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October 29, 2021

Sierra Valley Groundwater Management District  
PO Box 88  
Chilcoot CA 96105

California Regional Water Quality Control Board,  
Central Valley region  
364 Knollcrest Dr, Unit 205  
Redding, CA 96002

RE: Special Use Permit U 8-20/21-07,  
Spring Valley Ranch, Plumas County; Plan C Holding LLC (LLC

Dear CALFIRE:

Please direct all communications via E-mail.

I am representing Sharon and John Preckwinkle who own the property commonly known as 5225 Money Road, Beckwourth, CA 96129, and am communicating with some of the neighbors whose properties abut Money Road; they are interested parties whom we will be providing information, documents, meeting times, and dates for input in the all water and waste management issues connected with this permit. My clients and the interested neighbors all have a concern for water quality at the Feather River and cirrounding area to the project of development.

Pursuant to the Plumas County Staff report dated September 8, 2021 from Rebecca Herrin, Assistant Planning Director to Tracey Ferguson, Zoning Administrator (Report-if you need a copy of the report please let me via email) the LLC will develop its subject property with a private retreat facility, inclusive of the continuation of the working ranch, bed and breakfast inn guest rooms, place of assembly and recreation facilities. Each of the proposed Villages 1 & 2 will add 29 guest rooms, with a Support Village that will include a commercial kitchen, staff office space and bathrooms, and a central laundry facility, with a 2000 square foot residence for the onside manager.

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My clients are owners of property [5225 Money Road] upon which an easement exists wherein this project includes a mandate to create an Emergency Plan a secondary emergency exit upon the existing easement; specifically a plan for the emergency ingress/egress upon the easement from A23 to and from the project.

Within the Report the Water Supply will be provided by "existing wells within the Spring Valley Ranch property to provide water to the proposed facility. Applicant has applied for approval of a new public water system, which would be Transient Non-Community Water System (TNCWS) providing water to 25 or more people for at least 60 days per year, but not to the same people and not on a regular basis (not 25 or more of the same people for 180 days or more per year)." It is the opinion of some that this obviously vague to the point of being meaningless. The statement does not match with the 29 guest rooms times two or 58 guest rooms that are developed on the project.

The Report goes on to say: "Based on the estimated level of use [which estimate-25 or more for at least 60 or not 25 or more of the same people for 180 days or more per year, OR one person per room in the 58 guest rooms or up to 2 persons per room bringing a potential occupancy of 116 people], a total of three septic systems would be needed to accommodate the onsite wastewater treatment demand for Villages 1 and 2 and the Support Village. The proposed septic systems for Villages 1 and 2 would each have a capacity for up to 3,760 gallons per day. To accommodate the Support Village, a septic system would be constructed with a capacity of up to 5,750 gallons per day."

The Report states: "Sierra Valley Groundwater Management District would be responsible for approval of the new water well. . . ."

The Report states: "California Regional Water Quality Control Board, Central Valley region, would be responsible for approval of a Storm Water Pollution Prevention Plan (SWPPP)."

The conditional permit above described was approved on October 25, 2021.

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On behalf of the Preckwinkles and the interested neighbors we request notice of any and all proposed plans, meetings that are open to the public, and possible approvals, and an opportunity to contribute to the plan drafts and/or discussion of the plan. One of the neighbors is a general construction expert with years of experience. In fact, he participated in the "curtain" installation in about 2002 that was to protect the Feather River from any issues with the septic system of the property. He has expressed more concern with the proposed septic system that will service Village 1 & 2 and the sufficiency of the daily capacity indicated in the report. Additionally, he has photos of the 2017 flooding in the area that incapacitated the septic systems in the area.

Again, please confirm receipt of this communication via email at your earliest convenience. I will always reply to an email to confirm receipt at the very least.

Very truly yours,

  
T.L. Taggart

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