

**GENERAL PLAN AMENDMENT ZONING ORDINANCE**  
**SENECA HEALTHCARE DISTRICT GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 8-21/22-01)**  
**ORDINANCE NO. 2023- 1149**

**AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING CERTAIN REAL PROPERTY  
CONSISTENT WITH GENERAL PLAN AMENDMENT ENACTED BY RESOLUTION NO. 2023- 8812**

**The Board of Supervisors of the County of Plumas, State of California, DOES ORDAIN as follows:**

**Section 1.** The real property enumerated in Exhibit "A", particularly described therein by Assessor's Parcel Numbers 100-230-028-000 and 100-230-029-000, is hereby rezoned to C-2 (Periphery Commercial), M-R (Multiple-Family Residential), and Ltd (Limited Combining) zoning classifications enumerated in Plumas County Code Section 9-2.301; and described in Title 9, Chapter 2, Article 20, Code Sections 9-2.2001 through 9-2.2008; Article 14, Code Sections 9-2.1401 through 9-2.1407; and Article 27, Code Sections 9-2.2701 and 9-2.2702, as implemented by Exhibit "A" attached hereto.

**Section 2.** This rezoning is consistent with and will serve to implement the General Plan Amendment (GPA 8-21/22-01) enacted by Board of Supervisors Resolution No. 2023- 8812.

**Section 3.** Environmental considerations related to this rezoning have been addressed with Plumas County acting as a Responsible Agency under the requirements of the California Environmental Quality Act (CEQA), whereby Plumas County independently reviewed and adopted Mitigated Negative Declaration 685 after the Lead Agency, Seneca Healthcare District, on May 4, 2023, approved the project and adopted the Mitigated Negative Declaration, and whereby a noticed public hearing by the Plumas County Board of Supervisors on June 13, 2023 was deemed to satisfy CEQA as certified in Resolution No. 2023- 8812, and with a Notice of Determination (NOD) filed in the same manner as Lead Agency.

**Section 4.** The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-2.302 (Zoning Plan Maps) of the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 3 Establishment of Zones.

**Section 5.** This ordinance shall not be codified.

**Section 6.** This ordinance shall be published, pursuant to Section 25124(a) of the Government Code of the State of California, before the expiration of fifteen (15) days after the passage of the ordinance, with the names of the supervisors voting for and against the ordinance in a newspaper published in the county if there is one, and if there is no newspaper published in the county, the ordinance shall be posted in a prominent location at the board of supervisors' chambers within the 15-day period and remain posted thereafter for at least one week.

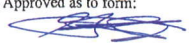
**Section 7.** This ordinance shall become effective thirty (30) days from the date of the final passage.

The foregoing ordinance was introduced on June 6, 2023, and duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, on this 13th day of June, 2023 by the following vote:

AYES: Supervisors: Engel, Hagwood, McGowan, Goss  
NOES: Supervisors: None  
ABSENT: Supervisors: Ceresola

  
Dwight Ceresola, Chair of the Board of Supervisors

ATTEST:   
Heidi White, Clerk of the Board of Supervisors

Approved as to form:  
  
Gretchen Stühr  
Plumas County Counsel

## **Exhibit "A"**

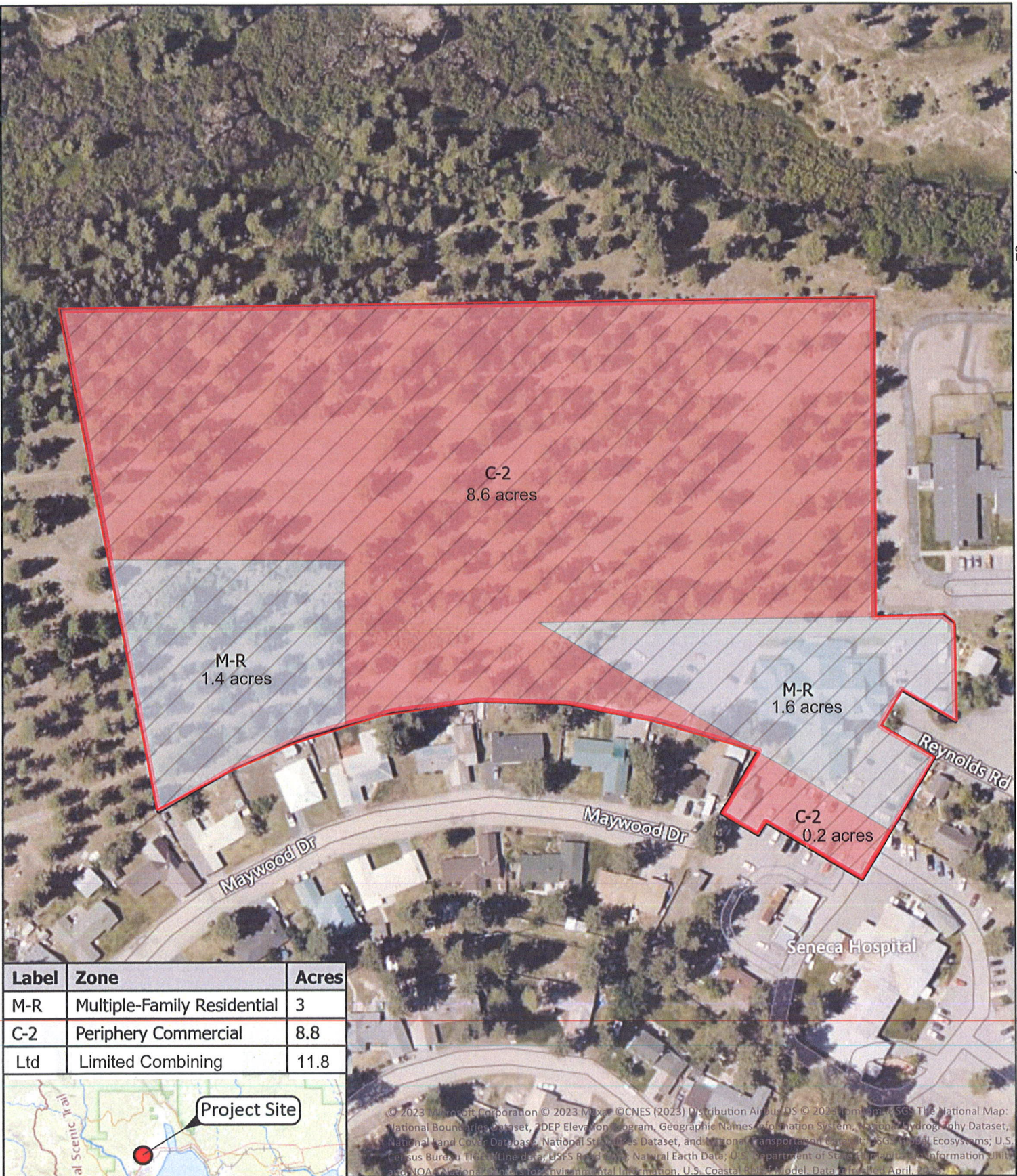
**GPA 8-21/22-01**

**SENECA HEALTHCARE DISTRICT, OWNER**

Assessor's Parcel Numbers 100-230-028-000 and 100-230-029-000; 199 Reynolds Road, Town of Chester, unincorporated Plumas County, CA; T28N/R7E/Section 6 and 7, MDM; Lat. 40.307586, Long. -121.235788.

**Amend the General Plan land use designations and zoning** applied to the properties *from* Resort and Recreation, Rural Residential, Single-Family Residential, Multiple-Family Residential, and Commercial and *from* Single-Family Residential (7-R), Multiple-Family Residential (M-R), Periphery Commercial (C-2), Recreation Open Space (Rec-OS), Rural (R-10), Prime Recreation (Rec-P), and Limited Combining (Ltd) *to* Commercial and Multiple-Family Residential and *to* Periphery Commercial (C-2), Multiple-Family Residential (M-R), and Limited Combining (Ltd).








Label	Zone	Acres
M-R	Multiple-Family Residential	3
C-2	Periphery Commercial	8.8
Ltd	Limited Combining	11.8



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 **Proposed Project Area**


 **Ltd**



0 90 180 360 Feet

0 25 50 100 Meters

1:1,800

 **SEQUOIA**  
Ecological Consulting, Inc.

Author: NicolasAnderson  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Coordinate System: NAD 1983 2011 StatePlane California I FIPS 0401 Ft Us