

AGENDA ITEM REQUEST FORM

Department: City Council

Initiator: Tom Butt

Phone: 510/236-7435

Meeting Date: May 17, 2005

Final Decision Deadline: _____
(Date)

INDICATE APPROPRIATE BODY

- City Council Redevelopment Agency Housing Authority
 Surplus Property Authority Jt. Powers Financing Authority Other: _____

ITEM

- Presentation/Proclamation/Commendation (3-Minute Time Limit)
 Ordinance Grant Application/Acceptance
 Public Hearing Council As Whole
 Contract/Agreement
 Resolution

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND AUTHORIZING THE CITY OF RICHMOND TO ENTER INTO MILLS ACT AGREEMENTS WITH OWNERS OF HISTORICALLY DESIGNATED PROPERTIES

On May 3, 2005, the City Council approved the adoption of an ordinance to participate in the Mills Act. Consultation with Dennis Weber of the State Office of Historic Preservation ((916/ 653-5789) resulted in receipt of the City of San Diego Mills Act Policy as an example. It turns out that a City's election to enter into Mills Act Agreements does not require an ordinance, only a resolution. A draft resolution is attached, along with copies of pertinent State codes and regulations and explanatory material

REVIEWS/APPROVALS

Reviewed and Approved by Finance Department for Fiscal Impact

_____ _____
Date Signature

Reviewed and Approved by City Manager

_____ _____
Date City Manager's Signature

STAFF RECOMMENDATION

WHY

AGENDA ITEM NO: _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
AUTHORIZING THE CITY OF RICHMOND TO ENTER INTO MILLS ACT
AGREEMENTS WITH OWNERS OF HISTORICALLY DESIGNATED PROPERTIES**

WHEREAS, California Government Code 50280 et seq authorizes cities to enter into contracts (“Mills Act Agreements”) with the owners of qualified historical properties to provide a property tax reduction for the use, maintenance and restoration of historically designated properties. The minimum requirements for a Mills Act Agreement, as mandated by state law include:

- 1) Minimum contract term of ten (10) years, automatically renewable on an annual basis, to be recorded against title to the property and running with the land.
- 2) Owner shall maintain the regulated characteristics of historical significance of the Historic Site in accordance with the rules and regulations published by the Secretary of the Interior.
- 3) Owner must allow reasonable periodic examination of the Historic Site, if a request is made and by prior appointment, by representatives of the County Assessor, State Department of Parks and Recreation and the State Board of Equalization.
- 4) City may cancel the agreement following a duly notice public hearing if it is determined that the owner breached any mandatory conditions of the Contract.

WHEREAS, it is desirable public policy to provide a monetary incentive to the owners of historically designated properties in the form of a property tax reduction for the maintenance, restoration and rehabilitation of historic properties within the City of Richmond. A properly recorded Mills Act Agreement automatically triggers an alternative method for determining the assessed value of the affected historic property, thus potentially resulting in significant property tax savings for the owner of the historic property, and

WHEREAS, it is in the interest of the City of Richmond to foster and encourage the preservation, maintenance, rehabilitation and restoration of historically designated properties. It is recognized by the City that a reduction in property taxes afforded by the Mills Act will serve as a key monetary incentive for citizens to acquire, maintain and restore historic property within the City of Richmond.

THEREFORE, The City Manager or designee is authorized to enter into a Mills Act Agreement with the owner of any qualified historical property, upon application by the owner and subject to the following restrictions:

- A) The contract shall contain the minimum mandatory conditions required by state law.
- B) The owner shall pay a graduated processing fee of at least \$100 per \$100,000 of assessed value prorated to actual value, however in no event shall the processing fee exceed the actual cost of processing and recording the Agreement. The City Manager or

designee may determine a revised fee schedule based on the actual cost of processing applications.

C) A drive by inspection will be performed on a periodic basis by City staff to verify that the structure is being maintained in weather tight condition.

D) The Owner must allow visibility of the exterior of the structure from the public right-of-way.

E) Qualified Historical Property, for the purposes of this resolution, includes structures defined by Richmond Municipal Code Section 6.06.30 (4), (12), (15), (16), (18), (20) and (22).

F) Any exterior improvements or alterations made pursuant to a Mills Act Agreement must comply with Richmond Municipal Code Section 6.06.070.

G) Within a redevelopment project area, Mills Act Agreements shall be permitted as follows:

1. Owner-occupied single-family homes (including properties which may have a second residential unit) shall be eligible for Mills Act Agreements, in conformance with this City Council Resolution and state law requirements.

2. All other properties shall be eligible for Mills Act Agreements, in conformance with this City Council Resolution and State law requirements, on a case by case basis and only when all of the following criteria are met:

(a) The property requires rehabilitation

(b) The owner agrees to rehabilitate the property in accordance with plans approved by the Agency

(3) The owner demonstrates through a project proforma, which is independently evaluated by the City, that a Mills Act Agreement is necessary to achieve a financially feasible project, and the Agency concurs that a Mills Act Agreement is the appropriate form of public financial assistance.

The City Manager shall report on annual basis to the City Council the number of Mills Act Agreements executed and the effectiveness of the program.

I certify that the foregoing Resolution was passed and adopted by the Members of the City Council of the City of Richmond at a regular meeting held on _____ by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Clerk of the City of Richmond

Approved:

Mayor

Approved as to form:

City Attorney

Mills Act Property Tax Abatement Program

Technical Assistance Bulletin #12

CALIFORNIA OFFICE OF HISTORIC PRESERVATION Department of Parks & Recreation

1416 9th Street Room 1442-7
Sacramento, CA 95814

PO Box 942896
Sacramento, CA 94296

916-653-6624

calshpo@ohp.parks.ca.gov

www.ohp.parks.ca.gov



This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, under the National Historic Preservation Act of 1966, as amended, and administered by the California Office of Historic Preservation. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior strictly prohibits unlawful discrimination on the basis of race, color, national origin, age, or handicap in its federally- assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to Office for Equal Opportunity, U.S. Department of the Interior, National Park Service, Box 37127, Washington DC 20013-7127.

December 2004

Table of Contents

Mills Act Property Tax Abatement Program	1
Purpose of the Mills Act Program	1
Benefits to Local Governments.....	1
Benefits to Owners	1
Qualified Historic Property	2
OHP's Role.....	2
For Additional Information.....	2
California State Codes Relating to Mills Act Program	3
California Government Code, Article 12, Sections 50280 - 50290.....	3
California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4.....	6

Mills Act Property Tax Abatement Program

Purpose of the Mills Act Program

Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.

Benefits to Local Governments

The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

Benefits to Owners

Owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties and for current owners of historic buildings who have made major improvements to their properties.

Mills Act participants may realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

Qualified Historic Property

A qualified historic property is a property listed on any federal, state, county, or city register, including the *National Register of Historic Places*, *California Register of Historical Resources*, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program.

OHP's Role

OHP provides technical assistance and guidance to local governments and property owners. OHP maintains a current list of communities participating in the Mills Act program and copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the negotiations of the agreement and is not a signatory to the contract.

For Additional Information

Contact the planning department of the city or county within which the historic property is located.

California's four largest cities (Los Angeles, San Diego, San Francisco, and San Jose) as well as more than 75 other city and county governments have instituted Mills Act programs. A list of communities participating in the Mills Act Program is available online at http://www.ohp.parks.ca.gov/default.asp?page_id=21412.

For additional information on the Mills Act, please contact MaryIn Lortie in the Office of Historic Preservation, PO Box 942896, Sacramento CA 94296-0001, (916) 653-8911, mlort@ohp.parks.ca.gov.

California State Codes Relating to Mills Act Program

California Government Code, Article 12, Sections 50280 - 50290

50280. Restriction of property use.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

50280.1. Qualified historic property.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.

(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

50281. Required contract provision.

Any contract entered into under this article shall contain the following provisions:

(a) The term of the contract shall be for a minimum period of 10 years.

(b) Where applicable, the contract shall provide the following:

(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.

(2) For the periodic examinations of the interior and exterior of the premises by the assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the owner's compliance with the contract.

(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(c) The owner or agent of an owner shall provide written notice of the contract to the Office of Historic Preservation within six months of entering into the contract.

50281.1. Fees.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee not to exceed the reasonable cost of administering this program.

50282. Renewal.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

50284. Cancellation.

The legislative body may cancel a contract if it determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The legislative body may also cancel a contract if it determines that the owner has failed to restore or rehabilitate the property in the manner specified in the contract.

50285. Consultation with state commission.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

50286. Cancellation.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 121/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.

(c) Notwithstanding any other provision of law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for the purposes of Article 3 (commencing with Section 2550) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

50287. Action to enforce contract.

As an alternative to cancellation of the contract for breach of any condition, the county, city, or any landowner may bring any action in court necessary to enforce a contract including, but not limited to, an action to enforce the contract by specific performance or injunction.

50288. Eminent domain.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

50289. Annexation by city.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

50290. Consultation with state commission.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4

439. Historical Property Restrictions; enforceably restricted property.
For the purposes of this article and within the meaning of Section 8 of Article XIII of the Constitution, property is "enforceably restricted" if it is subject to an historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code.

439.1. Historical Property; definitions.
For purposes of this article "restricted historical property" means qualified historical property, as defined in Section 50280.1 of the Government Code, that is subject to a historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code. For purposes of this section, "qualified historical property" includes qualified historical improvements and any land on which the qualified historical improvements are situated, as specified in the historical property contract. If the historical property contract does not specify the land that is to be included, "qualified historical property" includes only that area of reasonable size that is used as a site for the historical improvements.

439.2. Historical Property; valuation.
When valuing enforceably restricted historical property, the county assessor shall not consider sales data on similar property, whether or not enforceably restricted, and shall value that restricted historical property by the capitalization of income method in the following manner:

- (a) The annual income to be capitalized shall be determined as follows:
 - (1) Where sufficient rental information is available, the income shall be the fair rent that can be imputed to the restricted historical property being valued based upon rent actually received for the property by the owner and upon typical rentals received in the area for similar property in similar use where the owner pays the property tax. When the restricted historical property being valued is actually encumbered by a lease, any cash rent or its equivalent considered in determining the fair rent of the property shall be the amount for which the property would be expected to rent were the rental payment to be renegotiated in the light of current conditions, including applicable provisions under which the property is enforceably restricted.
 - (2) Where sufficient rental information is not available, the income shall be that which the restricted historical property being valued reasonably can be expected to yield under prudent management and subject to applicable provisions under which the property is enforceably restricted.
 - (3) If the parties to an instrument that enforceably restricts the property stipulate therein an amount that constitutes the minimum annual income to be capitalized, then the income to be capitalized shall not be less than the amount so stipulated. For purposes of this section, income shall be determined in accordance with rules and

regulations issued by the board and with this section and shall be the difference between revenue and expenditures. Revenue shall be the amount of money or money's worth, including any cash rent or its equivalent, that the property can be expected to yield to an owner-operator annually on the average from any use of the property permitted under the terms by which the property is enforceably restricted. Expenditures shall be any outlay or average annual allocation of money or money's worth that can be fairly charged against the revenue expected to be received during the period used in computing the revenue. Those expenditures to be charged against revenue shall be only those which are ordinary and necessary in the production and maintenance of the revenue for that period. Expenditures shall not include depletion charges, debt retirement, interest on funds invested in the property, property taxes, corporation income taxes, or corporation franchise taxes based on income.

(b) The capitalization rate to be used in valuing owner-occupied single family dwellings pursuant to this article shall not be derived from sales data and shall be the sum of the following components:

(1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

(2) A historical property risk component of 4 percent.

(3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.

(4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(c) The capitalization rate to be used in valuing all other restricted historical property pursuant to this article shall not be derived from sales data and shall be the sum of the following components:

(1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

(2) A historical property risk component of 2 percent.

(3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.

(4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(d) Unless a party to an instrument that creates an enforceable restriction expressly prohibits the valuation, the valuation resulting from the capitalization of income method described in this section shall not exceed the lesser of either the valuation that would have resulted by calculation under Section 110, or the valuation that would have resulted by calculation under Section 110.1, as though the property was not subject to an enforceable restriction in the base year.

(e) The value of the restricted historical property shall be the quotient of the income determined as provided in subdivision (a) divided by the capitalization rate determined as provided in subdivision (b) or (c).

(f) The ratio prescribed in Section 401 shall be applied to the value of the property determined in subdivision (d) to obtain its assessed value.

439.3. Historical Property; notice of nonrenewal.

Notwithstanding any provision of Section 439.2 to the contrary, if either the county or city or the owner of restricted historical property subject to contract has served notice of nonrenewal as provided in Section 50282 of the Government Code, the county assessor shall value that restricted historical property as provided in this section.

(a) Following the hearing conducted pursuant to Section 50285 of the Government Code, subdivision (b) shall apply until the termination of the period for which the restricted historical property is enforceably restricted.

(b) The board or assessor in each year until the termination of the period for which the property is enforceably restricted shall do all of the following:

(1) Determine the full cash value of the property pursuant to Section 110.1. If the property is not subject to Section 110.1 when the restriction expires, the value shall be determined pursuant to Section 110 as if the property were free of contractual restriction. If the property will be subject to a use for which this chapter provides a special restricted assessment, the value of the property shall be determined as if it were subject to the new restriction.

(2) Determine the value of the property by the capitalization of income method as provided in Section 439.2 and without regard to the fact that a notice of nonrenewal or cancellation has occurred.

(3) Subtract the value determined in paragraph (2) of this subdivision by capitalization of income from the full cash value determined in paragraph (1).

(4) Using the rate announced by the board pursuant to paragraph (1) of subdivision (b) of Section 439.2, discount the amount obtained in paragraph (3) for the number of years remaining until the termination of the period for which the property is enforceably restricted.

(5) Determine the value of the property by adding the value determined by the capitalization of income method as provided in paragraph (2) and the value obtained in paragraph (4).

(6) Apply the ratios prescribed in Section 401 to the value of the property determined in paragraph (5) to obtain its assessed value.

439.4. Historical Property; recordation.

No property shall be valued pursuant to this article unless an enforceable restriction meeting the requirements of Section 439 is signed, accepted and recorded on or before the lien date for the fiscal year in which the valuation would apply.

California Government Code, Article 12, Sections 50280 - 50290

50280. Restriction of property use.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

50280.1. Qualified historic property.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

- (a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.
- (b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

50281. Required contract provision.

Any contract entered into under this article shall contain the following provisions:

- (a) The term of the contract shall be for a minimum period of 10 years.
- (b) Where applicable, the contract shall provide the following:
 - (1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
 - (2) For the periodic examinations of the interior and exterior of the premises by the assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the owner's compliance with the contract.
 - (3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.
- (c) The owner or agent of an owner shall provide written notice of the contract to the Office of Historic Preservation within six months of entering into the contract.

50281.1. Fees.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee not to exceed the reasonable cost of administering this program.

50282. Renewal.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

50284. Cancellation.

The legislative body may cancel a contract if it determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The legislative body may also cancel a contract if it determines that the owner has failed to restore or rehabilitate the property in the manner specified in the contract.

50285. Consultation with state commission.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

50286. Cancellation.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 121/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county

auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.

(c) Notwithstanding any other provision of law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for the purposes of Article 3 (commencing with Section 2550) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

50287. Action to enforce contract.

As an alternative to cancellation of the contract for breach of any condition, the county, city, or any landowner may bring any action in court necessary to enforce a contract including, but not limited to, an action to enforce the contract by specific performance or injunction.

50288. Eminent domain.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

50289. Annexation by city.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

50290. Consultation with state commission.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4

439. Historical Property Restrictions; enforceably restricted property.

For the purposes of this article and within the meaning of Section 8 of Article XIII of the Constitution, property is "enforceably restricted" if it is subject to an historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code.

439.1. Historical Property; definitions.

For purposes of this article "restricted historical property" means qualified historical property, as defined in Section 50280.1 of the Government Code, that is subject to a historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code. For purposes of this section, "qualified historical property" includes qualified historical improvements and any land on which the qualified historical improvements are situated, as specified in the historical property contract. If the historical property contract does not specify the land that is to be included, "qualified historical property" includes only that area of reasonable size that is used as a site for the historical improvements.

439.2. Historical Property; valuation.

When valuing enforceably restricted historical property, the county assessor shall not consider sales data on similar property, whether or not enforceably restricted, and shall value that restricted historical property by the capitalization of income method in the following manner:

(a) The annual income to be capitalized shall be determined as follows:

(1) Where sufficient rental information is available, the income shall be the fair rent that can be imputed to the restricted historical property being valued based upon rent actually received for the property by the owner and upon typical rentals received in the area for similar property in similar use where the owner pays the property tax. When the restricted historical property being valued is actually encumbered by a lease, any cash rent or its equivalent considered in determining the fair rent of the property shall be the amount for which the property would be expected to rent were the rental payment to be renegotiated in the light of current conditions, including applicable provisions under which the property is enforceably restricted.

(2) Where sufficient rental information is not available, the income shall be that which the restricted historical property being valued reasonably can be expected to yield under prudent management and subject to applicable provisions under which the property is enforceably restricted.

(3) If the parties to an instrument that enforceably restricts the property stipulate therein an amount that constitutes the minimum annual income to be capitalized, then the income to be capitalized shall not be less than the amount so stipulated. For purposes of this section, income shall be determined in accordance with rules and regulations issued by the board and with this section and shall be the difference between revenue and expenditures. Revenue shall be the amount of money or money's worth, including any cash rent or its equivalent, that the property can be expected to

yield to an owner-operator annually on the average from any use of the property permitted under the terms by which the property is enforceably restricted. Expenditures shall be any outlay or average annual allocation of money or money's worth that can be fairly charged against the revenue expected to be received during the period used in computing the revenue. Those expenditures to be charged against revenue shall be only those which are ordinary and necessary in the production and maintenance of the revenue for that period. Expenditures shall not include depletion charges, debt retirement, interest on funds invested in the property, property taxes, corporation income taxes, or corporation franchise taxes based on income.

(b) The capitalization rate to be used in valuing owner-occupied single family dwellings pursuant to this article shall not be derived from sales data and shall be the sum of the following components:

(1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

(2) A historical property risk component of 4 percent.

(3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.

(4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(c) The capitalization rate to be used in valuing all other restricted historical property pursuant to this article shall not be derived from sales data and shall be the sum of the following components:

(1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

(2) A historical property risk component of 2 percent.

(3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.

(4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(d) Unless a party to an instrument that creates an enforceable restriction expressly prohibits the valuation, the valuation resulting from the capitalization of income method described in this section shall not exceed the lesser of either the valuation that would have resulted by calculation under Section 110, or the valuation that would have resulted by calculation under Section 110.1, as though the property was not subject to an enforceable restriction in the base year.

(e) The value of the restricted historical property shall be the quotient of the income determined as provided in subdivision (a) divided by the capitalization rate determined as provided in subdivision (b) or (c).

(f) The ratio prescribed in Section 401 shall be applied to the value of the property determined in subdivision (d) to obtain its assessed value.

439.3. Historical Property; notice of nonrenewal.

Notwithstanding any provision of Section 439.2 to the contrary, if either the county or city or the owner of restricted historical property subject to contract has served notice of nonrenewal as provided in Section 50282 of the Government Code, the county assessor shall value that restricted historical property as provided in this section.

(a) Following the hearing conducted pursuant to Section 50285 of the Government Code, subdivision (b) shall apply until the termination of the period for which the restricted historical property is enforceably restricted.

(b) The board or assessor in each year until the termination of the period for which the property is enforceably restricted shall do all of the following:

(1) Determine the full cash value of the property pursuant to Section 110.1. If the property is not subject to Section 110.1 when the restriction expires, the value shall be determined pursuant to Section 110 as if the property were free of contractual restriction. If the property will be subject to a use for which this chapter provides a special restricted assessment, the value of the property shall be determined as if it were subject to the new restriction.

(2) Determine the value of the property by the capitalization of income method as provided in Section 439.2 and without regard to the fact that a notice of nonrenewal or cancellation has occurred.

(3) Subtract the value determined in paragraph (2) of this subdivision by capitalization of income from the full cash value determined in paragraph (1).

(4) Using the rate announced by the board pursuant to paragraph (1) of subdivision (b) of Section 439.2, discount the amount obtained in paragraph (3) for the number of years remaining until the termination of the period for which the property is enforceably restricted.

(5) Determine the value of the property by adding the value determined by the capitalization of income method as provided in paragraph (2) and the value obtained in paragraph (4).

(6) Apply the ratios prescribed in Section 401 to the value of the property determined in paragraph (5) to obtain its assessed value.

439.4. Historical Property; recordation.

No property shall be valued pursuant to this article unless an enforceable restriction meeting the requirements of Section 439 is signed, accepted and recorded on or before the lien date for the fiscal year in which the valuation would apply.

COMMUNITIES PARTICIPATING IN MILLS ACT PROGRAM

Jurisdiction	County	# of Contracts	Ordinance	Certified Local Government
Berkeley	Alameda	1	YES	YES
Fremont	Alameda	2	YES	NO
Chico	Butte	2	NO	NO
Danville	Contra Costa	4	YES	YES
Orinda	Contra Costa			NO
Claremont	Los Angeles	1	NO	NO
Covina	Los Angeles	0	YES	NO
Glendale	Los Angeles	6	YES	YES
Glendora	Los Angeles	5	YES	NO
La Verne	Los Angeles	6	NO	NO
Long Beach	Los Angeles	22	YES	YES
Los Angeles (county)	Los Angeles	2	NO	NO
Los Angeles (city)	Los Angeles	185	YES	NO
Monrovia	Los Angeles	63	YES	NO
Norwalk (pending)	Los Angeles			
Pasadena	Los Angeles	12	YES	YES
Pomona	Los Angeles	0	YES	NO
Redondo Beach	Los Angeles	43	YES	YES
San Gabriel	Los Angeles	1	YES	NO
Santa Monica	Los Angeles	18	YES	YES
Sierra Madre	Los Angeles	14	YES	NO
South Pasadena	Los Angeles	3		YES
West Hollywood	Los Angeles	68	YES	YES
Whittier	Los Angeles	24	YES	NO
Belvedere	Marin	1	YES	NO
Larkspur	Marin	1	YES	NO
Monterey (city)	Monterey	5	YES	YES
Monterey (county) (pending)	Monterey			YES
Napa (city)	Napa	0	NO	YES
St. Helena	Napa	0	YES	NO
Anaheim	Orange	97	YES	NO
Brea	Orange	5	NO	NO
Dana Point	Orange	5	YES	NO
Irvine	Orange	1		NO
Laguna Beach	Orange	5	YES	NO
La Mesa	Orange	0		NO
Orange (city)	Orange	74	YES	NO
San Clemente	Orange	16	YES	YES
San Juan Capistrano	Orange	1		NO
Santa Ana	Orange	10	YES	YES
Tustin	Orange	6	YES	YES
Placer (county)	Placer	0	YES	NO
Corona	Riverside	5	YES	NO
Palm Springs	Riverside	1	YES	NO
Sacramento (city)	Sacramento	29	YES	YES
Colton	San Bernardino	12	YES	YES
Highland	San Bernardino	2	NO	YES
Ontario	San Bernardino	11	NO	YES
Rancho Cucamonga	San Bernardino	22	YES	NO
Upland	San Bernardino	28	NO	NO

COMMUNITIES PARTICIPATING IN MILLS ACT PROGRAM

Jurisdiction	County	# of Contracts	Ordinance	Certified Local Government
Chula Vista	San Diego	29		NO
Coronado	San Diego	0	YES	NO
Escondido	San Diego	54	YES	YES
La Mesa	San Diego	7	YES	NO
National City	San Diego	3	YES	NO
San Diego (city)	San Diego	473	YES	YES
San Diego (county)	San Diego	13	YES	YES
San Francisco (city and county)	San Francisco	1	YES	YES
Paso Robles	San Luis Obispo		YES	NO
San Luis Obispo (city)	San Luis Obispo	19	YES	NO
Redwood City	San Mateo	5	YES	YES
San Mateo (city)	San Mateo	1	YES	NO
South San Francisco	San Mateo	6	YES	NO
Gilroy	Santa Clara			
Los Altos	Santa Clara	5	YES	YES
Morgan Hill	Santa Clara	1	YES	NO
Palo Alto	Santa Clara	2	YES	YES
San Jose	Santa Clara	3	YES	YES
Santa Clara (county)	Santa Clara	4	NO	NO
Saratoga	Santa Clara	0	YES	YES
Sunnyvale	Santa Clara	3	YES	YES
Benicia	Solano	12	YES	NO
Vallejo	Solano	2	YES	YES
Modesto	Stanislaus	12	YES	NO
Jamestown (unincorporated)	Tuolumne	1	YES	YES
Soulsbyville (unincorporated)	Tuolumne	1	YES	YES
Tuolumne (unincorporated)	Tuolumne	1	YES	YES
Tuttletown (unincorporated)	Tuolumne	1	YES	YES
Ojai	Ventura	1	YES	NO
Ventura (City)	Ventura	0	YES	NO
Ventura (county)	Ventura	1	YES	YES

Mills Act Contact List

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
Anaheim	Orange	Phyllis Mueller	Neighborhood Development Coor.	201 S. Anaheim Blvd. Suite 203 Anaheim, Ca. 92805	714 765-4351	714 765-4654	pmueller@anaheim.net
Belvedere	Marin	Diane Henderson	City Planner	450 San Rafael Avenue Belvedere, CA 94920	415-435-3838	415-435-0430	
Berkeley	Alameda	Gisele Sorensen	Sr. Planner, Commission Secretary	2120 Milvia Street, Berkeley, CA 94704	510 981-7419	510 540-1393	gsorensen@ci.berkeley.ca.us
Benicia	Solano	Collette Meunier	City Planning Dept.	250 East L. Street Benicia, Ca. 94510	707 746-4280	707 552-0163	
Brea	Orange	Adrienne Gladso	Senior Planner	Number 1 Civic Center Brea, Ca. 92821	714 990-7674	714 990-2258	adrienneg@ci.brea.ca.us
Chico	Butte	Kim Seidler	Planning Director	411 Main St. Chico ,Ca. 95927	530-895-4743		
Chula Vista	San Diego	Lynnette Tessitore-Lopez	Associate Planner	276 4th Ave, Chula Vista, CA 91910	619 409-5465	619 409-5861	ltessitore-lopez@ci.chula-vista.ca.us
Claremont	Los Angeles	Belle Newman	Principal Planner	207 Harvard Avenue Claremont, CA 91711	909-399-5485		
Colton	San Bernardino	Kathy A. Kively	Asst. to City Manager	650 N. LaCadena Dr Colton, Ca. 92324	909 370-5053	909 370-5183	kkiveley@ci.colton.ca.us
Corona	Riverside	Nancy Gutierrez	Associate Planner	815 West 6th Corona, CA. 92887	909 279-3749	909 279-3550	
Coronado	San Deigo	Ann Mc Caull	Community Development	1825 Strand Way Coronado, Ca. 92118	619 522-7326	619 435-6009	amccaull@corona.ca.us
Covina	Los Angeles	Alan Carter	Associate Planner	125 East College Street Covina, Ca, 91723-2199	626 858-7231	626 858-5556	acarter@ci.covina.ca.us
Dana Point	Orange	Brenda Chase	Associate Planner	33282 Golden Lantern Dana Point, CA 92629	949 248-3568	949 248-7372	bchase@danapoint.org
Danville	Contra Costa	Bonnie Guttman	Senior Planner	510 La Gonda Way Danville, Ca. 94526-1740	925 314-3395	925 838-0360	bguttman@ci.danville.ca.us
Escondido	San Diego	Cheryl Kitzerow	Associate Planner	201 N. Broadway Escondido, Ca. 92025-2798	760 839-4553	760-839-4313	ckitzerow@ci.escondido.ca.us
Fillmore	Ventura	Robert Smith		230 Central Ave Fillmore, Ca. 93015	805 524-1193		
Fontana	San Bernardino		Planning Division	8353 Sierra Avenue Fontana, Ca. 92335			
Fresno (City)	Fresno	Karana Hattersley Drayton	Historic Preservation Specialist	2600 Fresno Street Fresno, Ca. 93721	559 621-8520	559 488-1078	karana.hattersley-drayton@ci.fresno.ca.us
Glendale	Los Angeles	Juliet Arroyo	Planner	633 E. Broadway Rm:103 Glendale, Ca. 91206-4386	818 548-2140	818 240-0392	jarroyo@ci.glendale.ca.us
Glendora	Los Angeles	David Chantarongsu	Assistant Director Planning Dept.	116 E. Foothill Blvd. Glendora, CA 91741	626 914-8217		dchantarongsu@ci.glendora.ca.us

Mills Act Contact List

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
Highland	San Bernardino	Kim Stater	Redevelopment Assistant	27215 Baseline Highland , Ca. 92346	909 864-8732 ext. 204	909 862-3180	kim.stater@eee.org
La Mesa	San Diego	Allison Carico	Planner	Planning Department, 8130 Allison Ave, La Mesa, CA 91941	619-667-1196		acarico@ci.la-mesa.ca.us
La Verne	Los Angeles	Arlene Andrew	Senior Planner	3660 D.Street La Verne, Ca.91750	909-596-8706	909 596-8737	aandrew@ci.la-verne.ca.us
Laguna Beach	Orange	Ann Larson	Senior Planner	505 Forest Avenue Laguna Beach, Ca. 92651	949 497-0320	949 497-0771	
Larkspur	Marin	Kristin Teicat	Heitage Preservation Broad	400 Magnolia Avenue Larkspur, Ca. 94939	415 927-5038		
Long Beach	Los Angeles	Cindy Tomack	Histroic Preservation Officer	333 West Ocean Bl. 7th Floor Long Beach, Ca. 90802	562 570-6607	562 570-6068	cindy_tomack@longbeach.gov
Los Angeles (City)	Los Angeles	Lambert Giessinger	Historical Property Contract Mgr.	433 S.Spring Street Los Angeles, Ca .90013	213 978-1200		
Los Angeles (County)	Los Angeles	Brent Decker			213 974-9204		
Modesto	Stanislaus	Landmark Presearvton Com.					
Monrovia	Los Angeles	Alice G.Grisella	Planning Division Manager	415 South Ivy Ave Monrovia, Ca .91016-2888		626 359-8507	
Monterey (City)	Monterey	Kathy Molloy	Planner	Comm. Development, Colton Hall City Hall Monterey Monterey Ca. 93940	831 646-3759	831 646-3917	cole@ci.monterey.ca.us
Monterey (County)	Monterey	Meg Clovis	Cultural Affairs Manager	Monterey County Parks P.O.Box 5249 Salinas, CA 93915	831 755-4913	831 755-4914	clovism@co.monterey.ca.us
National City	San Diego	Steve Ray	Principal Planner		619 336-4310	619-336-4321	Planning@ci.national-city.ca.us
Newman	Stanislaus						
Norwalk	Los Angeles						
Oakdale	Stanislaus	Bruce Bannerman	City Administrator	280 N. Third Ave. Oakdale, Ca. 95361	209 847-3031	209 847-6834	
Ojai	Ventura	Kathleen McCann	Special Projects Coordinator	401 South Ventura Street Ojai, CA 93023	805 646-5581	805 646-1980	
Ontario	San Bernardino	Cathy Wahlstrom, Geoff Starns	Senior Planner, Assistant Planner	303 East B. Street Ontario, Ca.91764	909 395-2282	909 395-2420	cwahlstrom@ci.ontario.ca.us gstarns@ci.ontario.ca.us
Orange (City)	Orange	Daniel Ryan	Senior Planner	300 East Chapman Ave Orange Ca. 92666-1591	714 744-7244	714 744-7222	

Mills Act Contact List

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
Orange(County)	Orange	Rob Selway		630 N.Broadway Santa Ana,Ca .92702	714 834-4741		
Orinda	Contra Costa						
Palm Springs	Riverside						
Palo Alto	Santa Clara	Dennis Backlund	Planning Manager	250 Hamilton Ave Palo Alto,Ca.94303	650 329-2173	650-329-2154	dennis_backlund@ city.palo-alto.ca.us
Pasa Robles	San Luis Obispo	Ed Gallagher	Housing Program Manager	1000 Spring Street Pasa Robles, CA 93446	805 237-3970		ed@prcity.com
Pasadena	Los Angeles	Mary Jo Winder	Senior Planner	175 N. Garfield Pasadena,Ca.91109-7215	626 744-6754	626 396-8522	mwinder@ci.pasadena.ca.us
Pomona	Los Angeles	Steve Tarvin	Associate Planner	505 South Garey Avenue Pomona, CA 91790	909 620-3765	909 469-2082	steve_tarvin@ci.pomona.ca.us
Port Hueneme	Ventura	Greg C. Brown	Director Community Development	250 North Ventura Rd. Port Hueneme,Ca. 93041	805 936-6553		
Poway	San Diego						
Rancho Cucamonga	San Bernardino						
Redondo Beach	Los Angeles	Aaron Jones	Associate Planner	415 Diamond Street Redondo Beach,Ca. 90277	310-372- 1171x2200	310 372-8021	aaron.jones@redondo.org
Redwood City	San Mateo	Charles Jany	Secretary Historic Res.Advisory Com.	1017 Middlefield Road Redwood City,Ca. 94064	650 780-7239	650 780-0128	cjany@redwoodcity.org
Sacramento (City)	Sacramento	Vincent Marsh	Preservation Director	1231 I Street,Rm200 Sacramento,Ca.95814	916 264-8259	916 264-5543	vmarsh@cityofsacramento.org
San Bernardino (City)	San Bernardino						
San Clemente	Orange	Kelly Main	Associate Planner	910 Calle Negocio San Clemente ,Ca. 92673	949 361-6193	949 366-4750	maink@san-clemente.org
San Diego (City)	San Diego	Teri Delcamp	Senior Planner/Historian	202 C.Street San Deigo, Ca. 92101-3864	619 235-5217	619 533-5951	tdelcamp@sandiego.gov
San Diego (County)	San Diego	Donna Beddow	Staff Liason, Historic Sites Board	5201 Ruffin Road, Suite B San Diego, CA 92123-1666	858 694-3656	858 694-3373	donna.beddow@sdcounty.ca.gov
San Dimas	Los Angeles	Jennifer Pierce		245 East Bonita Ave San Dimas,Ca 91773	909 794-6258		
San Francisco	San Francisco	Neil Hart	Preservation Coordinator	1660 Mission Street 5thFl. San Francisco,Ca. 94103- 2414	415 558-6338	415 558-6409	neil_hart@ci.sf.ca.us
San Jose	Santa Clara	Sally Darnowitz, Courtney Dankroger	Planner, Historic Preservation Officer	801 North First Street San Jose,C. 95110	408 277-8531 408 277-4576	408 277-4576	sally.n.darnowitz@ci.sj.ca.us courtney.dankroger@ci.sj.ca.us

Mills Act Contact List

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
San Juan Capistrano	Orange	Erin Gettis	Historic Preservation Planner	32400 Paseo Adelanto San Juan Capistrano, CA 92675	969 443-6330	949 493-1053	egettis@sanjuancapistrano.org
San Luis Obispo (City)	San Luis Obispo	Jeff Hook			805-781-7176		
San Mateo (City)	San Mateo	Ronald Munekawa	Senior Planner	330 W 20th Ave San Mateo, Ca. 94403	408 973-1461		
Santa Ana	Orange	Hally Soboleske	Assistant Planner II	P. O. Box 1988 (M-20) Santa Ana, CA 92702	(714) 647-5842	714 973-1461	hsoboleske@ci.santa-ana.ca.us
Santa Clara (City)	Santa Clara	Gloria Sciara	Historical Resources Coordinator	1500 Warburton Ave Santa Clara ,Ca. 95050	408 615 2462	408241-3823	gsciara@ci.santaclara.ca.us
Santa Clara (County)	Santa Clara	Dana Peak	Historical Heritage Coordinator	70 W. Hedding Street San Jose, CA 45110	408 299-5798	408 288-9198	dana.peak@pln.co.scl.ca.us
Santa Monica	Los Angeles	Roxanne Tanemori	Associate Planner	1685 Main Street, Rm 212 Santa Monica, Ca .90407-2200	310 458-8341	310 458-3380	roxanne-tanemori@santa-monica.org
Saratoga	Santa Clara	John Livingstone	Assistant Planner	13777 Fruitvale Ave Saratoga Ca. 95070	408 868-1231	408 862-8555	johnl@saratoga.ca.us
Sierra Madre	Los Angeles	Kurt Christensen	Director of Development Services	232 W. Sierra Madre Bl. Sierra Madre, Ca. 91024	626 355-4239	626 355-2251	
Solvang	Santa Barbara	Ray Seven	Planning Community Development Director	City of Solvang			RayS@cityofsolvang.com
Sonora	Tuolumne	Mary Debeauvieres	Senior Planner	2 South Green Street Sonora, Ca. 95370	209 533-5633	209 533-5616	mdebeauvieres@co.tuo.ca.us
Soulsbyville (Un.Inc)	Tuolumne	Mary Debeauvieres	Senior Planner	2 South Green St. Sonora, Ca. 95370	209 533-5633	209 533-5616	mdebeauvieres@co.tuo.ca.us
South Pasadena	Los Angeles	Marc Castagnola	Associate Planner	1414 Mission Street South Pasadena, Ca. 91030-3298	626 403-7227	626 403-7221	mcastagnola@ci.south-pasadena.ca.us
South San Francisco	San Mateo	Steve Kowalski	Commission Secretary	Planning Division 315 Maple Avenue South San Francisco, Ca 94080	650 829-6630		
St Helena	Napa	Cindy Heltzman	Building Official	1400 Main Street St. Helena Ca. 94574	707 063-2741	707 963-7748	cindyh@ci.st-helena.ca.us
Sunnyvale	Santa Clara	Gerri Caruso	Principal Planner	Community Development Dept, PO Box 3707,	408 730-7591	408 730-7715	gcaruso@ci.sunnyvale.ca.us
Tulare	Tulare	Howard Edson	Development Services Director		559-684-4233	599 685-5631	hedson@ci.tulare.ca.us
Turlock	Stanislaus	Michael Cook	Planning Manager		209 668-5542 x2218		

Mills Act Contact List

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
Tustin	Orange	Scott Reekstin	Associate Planner	300 CenTennial Way Tustin, Ca. 92780	714 573-3016	714 573-3113	sreekstin@tustin.ca.org
Tuttletown (Un.Inc)	Tuolumne	Mary Debeauvieres	Senior Planner	2 South Green St Sonora, Ca. 95370	209 533-5633	209 533-5616	mdebeauvieres@co.tuo.ca.us
Upland	San Bernardino	John Atwater	Senior Planner	460 N Euclid Street Upland, CA 91786	909 931-4132	909 931-4321	jatwater@ci.upland.ca.us
Vallejo	Solano	Katherine Donovan	Planning Manager	555 Santa Clara St. Vallejo, Ca. 94590	707 648-4327	707 552-0163	kdonovan@ci.vallejo.ca.us
Ventura (City)	Ventura	Brian Randall	Planning Department	501 Poli Street, Ventura, CA 93002-0099			brandall@ci.ventura.ca.us
Ventura (County)	Ventura	Kim Hocking	Senior Planner	800 S.Victoria Ave,L #1740 Ventura, Ca.93009	805 654-2414	805 654-2509	kim.hocking@mail.co.ventura.ca.us
West Hollywood	Los Angeles	John Keho	Senior Planner	8300 Santa Monica Bl. West Hollywood.Ca.90069- 4313	323 848-6393	323 848-6569	jkeho@weho.org
Whittier	Los Angeles	Rafael Guzman	Senior Planner	13230 Penn Street Whittier, CA 90602	562 464-3380	562 464-3509	rguzman@cityofwhittier.org