



**COUNTY OF NEVADA**  
**COMMUNITY DEVELOPMENT AGENCY**  
 950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617  
 (530) 265-1222 FAX (530) 265-9854 <http://www.mynevadacounty.com>

Planning Department    Environmental Health    Building Department    Department of Public Works    Agricultural Commissioner

**AGREEMENT TO PAY  
 LAND USE APPEAL**

Nevada County Community Development Agency (NCCDA) Appeal fees are based on Board of Supervisor approved fee schedules. Hourly fees and fees for services by departments not included in the original appeal fees are billed to the applicant based on the Board approved fee schedule in effect at the time services were performed and once the final appeal decision has been rendered by the Board. This *Agreement To Pay* form must be signed and original signatures submitted to the Clerk of the Board along with the completed forms and the initial payment of fees. Copy of current fee schedule is attached to the appeal packet.

I/We understand that the NCCDA may bill for services not included in the original appeal fee, and I/We agree to pay such billing within thirty (30) days of the mailing of such billing. All fees must be paid prior to the granting of any permits, approvals, or any land use entitlement for which services are required. The collection of fees, however, will have no effect upon the decision of the appeal by the Board of Supervisors.

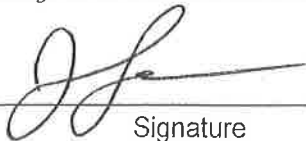
**Appellant Information:**

**Invoices and/or notices to be mailed to:**

Project: <b>PLN17-0074</b>	Name: <b>Jens Larson</b>
<b>CUP17-0016</b>	Address: [REDACTED]
<b>MIS18-0012</b>	[REDACTED]
<b>EIS17-0023</b>	Telephone: [REDACTED]

NCCDA staff is authorized to consult with necessary governmental agencies concerning this project. They are also authorized to consult with the following individuals concerning this appeal:

*I certify under proof of perjury that I am the party authorized to enter into this fee agreement. I have read the conditions concerning Nevada County Community Development Agency fees and I understand that in the event that the billing party I have indicated does not pay required fees, I will be responsible for payment. I further agree to advise the department in writing should I no longer be associated with the above referenced project/property, rendering this agreement invalid as of the change of the date the letter is received by the Nevada County Community Development Agency.*



Date: **4/4/19** DL#: **09772004**

**Jens Larson**

PH# [REDACTED]

Printed Name

COUNTY OF NEVADA

(Attach pages if needed)

APPEAL TO BOARD OF SUPERVISORS

(Per Article 5 of Chapter II of the Land Use and Development Code)

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 decision, except for recommendations on general plan amendments which by State law are subject to a **five (5) calendar day** appeal period. (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

N.C. Zoning Admin  
Agency Name

PLN17-0074 / LUP17-0016 / MIS18-0012 March 27<sup>th</sup> 2019  
Agency File No. Date of Decision  
EIS17-0023

PLANNING AGENCY DECISIONS:

- Environmental Impact Report  
L-XIII California Environmental Quality Act; County CEQA Guidelines and Procedures, 1.20 Appeals of the Adequacy of the EIR
- Floodplain Management Regulations (Floodplain Administrator)  
L-XII Floodplain Management Regulations; 1.4 Administration
- Historic Preservation Combining District  
L-II Zoning Regulations; Zoning Districts; 2.7.2 HP Combining District
- Inoperable Vehicles  
L-II Zoning Regulations; Administration and Enforcement, 5.20 Abatement and Removal of Inoperable Vehicles
- Land Use Applications  
L-II Zoning Regulations; 5.12 Administration and Enforcement
- Negative Declaration  
L-XIII California Environmental Quality Act; County CEQA Guidelines and Procedures, 1.12 Negative Declaration
- Rules of Interpretation  
L-II Zoning Regulations; 1.4 Rules of Interpretation Regarding:

PUBLIC WORKS DECISIONS:

- Roadway Encroachment Permit  
G-IV General Regulations; 4.A Regulating Roadway Encroachments;  
15.1 Appeals

FIRE AGENCY DECISIONS:

- Fee Assessments (Fire Protection District)  
L-IX Mitigation and Development Fees; Fire Protection Development  
Fees; 2.6 Appeal from Fee Assessment
- Fire Safety Regulations; General Requirements (Fire Safety Reg. Hearing Body)  
L-XVI Fire Safety Regulations; General Requirements; 2.7 Appeals
- Hazardous Vegetation Abatement (Lodal Fire Official)  
G-IV General Regulations; 7.9 Appeals Process (No Fee to File Appeal)

ENVIRONMENTAL HEALTH DECISIONS:

- Sewage Disposal (Sewage Disposal Technical Advisory Group)  
L-VI Sewage Disposal; 1.18 Appeals
- Water Supply and Resources (Health Officer)  
L-X Water Supply and Resources; 5.1 Appeal Procedures

List All Agency Action(s) Taken That Are Being Appealed: \_\_\_\_\_

*We are appealing construction of Monopine  
Attt Telecommunication tower*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

II. STATEMENT OF THE REASONS FOR THE APPEAL:

*→ environmental concern of sensitive area*

*→ potential damage to unengineered bridge*

*→ damage to private road*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

construction of telecommunication tower  
on Wild Life Lane, Grass Valley

IV. STATEMENT OF THE CHANGES OR ACTION REQUESTED OF THE BOARD OF SUPERVISORS:

stop construction of tower

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

- inadequate environmental review
- failure to comply with county ordinances
- property owner lacked capacity to enter into agreement & consent was under duress

VI. IDENTIFICATION OF THE APPELLANT(S):

Jens Larson  
(Name)

[Redacted Address] (Address) [Redacted Phone] (Telephone)

Rod Corvington  
Kurt Anderson

[Redacted Address] (Address) [Redacted Phone] (Telephone)

Charles McCollough  
George Basso  
Scott Kastning

[Redacted Address] (Address) [Redacted Phone] (Telephone)

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

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

Jens Larson  
(Name/Representative)



Te

Appellant:

JL  
(Sign)

Dated: 4/4/19

Jens Larson  
(Print)

FOR OFFICE USE ONLY

\$1,501.40  
Filing Fee

4/4/2019  
Date Filed

Jess Patterson  
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