

Exhibit B
ZONING MAP NO. 151 AMENDMENT (RZN23-0001)

Conditions of Approval

PLANNING DEPARTMENT

1. This project includes a Zoning Map Amendment of Map No. 15 to re-designate a 47.12-acre parcel (APN: 013-410-001) and a 59.38-acre parcel (APN: 013-410-002), currently designated with a zoning designation of FR-160, to TPZ-160.
2. The owner shall continuously comply with all standards of the County Land Use and Development Code, Section L-II 2.3.C, in order to continue to be eligible for the “TPZ” zoning designation. Timber operations shall occur as described in the Forest Management Plan prepared by Registered Professional Forester Katherine Benedict, RPF# 3138.
3. The parcel shall meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located. If the parcel is subsequently included in the “TPZ” District, and the landowner fails to meet such stocking standards and forest practice rules, the Board of Supervisors has grounds for rezoning of the parcel pursuant to the provisions of Section 51121 of the State Government Code.
4. Within 15 days after project approval the applicant shall sign and file with the Nevada County Planning Department a Defense and Indemnification Agreement provided with the approval letter. No further permits or approvals shall be issued for the project, including without limitation a grading permit, building permit or final map approval, unless and until the applicant has fully complied with this condition.
5. Within ten (10) days of final action to include APN 013-410-001 and APN 013-410-002 within TPZ, the applicant shall record the Notice of Timberland Production Zoning with the Nevada County Clerk-Recorder.