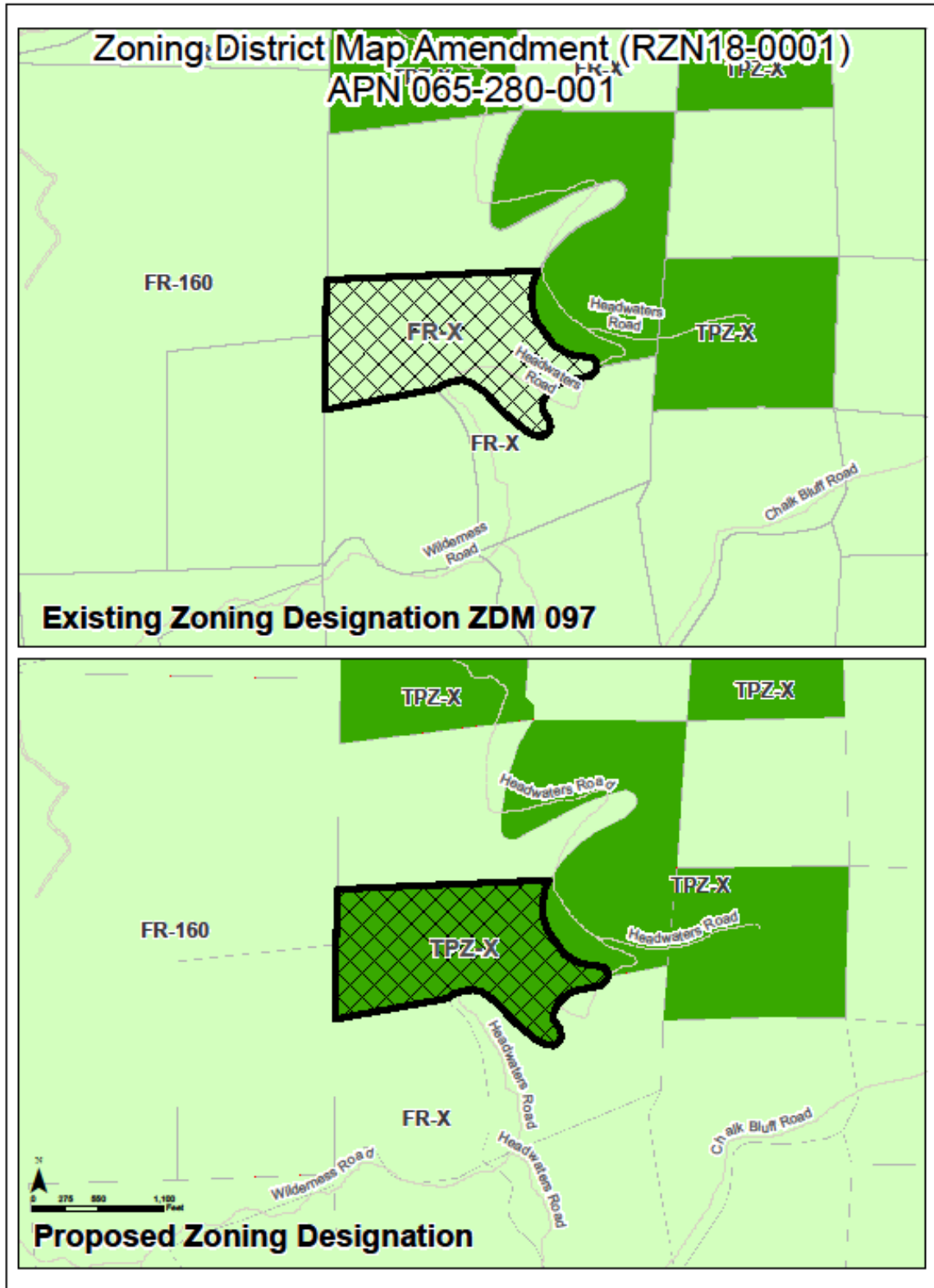


EXHIBIT A



ZONING MAP AMENDMENT (RZN18-0001)

Conditions of Approval

A. PLANNING DEPARTMENT

1. This project includes a Zoning Map Amendment of Map 97 and re-designates a 54.38-acre parcel, APN: 065-280-001, currently designated with a zoning designation of FR-X to a zoning designation of TPZ-X.
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 Peter A. Walden, RPF# 2001.
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. In no case shall the Board of Supervisors approve a division of land zoned TPZ that creates a parcel or parcels which individually contain less than 40 acres.
5. Rezoning from a TPZ to a different classification may be initiated by the County Board of Supervisors after a public hearing, or may be requested by the property owner at least 90 days prior to the anniversary date of the initial zoning to TPZ. Noticing and hearings shall be pursuant to LUDC, Section L-II 5.13. Upon completion of public hearings before the Planning Commission and Board of Supervisors, and within 120 days from the filing of the notice to rezone, the Board of Supervisors, by majority vote, may remove the parcel from the TPZ and specify the new zoning classification for the parcel. The new zone shall become effective 10 years after the date of approval by the Board of Supervisors and shall be so noted on the zoning district map.

An immediate rezoning from TPZ to a new zone may be requested by the landowner subject to the standards and conditions of Section L-II 2.3.C.6.

6. Within 15 days after project approval the applicant shall sign and file with the Nevada County Planning Department an indemnity 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.