



Planning Commission Memorandum

Date: November 12, 2025

To: Nevada County Zoning Administrator

From: Zachary Ruybal, Associate Planner *ZKR*

Subject: Floriston Wireless Telecommunications Facility Project – PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 Comments Received

Attachment: Comments Received & Proposed New/Revised Conditions of Approval

Dear Zoning Administrator:

Since the time of the public notice and release of the Staff Report for the Floriston Wireless Telecommunications Facility project, Staff has received a total of five (5) comment letters from the Floriston Property Owners Association (FPOA), the contractor overseeing the Floriston Water Treatment Facility project, and concerned neighbors. Please see the attached comments for your review and please include these comments as a part of the public record for the project. The amended Conditions of Approval are attached to this document as well. The main concerns included amongst the public comment letters for the proposed project include concerns regarding the potential impacts related to potential impacts to the Floriston Water Treatment Facility project, the access road, construction on slopes exceeding 30% slope, and noise.

As discussed in the Staff Report, the proposed project does not propose any generators and the noise associated with the proposed project would be for construction activities only, which are exempt from the Nevada County Noise Ordinance requirements. Additionally, Condition of Approval A.14 is provided to limit the hours of construction from 7:00 a.m. to 7:00 p.m. Monday through Saturday only, with no work being allowed on Sundays. Additionally, due to the proposed project proposing the wireless telecommunications facility as an unmanned facility, the proposed project is not expected to contribute to a substantial increase in traffic. Construction related traffic would be temporary and minor because development of the site for a single replacement cell tower is not considered a major project. As an unmanned facility, operational traffic would only consist of weekly or bi-monthly visits by a technician. The addition of future carriers would result in similarly minor construction traffic and technician visits.

As a part of the proposed project, a Steep Slopes Management Plan prepared by Susah Dahl with T&S Engineering provided Best Management Practices to be implemented during the construction of the proposed wireless telecommunications facility. These Best Management Practices to be implemented have been included as a Condition of Approval to allow ground disturbance within areas that exceed 30% slope (Condition A.7). Additionally, there have been numerous concerns brought forth regarding the proposed projects' potential impact on the Floriston Water Treatment Facility project that is

currently in the construction phase. During the Initial Distribution process, the Lahontan Regional Water Quality Control Board was routed the proposed project for review and to provide any comments/conditions they would like to include or items they would like to be addressed in a resubmittal. The Nevada County Planning Department did not receive any comments, concerns, or conditions from the Lahontan Regional Water Quality Control Board throughout the process. In order to ensure that proposed wireless telecommunication facility does not conflict with or compromise the existing private/public water infrastructure associated with the Floriston Water Treatment Facility project, a Condition of Approval has been included which requires that applicant obtain and submit documentation from the State of California (or its administering agency) verifying that the proposed project will not interfere with the operation or purpose of the Floriston Community Water System. Additionally, the water vaults and infrastructure associated with the Floriston Community Water System project shall be shown on the Site Plan for all future submittals for any/all permits (Condition A.17).

Pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code requires that towers that are located a distance that is less than 100% of their height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed by the State of California, certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes, and ice, when the tower is fully loaded with antennas, transmitters and other equipment and camouflaging. In the past, the Nevada County Planning Department has approved wireless telecommunication facilities within 100% of the proposed towers height to above grade water tanks; however, one of the main concerns regarding the Floriston Water Treatment Facility project potential impacts is the proposed towers proximity to the existing above ground water tanks on the project parcel. While the Nevada County Code does not require a Fall Certification Letter for these types of utilities, a Condition of Approval has been included to require the applicant to provide a Fall Certification Letter to ensure that existing facilities and infrastructure will not be impacted as a part of the proposed project (Condition A.18).

Attachment 1
Amended Conditions of Approval (COAs)
Floriston Wireless Telecommunication Facility Use Permit
(PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001)

A. NEVADA COUNTY PLANNING DEPARTMENT:

1. Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) authorizes the removal of an existing 41 foot tall monopole and replacing it with a new 90 foot tall faux pine (monopine) at an existing unmanned wireless communication facility located at 22258 Juniper Street, Floriston, CA 96111, approximately 0.1 miles directly east of Interstate 80 and directly adjacent to the Floriston Subdivision. The proposed facility will consist of eighty-five (85) feet of metal monopine structure with a 5-foot faux foliage extension, making the total height of the proposed tower ninety (90) feet tall. The proposed project includes the removal and replacement of an existing RBS 6201 cabinet with a new T-Mobile enclosure 6160 cabinet, relocating two (2) existing antennas from the existing monopole to the new monopine, relocating two (2) RRUS-449 B71/B85 units from the existing monopole to the new monopine, installing one (1) new 10 foot tall CMU retaining wall enclosure, installing one (1) new Double Tri-Sector Collar with T-Arms, installing two (2) new T-Mobile antennas, installing two (2) new RRUS-4460 B25/B66 units, installing two (2) new hybrid cables, removing two (2) existing antennas, removing four (4) existing diplexers at the equipment and antennas, and remove an existing cable tray.

The proposed project includes an extension of the existing 260-square-foot crown castle lease area by approximately 130 square feet to accommodate the new monopine, for a total of a 390-square-foot lease area. All brackets, antennas and RRUs green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. The facility will be surrounded with a new CMU retaining wall around the north, east, and south portion of the enclosure and a six-foot tall chain-link sliding gate is located on the west side for access. There will be a new 100 square foot concrete slab for the new 90-foot monopine to go. There is no exterior lighting proposed, and any service lighting will be compliant with Nevada County Lighting standards. The site will be accessed via an existing private dirt access road within an existing 12-foot access and utility easement that connects directly to Juniper Street, an existing paved private road within the Floriston Subdivision.

Additionally, the proposed project includes a Steep Slopes Management Plan for the work being proposed within slopes in excess of 30% slope. The new monopine will require a graded pad, concrete slab, and CMU retaining wall which will encroach into slopes in excess of 30%. Therefore, recommended actions have been provided by T&S Engineering to minimize the impact of the proposed

construction activities within these areas of slopes exceeding 30% that shall be implemented into project construction and grading activities.

2. Pursuant to the requirements identified in Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant is hereby notified that this project is not valid until the expiration of the ten (10) day appeal period from the date of the Zoning Administrator's final action on the project.
3. Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the Conditional Use Permit (November 22, 2028) (i.e., Final Project Action), unless an extension of time for reasonable cause is requested prior to the expiration date and granted by the Zoning Administrator pursuant to Section 5.10 of the Nevada County Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.
4. Prior to Final of any Improvement Permits, the applicant shall contact the Planning Department for a field inspection to verify all Conditions of Approval, Mitigation Measures, and ordinance requirements have been satisfied. Fees for such inspection shall be applicable on the project Building Permit.
5. The design, colors, configuration, and materials of the monopine and associated improvements including the 390-square-foot lease area shall be in substantial conformance with the design authorized in this approval. The wireless telecommunication facility shall be painted with a dark green steel finish coating system and all brackets, antennas and RRUs will be painted green to match the faux pine tree (monopine) and will be fully within the monopine branch radius to best blend in with the existing environment. as represented on the approved plans kept on file with the Planning Department.
6. There shall be no lighting on tower, unless required by the Federal Aviation Administration (FAA). All lights not required by the FAA shall be fully shielded and downward facing to prevent the light source or lens from being visible from adjacent properties and roadways. Fully shielded shall mean a light which does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture and which precludes visibility of the light source.
7. The following Best Management Practices used to protect natural vegetation, impacts to steep slopes, and minimize impacts to wildlife habitat are required to be added to all future building plans and shall be followed:
 - a. Proper design and construction of retaining wall and tower foundation

- b. Erosion and sediment control plan, to include:
 - i. Site specific BMPs: fiber rolls, concrete washout
 - ii. Good housekeeping notes
 - iii. Notes to preserve existing vegetation
 - iv. Notes to haul-off any excavated material that has the potential for shrinking and swelling (e.g. high-plasticity clay (CH))
 - c. Following recommendations in the Subsurface Exploration Report, prepared by Tower Engineering Professionals, Inc., dated July 26, 2023.
8. Prior to issuance of Improvement or Building Permits, pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant shall provide a Facility Maintenance/Removal Agreement to the Planning Director, binding the developer and successors in interest, to an agreement to maintain the facility as approved and notify the County of intent to vacate the site, agreeing that the applicant will remove all facilities within 12 months unless the site is occupied by a successor; or the applicant shall provide a cash bond equal in cost to removing the tower and associated facilities.
9. Pursuant to Title 12, Chapter 3, Section 12.03.080 Communication Towers and Facilities of the Nevada County Code, the applicant shall include a note on all improvements plans as follows: "Existing trees and other screening vegetation in the vicinity of the facility and along the access or utility easements, shall be protected from damage during construction. All areas disturbed during project construction shall be replanted with vegetation compatible with vegetation in the surrounding area except where the County Fire Marshal requires fuel modification. Native trees are the preferred vegetation."
10. The facility shall comply with all Federal Communications Commission (FCC) regulations concerning radio frequency emissions.
11. A permanent, weatherproof, facility identification sign, no more than 12" x 24" in size, identifying the facility operator and a 24-hour phone number, shall be placed on the fence, the equipment building or tower base. If larger signage is required by the FCC, the applicant shall provide proof of the requirement, and signage shall not exceed the required size.
12. The contractor shall exercise every reasonable precaution to protect the project site from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil and wash water shall be prevented from discharging onto the ground at the construction site.
13. All grading and construction plans shall include a Note outlining the requirements provided below to ensure that any cultural resources discovered during project construction are properly managed. These requirements including the following:

“All equipment operators and employees involved in any form of ground disturbance shall be trained to recognize potential archeological resources and advised of the remote possibility of encountering subsurface cultural resources during grading activities. If such resources are encountered or suspected, work within 200 feet shall be halted immediately and the Nevada County Planning Department shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner be contacted. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Environmental Quality Act Sections 15064.5(d) and (e) shall be followed. If Native American resources are involved, Native American Organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment.”

14. Hours of operation for construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. These limited hours of operation shall be noted on project plans, which shall be reviewed and approved by the Planning Department prior to permit issuance.
15. Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the McCourtney Road transfer station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.
16. Pursuant to the Agreement to Pay form signed and submitted by the applicant/authorized representative, all fees incurred in the processing of this project shall be paid in full within 30 days of the mailing of such billing for the project. If payments on outstanding invoices are not made within thirty (30) days after the date of the invoice, County staff may cease work on the project until the required payment is made, subject to any other provisions of the law. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. Project approval does not become effective unless and until the applicant has complied with this condition.
17. Prior to issuance of any grading, Building, or improvements plans, to ensure that the proposed wireless telecommunication facility does not conflict with or compromise the existing private/public water infrastructure, the applicant shall obtain and submit documentation (official letter or email) from the Lahontan Regional Water Quality Control Board (or its administering agency) verifying that the proposed project will not interfere with the operation or purpose of the Floriston Community Water System. Additionally, the water vaults and

infrastructure associated with the Floriston Community Water System project shall be shown on the Site Plan for all future submittals for any/all permits.

18. Due to the proposed new wireless communication facility being within 100% of the tower height from the existing above ground water tanks, to ensure that the water tanks and associated infrastructure are not damaged, prior to approving any grading/Building/improvements plans, the applicant shall provide a Fall Certification Letter from structural engineer licensed by the State of California to the Nevada County Planning Department certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes, and ice, when the tower is fully loaded with antennas, transmitters and other equipment and camouflaging.

B. DEPARTMENT OF ENVIRONMENTAL HEALTH:

1. With the existence of hazardous material storage at this location, the applicant and/or facility operator shall adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 - 25519 and 25100 - 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). CERS | California Environmental Reporting System
2. The applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), the Certified Unified Program Agency (CUPA). The applicant and/or facility operator shall secure and annually renew the permit for this facility within 30 days of becoming subject to applicable regulations.
3. NCDEH shall have full access rights to the facility, including roads across private property, for the purposes of inspecting and or investigating complaints related to the storage and disposal of hazardous materials, 24 hours per day, 7 days per week. If private gates restrict access to the facility, NCDEH shall be provided with keys or combinations of said gates, or be allowed to apply a lock to a chain of locks, should one exist. NCDEH access shall be part of the lease agreement with the private property owner.

C. NEVADA COUNTY BUILDING DEPARTMENT:

1. Complete construction plans shall be submitted for review at time of building permit submittal in conformance with Nevada County Land-Use Code Chapter V.

2. All project plans shall be designed and wet stamped/signed by a California Licensed Design Professional for each prospective field of the project.
3. Completion of the County of Nevada Special Inspection Agreement will be required at time of building permit submittal for all required special inspections.

D. NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT:

1. A note shall be placed on associated building or grading plans stating that any future construction projects less than one acre must adhere with dust mitigation measures in Northern Sierra Air Quality Management District's Rule #226.

DI. DEPARTMENT OF PUBLIC WORKS:

1. Access to the tower site shall meet minimum County Fire Standard Driveway requirements per County Standard Drawing C-2.2.
2. Access Driveway shall be within the designated 20' Wide Access & Utility Easement as shown on the As-Built Survey Plans dated July 2, 2025.
3. Any Grading permits required for said Driveway shall be submitted to the Building Department for review and approval prior to any construction

DII. CALTRANS:

1. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14th Street, Sacramento, CA 95811-7119. See the following website for more information: <https://dot.ca.gov/programs/trafficoperations/transportation-permits>

October 10, 2025 Re: CUP Permits PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001
— Proposed Crown Castle / T-Mobile CCI Cell Tower Project, Floriston, California

The following dialogue is a response from the FPOA Project Management Group, Kennedy Jenks, engaged/contracted to oversee the Floriston Water Treatment Facility, the subject of the recent State of California Grant to the Town of Floriston, CA. The Numbered Items are a few critical informational items absent from the CCI-T-Mobile Project Description and consideration of the Project and its unmitigable impacts.

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To the FPOA Board:

“I read the document you sent and reviewed the pertinent drawings therein. In addition to my sending on Friday a markup of the Crown Castle As-Built Survey sheet 5 of 5 drawing with new RW Flowmeter Vault location that they do not know about or show, I have the following additional observations:

1. The new RW Flowmeter Vault thankfully is called to be traffic-rated for H20 loads. However, I do not know anything about the rating of FPOA’s other existing valve vaults in the area, so protection of them should be a key requirement. I do note under Project General Notes on Sheet T-1.2 in the Crown Castle drawings attached to the Zoning Administrator Staff Report, that Note 13 calls for protecting existing sewer, water and other utilities.
2. The red colored line annotated “UG/E” for a T-Mobile conduit serving the site as shown on As-Built Survey drawings in the Crown Castle drawings in the Zoning Administrator Staff Report is an existing conduit that will have cables inside replaced, but no new conduit will be added in the road.
3. FPOA’s new RW Flowmeter Vault should be added to sheets A-1.2 and C1.0 in the Crown Castle drawings in the Zoning Administrator Staff Report as a minimum going forward.
4. Page 9 of the Zoning Administrator Staff Report under the paragraph called Telecommunications Tower Setback refers to towers located “less than 100% of the height from a property line, a habitable structure or other tower, shall include a report by a structural engineer licensed in the State of California, certifying that the proposed tower is designed to withstand without failure the maximum forces expected from wind, earthquakes or ice...”. The Zoning Administrator deems this site not applicable to this requirement. However, I believe FPOA should point out that its water facilities are deemed “essential facilities” critical to the community’s

water system and that its above grade tanks in the area are located within 100% of the proposed tower's height and thus the tower should be designed to meet the stated requirements as such in order to protect the tanks.

5. Page 14 of the Zoning Administrator Staff Report includes approval recommendations II-E, F and G that do not adequately address the potential impacts of the proposed tower on the existing essential community water system above grade tanks unless higher design standards are employed than stated in the Report in order to protect these "essential facilities". Furthermore, on page 15, item II-K is only acceptable if the referred to Attachment 1 also includes conditions for adequate tower design and construction protection of FPOA's water system facilities in the area including the two above grade water tanks located less than 100% of the proposed tower's height, as described herein.
6. Construction Note 3 on Crown Castle drawing T-1.2 needs the called-out compliance requirement for "2019 CBC" to be updated to the current adopted CBC version in effect when the design is permitted for construction.

I hope this helps FPOA in expressing its concerns regarding the proposed 90' tower.

Submitted by:

Doug Henderson | Kennedy Jenks
Direct: (415) 244-5894
DougHenderson@KennedyJenks.com

Gary G. Mapa, Property Owner Floriston, CA

Also, Disclosure: Vice-President, FPOA

The above information is being submitted by me as an individual.



Gary G. Mapa, Broker, CA DRE #00597441
Real Estate Solutions
Site Acquisition Resultants, Inc.
POB 621, Applegate, CA 95703
530-320-9097 (Cell) 530-878-7260 (Fax)
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Floriston Property Owners Association
22261 Juniper St.,
Floriston, CA 96111

November 8, 2025

Nevada County Planning Department
950 Maidu Ave.
Ste. 170
Nevada City, CA 95959

Re: CUP Permits PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 — Proposed Crown Castle / T-Mobile CCI Cell Tower Project, Floriston, California

Attn Nevada County Planning Department:

The **Floriston Property Owners Association (FPOA)** has valid and justifiable concerns regarding the proposed **CCI Cell Tower Project** (CUP Permits: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001) submitted by **Crown Castle** on behalf of **T-Mobile**.

As a rural mountain community, we recognize the importance of reliable cellular service and appreciate the coverage that T-Mobile currently provides. However, of greater importance — and of ongoing concern and commitment to our community — is the **adequate supply, quality, and maintenance of reliable, potable water** for the **43 properties** that comprise the Town of Floriston.

FPOA's foremost obligation is to ensure that our **\$6.7 million state-funded water system** is not placed in jeopardy by construction activities associated with the proposed Crown Castle Communications Infrastructure (CCI) Project. To date, the Conditional Use Permit (CUP) record contains **no documentation or discussion** addressing mitigation for potential damage to the FPOA water facilities during construction, following completion, or during any future modification or demolition of the telecommunications site located in the immediate vicinity of our water system infrastructure.

Risk management is essential to the protection and long-term sustainability of this critical public utility. Cellular tower lease terms typically extend for **20 years or more**, with multiple

five-year renewal options. Therefore, any unmitigated risk to the pre-existing FPOA water system could persist for the full duration of such leases and their extensions.

The **proposed 90-foot structure**, with its associated equipment area and substantial foundation, is located directly adjacent to the FPOA's sole water source and vital water infrastructure. Any damage to this infrastructure could result in the **loss of running water for more than forty property owners** within the Town of Floriston.

No plans or conditions have been presented to mitigate potential loss or damage to the water system. Meanwhile, construction of the **new \$6.7 million water system**, funded by the State of California, is already underway.

The surveys, plans, and other documentation submitted for this CCI-T-Mobile facility do **not reference or account for the approved State-funded water-system upgrades** that are being implemented at this location and throughout the Floriston community. The proposed tower, concrete pad, and foundation pilings are located within a few feet of existing and newly installed FPOA infrastructure.

These conditions create justifiable concern about the potential for **unavoidable impacts and damage** caused by heavy construction equipment during all phases of this project, as well as by subsequent expansions or decommissioning associated with ongoing wireless-infrastructure operations. The CUP materials do not address **mitigation procedures** for damage incidents, nor do they emphasize maintaining **safe and reasonable access** for town residents to their homes and to essential community facilities — including the FPOA water-system/assets protected under the State of California grant.

Also unaddressed in the CUP package is the **critical geotechnical context** of the site — namely, the **30-plus-degree slope** and the intrusive excavation required for the monopine foundation and concrete pad. The proposed project is located in an area with a **documented history of slope instability**, including slides that have affected both the proposed tower area and nearby sections of Interstate 80. Any destabilization of the hillside adjacent to the project could increase the likelihood of rock, mud, or snow slides, posing severe risks to the FPOA water-system infrastructure.

It is understood that **noise, vibration, construction traffic, and related activities** will impact the project site and the surrounding community. It is imperative that the project proponents and all responsible parties — including project managers, contractors, and subcontractors — provide **advance written notice** to FPOA and town residents regarding all construction activities, schedules, and potential impacts to Floriston's roads, water and sewer systems, and electrical utilities.

To date, **no documentation of access rights or easements** granted to Crown Castle, T-Mobile, or their contractors has been provided to FPOA, nor do such authorizations appear in the CUP project description.

Given the **absence of essential safeguards**, including geotechnical evaluation, risk mitigation, infrastructure protection, and lawful access arrangements, the **Floriston Property Owners Association firmly opposes** the proposed **CCI-T-Mobile Project** under this Conditional Use Permit.

The Association does **not support this project in any form** and considers its construction to represent an **unacceptable threat** to Floriston's public safety, water infrastructure, and community welfare.

Respectfully submitted,

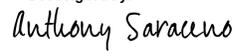
Shannon Hawthorne, President

Signed by:

C292AA0D27DC4D1...
Gary Mapa, Vice President

DocuSigned by:

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Anthony Saraceno, Treasurer

DocuSigned by:

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Libbie Henrie, Secretary

Signed by:

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Myles Beyer, Road Water & Sewer

Signed by:

E11A37BB677449B...

Zachary Ruybal

From: Gary Mapa <gmapa@reatta.com>
Sent: Wednesday, November 5, 2025 8:09 AM
To: Planning
Cc: Alicia Chaturvedula; CommunityDevelopment; Gary Mapa
Subject: COMMENT: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

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Please submit the following comment to the Hearing Panel:

CEQA Justification – Protection of Existing Public Infrastructure and Subordination of Interests

Pursuant to CEQA Guidelines §§15064(e), 15065(a), and 15126.2(a), the Lead Agency must evaluate whether a proposed project could cause significant environmental effects through direct or indirect disruption of existing public services, infrastructure, or adopted plans. The proposed 90-foot monopole communications facility is located within or adjacent to lands encumbered by a State of California grant awarded to the Town of Floriston for the construction and operation of the Floriston Community Water System, a public works project essential to the community's potable water supply. The State's investment, in excess of six million dollars, constitutes a recorded public interest that predates and is superior to any new private leasehold or easement interest associated with the proposed communications facility.

As such, any activity that could interfere with or impair the continued operation or maintenance of the water system may be deemed a potentially significant impact under CEQA Guidelines §15065(a)(4), which requires a finding of significance if a project could cause substantial adverse effects on human beings, directly or indirectly. Further, under §15126.2(a), a project's environmental analysis must consider both primary and secondary effects, including reasonably foreseeable indirect impacts to infrastructure systems required for public health and safety.

To ensure that the proposed monopole facility does not conflict with or compromise the existing private/public water infrastructure, the County shall require, as a condition of approval, that the applicant obtain and submit documentation from the State of California (or its administering agency) confirming either (a) subordination of the State's recorded grant interest to the communications facility, or (b) written consent verifying that the project will not interfere with the operation or purpose of the Floriston Community Water System. This measure satisfies CEQA's requirements under §15064(e) by eliminating a reasonably foreseeable indirect impact and ensures consistency with CEQA's intent to protect existing public facilities and the public investment in essential community infrastructure.

Implementation of this condition may reduce the potential impact to a **less-than-significant level**, ensuring that project approval will not conflict with existing state-funded infrastructure, recorded property rights, or public health and safety standards.

Submitted as a Floriston property owner.

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www.sarsas.org Co-Founder, Pres.
Save Auburn Ravine Salmon and Steelhead
This is what I do!
What have you done to contribute lately?

Zachary Ruybal

From: Alicia Chaturvedula
Sent: Tuesday, November 4, 2025 3:52 PM
To: Planning
Cc: Vera De Ferrari
Subject: FW: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

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Flag Status: Completed

From: Gary Mapa <gmapa@reatta.com>
Sent: Tuesday, November 4, 2025 3:45 PM
To: CommunityDevelopment <ComDevAgency@nevadacountyca.gov>
Cc: Gary Mapa <gmapa@reatta.com>; Shannon Hawthorne <shawthorne0@gmail.com>
Subject: PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

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Seven Days is not sufficient time to review the documents and evaluate additional impacts to the Floriston Community (FPOA), as have previously been experienced, and certainly anticipated to be multiplied beyond the present negative impacts. The location of the existing communication facilities in relationship to the FPOA Spring Water Storage facility serves the entire community of Floriston and these individuals and families can not be put at risk.

A ninety foot structure at this location will require a massive foundation, the drilling or excavation of, in of itself, may/can create damage to the FPOA Water Tank and the spring water supply itself. There are too many issues that affect the safety and lives of the Floriston residents.

The propagation of the transmission of signals from the proposed tower is also of question. Documentaion of the need to raise the rad centers from the existing antenna array elevations to nearly double needs to be proven and justified, unless all carriers are transitioning to one support structure, thus requiring the removal of the existing facilities in their entirety, including foundations.

Access to the location of the proposed/existing communication towers is by narrow, hillside traveled lane with no turnouts. Fire and other safety related vehicles will no have sufficient width and turn-around (Hammerhead or otherwise) for their respective vehicles.

These are just an introduction to my concerns. There are more, and after reviewing all the drawings, studies, reports and title documents, including rights of access by all users of the proposed "project", we can better respond to this CCI project.

Thank You.

I look forward to reviewing the documents that "may be released" tomorrow, so we can determine what additional information is needed to best protect the health and safety of the Floriston Community.

I included the FPOA Board President, Shannon Hawthorne, in this email.

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www.sarsas.org Co-Founder, Pres.

Save Auburn Ravine Salmon and Steelhead

This is what I do!

What have you done to contribute lately?

11/04/2025

Regarding Nevada County Zoning Administrator
Regular Meeting Notice of Public Hearing
Wednesday November 12th, 2025 at 1:30 Pm

RE: PLN23-0023, CUP23-0002, MTG24-0018; EIS23-001

Dear Administrators,

I am writing to you to challenge the Conditional Use Permit and Steep Slopes Management Plan for T-Mobile cabinet replacement on behalf of the Town of Floriston.

Floriston is an independent, incorporated town which does not receive public monies for our water system, or sewer and road maintenance and repair. It is posted at both ends of town that our roads are private and by permission only.

In 2017, RCAC designated Floriston a disadvantaged community where the MHI was about \$40,000.00.

In approx. 1999, our dirt roads were covered with grindings at a minimal cost to our community. Over 25 years later, these roads are in terrible condition.

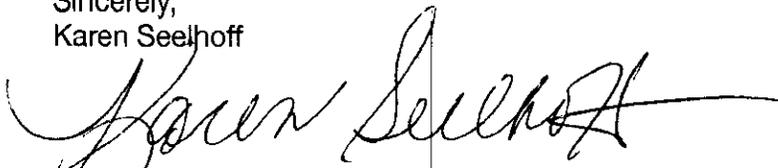
It has been bid, that the cost of paving our roads is \$1,250,000.00. or at cost of \$28,000.00 per household. So far we have been unable to find a resource for either a loan or grant. We are still paying off our \$250,000.00 loan to repair our sewer system of which we have only paid 1/2 of the 30 year payments.

I write to you to help you understand that cell companies, including T-Mobile, Crown Castle and others have set up equipment 15' into our road on Pine Street in Floriston without permission, have run wiring across our property to access the parcel in question and are using our roads with heavy equipment without compensation.

We have tried contacting the companies for road use compensation and correction of the equipment locality without satisfaction.

Therefore, I would request that you not grant this permit use until these conditions are rectified.

Sincerely,
Karen Seelhoff



Previous Secretary, Treasurer, and President
Concerned Resident and Member:

Floriston Property Owners Association
22261 Juniper St.,
Floriston, CA 96111

775-224-4253