCo staff to agencies on April 20, 2023. This proposal qualifies since the SHD owns 100 percent of the land to be annexed, no demand for notice and hearing was requested, the proposal is within the Sphere of Influence and there are less than 12 registered voters. CPUD has the ability to serve this parcel.

Recommendation

Staff recommends that the Plumas LAFCo approve the annexation bringing the approximate 11.78 acres of territory into the Chester Public Utility District, subject to the terms and conditions stated in the proposed Resolution 2023-0005 (**Attachment 1**).

Suggested motions

- *Adopt proposed Resolution 2023-0005 approving the annexation of Seneca Healthcare District-owned parcel by Chester Public Utility District(Attachment 1).*
- *Adopt Resolution 2023-0005 waiving the protest hearing due to 100% landowner approval of the annexation.*
- *Adopt Resolution 2023-0005 affirming the Mitigated Negative Declaration prepared for this annexation.*

Proposal and History

SHD desires to build a replacement Critical Access Hospital, Skilled Nursing Facility and Walk-in Clinic/ambulatory Surgery Center on the district-owned property to provide enhanced healthcare services to an inhabited area that has no other means for acquiring such services. The new Critical Access Hospital will serve as a replacement for the existing facility that will not be compliant with seismic regulations outlined in SB 1953. SB1953 requires that all facilities be seismic compliant by 2030.

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.

These facilities will require water and wastewater utility services, as well as fire protection and emergency medical services. Chester Public Utility District's boundaries and utility mains are immediately adjacent to the parcels and there are no other alternative services providers in the vicinity to provide these services. CPUD provided a "Will Serve" letter to SHD indicating its willingness and ability to provide these services to the parcels.

Location

The property is located at 199 Reynolds Road in Chester, CA. The property is to the east of Highway 36 in Chester and is contiguous to the Chester Public Utility District. The property consists of APNs 100-230-028 and 100-230-029.

Existing Services

<u>Service:</u>	<u>Existing Provider:</u>	<u>Proposed Provider:</u>
School Districts	Plumas Unified	Same
Fire Protection	CAL FIRE	Chester PUD
General Government	Plumas County	Same
Police Protection	Plumas County Sheriff	Same
Off-site Drainage and Flood Control	Plumas County	Same
Water and Wastewater	None	Chester PUD
Street Lighting	None	Same
Roads	Plumas County	Same
Emergency Services	Chester PUD	Chester PUD

Finances and Operations

CPUD's financing level was found to be sufficient to deliver services in its 2012 Municipal Service Review. As the SHD will be paying rates to cover utility costs to the property, it is anticipated that revenues will continue to be sufficient.

Based on the most recent MSR, Chester PUD's water system appears to have sufficient capacity to meet waterworks standards and adequately serve the needs of the community. The wastewater system, however, has struggled with infiltration and inflow issues and permitted capacity constraints in the past. These issues are addressed as mains are replaced throughout the system. CPUD mains are available for connection adjacent to the SHD parcels.

Property Tax Apportionment

As a publicly-owned property, the property is exempt from taxation. There will be a zero property tax change for base property tax and zero property tax exchange for the annual tax increment for the territory to be annexed to CPUD as stated in Plumas County Resolution 23-8817 for services provided.

Sphere of Influence

In Resolution 2013-0005 on August 12, 2013 the Commission made the required determinations regarding the factors relevant to determining spheres of influence identified in Government Code

Section 56425 for Chester Public Utility District. CPUD's SOI is consistent with the proposed annexation, as required by Government Code Section 56375.5.

CEQA Compliance

SHD, as lead agency, compiled an initial study/mitigated negative declaration for the project. The study was released March 7, 2023. SHD approved a mitigated negative declaration and adopted a mitigation monitoring and reporting program on May 4, 2023.

Compliance with Applicable Plans

The County of Plumas is the land use authority for the parcels in question. within the proposed district's boundaries. SHD submitted an application to the County for a General Plan Amendment/Rezone for the parcels from a General Plan designation of Resort & Recreation, Rural Residential, Single-family Residential, and Multi-family Residential to a General Plan designation of Commercial (including health services and parking lots) and Multi-family Residential. The General Plan Amendment was approved by the County Board of Supervisors on June 13, 2023.

Terms and Conditions

As noted above, in line with the legislature's directive to encourage reorganizations that result in consolidation of services, the Commission must approve or conditionally approve the proposal. LAFCo staff has reviewed the requested terms and conditions contained within the initiating resolutions adopted by the two applicants, and recommends the Commission incorporate all of them. In addition, staff recommends several additional conditions. The conditions included generally consist of the following:

- Approval of the proposal as outlined in the Resolution of Application with waiver of protest proceedings.
- Further protest proceedings are waived and the Commission orders the 11.78-acre more or less annexation to the Chester Public Utility District pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Satisfactory proof has been given that the subject territory is uninhabited, that all landowners within the affected territory have given their written consent to the proposal and all affected agencies have not objected in writing to the waiver of conducting authority proceedings (Section 56663 of Government Code). Therefore, The Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits "A" and "B" to the Chester PUD without notice and election.
- The boundary description and map, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicant shall be responsible for all associated costs.
- The boundary description and map if amended by action of the Commission will be revised and checked by the Plumas County Surveyor at the expense of the applicant, prior to filing of the Certificate of Completion.
- The amount of base property tax and tax increment transferred shall be in accordance with Plumas County Resolution 23-8817 attached as **Exhibit C**.
- Services provided by Chester PUD shall be extended to the newly annexed area in a manner consistent with existing services provided within its current bounds.

- All Chester PUD previously authorized fees and charges shall apply to this annexed territory upon recordation of the Certificate of Completion
- Verification of payment of any charges and engineering and infrastructure costs, owed (unless waived) to the County, LAFCo and (or) the district respectively shall be submitted to LAFCo prior to the issuance of the Certificate of Completion.
- The effective date shall be the date of recordation of the Certificate of Completion.
- Completion of proceedings shall be concluded within one-year after adoption of this resolution. If the proceedings are not concluded within one-year after passage of this resolution, all proceedings shall be terminated.

GOVERNING LAW AND LAFCo POLICY

Generally, Government Code §56000 *et seq.* governs proceedings. The proposal complies with LAFCo's legal and policy requirements, as summarized below:

GOVERNING LAW

LAFCo is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government.

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following Section 56668 of the Government Code:

- | |
|--|
| <ul style="list-style-type: none">• Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
<i>This proposal will have minimal impact upon population growth in the area since the annexation is to serve the planned SHD facilities that will include some space for employee housing. 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.</i> |
| <ul style="list-style-type: none">• The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services. |

<p><i>At present, Chester PUD serves areas immediately adjacent to the proposed annexation area and is capable of extending services to the annexation area.</i></p> <p><i>The Chester PUD water and wastewater mains run adjacent to the property. Connection costs to the water and wastewater system would be borne by the applicant. Without connection to these services, private septic and a well would be necessary on the property. Connection to a water and wastewater system is the preferred option, given historically high groundwater levels impacting septic and well installation as well as regulations. The proposed project is likely to increase demands on CPUD and other utility services above existing SHD demands commensurate with the 38% increase in patient beds and approximately 20% increase in staff size. These increases are not expected to significantly increase demands for water and wastewater services.</i></p> <p><i>The nearest Chester PUD fire station is approximately 1.3 miles away from the annexation property. It is anticipated that the additional employees associated with the facility would not generate substantial demand for fire protection, significantly affect the average response times or other performance metrics, or require provision of new fire protection facilities.</i></p>
<ul style="list-style-type: none"> • The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county. <i>This annexation will likely have little effect on adjacent areas as the property is directly adjacent to the existing Seneca Healthcare District hospital and clinic located immediately southeast of the proposed Project. To the east of the proposed Project site is Wildwood Village, an apartment complex for senior citizens. To the immediate south are resident occupied properties on Maywood Drive and neighboring streets. Collins Pine headquarters and lumber mill are located to the west and southwest of the Project site. The parcels north of the Project site are vacant and zoned Recreation-Open Space. Additionally, the only change in local governmental structure will be the proposed annexation into CPUD. The County would continue to be the land use authority for the property.</i>
<ul style="list-style-type: none"> • The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377. <i>Analysis of the project’s consistency with adopted LAFCo policies is addressed in a subsequent section of this report.</i>
<ul style="list-style-type: none"> • The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016. <i>The two parcels do not currently have agricultural uses and there will therefore be no impact on agricultural lands as a result of this proposal.</i>
<ul style="list-style-type: none"> • The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries. <i>The boundaries of the proposed annexation area are clearly defined in the map and boundary description (Exhibits A and B).</i>
<ul style="list-style-type: none"> • Consistency with city or county general and specific plans. <i>The proposed uses for the annexed territory is consistent with the County’s General Plan following the General Plan Amendment rezoning the two parcels as commercial and multi-family residential.</i>

<ul style="list-style-type: none"> The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed. <i>In Resolution 2013-0005 on August 12, 2013 the Commission made the required determinations regarding the factors relevant to determining spheres of influence identified in Government Code Section 56425 for Chester Public Utility District. CPUD's SOI is consistent with the proposed annexation, as required by Government Code Section 56375.5.</i>
<ul style="list-style-type: none"> The comments of any affected local agency or other public agency. <i>To date, only one agency has commented on the proposed annexation. The Plumas County Environmental Health Department indicated that it "supports the annexation of the parcels into Chester PUD for municipal services."</i>
<ul style="list-style-type: none"> The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change. <i>Chester PUD has indicated in a "Will Serve" letter its ability to extend water and wastewater services to the annexation area. The most recent MSR (2012) for CPUD indicates that Chester PUD's water system appears to have sufficient capacity to meet waterworks standards and adequately serve the needs of the community. The wastewater system, however, has struggled with infiltration and inflow issues and permitted capacity constraints in the past. These issues are addressed as mains are replaced throughout the system. CPUD mains are available for connection adjacent to the SHD parcels. CPUD's financing level was found to be sufficient to deliver services. As the SHD will be paying rates to cover utility costs to the property, it is anticipated that revenues will continue to be sufficient.</i>
<ul style="list-style-type: none"> The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7. <i>This proposal will neither assist nor detract from the County's ability to achieve its RHNA targets.</i>
<ul style="list-style-type: none"> Any information or comments from the landowner or owners, voters, or residents of the affected territory. <i>SHD owns both parcels proposed for annexation. SHD initiated the annexation process and desires to be included in CPUD's boundaries for water and wastewater utilities and fire services to enable operations of the new facilities.</i>
<ul style="list-style-type: none"> Any information relating to existing land use designations. <i>The proposed project site is currently undeveloped open space. Historically, the site has been used for timber production and placer mining. Stover Ditch is located adjacent to the northern boundary of the Project parcels and associated wetland/riparian habitat encroaches slightly into the northwest corner of the project site.</i>
<ul style="list-style-type: none"> The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. <i>There are no issues associated with environmental justice with this proposal.</i>

PLUMAS LAFCo GENERAL & SPECIFIC POLICIES

Plumas LAFCo policy is to evaluate proposals for consolidation in the same manner it evaluates district formation; after reviewing the Plan for Services and other data, the Commission will determine whether the districts' organizations and operations can be feasibly combined.

GENERAL POLICIES

Communication between local agencies is encouraged.	Consistent
Urban development proposals shall include annexation to a city or district where possible. <i>SHD is proposing annexation of the property to be developed into CPUD.</i>	Consistent
LAFCo will discourage urban sprawl and will normally deny proposals that result in sprawl. <i>This reorganization will not result in urban sprawl as characterized in policy.</i>	Consistent
Environmental consequences (CEQA) shall be considered. <i>SHD approved a mitigated negative declaration and adopted a mitigation monitoring and reporting program on May 4, 2023</i>	Consistent
LAFCo will encourage applications that improve the regional balance between jobs and housing. <i>This proposal consists of new facilities which will result in additional jobs for the area, as well as units for employee housing to ensure a balance is maintained.</i>	Consistent
LAFCo will favor proposals that promote compact urban form and infill development. <i>The area is contiguous to existing urbanized areas and promotes compact development.</i>	Consistent
Government structure should be simple, accessible, and accountable. <i>CPUD holds regular public meetings. The Directors are elected and are accountable to the voters. The State Water Resources Control Board and the Regional Water Quality Control Board regulate the utility services provided by the District.</i>	Consistent
Agencies must provide documentation that they can provide service within a reasonable period of time. <i>CPUD demonstrated the ability to provide an adequate level of services in the most recent MSR. CPUD has water source and distribution capacity to provide services to the proposed area. Although CPUD has capacity constraints in its wastewater collection system, the District is in the process of regularly replacing prioritized sections of the system.</i>	Consistent
Efficient services are obtained when proposals: a. Utilize existing public agencies. b. Consolidate activities and services. c. Restructure agency boundaries to provide more logical, effective, and efficient services.	Consistent
<i>The proposed annexation territory will become part of the existing district, which will promote efficient services rather than forming a new district in the Sphere of Influence or other method of providing the services.</i>	

Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.	Consistent
<i>There do not appear to be adverse impacts, which require mitigation.</i>	
Conformance with general and specific plans required.	Consistent
<i>The proposal does not conflict with the General Plan of Plumas County.</i>	
Boundaries:	
a. Definite boundaries are required.	
b. Boundaries that are favored:	
<ul style="list-style-type: none">• Create logical boundaries & eliminate islands or illogical boundaries.• Follow natural or man-made features and include logical service areas.	
c. Boundaries that are disfavored:	
<ul style="list-style-type: none">• Split neighborhoods or communities.• Result in islands, corridors, or peninsulas.• Are drawn for the primary purpose of encompassing revenue-producing territories.• Create areas where it is difficult to provide services.	
<i>The boundaries of the proposed annexation area are clearly defined in the map of the proposed district boundaries (Exhibit A). The proposed annexation area facilitates logical boundaries.</i>	
Revenue neutrality is required for all proposals.	Consistent
Agricultural and Open Space Land conservation standards are:	
a. The proposal must lead to planned, orderly and efficient development.	
b. An approved Sphere of Influence Plan is required.	
c. Findings with respect to alternative sites are required.	
d. Impact on adjacent agricultural/open space lands must be assessed.	
<i>As noted in Plumas LAFCO's Policies, one of LAFCO's core purposes is preservation of open space and prime agricultural land. (Policy 2.14.) The policy goes on to state that The Commission will exercise its powers to conserve prime agricultural ("ag") land as defined in Section 56064 of the Government Code."</i>	
<i>As discussed in the above section on Planning Consistency, this proposal will not result in conversion of Agricultural lands. The area is presently open space, but abuts developed properties.</i>	
Need for services must be established, and exists when:	
a. A public health and safety threat exists.	
b. The residents have requested extension of non-growth-inducing community services.	
c. The subject area is likely to be developed for urban use within 5 years.	
<i>The property owner has indicated a desire for the services offered by CPUD. Additionally, the annexation area is in an area that is to be considered for expansion of the developed Chester community.</i>	
Exceptions are justified on the following grounds:	
a. Unique	
b. Standards conflicts	
c. Quality/Cost	
d. No alternative is available	

ANNEXATION POLICIES

Consistency with LAFCO policies required	Consistent
Consistency with Spheres and Service Review	
a) <i>The annexation or detachment must be consistent with the internal Spheres of Influence boundaries.</i>	
b) <i>The annexation must also be consistent with the applicable Municipal Service Review.</i>	Consistent
c) <i>Proposed annexations of lands that lie outside of the near-term sphere horizon are presumed to be inconsistent with the Sphere Plan.</i>	
Plan for services required	
<i>A Plan for Services was included as part of the application.</i>	Consistent
Contiguity	
<i>If required by statute, or if necessary to ensure efficient service provision, territory proposed to be annexed must generally be contiguous to the annexing city or district.</i>	Consistent
Piecemeal Annexation Prohibited	
<i>Plumas LAFCO will favorably consider proposals that are a part of an orderly, phased annexation program by an agency for territory within its Sphere of Influence.</i>	Consistent
Annexations to Eliminate Islands	
<i>Proposals to annex islands and that otherwise correct illogical distortion of boundaries will be approved unless they would violate another provision of these standards.</i>	Not applicable
Annexations that Create Islands	
<i>An annexation will not be approved if it will result in the creation of islands of incorporated or unincorporated territory or otherwise cause or further the distortion of existing boundaries.</i>	Not applicable
Service Requirements	
<i>An annexation or attachment shall not be approved merely to facilitate the delivery of one or a few services to the detriment of either existing or future delivery of a larger number of services or services more basic to public health and welfare.</i>	Consistent
Adverse Impact of Annexation on other Agencies or Service Recipients	
<i>Plumas LAFCO will deny annexation proposals that would result in significant adverse effects upon other service recipients or other agencies serving the affected area unless the approval is conditioned to avoid such impacts.</i>	Consistent
Need for Services	
<i>An annexation will normally not be approved unless an agency can demonstrate there is a demand and need for services in the short-term and that the annexation will not be premature meeting the criteria in Section II N.</i>	Consistent
Determination of the Most Efficient Service Provider	
<i>Plumas LAFCO will approve an annexation and (or) detachment only if the Commission determines that the annexing agency possesses the capability to provide better services for the affected population.</i>	Consistent
Optimum Combination of Service and Cost	Consistent

<i>For purposes of this standard, the best provider is the agency that provides the best combination of service cost and service level.</i>	
City Annexations and Detachments	
<i>In the case of a city annexation and detachment from a special district, LAFCO may consider the broader service issues in making the determination whether to approve the detachment and shift of services from the special district to the city</i>	Not applicable
“Affected Population” Defined	
<i>For purposes of this standard, “affected population,” means any of the following:</i>	Consistent
<i>i) The population, which inhabits or will inhabit the area to be annexed.</i>	
<i>ii) The population already being served by the annexing agency.</i>	
<i>iii) The population of existing or potential alternative service providers.</i>	
Factors to Be Considered	
<i>LAFCO shall take into account all of the following factors:</i>	
<i>a) Physical accessibility of the territory to the agency’s service provision resources.</i>	Consistent
<i>b) The agency’s possession of or ability to acquire resources necessary to provide the needed service.</i>	
<i>c) The agency’s historic service provision effectiveness and efficiency.</i>	
<i>d) The appropriateness of the agency’s organizational structure to meet service needs.</i>	
<i>e) The legislative policy established in the Cortese-Knox-Hertzberg Act to favor consolidation of services in a single multi-service provider over allowing the proliferation of single-purpose service agencies.</i>	
<i>f) The possibility of a negative effect on alternative service providers and those who use their services.</i>	
<i>g) Other information supplied by the agencies and (or) developed by LAFCO.</i>	
<i>h) The factors listed in Government Code Section 56668.</i>	
LAFCO Responsibility for Determination	
<i>LAFCO shall determine the most efficient overall service provider or combination of providers, not the affected agencies.</i>	Consistent

COMMENTS FROM THE PUBLIC AND FROM AFFECTED AGENCIES

No unfavorable comments or objections have been received from agencies affected by the proposal or from the public.

Remarks and Conclusion

This annexation aligns with LAFCo’s purpose of ensuring efficient services. The proposed annexation does not appear to result in any adverse impacts on any other agency’s ability to provide services. The proposal is consistent with LAFCo law and Commission policy.

Staff recommends approval of Resolution 2023-0005 (**Attachment 1**) approving the annexation of two parcels (100-230-028 and 100-230-029) owned by SHD to Chester PUD.

cc: Chester Public Utility District
 Seneca Healthcare District

Resolution # 2023-0005

**LOCAL AGENCY FORMATION OF THE COUNTY OF PLUMAS,
STATE OF CALIFORNIA**

A Resolution Making Determinations and Approving the Annexation of 11.78 acres more or less to the Chester Public Utility District –LAFCO File 2023-0001—Seneca Healthcare District Parcel Annexation to Chester Public Utility District

WHEREAS, the Seneca Healthcare District has filed an application to annex 11.78 acres more or less into the Chester Public Utility District known as LAFCO File 2023-0001, Seneca Healthcare District (SHD) Parcel Annexation to Chester Public Utility District (CPUD). This property is on Assessor's parcels # 100-230-028 and 100-230-029 and described and depicted in Exhibits "A" and "B", attached hereto and incorporated herein and filed with the Executive Officer of the Plumas Local Agency Formation Commission pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (§56000 *et seq* of the Government Code); and

WHEREAS, pursuant to Government Code §56662 this Commission has authority to approve this annexation to said Chester Public Utility District without notice and hearing and without an election where all property owners in said territory consent to said annexation, the annexation is uninhabited, the territory is within the Sphere of Influence and when no agency has protested the annexation or when all registered voters and landowners within the territory have been given notice and no written protests or objections have been received; and

WHEREAS, the Seneca Healthcare District prepared and certified as the Lead Agency a Mitigated Negative Declaration for this project for the affected territory pursuant to the requirements of the California Environmental Quality Act (§21000 *et seq.* of the Public Resources Code); and

WHEREAS, the Executive Officer reviewed the application and determined its completeness within 30 days of their submission and prepared and filed this report with this Commission at least five days prior to the regularly scheduled meeting during which this application is to be considered; and

WHEREAS, the Plumas County Board of Supervisors adopted Resolution 23-8817 on June 20, 2023 pertaining to the Tax Revenue Exchange for this annexation; and

WHEREAS, this Commission has considered the application, the report of the Executive Officer, the environmental documentation and determination, applicable General and Specific Plans, LAFCO's policies and each of the factors required by Government Code §56668 to be considered in the review of a proposal; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land and registered voters within the affected territory have been given notice for this proposal in accordance with Government Code Section 56663(d); and

WHEREAS, all interested parties and proponents of the proposal were given an opportunity to comment; and

WHEREAS, it is desired that the proposed annexation to the Chester Public Utility District be subject to terms and conditions as follows:

NOW, THEREFORE IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Plumas County as follows:

1. The foregoing recitals are true and correct.
2. In reviewing this application, the Commission finds that all property owners and registered voters in said territory have been given an opportunity to testify regarding this annexation herein referred to as annexation into Chester PUD.
3. In reviewing this application, the Commission finds that services to be provided by Chester PUD are necessary and that there will not be a duplication of other powers provided by Chester PUD with any other special district.
4. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's adopted policies.
5. The LAFCO Executive Officer's Staff Report including attachments and recommendation for approval of the proposal is hereby incorporated by reference and hereby adopted.
6. The boundary description and map, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicant shall be responsible for all associated costs.
7. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as described in Exhibits "A" Map and "B" Boundary Description attached hereto and by this reference incorporated herein subject to the terms and conditions included. The boundary description and map if amended by action of the Commission will be revised and checked by the Plumas County Surveyor at the expense of the applicant, prior to filing of the Certificate of Completion.
8. As stated in the LAFCO Staff Report of July 17, 2023, the amount of base property tax and tax increment transferred shall be in accordance with Plumas County Resolution 23-8817 attached hereto as Exhibit "C".
9. Said annexation territory is found to be uninhabited (less than 12 registered voters).
10. The subject proposal is assigned the following short form designation: SHD Parcel Annexation to CPUD (LAFCO File 2023-0001).

11. The boundaries of the affected territory are found to be definite and certain.
12. The application for the annexation to Chester PUD (LAFCO 2023-0001) is hereby approved to provide water, wastewater, and fire protection/emergency medical services within the territory.
13. Further protest proceedings are waived and the Commission orders the 11.78-acre more or less annexation to the Chester PUD pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Satisfactory proof has been given that the subject territory is uninhabited, that all landowners within the affected territory have given their written consent to the proposal and all affected agencies have not objected in writing to the waiver of conducting authority proceedings (Section 56663 of Government Code). Therefore, the Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits "A" and "B" to the Chester PUD without notice and election.
14. All Chester PUD previously authorized fees and charges shall apply to this annexed territory upon recordation of the Certificate of Completion.
15. Verification of payment of any charges and engineering and infrastructure costs owed (unless waived) to the County, LAFCo and (or) the district respectively shall be submitted to LAFCO prior to the issuance of the Certificate of Completion.
16. All LAFCO, Plumas County, LAFCo and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of estimated required fees or deposits to the agency prior to filing the Certificate of Completion.
17. Two 8 1/2 x 11 reductions of all maps along with two copies of the final LAFCO approved boundary description along with an electronic copy of both the map and description shall be submitted to LAFCO prior to recordation of the Certificate of Completion. All descriptions and maps shall be wet stamped by a California Licensed Land Surveyor.
18. Approval of this annexation is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Plumas Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this annexation. The Plumas Local Agency Formation Commission shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.
19. The Executive Officer of this Commission is instructed to mail a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882.

20. The Initial Study, Mitigated Negative Declaration and the Notice of Determination prepared for this annexation is hereby affirmed by Plumas LAFCO.
21. The Commission directs the Executive Officer to file a Notice of Determination within 5-days of Commission approval of this annexation. Applicant shall be responsible for payment of any documentary handling fees or Fish and Game fees required by the Plumas County Clerk or the State Department of Fish and Game.
22. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.
23. The effective date shall be the date of recordation of the Certificate of Completion.
24. Completion of proceedings shall be concluded within one-year after adoption of this resolution. If the proceedings are not concluded within one-year after passage of this resolution, all proceedings shall be terminated.

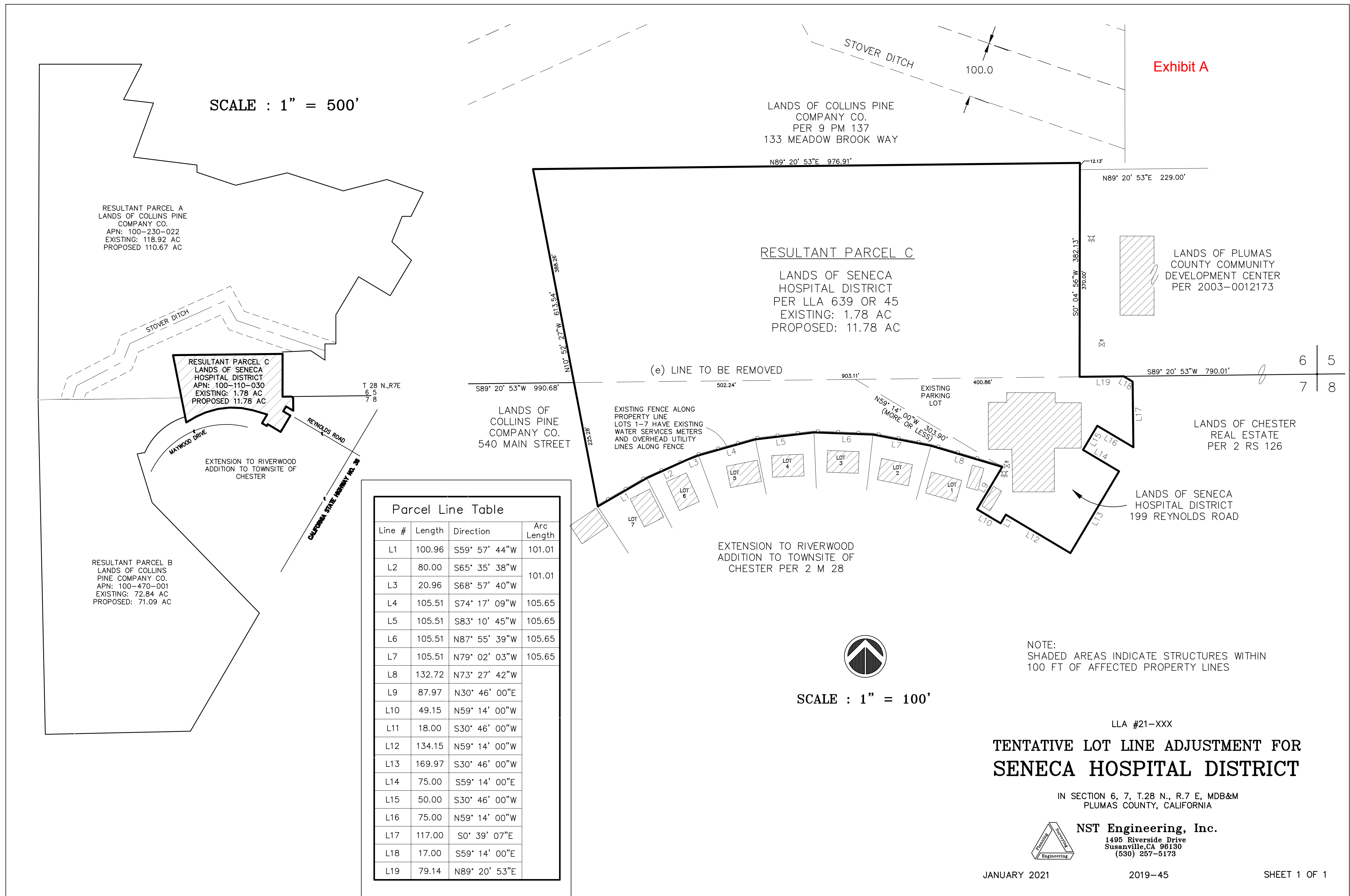
PASSED AND ADOPTED at a regular meeting of the Plumas Local Agency Formation Commission, State of California, on the 17th day of July, 2023 by the following votes:

AYES:
NOES:
ABSTAINS:
ABSENT:

Bill Powers, Chair
Plumas Local Agency Formation
Commission

PLUMAS LOCAL AGENCY
FORMATION COMMISSION
ATTEST:

Jennifer Stephenson
Executive Officer



Annexation to LAFCO District**GEOGRAPHIC DESCRIPTION**

The land referred to herein is situated in the State of California, County of Plumas, in an unincorporated area, and described as follows:

Section 7, T 28 N, R 7 E, MDB&M

Resultant Parcel 2 described in that Lot Line adjustment filed in Book 639 of Official Records at Page 45, Plumas County Records.

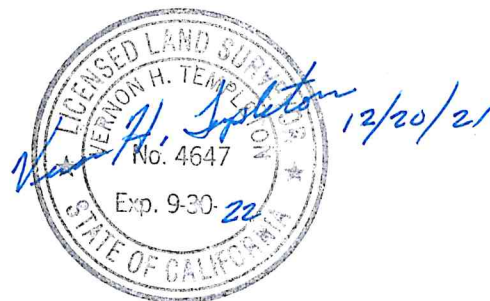
Together therewith that parcel described as follows:

Beginning at the most westerly corner of Resultant Parcel 2 described in that Lot Line Adjustment filed in Book 639 of Official Records at Page 45, Plumas County Records; thence S 59°14'00" E 303.90 feet, more or less, to the northeasterly corner of Lot 1 as shown on that Subdivision Map of Extension to Riverwood Addition to Townsite of Chester filed in Book 2 of Maps at Page 28; thence westerly along the North lines of Lots 1 through 7 as shown on said Riverwood Addition to the northwest corner of said Lot 7; thence leaving said line N 10°52'27" W 225.28 feet to the North line of Section 7, T 28 N, R 7 E, MDB&M; thence along said North line N 89°20'53" E 502.24 feet to the point of beginning.

Also together therewith the following described parcel:

Beginning at a point on the South line of said Section 6 which bears N 89°20'53" E 790.01 feet from the southeast corner of said Section 6 as shown on that Record of Survey Map for the Collins Pine Co. filed in Book 2 of Record of Surveys at Page 126; thence along said south line S 89°20'53" W 903.11 feet; thence leaving said line N 10°52'27" W 388.26 feet; thence N 89°20'53" E 976.71 feet to a point which bears N 00°04'56" E 12.13 feet from the northwest corner of Lands of Almanor Residential Inc., as shown in that document recorded in Official Records Doc. No. 2003-0012173, Plumas County Records; thence S 00°04'56" W 12.13 feet to said northwest corner; thence along the West line of said Lands of Almanor Residential Inc., S 00°04'56" W 370.00 feet to the southwest corner of said Lands of Almanor Residential Inc., and the point of beginning.

Containing 11.8 acres, more or less.



Resolution No. 23-8817

**A RESOLUTION OF AGREEMENT BY THE BOARD OF SUPERVISORS OF THE
COUNTY OF PLUMAS ADOPTING A PROPERTY TAX TRANSFER AGREEMENT
FOR PLUMAS COUNTY LAFCO FILE NO. 2023-0001 SENECA DISTRICT HOSPITAL
ANNEXATION TO CHESTER PUBLIC UTILITY DISTRICT**

WHEREAS, an application has been filed with the Plumas County Local Agency Formation Commission proposing the annexation of certain territory located in tax rate areas 053-036 and 053-035 (APN: 100-230-028 and 100-230-029) as described in LAFCO (Local Agency Formation Commission) file No. 2023-0001, and EXHIBIT "A" attached hereto, to the Chester Public Utility District.

WHEREAS, in the event a jurisdictional change would affect the service area or service responsibility of one or more special district, the board of supervisors of the county in which the districts are located shall, on behalf of the district or districts, negotiate any exchange of property tax revenues; and

WHEREAS, pursuant to Revenue and Taxation Code Section 99(b)(5), on June 8, 2023, the County of Plumas notified each local agency whose service responsibility may be affected by the jurisdictional change that the County would negotiate upon that agency's behalf; and

WHEREAS, only Chester Public Utility District is affected by the jurisdictional change and received an agreement on June 9, 2023, to a zero dollars (\$0) tax share amount.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Plumas as follows:

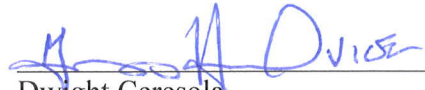
1. That the recitals set forth above are true, correct, and valid.
2. That the jurisdictional change will not decrease the responsibility for services by either the County of Plumas or any affected agencies.
3. That the Board of Supervisors of the County of Plumas agrees to accept the following negotiated exchange of property tax revenues and annual tax increment.
 - A. Property tax revenues in the amount of zero dollars (\$0) shall be transferred from the Plumas County General Fund to the Chester Public Utility District.
 - B. Annual tax increment in the amount of zero dollars (\$0) shall be transferred from the Plumas County General Fund to the Chester Public Utility District.

The foregoing resolution was duly and regularly adopted at a regular meeting of the Plumas County Board of Supervisors held on the 20th of June 2023, by the following vote.

AYES: Supervisor(s) Engel, Hagwood, McGowan, Goss

NOES: None

ABSENT Supervisor Ceresola



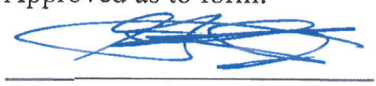
Dwight Ceresola
Chair, Board of Supervisors

ATTEST:



Heidi White
Clerk of the Board

Approved as to form:



Gretchen Stuhr
Plumas County Counsel

Exhibit D

**BEFORE THE BOARD OF DIRECTORS
OF THE
SENECA HEALTHCARE DISTRICT**

RESOLUTION 2021-430

Resolution of the Board of Directors of the Seneca Healthcare District requesting the Plumas Local Agency Formation Commission (LAFCo) to take proceedings for the annexation of two parcels for Seneca Healthcare District numbered APN 100-230-028 and 100-230-029 to the Chester Public Utility District.

It is hereby resolved by the Board of Directors of the Seneca Healthcare District that:

WHEREAS, the Seneca Healthcare District desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of two parcels to the Chester Public Utility District ; and

WHEREAS, at the time and in the manner provided by law, the General Manager gave notice of the date, time, and place of a public hearing by the District Board of Directors to initiate these proceedings; and

WHEREAS, a notice of intent to adopt this resolution of application has not been given to each interested and subject agency; and

WHEREAS, there are no affected cities or districts within the meaning of Subdivision (2) of Section 56700 of the Government Code; and

WHEREAS, the territory proposed to be annexed is uninhabited and a map and description of the boundaries of the property are set forth in Exhibits A and B attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the Chester Public Utility District; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. All costs incurred to complete the annexation including but not limited to Plumas LAFCo and the State Board of Equalization costs will be born by the property owner and district.
2. All impact mitigation fees will be applied to any construction on this property after the completion of the annexation.
3. CEQA requirements will be met by the County through the General Plan Amendment process prior to the LAFCo hearing to consider the annexation.
4. These two (2) APN's will be conjoined upon annexation into one (1) Tax Rate Area.
5. Chester Public Utility District confirm its ability and willingness to serve the property in question with a will serve letter for water, wastewater, and fire services.

WHEREAS, the reasons for the proposed annexation are as follows;

1. The annexation of the above noted parcels to the Chester Public Utility District for the purposes of receiving water, wastewater, and fire services, will allow the Seneca Healthcare District to provide enhanced healthcare services to an inhabited area that has no other means of acquiring such services.

WHEREAS, the Board of the Seneca Healthcare District has made an environmental determination for this project and finds that this land with annexation is suitable for the purpose defined by the Seneca Healthcare District; and

WHEREAS, this Board certifies that, pursuant to Section 56663 of the Government Code:

Because the property in question is currently uninhabited and all of the property owners have consented in writing, the Board of the Seneca Healthcare District wishes to waive the notice and hearing and (or) election; and

WHEREAS, in accordance with Government Code Section 56653, the Board hereby adopts a Plan for Services for this proposed annexation; and

Now, therefore, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Seneca Healthcare District, and the Plumas Local Agency Formation Commission is hereby requested to take proceedings for the property owned by Seneca Healthcare District as shown in Exhibit A according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the Board of Directors as a Resolution of the Seneca Healthcare District at a regular Board Meeting held on the 30th day of September, 2021 by the following vote:

AYES: Ken Crandall
(name)
Jerri Nielsen
(name)
Dr. David Walls
(name)
Rich Rydell
(name)
Kristen Montgomery
(name)

NOES: None

ABSENT: None

ABSTAIN: None

ATTESTED: 
(name & title)

DATED: 10/13/21



September 29, 2021

Exhibit E**Notice of Determination****Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Plumas
 Address: 520 Main St.
Quincy, CA 95971

From:

Public Agency: Plumas LAFCo
 Address: 5050 Laguna Blvd #112-711
Elk Grove, CA 95758
 Contact: Jennifer Stephenson, EO
 Phone: 310-936-2639

Lead Agency (if different from above):
Seneca Healthcare District
 Address: 130 Brentwood Dr.
Chester, CA 96020
 Contact: Shawn McKenzie
 Phone: (833) 227-3743

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: File 2023-0001: Seneca Healthcare District Parcels Annexation to Chester PUD

Project Applicant: Seneca Healthcare District

Project Location (include county): Chester, Plumas County, CA

Project Description:

SHD submitted an annexation application to LAFCo for its property (located at 199 Reynolds Road in Chester) to CPUD pursuant to Section 56000 et seq. of the Cortese-Knox-Hertzberg Act. The property consists of 11.78 acres more or less and is planned for a Critical Access Hospital and Skilled Nursing Facility. The annexation is sought with the intent of receiving domestic water, wastewater, and fire protection services from Chester Public Utility District.

This is to advise that the Plumas LAFCO has approved the above
 (☐ Lead Agency or ☒ Responsible Agency)

described project on July 17, 2023 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://senecahospital.org/wp-content/uploads/2023/03/Seneca-HCD-Hospital-Public-Draft-IS-MND-6-N>

Signature (Public Agency): _____ Title: Executive Officer

Date: July 17, 2023 Date Received for filing at OPR: _____