

## **Zachary Ruybal**

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**From:** Kevin Nelson  
**Sent:** Monday, July 7, 2025 3:08 PM  
**To:** Lisa Elliot  
**Cc:** Zachary Ruybal  
**Subject:** RE: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;

Hi Lisa,

Yes, this will now suffice for the Use Permit approval. I will get my final approval comments to Zachary by tomorrow.

Thank you,



**Kevin J. Nelson, PLS, PE**  
County Surveyor / Public Works Engineer  
Department of Public Works  
Office: 530-265-7022  
[kevin.nelson@nevadacountyca.gov](mailto:kevin.nelson@nevadacountyca.gov)

950 Maidu Avenue | Suite 170 | Nevada City, CA 95959

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**From:** Lisa Elliot <[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)>  
**Sent:** Monday, July 7, 2025 9:29 AM  
**To:** Kevin Nelson <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>  
**Subject:** FW: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;  
**Importance:** High

*Hi Kevin*

*Following up on the below.*

*Lisa Elliott  
Streamline Engineering  
Site Acquisition Specialist  
209.605.2736  
[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)*

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**From:** Lisa Elliot  
**Sent:** Wednesday, July 2, 2025 1:30 PM  
**To:** 'Kevin Nelson' <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>  
**Subject:** RE: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;

*Hi Kevin*

*Let me know if this addresses the issue.*

*Lisa Elliott  
Streamline Engineering*

Site Acquisition Specialist

209.605.2736

[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)

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**From:** Kevin Nelson <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>

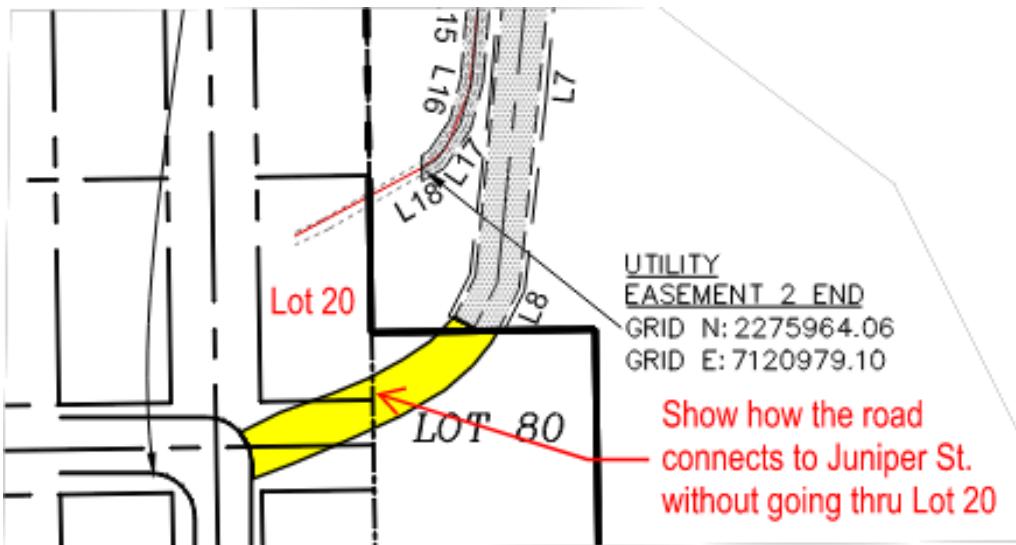
**Sent:** Monday, May 19, 2025 1:45 PM

**To:** Lisa Elliot <[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)>

**Subject:** RE: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;

Hi Lisa,

Yes, this is the clip I sent previously showing that the road appears to still be cutting thru the southeast corner of Lot 20. Your Survey Maps that you sent end at the easterly boundary of the Floriston Subdivision. Please show how the road goes thru Lot 80 and connects to Juniper Street without cutting thru Lot 20 as depicted in a similar clip below from your Survey Maps.



**Kevin J. Nelson, PLS, PE**  
County Surveyor / Public Works Engineer  
Department of Public Works  
Office: 530-265-7022  
[kevin.nelson@nevadacountyca.gov](mailto:kevin.nelson@nevadacountyca.gov)

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**From:** Lisa Elliot <[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)>

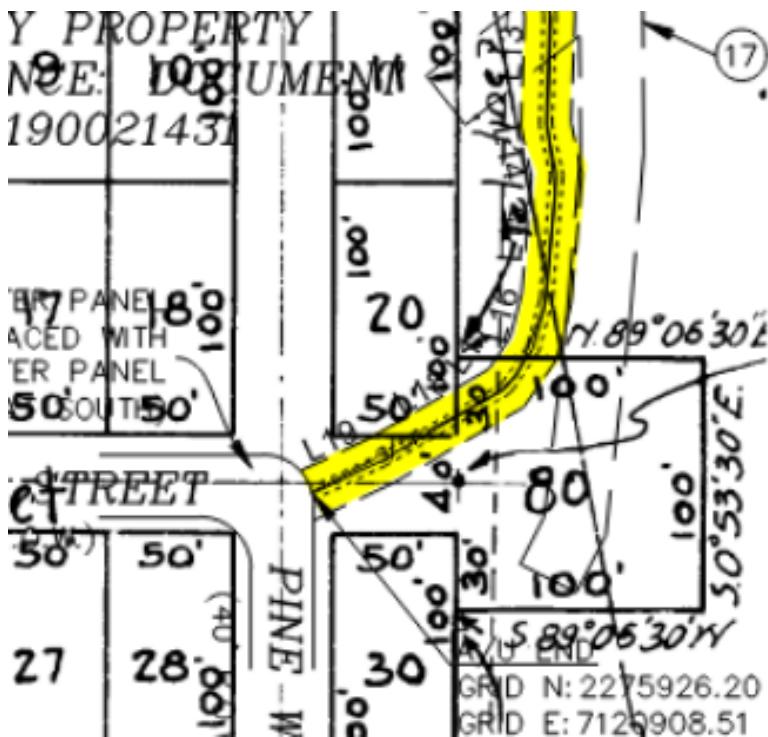
**Sent:** Monday, May 19, 2025 12:22 PM

**To:** Kevin Nelson <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>

**Subject:** FW: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;

Hi Kevin

Can you confirm you are using in the snip below? As our attached survey is not showing access through lot 20.



Let me know if you have any questions.

Thanks!

-Tara

TARA ZACCONE, PMP®

Project Manager – New Tower CX  
T: (724) 416-2983

## CROWN CASTLE

2000 Corporate Drive, Canonsburg, PA 15317  
[CrownCastle.com](http://CrownCastle.com)

From: Lisa Elliot <[lisa@streamlineeng.com](mailto:lisa@streamlineeng.com)>

Sent: Thursday, May 1, 2025 6:46 PM

To: Zacccone, Tara <[Tara.Zacccone@crowncastle.com](mailto:Tara.Zacccone@crowncastle.com)>

Cc: Dooh, Saleem <Saleem.Dooh@crowncastle.com>

Subject: FW: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002; 113-0001; 113-0002; 113-0003)

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### *Eui below*

*Lisa Elliott  
Streamline Engineering  
Site Acquisition Specialist  
209.605.2736  
[Lisa@streamlineena.com](mailto:Lisa@streamlineena.com)*

**From:** Kevin Nelson <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>

**Sent:** Thursday, May 1, 2025 3:42 PM

**To:** Lisa Elliot <[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)>

**Subject: RE: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;**

Hi Lisa,

Thank you for this Settlement Order. Upon reviewing, I can make the connection of Lot 80 being part of the common area of the Association with the roads (and APN 048-150-001), however, it appears that there is still a portion that cuts thru the southeast corner of Lot 20 (see clip below). Is this accurate and correct? I don't believe this Court Order would cover Lot 20 as that is not owned by the Association.

If you can provide me with the plan that shows this road with the Association properties, I will be good with that.

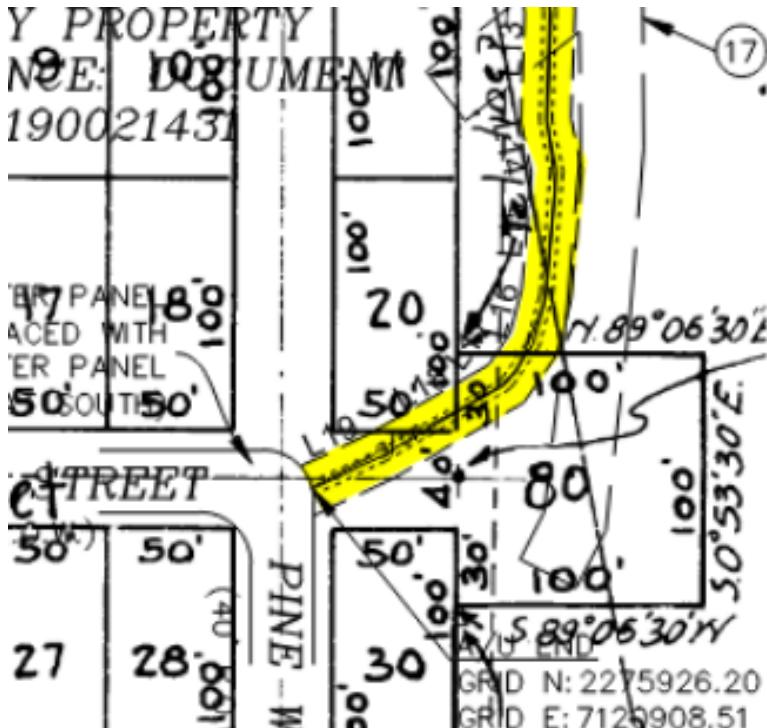
Let me know if any other questions.

Thank you,



**Kevin J. Nelson, PLS, PE**  
County Surveyor / Public Works Engineer  
Department of Public Works  
Office: 530-265-7022  
[kevin.nelson@nevadacountyca.gov](mailto:kevin.nelson@nevadacountyca.gov)

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**From:** Lisa Elliot <[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)>

**Sent:** Thursday, April 24, 2025 12:52 PM

**To:** Kevin Nelson <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>  
**Subject:** FW: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;

*Forgot this attachment*

*Lisa Elliott*  
Streamline Engineering  
Site Acquisition Specialist  
209.605.2736  
[Lisa@streamlineeng.com](mailto:Lisa@streamlineeng.com)

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**From:** Lisa Elliot  
**Sent:** Thursday, April 24, 2025 12:50 PM  
**To:** 'Kevin Nelson' <[Kevin.Nelson@nevadacountyca.gov](mailto:Kevin.Nelson@nevadacountyca.gov)>  
**Subject:** FW: 827190 Conditional Use Permit for New Communication Tower (PLN23-0023; CUP23-0002;

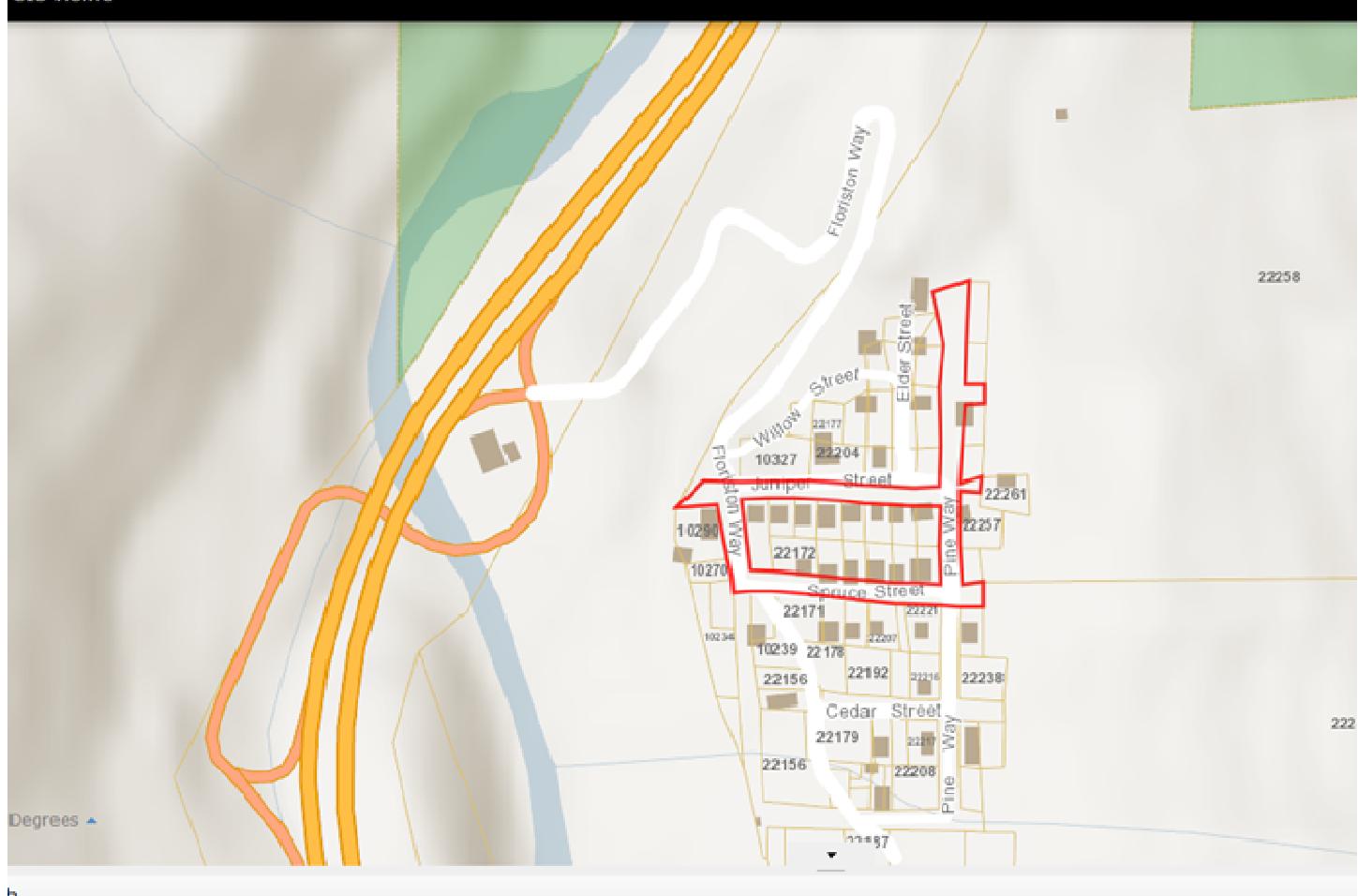
*Hi Kevin*

Per our legal review, we do not need an additional easement for Lot 80.

Please see the Easement Deed by Court Order in Settlement of Landowner Action that was filed 6/27/2013 and recorded with the Nevada County Recorder August 20, 2013 and again December 27, 2013 (attached). It granted a perpetual easement and right of way to Sprint Communications Company L.P., Qwest Communications Company LLC, Level 3 Communications LLC and WilTel Communications Inc. and their successors and assigns. I believe TMO CA-NV would be a successor to Sprint Communications Company L.P. by way of the Sprint/TMO merger. FPOA's property is listed as one of the "Easement Premises" on Exhibit 1 to the Easement Deed (APN 48-150-01). So if you can establish that APN 48-150-01 corresponds to a lot in Lot 80 you should be able to provide proof TMO has rights to ingress and egress across Lot 80.

The parcel number for lot 80 is 48-154-03 (or 048-154-003-000). Lot 80 has a common boundary with one (48-150-01) or more of the parcels of property described in Exhibit 1. You will need to show that 48-150-01 (which is a listed-on Exhibit 1 as an Easement Premises) has a common boundary with 48-154-03 or that 48-154-03 has a common boundary with any of the other parcels listed on Exhibit 1.

**48-150-01 is the streets shown below (outlined in red) and 48-154-03 (or 048-154-003-000 or identified as 22261 shown below) is lot 80. They share the common boundary located on the west side of lot 80.**



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