

# STAFF REPORT

## SAUSALITO HISTORIC LANDMARKS BOARD

**Project:** Mills Act  
**Meeting Date:** April 9, 2014  
**Subject:** Mills Act Information  
**Staff:** William Card, Contract Planner *Wm. J. Card*

---

### Background

As you may recall at the last HLB meeting on March 26, 2014, discussion near the end of the meeting revolved around questions about the Mills Act. Staff did some research and found information from three "like" communities such as the City of Larkspur, City of Monterey and City of Dana Point CA. In addition, you can find an overview of the Mills Act on the CA.gov - Office of Historic Preservation Website. Attached are the screen view prints of the local websites containing information about their programs and the CA.gov website for your use.

### Recommendation

No action needed - Information Only

Attachments



# LARKSPUR

CALIFORNIA



CENTRAL MARIN POLICE

LIBRARY

MUNICIPAL CODE

NOTIFY ME

Archives

Heritage Preservation Board

Inventory of Historic Resources

Larkspur Past & Present

Mills Act

Preservation Awards

Walking Tours

HOME > DEPARTMENTS > PLANNING > HERITAGE PRESERVATION > MILLS ACT

You are here: Home > Departments > Planning > Heritage Preservation > Mills Act

## Mills Act

### The Mills Act Contract Program

The State of California enacted the Mills Act in 1972 to allow cities to enter into a contract with an owner of a "qualified historical property" to provide property tax reductions in return for appropriate preservation/ restoration/ rehabilitation of their historic property.

In Larkspur, any property owner whose residence is listed on [Larkspur's Inventory of Historic Resources](#) is potentially eligible to apply for a Mills Act Contract. Some of the benefits of entering into a Mills Act Contract are:

- Preservation of the valuable historic and architectural tapestry of the City.
- In most cases, lowering of the property taxes to be paid, sometimes quite dramatically.
- More money remains available to the property owner for maintenance and or restoration/rehabilitation of the resource due to property tax savings.
- When a property under a Mills Act Agreement is sold, the tax rate approved under the Mills Act Contract transfers to the new owner and the property is not reassessed based upon the selling price.
- The inherited property tax savings can be a big selling point to potential buyers.

### Limitations

The City of Larkspur's Mills Act program is limited to residential property only, and is not applicable to historic commercial properties. Applications are accepted by invitation only. An invitation to apply for a Mills Act Contract will be mailed to all property owners of residences listed on [Larkspur's Inventory of Historic Resources](#) when an opening becomes available. All Mills Act applications will be screened for [eligibility](#) and will be reviewed based on established [criteria](#).

Be advised that the Larkspur City Council has set a limit on the amount of property tax loss the City will accept as a result of the Mills Act. The limit on permitted tax losses restricts the number of concurrent contracts that may be authorized.

### References

The terms and conditions of a Mills Act Contract are provided under [California Government Code Section 50280-50290](#).

If approved, the [Marin County Assessor](#) will re-assess the property in the manner specified in the [California Revenue and Taxation Code Sections 439-439.4](#).

City of Larkspur, 400 Magnolia Avenue, Larkspur, California 94939 • tel: (415) 927-5110 • fax: (415) 927-5022  
 Home • Contact Us • Sitemap • Agencies • Photo Credits • Accessibility • Copyright Notices • Green • Powered by CivicPlus

**CITY OF MONTEREY  
TAX SAVINGS PROGRAM FOR HISTORIC PROPERTIES  
(MILLS ACT)**

The City of Monterey is excited to offer this tax savings program to the citizens of Monterey! The program reduces property taxes for owners of locally designated "H" (historic) buildings. The tax savings can be substantial for property owners, particularly if the building was purchased recently. Please come talk to the City's Planning Division staff for more information about this program and how you can participate.

**PURPOSE:** A Mills Act Contract is an agreement between the City of Monterey and property owner of a City designated historical building. The property owner benefits from a reduction in property taxes, and the City is ensured the historic building is preserved.

**TERM OF CONTRACT:** A Mills Act Contract is for a period of ten (10) years with one (1) year additional being added on the anniversary of the contract. The contract rights and obligations are binding upon all successive owners of the property during the life of the contract. This is a significant benefit because the property retains the lower Mills Act tax rate when the property is sold. This could be an attractive selling point for your property.

To end the contract, either party may submit a Notice of Non-Renewal which will terminate the contract at the end of the ten (10) year period. Cancellation of the contract by the City due to non-compliance requires a public hearing and will result in the immediate termination of the contract and a penalty equal to twelve and one-half percent (12 ½ %) of the assessed market value of the property.

**MILLS ACT CONTRACT REQUIREMENTS:**

1. The contract will require that the historic elements of the property are maintained in good condition. This will include a plan for maintenance and may also include a program to restore deteriorated elements; and
2. All recipients of Mills Act Contracts will be required to prepare a maintenance plan and submit an annual report to the Community Development Director, which will specify all work done to maintain and preserve the historic building over the year in accordance with the owners' maintenance plan. Any maintenance work must be in accordance with the Secretary of Interior Standards for Rehabilitation.

**MILLS ACT SELECTION CRITERIA:** To grant approval of a Mills Act Contract Application, the City Council must make the following findings:

1. The structure is designated as a historic resource by the City of Monterey, such as "H" designation; and

2. The Mills Act Contract will serve to offset the costs of rehabilitating and/or maintaining the cultural resource.

**APPLICATION MATERIALS:** The following materials must be submitted to the Community Development Department, Planning Division in order to process a Mills Act Contract Application:

1. City of Monterey Planning Division Application Form;
2. Copy of the legal description attached as "Exhibit A";
3. A maintenance plan for the historic building and a cost estimate of the work to be done attached as "Exhibit B";
4. Photos of the exterior of the property attached as "Exhibit C". These photos should be a minimum of 5"x7" in size and should show all elevations of the structure.

**REVIEW PROCESS:** A request for a Mills Act Contract is initiated by submittal of a complete application to the City of Monterey Community Development Department. Staff then prepares a report for consideration by the Historic Preservation Commission. The Commission reviews the application, required documentation, and the staff report and recommends approval, modification, or denial of the request to the City Council. The City Council will take final action on the request and either approve or deny it.

**SUBMITTAL OF CONTRACT TO CITY CLERK:** Once the contract has been approved by the City Council, the City will mail the contract with the appropriate recording fee to the County Recorders Office. The property owner will be responsible for paying any filing fees.

After recordation, the recorded contract must be sent to the County Assessor. The Assessor calculates the exact tax savings. The County Assessor must have the recorded contract no later than December 31<sup>st</sup> for the contract to start the following year.

Property owners are required to report to the State Office of Historic Preservation that a Mills Act contract has been concluded. A copy of your completed contract will be sent to:

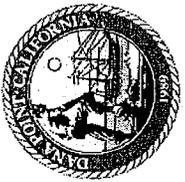
State Office of Historic Preservation  
1416 Ninth Street  
Sacramento, CA 95814  
Attention: Gene Itogawa

If you need any help or have questions, please contact the Planning Division at (831) 646-3885.

**SUBMITTAL CHECKLIST**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City of Monterey Planning Division Application Form  
Copy of the legal description attached as "Exhibit A"  
A maintenance plan for the historic building and a cost estimate of  
the work to be done attached as "Exhibit B"



# CITY OF DANA POINT

## MILLS ACT PROGRAM

The Mills Act, adopted by the California Legislature in 1976, authorizes local governments to grant property tax relief to owners of qualified historic properties. The overall intent of the Mills Act is to provide an incentive for owners to preserve and maintain historic resources within a community.

### EXPECTED PROGRAM BENEFITS

The Mills Act provides a tax break to property owners that preserve and maintain their historic property. Recognizing these properties' contribution to the cultural history of the community, region and state has beneficial, indirect effects on local contracts, businesses, property values and community pride.

### PROGRAM ELIGIBILITY

Any architecturally or historically significant property listed with the Dana Point Historic Resources Register is eligible to participate in the Mills Act program.

### PROPERTY OWNER REQUIREMENTS

Property owners must agree to maintain and preserve their properties for at least ten years in

accordance with the "Secretary of Interior Standards for Rehabilitation".

### KEY PROGRAM FEATURES

- Provides property tax relief in the form of reduced property tax assessments of up to 50 percent to registered historic properties.
- Can be applied to owner-occupied and/or income-producing commercial historic properties.
- Voluntary participation that is formalized through a 10-year contract between the registered historic property owner and the City of Dana Point, to be renewed annually, unless renewal is cancelled by the owner or the City.
- Property owner(s) must agree to prevent deterioration of the property via the "Secretary of Interior Standards for Rehabilitation," and determine a flexible but scheduled plan to carry out maintenance of property.
- Contract automatically remains in effect upon change of ownership, thereby passing the tax savings to the new owner.

- Early termination of the contract results in a penalty of 12.5 percent of the full market value of the property, only if the contract is cancelled before the current 10-year contract expires.

### MILLS ACT CONTRACT PROVISIONS

Properties must be listed on the Dana Point Historic Resources Register to participate in the Mills Act program. Applications for inclusion on the Historic Resources Register and participation in the Mills Act program can be submitted and reviewed concurrently. The Historic Resources applications are available from the Community Development Department or on the City's website ([www.danapoint.org](http://www.danapoint.org)).

Periodic interior and exterior inspections of the property by City staff may be conducted, and the property owner is responsible for correcting any identified deficiencies.

The minimum term of a Mills Act contract is ten years with automatic yearly renewal unless renewal is cancelled by the owner or the City. If renewal of the contract is cancelled, the contract concludes at the end of the current 10-year term and *not the end of the 10-year term initially entered into*. Each year begins a *new* 10-year term.

If, for any reason, the property owner terminates the contract prior to the end of the current 10-year period, a penalty fee equivalent to 12.5 percent of the full market value of the property will be assessed.

### HOW PROPERTY TAXES ARE CALCULATED

Traditional Sample Property Tax Calculation	
Assessed Property Value	\$250,000
Percentage Rate	1%
Taxes	\$2,500
"Sample" of the "Mills Act" Method	Income

Gross Income (Yearly amount property could be rented for Single Family Home) (\$1200 x 12 mo.)	\$14,000
Less Expenses (repairs, insurance, etc.)	\$2,000
Net Income	\$12,400
Capitalization Rate =	18%
Interest Component	8%

Figured by the state board annually (usually 8-10%).

<u>Historical Property Risk Component</u>	4%
4% for owner-occupied single-family dwellings. 2% for all other properties.	
<u>Amortization Component</u>	5%
A percentage equal to the reciprocal of the remaining life of the property's structures (depreciation is figured in this component).	
<u>Tax Rate</u>	1%
Percentage of the estimated total tax rate applicable to the property tax (typically 1%).	
New Valuation = (\$12,400 / 0.18)	\$68,888
<u>New Taxes</u> = (\$68,888 x 0.01)	\$688 (1%)
<u>Total Savings</u> = \$2,500 - \$688	\$1,812

The County Assessor conducts a survey of the rental values of similar properties, thus determining a property owner's gross income. Certain expenses necessary for the maintenance and operation of that property are then deducted from the gross income (i.e. home repairs to maintain the property, insurance and utilities). Some expenses cannot be counted as an "expense" under the Mills Act program (i.e. home improvements such as building a porch or installing central heat and air, debt service, property taxes and depletion, and interest on funds invested). Only the County Assessor can determine a legitimate "expense." The amount of permitted deductions for expenses is determined by the County Assessor's office and is based on the different necessary expenses for each individual property. Once the expenses are deducted from the gross income, the net income is divided by the "Capitalization Rate" for the property. This rate consists of four components that are listed and defined in the matrix to the left. A new "valuation" of the property is calculated, and with it a new tax bill that may reflect as much as 50% savings to a historic property owner, for some properties.

However, it is important to note that a property owner's base year value (the price and year for which the current property owner purchased the property) plays an important role in determining if the Mills Act program will be a valuable undertaking. For example, properties purchased many years ago (i.e. 30+ years) may produce a tax savings that would not provide a significant, or any, difference from traditional property tax calculations. It is therefore recommended that prior to entering into a contract with the City, an estimate of the tax savings a property owner would acquire from participation in the Mills Act program be determined by contacting the County Assessor's office directly, at the number located at the bottom of this pamphlet.

The Mills Act reduces the owner's property tax bill by calculating using the "income" method instead of the traditional approach to figuring property taxes. The property tax savings are revalued for a property January 1 of each year with the actual "tax savings" observed July 1 of that same year.

The income method is not figured by the City of Dana Point, but from the County Assessor's office. The County Assessor will calculate an individual property's tax savings for the year, after a contract has been entered into between the property owner and the City. The paragraph below roughly explains the income method.

**APPLICATION PROCESS**

The application shall include the following:

- Completion of a Historic Resources Application.
- Interior and exterior property photographs.
- Title report.
- Schedule of improvements and maintenance.
- \$40.00 application fee.

The City will conduct a pre-contract inspection looking for code compliance and general condition of the property including intactness of historic fabric. The City's inspection may result in recommendations to include in the schedule of improvements and maintenance.

**CITY CONTACT INFORMATION**

*Planning:* (949) 248-3563

- Historic Resources Register
- Preservation Incentives
- Development Standards
- Development Review
- Environmental Review

*Building:* (949) 248-3594

- Permit Requirements
- State Historic Building Code

*County Assessor's Office* (714) 834-2727

- Public Service
- www.oc.ca.gov/assessor



California State Parks  
Office of Filament, Planning & Outreach

PARKS Home Page

OHP PROGRAMS TOOLS

Recommend 30 people recommend this. Sign Up to see what your friends recommend.

# Mills Act Property Tax Abatement Program

## READ THIS FIRST!

The Mills Act Program is administered and implemented by local governments. Mills Act contracts are between the property owner and the local government granting the tax abatement. OHP is **not** a signatory to Mills Act contracts.

Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction. For answers to specific questions such as local eligibility criteria, application procedures, and contract terms, contact the city or county official for your jurisdiction.

F  
Arch  
Cert  
Cert  
Fede  
Prog  
Fede  
Hist  
Stat

### GENERAL MILLS ACT QUESTIONS and ANSWERS

**Q: My property or a property I am considering buying is already under a Mills Act contract. What does that mean to me as a property owner?**

A:

Mills Act contracts are for 10 years initially with automatic yearly extensions and stay with the property when transferred. Subsequent owners are bound by the contract and have the same rights and obligations as the original owner who entered into the contract. Because the local government and the property owner negotiate other specific terms of the contract, you need to contact your local government to determine the rights and obligations a Mills Act contract creates.

Mills Act Contacts

Mills Ac  
Shannon  
Mills Act  
State His  
916-445-

**Q: How are tax assessments determined for properties under the Mills Act?**

A:

The State Board of Equalization has provided guidelines for county assessors for use in assessing properties under the Mills Act.

Board of Equalization Guidelines

**Q: Does my property qualify for the Mills Act Program?**

A:

First, find out if your local government participates in the program. Use the Mills Act Contacts list to find out if your local government participates in the Mills Act Program, what the local criteria are, and what the process is for applying.

---

**Q: No, my local government does not currently participate. Now what do I do?**

**A:**

Contact the Planning Department or Community Development Department of your local government and ask them to consider adopting the Mills Act Program.

**California Cities Contact Information**

**California Counties Contact Information**

---

**Q: What is the Mills Act Program?**

**A:** 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) the 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. California State Codes Relating to the Mills Act include the following:

**California Government Code, Article 12, Sections 50280 - 50290**

**California Revenue and Taxation Code, Article 1.9, Sections 439 - 439.4**

---

**Q: How does the Mills Act benefit Local Governments?**

**A:** 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.

---

**Q: How does the Mills Act benefit Owners of Historical Properties?**

**A:** 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.

---

[Home](#) |

---

**Q: *What is a Qualified Historic Property?***

A: 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, subject to local regulations.

---

**Q: *What is OHP's role in the Mills Act program?***

A: OHP provides Mills Act information to local governments and uses information provided by local governments to maintain a list of communities participating in the Mills Act program as well as copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the contract negotiations, is not a signatory to the contract and has no authority over the administration of the Mills Act program.

---

**Q: *Where can I get more information?***

A: Contact your local government for answers to specific questions about the program in your community. Additional information is available from the **Board of Equalization** and **California Government Code, Article 12, Sections 50280 - 50290**.

[Back to Top](#) | [Conditions of Use](#) | [Privacy Policy](#)  
Copyright © 2013 State of California

**MILLS ACT CONTACTS**  
11/14/2011

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
Anaheim	Orange	Greg Hastings	Redevelopment Manager	201 S. Anaheim Blvd. Suite 203, Anaheim, CA 92805	714 765-4300	714 765-4313	ghastinas@anaheim.net
Belvedere	Marin	Pierce Macdonald	City Planner	450 San Rafael Avenue Belvedere, CA 94920	415-435-3838	415-435-0430	pmacdonald@cityofbelvedere.org
Berkeley	Alameda	Terry Blount	Sr. Planner, Commission Secretary	2120 Milvia Street, Berkeley, CA 94704	510.981.7429	510.981.7490	Tblount@ci.berkeley.ca.us
Benicia	Solano	Xandrea Fowler	Planner	250 East L. Street Benicia, CA 94510	707 746-4281	707 552-0163	xfowler@ci.benecia.ca.us
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	Clif Sellers	Asst. Community Development Director	411 Main St. Chico, CA 95927	530-879-6502	530-895-4726	csellers@ci.chico.ca.us
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	909-399-5327	bnewman@ci.claremont.ca.us
Colton	San Bernardino	Jessie Webster	Director of Community Development	650 N. LaCadena Dr Colton, CA 92324	909 370-5079	909 370-0875	jwebster@ci.colton.ca.us
Corona	Riverside	Nancy Gutierrez	Associate Planner	815 West 6th Corona, CA, 92887	951 279-3749	951 279-3550	nancyg@ci.corona.ca.us
Coronado	San Diego	Ann Mc Caul	Community Development	1825 Strand Way Coronado, CA 92118	619 522-7326	619 435-6009	amccaul@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	Senior 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	ckidd@ci.danville.ca.us
Encinitas	San Diego	Kathy Noel	Planner	505 Vulcan Ave, Encinitas, CA 92024	760 633-2710	(760) 633-2818	knoel@ci.encinitas.ca.us
Escondido	San Diego	Paul Bingham	Assistant Planner II	201 N. Broadway Escondido, CA 92025-2798	760 839-4306	760-839-4313	pbingham@ci.escondido.ca.us
Eureka	Humboldt San	Rob Wall	Senior Planner	Community Development 531 K Street Eureka, CA 95501	707 441-4163		rwall@ci.eureka.ca.gov
Fontana	Bernardino	Craig Brouerton	Planning Division	8353 Sierra Avenue Fontana, CA 92335	909 350-7625		cbrouerton@fontana.org
Gilroy	Santa Clara	Cindy Casper	N/A	7351 Rosana St Gilroy CA 95020	408 846-0440	(408) 846-0429	cindie.taylor@ci.gilroy.ca.us

**MILLS ACT CONTACTS**  
11/14/2011

Jurisdiction	County	Contact Name	Title	Address	Phone	Fax	E-Mail
Glendale	Los Angeles	Cindy Thomack	Planner	533 E. Broadway Rm. 103 Glendale, Ca 91206-4386	818 548-2140	818 240-0392	cthomack@ci.glendale.ca.us
Glendora	Los Angeles	David Chantarongsu	Assistant Director	116 E. Foothill Blvd, Glendora, CA 91741	626 914-8217		dchantarongsu@ci.glendora.ca.us
Highland	San Bernardino	Kim Stater	Planning Dept. Redevelopment Assistant	27215 Baseline Highland, CA, 92346 Planning Department, 8130 Allison Ave, La Mesa, CA 91941	909 864-8732 ext. 204	909 862-3180	kstater@cityofhighland.org
La Mesa	San Diego	Allyson Kinnard	Associate Planner	3660 D. Street, La Verne, CA 91750	619-667-1196		akinnard@ci.la-mesa.ca.us
La Verne	Los Angeles	Arlene Andrew	Senior Planner		909-596-8706	909 596-8737	aandrew@ci.la-verne.ca.us
Laguna Beach	Orange	Nancy Csira	Senior Planner	505 Forest Avenue Laguna Beach, CA 92651	949 497-0332	949 497-0771	gcsira@lacunabeachcity.net
Larkspur	Marin	Kristin Teichahe	Heritage Preservation Broad	400 Magnolia Avenue Larkspur, CA 94939	415 927-5038		kteichahe@larkspurcityhall.org
Long Beach	Los Angeles	Jan Ostashay	Historic Preservation Officer	333 West Ocean Bl. 7th Floor Long Beach, CA 90802	562 570-6347	562 570-6068	jan_ostashay@longbeach.gov
Los Altos	Santa Clara	Zachary Dahl	Associate Planner	1 N. San Antonio Rd., Los Altos, CA 94022	650 947-2633	650 947-2733	zach.dahl@ci.los-altos.ca.us
Los Angeles (City)	Los Angeles	Lambert Giessinger	Architect	200 N. Spring St., #620 Los Angeles, CA 90012	213 978-1183	213 978-0017	lambert.giessinger@lacity.org
Los Angeles (County)	Los Angeles	Richard J. Buckner	Director of Planning Cultural Services	320 West Temple St. 10th Floor Los Angeles, CA	213-974-6401	213-974-6384	rbruckner@planning.lacounty.gov
Modesto	Stanislaus	Wayne Mathes	Manager		209 577-5335	209 491-4407	wmathes@modestogov.com
Monrovia	Los Angeles	Steve Sizemore	Planning Division Manager	415 South Ivy Ave Monrovia, Ca. 91016-2888 Comm.	626 932-5539	626 359-8507	ssizemore@ci.monrovia.ca.us
Monterey (City)	Monterey	Kim Cole	Planner	Development, Colton Hall City Hall Monterey Monterey County Parks P.O. Box 5249 Salinas, CA 93915	831 646-3885	831 646-3917	cole@ci.monterey.ca.us
Monterey (County)	Monterey	Meg Clovis	Cultural Affairs Manager	Planning, 1243 National City Road, National City, CA 91950	831 755-4913	831 755-4914	glovism@co.monterey.ca.us
National City	San Diego	Martin Reder	Principal Planner	317 Broad Street, Nevada City Ca 95959	619 336-4310	619 336-4321	Planning@ci.national-city.ca.us
Nevada City	Nevada	Mark Miller	City Manager		530 265-2496		