

K

Ms Sandra Korth



RECEIVED

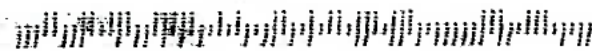
JUL 22 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS  
EC!CCCC

Nevada City Board of Supervisors  
Eric Hood Administrative Center  
950 Maiden Avenue  
Nevada City CA 95959-8617

959598617

0001



OFFICIAL RECEIPT  
COUNTY of NEVADA

687896

RECEIVED  
FROM Sandra L. Korth

DATE July 24 20 26

ADDRESS [REDACTED]

Two thousand and thirty six dollars and zero cents DOLLARS \$ 2036.00

FOR Agency file numbers: BLA23-0004 and COC23-0006

| HOW PAID |             |
|----------|-------------|
| CASH     |             |
| CHECK    | <u>2025</u> |

COUNTY DEPARTMENT Board of Supervisors

RECEIVED BY Sierra Adams

RECEIVED

JUL 22 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS

CC: COCO

Appeal Submission Date: July 17, 2026

Nevada County Board of Supervisors  
Eric Rood Administrative Center  
950 Maidu Avenue  
Nevada City, CA 95959-8617

Subject: Appeal of Zoning Administrator Decision – July 8, 2026 Agency File Nos.:  
BLA23-0004 and COC23-0006

Dear Clerk of the Board,

Please find enclosed my completed appeal form, the required filing fee of \$2,036, and my attached statement of appeal regarding the Zoning Administrator's July 8, 2026 decision.

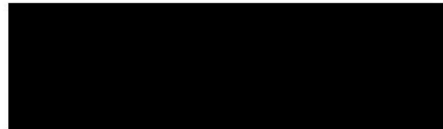
A copy of this appeal packet is also being submitted via email today due to the filing deadline.

Thank you for processing this appeal.

Sincerely,



Sandy Korth



Enclosures

**COUNTY OF NEVADA**

(Attach pages if needed)

**APPEAL TO BOARD OF SUPERVISORS**  
(Per Nevada County Code section 12.05.120)

Any applicant or interested party may file an appeal with the Board of Supervisors requesting review of any final action taken by Various County Agencies. Such appeal shall be filed with the Clerk of the Board of Supervisors within **ten (10) calendar days** from the date of the Agency's Action, except amendments to the General Plan or Zoning Ordinance, which shall be filed within **five (5) calendar days**. (If the final calendar day falls on a weekend or holiday, then the deadline is extended to the next working day.) Filing shall include all information requested herein and shall be accompanied by the appropriate filing fee. The statements (required below) must contain sufficient explanation of the reasons for and matters being appealed in order to facilitate the Board of Supervisors initial determination as to the propriety and merit of the appeal. Any appeal which fails to provide an adequate statement may be summarily denied. The filing of such an appeal within the above stated time limit shall stay the effective date of the action until the Board of Supervisors has acted upon the appeal.

I. APPEAL: I/We, the undersigned, hereby appeal the decision/recommendation of the

Nevada County Zoning Administrator

Agency Name

BLA23-0004 and COC23-0006

July 8, 2026

Agency File No.

Date of Decision

**PLANNING AGENCY DECISIONS:**

- \_\_\_\_\_ Environmental Impact Report  
19.01.200 California Environmental Quality Act; County CEQA  
Guidelines and Procedures; Appeals of the Adequacy of the EIR
- \_\_\_\_\_ Floodplain Management Regulations (Floodplain Administrator)  
18.01.040 Floodplain Management Regulations; Administration
- \_\_\_\_\_ Historic Preservation Combining District  
12.02.072 Zoning Regulations; Zoning Districts; HP Combining District
- \_\_\_\_\_ Inoperable Vehicles  
12.05.200 Zoning Regulations; Administration and Enforcement;  
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- \_\_\_\_\_ Land Use Applications  
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16.05.160 General Regulations; Regulating Roadway Encroachments;  
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CDA DECISIONS:

\_\_\_\_\_ Outdoor Events  
10.16.080 Public Lands, Waterways, and Watercraft; Special and  
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17.02.060 Mitigation and Development Fees; Fire Protection  
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\_\_\_\_\_ Fire Safety Regulations; General Requirements (Fire Safety Reg. Hearing Body)  
4.02.070 Fire Safety Regulations; General Requirements; Appeals

\_\_\_\_\_ Hazardous Vegetation Abatement (Local Fire Official)  
4.01.090 Fire Safety Regulations; Hazardous Vegetation and  
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Appeal)

ENVIRONMENTAL HEALTH DECISIONS:

\_\_\_\_\_ Sewage Disposal (Sewage Disposal Technical Advisory Group)  
15.01.180 Sanitation; Sewage; Appeals

\_\_\_\_\_ Water Supply and Resources (Health Officer)  
15.05.180 Sanitation; Water Supply and Resources, General  
provisions; Appeal Procedures

List All Agency Action(s) Taken That Are Being Appealed: \_\_\_\_\_  
Appeal of the July 8, 2026 Zoning Administrator decision regarding the project publicly noticed  
as BLA23-0004 and COC23-0006 (Planning internal identifiers: PLN26-0023, LLA26-0002,  
and COC26-0001 through 0011).

II. STATEMENT OF THE REASONS FOR THE APPEAL:

This appeal is based on procedural concerns related to noticing clarity, administrative record  
consistency, parcel history documentation, and the interpretation and application of zoning  
regulations.

III. STATEMENT OF THE SPECIFIC PROVISIONS WHICH ARE BEING APPEALED:

The appeal challenges the Zoning Administrator's July 8, 2026 action under Nevada County Land Use and Development Code provisions governing Certificates of Compliance, Lot Line Adjustments, noticing requirements, and administrative record accuracy.

IV. STATEMENT OF THE CHANGES OR ACTION REQUESTED OF THE BOARD OF SUPERVISORS: I request that the Board of Supervisors review the Zoning

Administrator's decision, evaluate the noticing and procedural steps taken, confirm the accuracy of the administrative record, and determine whether zoning and CEQA provisions were correctly interpreted and applied.

V. SUMMATION OF THE ARGUMENTS TO BE RAISED BY THE APPELLANT(S):

The appeal will present procedural concerns including discrepancies between public-notice and internal project identifiers, parcel history inconsistencies, noticing adequacy, zoning interpretation questions, and the basis for the CEQA exemption.

VI. IDENTIFICATION OF THE APPELLANT(S):

Sandy Korth

(Name)

(Mailing Address)

(Telephone)

 July 17, 2026

VII. NOTICE: (Multiple appellants should select one representative for purposes of notice.

All notices to appellant(s) should be mailed to: (Please Print)

(Name/Representative) (Mailing Address) (Telephone)

Appellant:

(Sign)

Dated: \_\_\_\_\_

(Print)

FOR OFFICE USE ONLY

\$2036.00  
Filing Fee

7/22/26  
Date Filed

Lauriana Cecchi  
Received By

Appeal form to be returned to: Nevada County Board of Supervisors Office, Eric Rood  
Administrative Center, 950 Maidu Avenue, Nevada City, CA 95959-8617. (530) 265-1480

## **I. Introduction / Basis for Appeal**

I am appealing the July 8, 2026 decision of the Nevada County Zoning Administrator regarding the project publicly noticed as BLA23-0004 and COC23-0006. Planning staff later clarified that the project numbers used in the public notice differ from the internal Planning project identifiers (PLN26-0023, LLA26-0002, and COC26-0001 through 0011). This clarification highlights a discrepancy between public-facing and internal project numbering.

This appeal is based on concerns related to the accuracy and completeness of the administrative record, the noticing provided to affected parties, and the interpretation and application of zoning regulations relevant to the subject parcels. These issues warrant review by the Board of Supervisors to ensure the decision is supported by a correct and complete factual and procedural foundation.

## **II. Administrative Record and Parcel History Issues**

Several elements of the parcel history and associated documentation appear inconsistent or incomplete. These include the sequence of prior boundary adjustments, the treatment of historic parcel configurations, and the interpretation of past approvals affecting the subject properties. Because the Zoning Administrator's decision relies on these underlying records, any inaccuracies or omissions materially affect the outcome. A Board of Supervisors review is necessary to confirm that the administrative record accurately reflects the parcel's legal history and that the decision is based on correct information.

## **III. Noticing and Procedural Concerns**

The noticing provided for the July 8 decision appears inconsistent with standard practice for actions affecting adjacent parcels and potentially impacted property owners. The scope, timing, and distribution of notice should be reviewed to ensure compliance with County requirements and to confirm that affected parties were afforded appropriate opportunity to understand and respond to the proposed action.

Because the public notice used project numbers that differ from the internal Planning identifiers, there may be uncertainty for affected parties regarding the precise project under review. Ensuring consistency between public-facing and internal records is important for procedural clarity and public understanding.

## **IV. Zoning Interpretation and Application**

The decision relies on specific interpretations of zoning regulations that may not fully align with the parcel's history, the intent of the applicable zoning district, or the County's past treatment of similar cases. A Board of Supervisors review will help ensure that the zoning



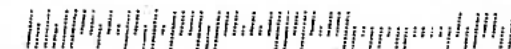
provisions were applied consistently, accurately, and in a manner that reflects both the letter and intent of the Nevada County Land Use and Development Code.

#### **V. CEQA Exemption Reference**

The staff report cites a CEQA exemption for the action. While the exemption may ultimately be appropriate, its application should be reviewed in the context of the parcel history, noticing record, and the nature of the proposed boundary adjustment. The exemption appears to rely on assumptions that may not be fully supported by the administrative record as currently presented. A Board of Supervisors review will help ensure that the CEQA determination is accurate and properly supported.

#### **VI. Requested Action**

I respectfully request that the Board of Supervisors review the Zoning Administrator's July 8, 2026 decision to confirm the accuracy of the administrative record, evaluate the noticing and procedural steps taken, and ensure that zoning regulations and CEQA provisions were correctly interpreted and applied.



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JUL 23 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS

Corrected Appeal Packet Project: PLN260023 / LLA260002 / COC260001 through 0041

Decision Date: July 8, 2026

Appellant: Sandy Korth

Address:

Phone:

Contents:

- Corrected Cover Letter
- Corrected Attachment to Appeal Materials
- Supplemental Correction and Clarification Letter
- Original Appeal Form
- Original Attachment to Appeal

Purpose: Submitted to ensure the administrative record for the July 8, 2026 Zoning Administrator decision is accurate, complete, and consistent.

Date Submitted: July 20, 2026

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JUL 23 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS

Date: July 20, 2026

To: Nevada County Board of Supervisors

From: Sandy Korth

Subject: Corrected Appeal Materials – July 8, 2026 Zoning Administrator Decision

Project: PLN260023 / LLA260002 / COC260001-0011

I am submitting corrected materials to supplement and clarify my previously filed appeal of the Zoning Administrator's July 8, 2026 decision. These corrections ensure that the administrative record accurately reflects the issues raised and that project identifiers, noticing references, and zoning terminology are correct.

My July 17 email submission, mailed cover letter, and appeal form should be understood to reflect the corrected information contained in the attached Corrected Attachment and Supplemental Correction and Clarification Letter. These corrections are clerical and do not alter the substance of the appeal.

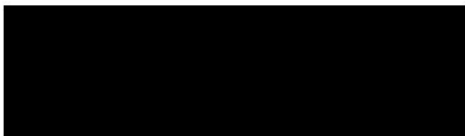
Included in this packet:

- Corrected Attachment to Appeal Materials
- Supplemental Correction and Clarification Letter

Respectfully,



Sandy Korth



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JUL 23 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS

## **Corrected Attachment to Appeal Materials**

Date: July 20, 2026

Appellant: Sandy Korth

Project: PLN260023 / LLA260002 / COC260001-0011

### **I. Introduction / Basis for Appeal**

I am appealing the July 8, 2026 decision of the Nevada County Zoning Administrator regarding the project publicly noticed as PLN260023, LLA260002, and COC260001 through 0011. This appeal is based on concerns related to the accuracy and completeness of the administrative record, the noticing provided to affected parties, and the interpretation and application of zoning regulations relevant to the subject parcels. These issues warrant review by the Board of Supervisors to ensure the decision is supported by a correct and complete factual and procedural foundation.

### **II. Administrative Record and APN Noticing Issue**

The administrative record contains an APN discrepancy between the parcel described in the public notice and the parcels referenced in the Staff Report. Planning staff later acknowledged this inconsistency and indicated, after consulting County Counsel, that it was considered a technical noticing error. Even if treated as a technicality, the discrepancy could reasonably create confusion for the public regarding which parcel was under review, underscoring the importance of maintaining a clear and accurate administrative record.

Although the Zoning Administrator's decision was based on the Staff Report rather than the public notice, clarity and consistency in the administrative record remain essential. A Board of Supervisors review is necessary to confirm that the record accurately reflects the parcels involved and that the decision is supported by correct information.

### **III. Noticing and Procedural Concerns**

The noticing associated with the July 8 hearing raises procedural concerns regarding clarity, timing, and completeness of the public record. Several factors suggest that affected parties may not have had a fully adequate opportunity to review the materials and participate in the process.

Some property owners reported receiving notice late or not at all, and others indicated that they were unsure whether the notice applied to the parcels under review due to the APN discrepancy described in Section II. In addition, only a portion of the public comments submitted for the hearing appeared on the project webpage, which may have contributed to uncertainty regarding the scope of public input.

These circumstances suggest that, although the noticing may have complied with minimum standards, the overall process may not have provided the level of clarity, transparency, and accessibility necessary to support fully informed public participation. A Board of Supervisors review is warranted to confirm that the noticing and public record were sufficient and accurate.

#### **IV. Zoning Interpretation and Transparency**

The Staff Report references multiple zoning and General Plan designations associated with the parcels involved in the Boundary Line Adjustment. While these designations are listed, the report does not clearly identify which designation applies to which parcel or explain how the mixed designations were interpreted in the project analysis.

To support transparency and public understanding, I respectfully request that the Board confirm the zoning and General Plan designations applicable to the parcels involved and how those designations were considered in the review of the Boundary Line Adjustment.

#### **V. CEQA Exemption Reference**

The Staff Report cites a CEQA exemption for the project pursuant to Section 15061(b)(3). While the exemption may ultimately be appropriate, its application should be reviewed in the context of the noticing record, the administrative record, and the nature of the proposed boundary adjustment. The exemption appears to rely on assumptions that may not be fully supported by the administrative record as currently presented.

A Board of Supervisors review will help ensure that the CEQA determination is accurate and properly supported.

#### **VI. Requested Action**

I respectfully request that the Board of Supervisors review the Zoning Administrator's July 8, 2026 decision to confirm the accuracy of the administrative record, evaluate the noticing and procedural steps taken, and ensure that zoning regulations and CEQA provisions were correctly interpreted and applied.

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JUL 23 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS  
*EC: 1000*

## **Supplemental Correction and Clarification Letter**

Date: July 20, 2026

Project: PLN260023 / LLA260002 / COC260001-0011

Submitted by: Sandy Korth

Dear Nevada County Planning Department,

I am submitting this supplemental correction and clarification to ensure the administrative record for my July 17, 2026 appeal is accurate and complete. This letter addresses three clerical issues identified after filing my appeal and attachment.

### **1. Correction to Project Numbering References**

My appeal form, cover letter, and attachment referenced project identifiers BLA230004 and COC230006. These numbers were included in error. They do not appear in the July 8, 2026 public notice or Staff Report.

The correct project identifiers used by the County are:

- PLN260023
- LLA260002
- COC260001 through 0011

This correction is clerical and does not alter the substance of the appeal.

### **2. Clarification Regarding "Parcel History Inconsistencies"**

The phrase "parcel history inconsistencies" appears on my appeal form and attachment. I wish to clarify that the only parcel-related issue raised in my appeal is the APN discrepancy, which is a noticing and administrative-record inconsistency, not a parcel-history inconsistency.

This clarification does not change the underlying procedural concern already described in Section II of my attachment.

### **3. Clarification to Zoning Interpretation Section**

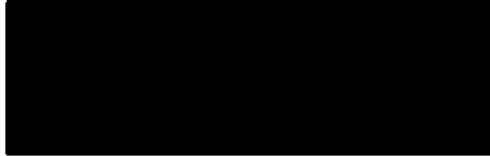
Section IV of my attachment discusses zoning interpretation. To ensure accuracy, I wish to clarify that the Staff Report references multiple zoning and General Plan designations associated with the project parcels but does not identify which designation applies to which parcel or explain how these mixed designations were interpreted in the analysis.

This clarification is intended to support transparency and ensure the administrative record clearly reflects how zoning and General Plan designations were considered in the review of the Boundary Line Adjustment.

Respectfully,

A handwritten signature in black ink, appearing to read "Sandy Korth", with a stylized, flowing script.

Sandy Korth





JUL 23 2026

NEVADA COUNTY  
BOARD OF SUPERVISORS**COUNTY OF NEVADA**

(Attach pages if needed)

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(Per Nevada County Code section 12.05.120)

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Agency Name

BLA23-0004 and COC23-0006

July 8, 2026

Agency File No.

Date of Decision

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18.01.040 Floodplain Management Regulations; Administration
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\_\_\_\_\_  
\_\_\_\_\_

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VI. IDENTIFICATION OF THE APPELLANT(S):

Sandy Korth

(Name)

(Mailing Address)

(Telephone)

July 17, 2026

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Sandy Korth  
(Name)

(Mailing Address)

(Telephone)

 July 17, 2026

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All notices to appellant(s) should be mailed to: (Please Print)

(Name/Representative) (Mailing Address) (Telephone)

Appellant:

(Sign)

Dated: \_\_\_\_\_

(Print)

FOR OFFICE USE ONLY

\$2036.00

Filing Fee

7/23/26

Date Filed

Bhine Inglis

Received By

Appeal form to be returned to: Nevada County Board of Supervisors Office, Eric Rood  
Administrative Center, 950 Maidu Avenue, Nevada City, CA 95959-8617. (530) 265-1480

## **I. Introduction / Basis for Appeal**

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#### **VI. Requested Action**

I respectfully request that the Board of Supervisors review the Zoning Administrator's July 8, 2026 decision to confirm the accuracy of the administrative record, evaluate the noticing and procedural steps taken, and ensure that zoning regulations and CEQA provisions were correctly interpreted and applied.