

Tracey: Please include our letter for the April 8, 2025 Board of Supervisors meeting.

Sue and I have a residence at 7178 Highway 147 on the East Shore of Lake Almanor. We purchased our home knowing that we would enjoy the lake and mountains that surround us with neighbors residing for the same purpose. We do not relish the thought that our enjoyment of the area and its tranquility may be disrupted by a zone change to allow farm animals above us. Not only are there elements of disturbance and environmental effect associated with such a change, but our future home value could be drastically impacted.

Our residence is approximately 50 feet from 7398 Highway 147, Lake Almanor (APN 106-010-004-000), impacted by the Zone Change (ZC 9-23/24-01) approved April 8, 2025. The neighbors who have agreed with this letter listed below, are either adjacent or 50 feet from the lot in question. This rezoning, submitted by Jason and Nicole Staniger, adds a 9.0-acre Farm Animal Combining Zone ("F") to the 16.93-acre Suburban ("S-1") parcel for animal husbandry (e.g., horses, cows, pigs up to 100 dB). Planning Director, Tracey Ferguson, response confirmed a CEQA exemption under Guidelines Section 15061(b)(3), citing an initial evaluation with "no potential adverse effects," per the staff report and Resolution.

However, the exemption and rezoning violate the 2035 General Plan's Noise and Land Use Elements, as well as state law. I request the following under the California Public Records Act (Government Code Section 7920.000 et seq.) within 10 days:

1. CEQA Initial Evaluation: The full initial environmental evaluation, including raw noise data, hydrological assessments, biological surveys, and public notice records per CEQA Guidelines Section 15063 (14 Cal. Code Regs. § 15063). The Resolution's Finding 13 (noise at 56 dB from 90-100 dB animals) lacks a noise study—explain how "certainty of no significant effect" was proven without N 3.1.11's required analysis, especially given *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, which demands evidence for exemptions under Section 15061(b)(3).
2. Noise Study: N 3.1.11 mandates a noise study for discretionary projects exceeding General Plan standards (e.g., 55 dB Leq, 75 dB Lmax daytime for residential, Table 3-5; 60 dB CNEL, Figure 22) We are concerned about noise levels given that the Stanigers have opened their natural sound barrier by heavily thinning their property. Please provide the site-specific study or admit its absence, as required by Government Code Section 65457 and *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, which voids approvals lacking mandated analyses.
3. Water Quality Data: Finding 10 cites a 150-foot buffer and Title 6, Section 6-10.117, but adjacent "S-1" wells along Highway 147 risk contamination (2022 Sustainability Plan). Please supply hydrological evidence, per Public Resources Code Section 21082 requiring CEQA compliance with local standards.
4. Biological Analysis: Finding 4 references a deer migration corridor (Figure 4.11-2, 2035 EIR) without density data—provide the survey proving no impact, as CEQA Guidelines Section 15064 demands for exemptions.
5. General Plan Consistency: Finding 11 cites PHS-6.8.3, PHS-6.8.5, and AG/FOR-8.4.1, but ignores:
  - LU 1.1.1: "Development... to provide opportunities for... rural, community-oriented living environments." Noise above 55-60 dB disrupts Lake Almanor's character, violating Government Code Section 65302's consistency mandate (*Leshar Communications, Inc. v. City of Walnut Creek*, 1990, 52 Cal.3d 531).

April 9, 2025

To: Tracey Ferguson, Plumas County Planning Director

Thank you for listening to our concerns and issues at yesterday's Board meeting. I am requesting information discussed at the meeting, specifically the check list that you informed the Board of Supervisors that you had completed that allowed you to determine no significant impacts, thus the zone change was exempt from CEQA.

In addition, Sue and I presented a letter to you on April 7, 2025, that outlined information on various items in CEQA and the Plumas County General Plan. When you read our letter, you dismissed it in totality and stated that you did not have to honor our request for further information in 10 days.

You also sent the message below to **Curt Theriault**:

From: **Ferguson, Tracey** <[TraceyFerguson@countyofplumas.com](mailto:TraceyFerguson@countyofplumas.com)>  
Date: Mon, Apr 7, 2025 at 7:59 AM  
Subject: RE: Questions regarding the 7398 Highway 147 zoning change  
To: Curt Theriault <[cntheriault@gmail.com](mailto:cntheriault@gmail.com)>

Hi Curt – CEQA was performed; the staff report and Resolution discuss the recommended exemption section in CEQA and the associated findings. I've included the Resolution, attached, for your reference and the paragraph from the staff report, below:

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

The project is recommended to be exempt from the requirements of CEQA under Guidelines Section 15061(b)(3) because after conducting the initial environmental evaluation for the project, which showed no potential adverse effects on the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. Further, local, regional, state, and federal regulatory standards and regulations, would serve to address potential environmental effects.

Regards,  
Tracey

At the April 8, 2025 Board meeting, you also read the following from a letter from **Bruce and Tina North**, dated April 7, 2025;

“The Plumas County Planning Dept. is relying heavily on citations from the 2035 General Plan to promote the approval of this zoning change and also citing letters from 9 different State and Local agencies that apparently have no issues with the zoning change.

The 2035 General Plan also states under Agricultural and Forestry Implementation Measures section 9(a,b) concerning watersheds;

(a) Protection of watersheds will be given a high priority through the implementation of required consideration in land use

### **CHAPTER 3. Local Planning [65100 - 65763]**

*( Chapter 3 repealed and added by Stats. 1965, Ch. 1880. )*

#### **ARTICLE 5. Authority for and Scope of General Plans [65300 - 65303.4]**

*( Article 5 added by Stats. 1965, Ch. 1880. )*

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) (1) A conservation element for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on the movement of wildlife and habitat connectivity. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The conservation element may also cover all of the following:

(A) The reclamation of land and waters.

(B) Prevention and control of the pollution of streams and other waters.

(C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.

(D) Prevention, control, and correction of the erosion of soils, beaches, and shores.

(E) Protection of watersheds.

Again, I am requesting your check list used to verify that there were not negative affects from the proposed zone change and any Department or Hydrologist/Soil Scientist signed reports relative to this matter.

I urgently await your information due to the next pending discussion on this matter of May 6, 2025 before the Plumas County Board of Supervisors.

Bill and Sue Wickman  
7178 Highway 147

cc: Curt Theriault, Bruce North, Lucinda Mansell  
cc: Tom McGowan



**PLUMAS COUNTY PLANNING & BUILDING SERVICES  
PLANNING DEPARTMENT**

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555 Main Street  
Quincy, CA 95971  
(530) 283-7011

**April 17, 2025**

Bill and Sue Wickman  
7178 Highway 147  
Lake Almanor, CA 96137

Sent Via Email: [billwickman@sbcglobal.net](mailto:billwickman@sbcglobal.net)

**Re: Your Public Records Act Request received by the Plumas County Planning Department on April 7, 2025, and April 9, 2025, concerning the Staniger Zone Change (ZC 9-23/24-01)**

Dear Bill and Sue Wickman,

This letter responds to the California Public Records Act request, which is referenced above, that you sent to the Plumas County Planning Department on April 7, 2025 (*Enclosure 1*), to respond.

The request seeks the following records from the Planning Department:

1. CEQA Initial Evaluation: The full initial environmental evaluation, including raw noise data, hydrological assessments, biological surveys, and public notice records per CEQA Guidelines Section 15063 (14 Cal. Code Regs. § 15063). The Resolution's Finding 13 (noise at 56 dB from 90-100 dB animals) lacks a noise study—explain how “certainty of no significant effect” was proven without N 3.1.11's required analysis, especially given *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, which demands evidence for exemptions under Section 15061(b)(3).

*The Planning Department has identified the following responsive record and is being sent to you on April 17, 2025, in electronic format:*

- (a) *Preliminary Review dated March 10, 2025 (Enclosure 3)*
- (b) *CEQA Guidelines Section 15063 (Enclosure 4)*

- (e) *Planning staff clarifies that California Government Code Section 65457 applies to "...any zoning change that is undertaken to implement and is consistent with a specific plan..." The Zone Change is not being undertaken to implement and is not associated with any specific plan. Therefore, California Government Code Section 65457 (Enclosure 6) is not applicable.*
3. Water Quality Data: Finding 10 cites a 150-foot buffer and Title 6, Section 6-10.117, but adjacent "S-1" wells along Highway 147 risk contamination (2022 Sustainability Plan). Please supply hydrological evidence, per Public Resources Code Section 21082 requiring CEQA compliance with local standards.

*The Planning Department has identified the following responsive record and is being sent to you on April 17, 2025, in electronic format:*

- (a) *Plumas County Code Title 6, Sanitation and Health, Chapter 10 Solid Waste Control, Article 1 General Provisions, Sec. 6-10.117, Animal Waste (Enclosure 7)*
- (b) *California Building Code 2022, Appendix J Grading (Enclosure 8). The construction of structures over 200 square feet requires a building permit. A barn is considered an accessory structure and has a Miscellaneous "U" occupancy in the California Building Code.*
- (c) *The construction of an accessory structure requires a building permit and compliance with all applicable grading, drainage, and erosion requirements of Appendix J, Grading, (Enclosure 8) of the 2022 California Building Code, including Section J110 specific to erosion and Section J109 specific to drainage and terracing. The California Building Code mandates that drainage systems must be designed to prevent any increase in drainage across property lines compared to the pre-grading conditions, meaning no net effect to other properties. Therefore, grading, drainage, and erosion would be addressed as part of the building permit for the accessory structure.*
- (d) *California Department of Water Resources, Water Well Standards (Bulletins 74-81 and 74-90 combined) Part II Water Well Construction, Section 8 Well Location with Respect to Contaminants and Pollutants, Section A (Separation) (Enclosure 9), which requires all water wells to be located at 100 feet minimum horizontal separation distance from known or potential sources of pollution and contamination, including barnyard and stable areas and animal or fowl enclosures, there would not be any adverse impacts to water quality.*
- (e) *California Public Resources Code Section 21082 (Enclosure 10)*
- (f) *Plumas County Board of Supervisors Resolution No. 92-5271 - Plumas County Environmental Review Guidelines (Enclosure 11)*
- (g) *Planning staff clarifies that California Public Resources Code Section 21082 (Enclosure 10) requires all public agencies to adopt by ordinance, resolution, rule, or regulation objectives, criteria, and procedures for the evaluation of applications and the preparation of environmental impact reports and negative declarations. Plumas County Board of Supervisors Resolution No. 92-5271 addresses California Public Resources Code 21082.*

*The Planning Department staff has located records responsive to your request and is being sent to you on April 17, 2025, in electronic format:*

- (a) Plumas County 2035 General Plan Land Use Element Policy 1.1.1, Future Development (Enclosure 17). Planning staff clarifies that as the Zone Change is not considered “Development” per the Plumas County 2035 General Plan definition, Land Use Element Policy LU 1.1.1, Future Development, is not applicable to the Zone Change.*
  - (b) Plumas County 2035 General Plan Definition of “Development” is defined as: “Development: The term “development” in the General Plan means lot creation, condominium projects, or utilization of commercial, multi-family residential or industrial parcels.” (Enclosure 18), which is not applicable to the Zone Change.*
  - (c) California Government Code Section 65302 (Enclosure 19). Planning staff further clarifies that Government Code Section 65302 is specific to the structure of a general plan and the components required to be within a general plan. Therefore, Government Code Section 65302 is not applicable as the application is Zone Change, not the development of a general plan.*
- LU 1.1.4: Requires findings (fire protection, no zoning conflicts, resource protection) for land-use changes—none are shown, breaching Section 65302.

*The Planning Department staff has located records responsive to your request and is being sent to you on April 17, 2025, in electronic format:*

- (a) Plumas County 2035 General Plan Land Use Element Policy 1.1.4, Land Divisions (Enclosure 20). Planning staff clarifies that as the Zone Change is not a division of land and is not considered “Development” per the Plumas County 2035 General Plan definition, Land Use Element Policy LU 1.1.4, Land Divisions, is not applicable to the Zone Change.*
  - (b) Plumas County 2035 General Plan Definition of “Development” is defined as: “Development: The term “development” in the General Plan means lot creation, condominium projects, or utilization of commercial, multi-family residential or industrial parcels.” (Enclosure 18), which is not applicable to the Zone Change.*
  - (c) California Government Code Section 65302 (Enclosure 19). Planning staff further clarifies that Government Code Section 65302 is specific to the structure of a general plan and the components required to be within a general plan. Therefore, Government Code Section 65302 is not applicable as the application is a Zone Change, not the development of a general plan.*
- N 3.1.3: Bars noise-sensitive uses (my home) near excessive noise unless mitigated (Figure 21)—5-foot setbacks fail N 3.1.10’s buffering standard. Provide the full consistency analysis, or it’s invalid per Napa Citizens for Honest Government v. Napa County (2001) 91 Cal.App.4th 342.

(b) Support watershed protection and restoration efforts by coordinating with the Upper Feather River Integrated Regional Water Management Plan, the Feather River Coordinated Resource Management Group, Almanor Basin Watershed Advisory Committee and other groups.

Were any of those agencies, groups or committees consulted in this proposal? as I see no letters from any of them, or from the owner of Westwood Beach or from the owners of the two Lakefront public campgrounds directly in the watershed of this project.

*The Planning Department has identified the following responsive record and is being sent to you on April 17, 2025, in electronic format:*

*(a) Agricultural and Forestry Element Implementation Measures 9(a) and 9(b) (Enclosure 24) are the implementation measures for Plumas County 2035 General Plan Agricultural and Forestry Element Policy 8.5.1, Water for Agricultural Uses (Enclosure 25). Policy 8.5.1, Water for Agricultural Uses, is for the protection of sustainable supplies of water for agricultural uses. Therefore, Planning staff clarifies that Agricultural and Forestry Element Implementation Measures 9(a) and 9(b) are not applicable to the Zone Change.*

*(b) Email (Enclosure 26) from Hamilton Branch Community Services District (HBCSD) dated April 20, 2024, stating:*

*"I [Michael Saitone, General Manager] have no comment due to the distance from my office and the parcel."*

*As part of the 30-day preliminary review and consultation of agencies for the Zone Change, the application was sent for review to multiple departments and agencies, which, although the property is not within the district boundaries, included Hamilton Branch Community Services District.*

*(c) On April 7, 2025, Tracey Ferguson, Planning Director, provided the following to Westwood Community Services District via the "Contact Us" form on their webpage (<https://www.westwoodcsd.org/contact-us>):*

*"Hello, my name is Tracey Ferguson, Planning Director, Plumas County Planning Department. During the Public Hearing on April 1, 2025, before the Plumas County Board of Supervisors it was mentioned that Westwood CSD manages a public beach in the vicinity of Hamilton Branch. The Staniger Zone Change application before the Board of Supervisors is proposed to add 9.0 acres of the "F" Farm Animal Combining Zone to the 16.93 acre property zoned "S-1" Suburban. Please see attached information for more background and if CSD staff would like to participate in the April 8, 2025, 11AM time certain public hearing on the item. Please note that Michael Saitone, General Manager, of the Hamilton Branch CSD responded to the request for comments (April 20, 2024) and had no comment at the time. Regards, Tracey Ferguson, Plumas County Planning Director"*

*As of the drafting of this letter, a response from Westwood CSD has not been received.*

*The Planning Department has identified the following responsive record and is being sent to you on April 17, 2025, in electronic format:*

- (a) California Government Code Section 65302 (Enclosure 19). Planning staff further clarifies that Government Code Section 65302 is specific to the structure of a general plan and the components required to be within a general plan. Therefore, Government Code Section 65302 is not applicable as the application is a Zone Change, not the development of a general plan.*

Again, I am requesting your check list used to verify that there were not negative affects from the proposed zone change and any Department or Hydrologist/Soil Scientist signed reports relative to this matter.

*The Planning Department has identified the following responsive record and is being sent to you on April 17, 2025, in electronic format:*

- (a) Preliminary Review dated March 10, 2025 (Enclosure 3)*
- (b) The site has not been shown to exhibit sensitive soils or geologic hazards based on a review of Figure 4.7-1, Seismic and Geologic Hazards, (Enclosure 27) in the 2035 General Plan Environmental Impact Report (EIR). Development of accessory structures could result from the proposed Zone Change, which if greater than 200 square feet, would require engineered construction documents with soils analysis pursuant to a County issued building permit. Further, the building permit would require compliance with all applicable grading, drainage, and erosion requirements of Appendix J, Grading, (Enclosure 8) of the 2022 California Building Code, including Section J110 specific to erosion and Section J109 specific to drainage and terracing. The California Building Code mandates that drainage systems must be designed to prevent any increase in drainage across property lines compared to the pre-grading conditions, meaning no net effect to other properties. Therefore, grading, drainage, and erosion would be addressed as part of the building permit for the accessory structure.*

Should you have any questions, please don't hesitate to give me a call at 530-283-6214.

Sincerely,



Tracey Ferguson, AICP  
Planning Director



## Ferguson, Tracey

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**From:** Bill Wickman <billwickman@sbcglobal.net>  
**Sent:** Tuesday, April 22, 2025 12:16 PM  
**To:** Ferguson, Tracey; Hall, Mimi; McGowan, Tom  
**Cc:** Bruce North; Curt Theriault; lucindamansell@msn.com; Sue Wickman  
**Subject:** Reply to the April 17, 2025 response  
**Attachments:** Response to April 17 letter.doc; Recent bio 11 13.doc; Websoilsurvey.docx; Soils.pdf; Popup - SSURGO.pdf

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have taken the time to review the extensive reply sent to us on April 17th and have responded to specific areas that indicate that work done in determining this zone change was exempt from CEQA is questionable. Attached is the letter as well as the attachments cited in the letter. We look forward to the next Board of Supervisors meeting. FYI, 4 property owners will be meeting on site with Nicole this Saturday.

Post harvest states; **“Well spaced, unevenaged mixed conifer forest composed primarily of healthy dominant and codominant trees”**.

From review of the harvest plan, the post harvest tree density is from 50 to 25 percent of the pre-harvest density. This does not imply that there are not significant timber resources remaining on the property.

In review of the CEQA guidelines under 15064 I find the following and will address how we feel the documents presented to us on April 17, 2025 are still not in compliance and could not be used to justify no significant impact.

***(b) The determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data.*** An ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting. For example, an activity which may not be significant in an urban area may be significant in a rural area.

In the April 17, 2025 response on page 9, it is stated *“The site has no been shown to exhibit sensitive soils or geologic hazards based on a review of Figure 4.7-1, Seismic and Geologic Hazards.”* This exhibit is a very broad scale overview of the whole county and does not provide specificity needed to determine site specific soils present and their erosion potential. If the County had applied this careful judgment and not relied on a very broad county overview, they would have gone into the web site and steps (**Attachment B**) and found that the site specific soil for the Staniger property is the Penstock-Scaribou complex. In the soil description under *Agriculture; Farmland Class: Not prime farmland.* Under ***Non-irrigated Capability Class and Subclass; 6e. “Subclass e is made up of soils for which the susceptibility to erosion is the dominant problem or hazard affecting their use. Erosion susceptibility and past erosion damage are the major soil factors that affect this soil map unit.*** The site specific map and soil Land Description are **attached as C.**

In my April 9, 2025 letter is highlighted current and existing erosion problems impacting the homes to the south of this proposed zone change. Again this matter was dismissed by citing the County Seismic and Geologic Hazard map and not providing specificity that the site ever had a visit to observe or determine and factual data as specified in (b) above. I also cite CEQA 15064; ***(c) In determining whether an effect will be adverse or beneficial, the lead agency shall consider the views held by members of the public in all areas affected as expressed in the whole record before the lead agency.***

In consideration of CEQA 15064 ***(d) In evaluating the significance of the environmental effect of a project, the lead agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project;*** we offer the following.

In our April 9, 2025 letter we requested knowing if you contacted the Upper Feather River Integrated Management Group, Almanor Basin Watershed Advisory Committee and others. Your reply from page 7 of your rebuttal states; ***(b) Email (Enclosure 26) from Hamilton Branch community Services District (HBCSD) dated April 20, 2024, stating: “I [Michael Saitone, General Manager] have no comment due to the distance from my office and the parcel.”*** By researching norcalwater.org, we found that this service district serves from west of Hamilton Branch to Big Cove. This shows that HBCSD should not have any relative input into this CEQA Exemption, or this zone change.

In addition to the paragraph above, we question that there was no consideration of what overland and spring flow increases that could contain contamination due to the manure being moved during high intensity storms and related run-off. The continual disturbance to the open areas will restrict vegetation regrowth which would normally aid in reducing this threat.

The North's and Mansell's have encountered economic impact to their properties due to erosion and water flow from uphill property. They have had to spend time and material to create rip rapped drainage away from their homes to reduce the threat of water entering and going under their homes.

In addition, we all have contended that there is a strong likelihood of this zone change having a decrease in our property values. Our properties were purchased and developed in a known recreation area and one that is valued in the State of California. Knowing that there is only one F zoned property, and again not having the same neighborhood implications, cannot be used as a standard to determine if our properties have a decrease in economic value. The citation of properties along Salem Road being similar zoned is incorrect when you review the Plumas County F zoned properties.

As such, we contend that Economics and social issue should be considered.

Sincerely,

Bill and Sue Wickman

Slope Length (USLE)		53	
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## Subsidence

	Low	Representative	High
Initial Subsidence	0	0	0
Total Subsidence			

## Agriculture

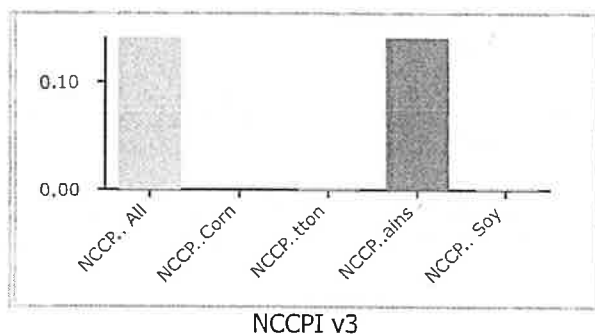
**Farmland Class:** Not prime farmland. **Root Zone Depth (cm):** 150

**Non-Irrigated Capability Class and Subclass:** 6e. Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat. Subclass e is made up of soils for which the susceptibility to erosion is the dominant problem or hazard affecting their use. Erosion susceptibility and past erosion damage are the major soil factors that affect soils in this subclass. **Irrigated Capability Class and Subclass:** There is no irrigated capability rating for this soil map unit.

**Soil Loss Tolerance Factor:** Soil can tolerate losing up to 5 tons per acre per year and still remain in production.

### Commodity Production

This index provides a rating for soil productivity in non-irrigated commodity crops in a geographic area. The NCCPI productivity ratings range from 0.01 to 1, with 1 being the most productive.



## Climate

**Temperature Class:** frigid. **Soil Temperature Regime:** frigid.

	Low	Representative	High
Mean Annual Air Temperature (c)	6	7	7
Mean Annual Air Temperature (F)	43	45	45
Days Between Last And First Frost	60	70	80
Mean Annual Precipitation (mm)	762	889	1016
Mean Annual Precipitation (in)	30	35	40
Relative Effective Annual Precipitation (mm)			
Relative Effective Annual Precipitation (in)			

## Ratings

	Dominant Condition	Least Limiting	Most Limiting
Buildings Without Basements	Very limited		
Buildings With Basements	Very limited	Not rated	Very limited
Concrete Corrosion	Low		
Steel Corrosion	Low		
	Dominant Condition	Weighted Average	
Paths and Trails	Very limited	1	
Roads and Streets	Very limited		

Redriver-Weste  
complex, 2 to 9  
percent slopes

Redriver-Woodwest-Wafla  
complex, 0 to 9  
percent slopes

Scaribou-Penstock-Rock  
outcrop complex, 50  
to 75 percent slopes

Penstock-Scaribou  
complex, 30 to 50  
percent slopes

Water

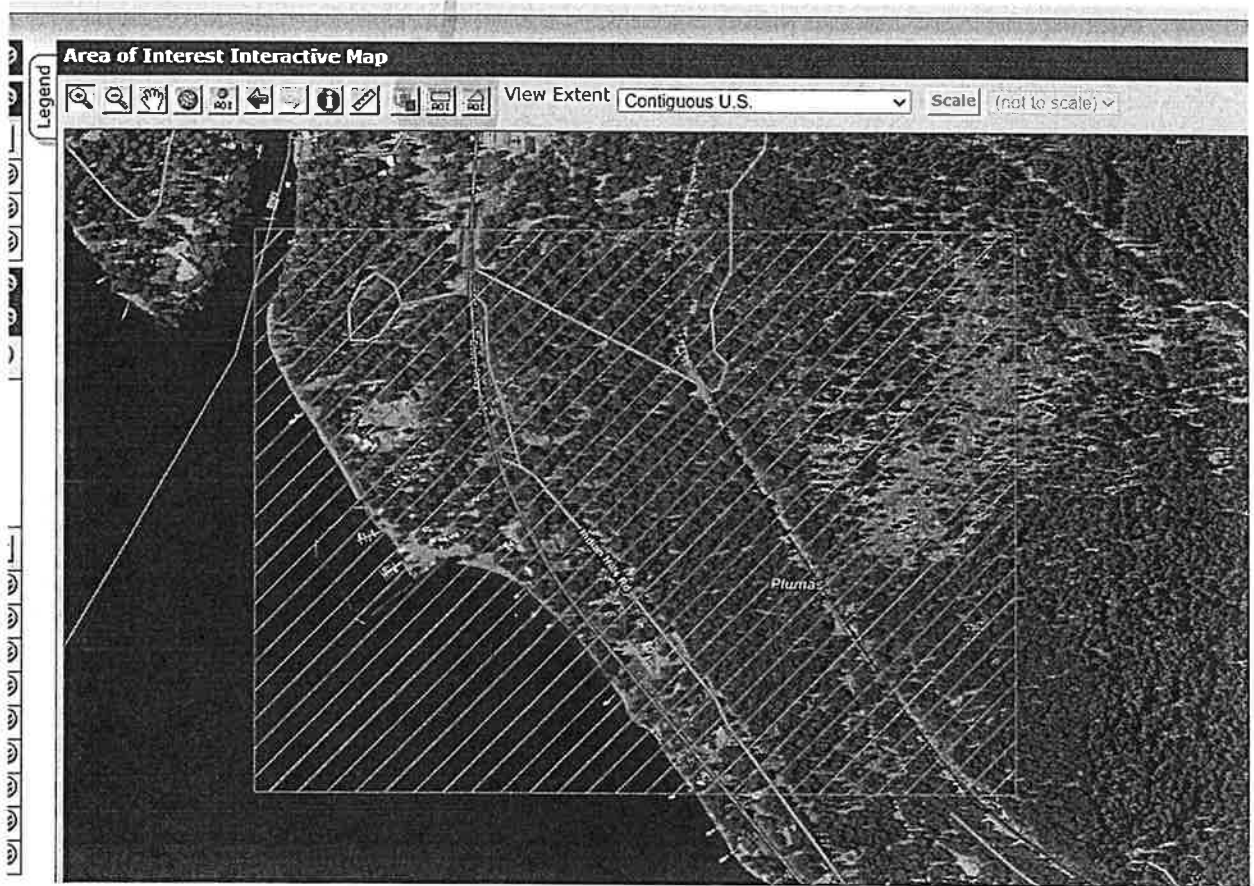
1. Web Soil Survey - Home ([websoilsurvey.nrcs.usda.gov/app/](https://websoilsurvey.nrcs.usda.gov/app/))

The screenshot shows the Web Soil Survey Home page. At the top, there is a navigation bar with links: Home, About Soils, Help, and Contact Us. Below this, a banner reads "You are here: Web Soil Survey Home". On the left, there is a "Search" section with a text input field labeled "Enter Keyword" and a "Go" button. Below the search bar is a "Browse by Subject" menu with the following items: Soils Home, National Cooperative Soil Survey (NCSS), Archived Soil Surveys, Status Maps, Official Soil Series Descriptions (OSD), Series Extent Explorer, Geospatial Data Gateway, eFOTG, and National Soil. In the center, there is a large "START WSS" button. To the right of the button, there is a list of links under the heading "I Want To...": Start Web Soil Survey (WSS), Know Web Soil Survey Requirements, Know Web Soil Survey operation hours, Find what areas of the U.S. have soil data, Find information by topic, Know how to hyperlink from other documents to Web Soil Survey, Know the SSURGO data structure, and Use Web Soil Survey on a mobile device. The main content area contains a welcome message: "Welcome to Web Soil Survey (WSS)". It states that the Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS) and provides access to the largest natural resource information system in the world. NRCS has soil maps and data available online for more than 95 percent of the nation's counties and anticipates having 100 percent in the near future. The site is updated and maintained online as the single authoritative source of soil survey information. Below this, it mentions that soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality.

2. Click on START WSS button



around the area of interest.



5. Once you have your AOI set click on the Soil Map tab at the top.  
If you click on the map unit name in the legend it will take you to the description.

The screenshot shows the 'Soil Map' tab interface. A map of the Susanville Area is displayed with a hatched area of interest. The map includes a legend on the left, a toolbar at the top, and a 'View Extent' dropdown set to 'Contiguous U.S.'.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Penstock-Scaribou complex, 30 to 50 percent slopes	109.7	63.4%
38	Penstock-Western complex, 2 to 9 percent slopes	21.8	12.6%
09	Water	41.5	24.0%
<b>Totals for Area of Interest</b>		<b>173.1</b>	<b>100.0%</b>

- Worked with the National Park Service Fuels Management group to assist in fuels contract concepts and practical use.
- Coordinated and instructed at eight Forest Service National Mechanical Fuels Management sessions in 2003, 2004, 2005, 2006 and 2007.
- Prepared 7 Service Contracts with Product Removal for various National Forests.
- Prepared a Performance Based Contract for the Blackhills NF and have assisted in project design for future projects.
- Presented five sessions in R5 on existing contracting authorities and an overview of the Pilot Stewardship and New Stewardship Authority.
- Presented New Stewardship Authority training to the Region 8/9 University in 2004, 2006, 2007 and 2008.
- Member of the Pacific Coast Monitoring Team for congressionally appropriated Pilot Stewardship projects.
- Participated with the Bureau of Land Management Procurement and Forestry group working on their national direction and contracting program for fuels and stewardship projects.
- Presented a 3 day Performance Based contracting for Stewardship session for the BLM in May 2004 and again in March 2006.
- Presented an overview on Stewardship Authority for the Collaborative Learning Circle in Ashland, OR, July 2004.
- Consultant working with the Big Valley Sustained Unit community and USFS on stewardship training and developing projects, January 2005.
- Presentations of fuels and forest health statements of works language incorporated within NPI, Inc. COR training. With BLM, USFS and NPS training in 2004 and 2005.
- Stewardship training (2 day sessions) for the Six Rivers NF and California Indian Forest Fuels Management Council, 2004.
- Provided a stewardship contracting overview as a part of NPI, Inc. COR training for the Lincoln NF, Alamogordo, NM, December 2004.
- Stewardship training (2 day session) for R3 through Herb Hooper, Little Colorado River Plateau RC&D, in Albuquerque, NM, November, 2005.
- Constructed 2 Stewardship contracts for the Mendocino and Shasta-Trinity NF. Took all of the pertinent information and constructed the contract for the forests. For the Mendocino, I also assisted with the pre-solicitation field review as well as assisted with follow-up contractor questions. Then was a member of the evaluation team. July and August 2005.
- April 2006, hired by the Klamath NF for assistance on 2 stewardship contracts which will involve review and editing of the contracts as well as assistance on the pre-solicitation field trip and assisting in contractor questioning.
- April 2006, conducting three day Stewardship training for Region 5.
- May 2006, did a one day presentation and training of prospective stewardship contractors for the Six Rivers NF.
- Hired to conduct the first Forest Service National Training on Introduction to Stewardship contracting. This involved the current development of national training and requirements that the WO formulated for the Chapter 60 Handbook. Session(s) were in October 2006 in Region 2. In 2008 I presented sessions in Chattanooga, TN for Region



- Pinchot Institute for Conservation and National Forest Foundation-Hamilton, MT, Blodgett Forest, CA and Washington DC.
- Bolle Center, University of Montana, Lewiston, ID.
- National Rural Community Assistance Workshop, Stowe, VT
- Yosemite/Sequoia Rural Community Assistance, Turlock, CA
- National Forest Products Society, South Lake Tahoe, CA
- Smallwood 2002 Convention, Albuquerque, NM

Community involvement: Chief Financial Officer (Plumas Schools Education Foundation), President Quincy High School Booster Club, President of PUSD School Board (1994), School Board Member (1990-1997), Chairman for the Plumas County Schools Measure A Bond (a \$15mm Bond for school improvements throughout Plumas County) in 2003 to present. After the Measure was successfully passed by County electorate, I was selected as the Chairperson for the Plumas County Measure A Oversight Committee. Currently Plumas District Hospital Board member and President of the Plumas Health Care Foundation.

Associate Professor of Forestry at Feather River Junior College: taught Introduction to Forestry Fall of 1993, 1996, 1997, 1998 and taught two classes in Ecosystem Management in 1997.

In addition to my strong community involvement, I have always been viewed as a leader and initiator of new ideas for the Forest Service during my career. A sampling of some of the work accomplished follows:

- Special assignments: 2 week (May 18-27, 1999) detail to the Washington Office to develop a National Desk Guide for existing contract authorities for dealing with the utilization of small diameter/low value material.
- Subsequent to this assignment I made formal presentations nationally on this subject. These presentations have been done in Regions 1, 2, 3, 4, 5, 6 and 8. Additional presentations on this topic were made:
  - June 2000 National Forest Products Society in South Lake Tahoe
  - Two presentations in October 2000 in Stowe, Vermont for the National Rural Community Assistance Partnership Conference
  - April 2001 to the National Acquisition Management meeting in Albuquerque, NM
  - Also participated as a presenter of information on Stewardship contracting at two meetings with the Pinchot Institute at the Blodgett Forest in California in 2000 and in Hamilton, Montana in August 2001.
  - Made this same presentation for the Bolle Center associated with the University of Montana in the spring of 2000.
  - In May 2000, I was selected as one of 4 Forest Service members (another of which was Chief Bosworth) to serve on a Forest Service panel that provided information before a Senate Sub-Committee hearing on Stewardship on Forest Service lands.

development and use for the utilization of small diameter/low value material. The presentations were in the WO, and Regions 1, 2, 3, 4, 5, 6 and 8. These efforts with the Pilot Stewardship program (Section 347 of the FY 1999 Omnibus Appropriations Act) were to assist in contract development for the Pilot Creek (Mad River) and Grassy Flat (Hayfork) Pilot projects and leadership for development and contract formulation for the Granite (Groveland) and Maidu (Quincy) projects.

I represented the Forest Service during a Congressional review of these Pilot projects in the summer of 1999. I was a member of the Pacific Coast Monitoring Team that provides information on all Pilot Stewardship projects from Alaska to California. I was a key member of the national group that resurrected the Logging Engineering Program and took the lead on developing and managing the new Mechanical Fuels Treatment program. Within Region 5, I worked directly with several Forests on Logging Engineering and sale economic issues.

As a private consultant, I have directed and been the marketing lead for the NPI, Inc. Natural Resource Division. I have established myself with the Forest Service, Bureau of Land Management and the National Park Service, and am viewed as a National Professional Resource for Stewardship and Fuels and Forest Restoration issues. I conduct training, management and project level consultation, prepare service contracts and consult with Partnerships and Industry on these same issues.

In addition, I am still active with the Contracting community and also work with local small contractors to assist them in their daily operations as well as provide contract information. I have also worked with the Sierra Planning and Economic Development group to coordinate with the Tahoe National Forest on a potential stewardship project. I was a private consultant for the Superior California Economic Development District by assisting with training and development of stewardship projects with the Big Valley Sustained Unit on the Modoc NF.

In 2003, I worked for Pew Forest Products as a field representative on 2 large salvage sales on the Lassen and Plumas NF. As a field representative I did advanced unit lay out, designated salvage for consideration for marking and located needed temporary roads and landings.

As an associate of NPI, Inc., a respected training and consulting firm established in 1983, I have developed programs, provided training and has done an excellent job of coordinating this effort with all of the NPI, Inc. support staff. I am timely in providing my training materials to the staff so that they can assemble the training manuals in an efficient and timely manner. I assure that they are kept informed on all issues and work to continue to develop our Natural Resource Division.

I am also a private consultant for the American Forest Resource Council which is located in Portland, OR. The primary duties as a consultant for AFRC is to monitor a 4 forest province and provide comment on NEPA documents, review project economics, review contracts and conduct industry and agency field trips on various projects.

## Ferguson, Tracey

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**From:** Bill Wickman <billwickman@sbcglobal.net>  
**Sent:** Sunday, May 4, 2025 8:16 PM  
**To:** Ferguson, Tracey; Hall, Mimi; McGowan, Tom  
**Cc:** Curt Theriault; Bruce North; lucindamansell@msn.com; Sue Wickman; Bill Wickman  
**Subject:** More information relative to the CEQA exemption  
**Attachments:** May 4 2025 letter to Tracey and Board.doc; Soil Data Explorer \_ California Soil Resource Lab.html; soil erosion Mansells 1 23.jpg

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tracey and all, please see the attached letter and other attachments.

# PENSTOCK SERIES

The Penstock series consists of very deep, well drained soils formed in material weathered from metavolcanic or pyroclastic rock. Penstock soils are on mountain sideslopes. Slopes range from 5 to 75 percent. The mean annual precipitation is about 35 inches and the mean annual temperature is about 44 degrees F.

**TAXONOMIC CLASS:** Loamy-skeletal, mixed, superactive, frigid Ultic Palexeralfs

**TYPICAL PEDON:** Penstock stony loam, forested, on a 46 percent N facing slope under a cover of mixed conifers at 5,040 feet elevation. (When described August 13, 1985, the soil was dry throughout. Colors are for dry soil unless otherwise noted.)

The surface is covered with 5 to 10 percent stones.

**A--**0 to 12 inches; light yellowish brown (10YR 6/4) stony loam, dark yellowish brown (10YR 4/4) moist; weak fine granular structure; slightly hard, very friable, slightly sticky and slightly plastic; common very fine and many fine and medium roots; many very fine interstitial pores; 10 percent cobbles and 50 percent pebbles; medium acid (pH 6.0); clear wavy boundary. (5 to 12 inches thick)

**BAt--**12 to 27 inches; light brown (7.5YR 6/4) very gravelly loam, strong brown (7.5YR 5/6) moist; weak fine subangular blocky structure; slightly hard, very friable, slightly sticky and slightly plastic; common very fine and fine, and few coarse roots; many very fine interstitial pores; few thin clay films on peds; 10 percent cobbles and 35 percent pebbles; medium acid (pH 6.0); clear wavy boundary. (10 to 15 inches thick)

**Bt1--**27 to 44 inches; reddish yellow (7.5YR 6/6) very gravelly loam, strong brown (7.5YR 5/6) moist; moderate medium subangular blocky structure; hard, friable, slightly sticky and slightly plastic; common very fine and few fine roots; many very fine tubular pores; many thin clay films on peds; 5 percent cobbles and 35 percent pebbles; medium acid (pH 6.0); clear wavy boundary.

**Bt2--**44 to 63 inches; reddish yellow (7.5YR 6/6) very gravelly loam, strong brown (7.5YR 5/6) moist; moderate medium subangular blocky structure; hard, friable, slightly sticky and slightly plastic; few very fine and fine roots; many very fine tubular pores; many thin and common moderately thick clay films on peds; 5 percent cobbles and 30 percent pebbles of weathered rock; medium acid (pH 6.03); abrupt wavy boundary. (The combined thickness of the Bt horizon is 45 to 60 inches.)

**Cr--**63 inches; moderately weathered metavolcanic rock with features 1/2 to 1 inch apart.

**TYPE LOCATION:** Plumas County, California; on Little Dyer Mountain about 2 miles E of Lake Almanor; 2.3 miles W of bridge to shallow borrow pit then 0.4 mile W on log trail to landing; about 1,000 feet N and 1,700 feet E of the SW corner of Sec. 15, T. 28 N., R. 8 E.

**RANGE IN CHARACTERISTICS:** The mean annual soil temperature varies from 42 to 46 degrees F. The soil moisture control section (12 to 28 inches) is dry from August 1st to November 1st (92 days) and is moist in some or all parts the rest of the time. The soil temperature exceeds 41 degrees F. from

Pale great group - clay content increases with increasing depth, beyond 60 inches.

OSD scanned by SSQA. Last revised by state on 2/87.

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National Cooperative Soil Survey

U.S.A.