

RECORDING REQUESTED BY
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 Numbers 170-100-37 and 170-100-41 as follows:

Assessor's Parcel Numbers 170-100-37 and 170-100-41 are reclassified from Industrial – Limited (I1) to Commercial – General with a combining district of Contract Rezone (C2:CR), shown in Exhibit A attached hereto and incorporated herein by this reference.

Assessor's Parcel Numbers 170-100-37 and 170-100-41, as shown in Exhibit A, are contiguous parcels which are consistent with the Ukiah Valley Area Plan.

Assessor's Parcel Numbers 170-100-37 and 170-100-41 (the "subject properties") are more particularly described in Exhibit B, attached hereto and incorporated herein by this reference.

Feed Lot LLC hereby warrants that it is the owner of the foregoing property, and Agree and Promise to comply with the following conditions pursuant to Section 27281.5 of the California Government Code and Section 20.212 of the Mendocino County Code.

CONDITIONS

The conditions listed below must be fulfilled at the earliest of the following, which are hereinafter referred to as the "Project": (1) prior to the issuance of a business license located on the subject properties, (2) in conjunction with any building permits needed to construct or reconstruct any building on the subject properties and prior to the issuance of any certificate of occupancy, or (3) in conjunction with any discretionary action applied for on the subject properties.

- 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 Mixed Use General (UVAP, Appendix I, Page 12-3).
- 2) Curb, gutter, and minimum 5 foot wide sidewalks shall be constructed along the project's frontage to Feed Lot Lane (CR 250B) in accordance with Mendocino County Road and Development Standards No. A40A, Type "A", or as modified by applicant's engineer and approved by Department of Transportation staff. All pedestrian facilities shall comply with State and Federal accessibility requirements.
- 3) New urban road driveway approaches shall be constructed onto Feed Lot Lane (CR 250B) at each proposed access point to the County Road, per County of Mendocino Road and Development Standard No. A50, or as modified by applicant's engineer and approved by Department of Transportation staff.

- 4) Road improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. Current improvement plan checking and inspection fees apply.
- 5) Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

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 Section 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 Numbers 170-100-37 and 170-100-41 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.

JORDAN POOLE, Owner
FEED LOT LLC

DATE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
County of Mendocino

On the _____ day of _____, 2018, 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.
