

RECORDING REQUESTED BY:
County of Mendocino County
Board of Supervisors
501 Low Gap Road
Ukiah, CA 95482

AND WHEN RECORDED MAIL TO:
County of Mendocino County
Board of Supervisors
501 Low Gap Road
Ukiah, CA 95482

CONTRACT FOR COMPLIANCE WITH REZONING CONDITIONS
(Section 27281.5 of the Government Code)

IN CONSIDERATION OF the adoption by the Board of Supervisors of an ordinance amending Title 20 of the Mendocino County Code so as to add Ordinance Number _____ and thereby rezone Assessor's Parcel Number: 170-060-01

Assessor's Parcel Number 170-060-01 is reclassified from AG-40 to R-1 and R-3, as shown in attached Exhibit A and as described in attached Exhibit B

Pinoleville Economic Development hereby warrants that they are the owners of the foregoing property, and Agree and Promise to comply with the following conditions pursuant to Section 27281.5 of the California Government Code.

CONDITIONS

The following conditions must be fulfilled prior to or in conjunction with the issuance of an approved building permit to construct any structure for a permitted use or the establishment and construction of accessory structure(s) associated with a permitted use, or the approval of any discretionary action (including a subdivision), hereinafter referred to as "Project", shown in Exhibit A:

- 1) All Projects shall be consistent with the Ukiah Valley Area Plan (UVAP) including but not limited to the general intent, guidelines, uses, and standards associated with the Suburban Residential land use classification (UVAP, Appendix I, Page 12-4).
- 2) All Projects shall be consistent with the Single Family Residential or Multiple-Family Residential Development Standards, contained in Chapters 20.072 and 20.080, respectively, of the Mendocino County Code ("Inland Zoning Code").
- 3) A disclosure regarding potential nuisances associated with agricultural operations shall be provided to all residents and property owners, consistent with Chapter 10A.13 - AGRICULTURAL NUISANCES AND CONSUMER DISCLOSURE of the County Code.
- 4) An Agricultural Buffer, no less than 100-feet wide and parallel to the site's northerly and westerly boundaries, shall be provided with any Project as follows:

- a. A deed restriction shall be recorded establishing an agricultural buffer where no structures shall be allowed except ancillary site improvements such as parking, or landscaped areas are permitted.
- b. Prior to the commencement of any development on site including a Single Family home, or subdivision, the applicant shall install and maintain for a period of 5 years the landscape improvements within the Agricultural Buffer to the satisfaction of the Planning and Building Department. The buffer shall contain a landscaped berm no less than three (3) feet in height and an automatic irrigation system supplied by a permanent water source sufficient to support no less than two (2) tiers of vegetation consisting of evergreen trees planted to form a continuous canopy at maturity and an understory of bushes spaced sufficiently to create a visual barrier. All plantings within the Agricultural Buffer shall be climate adapted species subject to approval by Planning and Building Services.

IT IS AGREED that the forgoing agreement and promise shall constitute a deed restriction and shall run with the land and constitute an equitable servitude and restrictive covenant.

In the event of non-compliance with the aforesaid conditions, consent is hereby given that the aforesaid property may be rezoned in compliance with Government Code.

Sections 65853, et seq., and shall be subject to other action authorized by the Mendocino County Code.

IT IS FURTHER AGREED that this contract shall be binding upon the successors and assigns of the owners of land known as Assessor Parcel Number 170-060-01, more particularly shown in the attached Exhibit A and described in the attached Exhibit B, and shall be effective only after it is signed by the owners and verified by the County of Mendocino.

Owner

DATE

Owner

DATE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
County of Mendocino

On the _____ day of _____, 2015, before me, the undersigned a Notary Public, in and for said State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
