

**From:** [Zachary Ruybal](#)  
**To:** [Gary Mapa](#); [Planning](#)  
**Cc:** [CommunityDevelopment](#); [CDA Records](#)  
**Subject:** RE: PUBLIC RECORDS ACT REQUEST. PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower  
**Date:** Wednesday, November 5, 2025 8:23:00 AM  
**Attachments:** [Public 827190 - SA379 Floriston Floriston EME Compliance TMO order 621788 10252023 PE.pdf](#)  
[image001.png](#)  
[Bio Report Floristan Cell Tower Replacement 1-31-2023.pdf](#)  
[827190 alternate site analysis reasoning.doc](#)  
[SC09379A Nevada County COVERAGE PLOT \(1\).pptx](#)  
[1. PLN23-0023; CUP23-0002 COA.pdf](#)  
[4. Plan Set.pdf](#)  
[2. Photo Simulations.pdf](#)  
[0. Staff Report - PLN23-0023; CUP23-0002 \(Signed\).pdf](#)  
[Steep Slopes MGT Plan.pdf](#)  
[Email from County Surveyor.pdf](#)  
[NCIC Letter NEV-23-70.pdf](#)

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Good morning Mr. Mapa,

Pursuant to your Public Records Act request, please see all of the attached documents that were a part of the application for the proposed cell tower replacement in Floriston (PLN23-0023). If you have any additional questions, please don't hesitate to reach out to me. Thank you!

Respectfully,

***Zachary Ruybal***  
***Associate Planner***



[Planning Department](#)

950 Maidu Ave. Suite 170

PO Box 599002, Nevada City, CA 95959-7902

Main 530.265.1222 Direct 530.470.2488

*\*Please note that I am out of the office every other Friday as follows: 4/14, 4/28, 5/12, 5/26, etc.*

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---

**From:** Gary Mapa <gmapa@reatta.com>  
**Sent:** Tuesday, November 4, 2025 4:43 PM  
**To:** Planning <Planning@nevadacountyca.gov>  
**Cc:** Gary Mapa <gmapa@reatta.com>; CommunityDevelopment <ComDevAgency@nevadacountyca.gov>  
**Subject:** PUBLIC RECORDS ACT REQUEST. PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

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## **PUBLIC RECORDS ACT REQUEST**

**Date:** November 4, 2025

**To:**

Nevada County Planning Department

Attn: Planning Commission Clerk / Custodian of Records

950 Maidu Avenue, Nevada City, CA 95959

Email: [planning@nevadacountyca.gov](mailto:planning@nevadacountyca.gov),

**From:**

Attn: Gary G. Mapa, as, and in, the Capacity of an Individual Property Owner

PO Box 621, Applegate, CA 95703

[gmapa@reata.com](mailto:gmapa@reata.com)

530-320-9097

---

**Subject: Public Records Act Request – Crown Castle Proposed 90’ Monopole Adjacent to Floriston. PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower**

Dear Records Custodian,

Pursuant to the California Public Records Act (Government Code §§ 6250–6270),

I, Gary G. Mapa, an Individual and Property Owner in the Town of Floriston, Nevada County, CA, FPOA, respectfully request copies of all public records relating to the **Crown Castle Inc. proposal to construct a 90-foot monopole telecommunications tower adjacent to the Town of Floriston, Nevada County**, including but not limited to:

1. **Application materials and submittals** from Crown Castle or its agents, including all plan sets, site plans, elevations, grading and drainage plans, access plans, and exhibits.
2. **All geotechnical, hydrology, and environmental (CEQA) documents**, including Initial Study, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR), if prepared or under review.
3. **All staff reports, internal memoranda, emails, and correspondence** between County staff, consultants, and the applicant regarding this project.

4. **Any records of prior permits, use permits, or approvals** for the three existing communication towers in the same vicinity.
5. **All maps, diagrams, or GIS data** showing project location, access roads, or proximity to the Floriston water system (tank and conduits).
6. **Any notices of public hearing, staff-level determinations, or communications** related to the upcoming Planning Commission hearing.

Please provide these records **in electronic form (PDF preferred)** via email or download link, if available. If some records are exempt, or not yet finalized, please provide a written response citing the specific legal exemption under Government Code § 6254 or other applicable authority, and release all segregable portions.

If the volume of records is extensive, I am willing to discuss narrowing or staging delivery but request an initial acknowledgment **within 10 calendar days** as required by Government Code § 6253(c).

Thank you for your prompt attention. Please confirm receipt of this request and the date on which we can expect a determination.

Sincerely,



**Gary G. Mapa, as an Individual**

(Disclosure: I presently serve as Vice President of the Floriston Property Owners Association and am acting as an individual property owner with my personal, individual concerns). Until the Board of Directors may convene and formally issue a resolution, relative to this Project, I will proceed 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)  
kj6kfj [gmapa@reatta.com](mailto:gmapa@reatta.com)

[www.sarsas.org](http://www.sarsas.org) Co-Founder, Pres.

**Save Auburn Ravine Salmon and Steelhead**

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***What have you done to contribute lately?***

**From:** [Zachary Ruybal](#)  
**To:** [CDA Records](#); [Planning](#)  
**Subject:** RE: PUBLIC RECORDS ACT REQUEST. PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower  
**Date:** Wednesday, November 5, 2025 10:13:00 AM  
**Attachments:** [image001.png](#)

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Hi Liz,

Thank you for adding the request and response to Mr. Mapa's GovQa account, I appreciate it!

Respectfully,

***Zachary Ruybal***  
***Associate Planner***



[Planning Department](#)

950 Maidu Ave. Suite 170

PO Box 599002, Nevada City, CA 95959-7902

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**From:** CDA Records <CDA.Records@nevadacountyca.gov>  
**Sent:** Wednesday, November 5, 2025 10:13 AM  
**To:** Zachary Ruybal <Zachary.Ruybal@nevadacountyca.gov>; Planning <Planning@nevadacountyca.gov>  
**Cc:** CDA Records <CDA.Records@nevadacountyca.gov>  
**Subject:** RE: PUBLIC RECORDS ACT REQUEST. PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

Thanks for letting us know Zach, and fulfilling the records request.

I have added the request and responsive records to Mr. Mapa's GovQa account, which has 4 previous requests related to cell towers.

Feel free to pass on Mr. Mapa's future requests if they require some effort to gather the responsive requests.



We're here to help!

-Liz

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**From:** Zachary Ruybal <[Zachary.Ruybal@nevadacountyca.gov](mailto:Zachary.Ruybal@nevadacountyca.gov)>  
**Sent:** Wednesday, November 5, 2025 8:24 AM  
**To:** Gary Mapa <[gmapa@reatta.com](mailto:gmapa@reatta.com)>; Planning <[Planning@nevadacountyca.gov](mailto:Planning@nevadacountyca.gov)>  
**Cc:** CommunityDevelopment <[ComDevAgency@nevadacountyca.gov](mailto:ComDevAgency@nevadacountyca.gov)>; CDA Records <[CDA.Records@nevadacountyca.gov](mailto:CDA.Records@nevadacountyca.gov)>  
**Subject:** RE: PUBLIC RECORDS ACT REQUEST. PLN23-0023; CUP23-0002; MGT24-0018; EIS23-0001 CCI Cell Tower

Good morning Mr. Mapa,

Pursuant to your Public Records Act request, please see all of the attached documents that were a part of the application for the proposed cell tower replacement in Floriston (PLN23-0023). If you have any additional questions, please don't hesitate to reach out to me. Thank you!

Respectfully,

***Zachary Ruybal***  
***Associate Planner***



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Cell Tower

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Attn: Gary G. Mapa, as, and in, the Capacity of an Individual Property Owner

PO Box 621, Applegate, CA 95703

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3. **All staff reports, internal memoranda, emails, and correspondence** between County staff, consultants, and the applicant regarding this project.

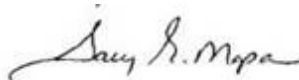
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**Gary G. Mapa, as an Individual**

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POB 621, Applegate, CA 95703  
**530-320-9097** (Cell) 530-878-7260 (Fax)  
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[www.sarsas.org](http://www.sarsas.org) Co-Founder, Pres.

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