

# Attachment B

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*Before the Historic Resources Review Board in and for  
the County of Monterey, State of California*

Resolution No.: 190151 (Fields)

Monterey County Historic Resources Review Board (HRRB) Resolution to recommend that the Planning Director: 1) determine the property commonly referred to as the "A. N. Nastovic" House is eligible for a historic property contract; and 2) recommend to the Board of Supervisors the approval of a Historic Property (Mills Act) Contract (PLN190151) with property owners James Stephen Fields and Wendy Jordan Fields, Trustees of the James and Wendy Fields Trust Dated August 3, 2006, for property located at 25227 Hatton Road, Carmel (Assessor's Parcel Number 009-171-011-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) on July 11, 2019, pursuant to the regulations contained in Chapter 18.28 of the Monterey County Code (The Mills Act Program for Monterey County); and

WHEREAS, on December 6<sup>th</sup>, 2018, the Monterey County HRRB recommended that the Board of Supervisors add the "A.N. Nastovic" house to the Monterey County Register of Historic Resources by a Vote 5-0 (HRRB Resolution No. REF180043; and

WHEREAS, on January 29, 2019, the Monterey County Board of Supervisors adopted a resolution adding the "A.N. Nastovic" house to the Monterey County Register of Historic Resources by a Vote 4-0 (BOS Resolution No. 19-024); and

WHEREAS, the "A.N. Nastovic" House qualifies as a Historical Property for the purposes of Chapter 18.28 Mills Act Program; and

WHEREAS, the subject property is a residential property with a fair market value of \$2,000,000 and therefore is eligible for a Mills Act Contract according to Sections 18.28.080(4) and 18.28.040(C) of the Monterey County Code; and

WHEREAS, the property owners Stephen Fields and Wendy Jordan Fields, applied for a Mills Act Contract (PLN190151) to obtain a preferential property tax assessment in exchange for restrictions on the property to help preserve, restore and/or maintain the historic building located at 25227 Hatton Road, Carmel California; and

WHEREAS, after reviewing the Mills Act Application, the HRRB has determined that the property is eligible for a Mills Act Contract pursuant to Section 18.28.080 and based on the following findings and evidence:

- Finding: The application is consistent with the requirements of Chapter 18.28 "Mills Act Program" of the Monterey County Code.
- Finding: The application is consistent with the County's historic preservation goals and policies.
- Finding: The application is consistent with the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

- Evidence:
1. Mills Act application and supporting materials submitted by James Stephen Fields and Wendy Jordan Fields for the "A.N. Nastovic" House contained in File No. PLN190151.
  2. State of California & Resource Agency Department of Parks and Recreation Primary Record Form DPR 523 B for the "A.N. Nastovic" House
  3. The 1982 General Plan Historic Preservation Goals and Policies
  4. The Secretary of the Interior's Standards

NOW, THEREFORE, BE IT RESOLVED THAT, it is the decision of the Monterey County Historic Resources Review Board to recommend the Planning Director: 1) determine the property commonly referred to as the "A. N. Nastovic" House is eligible for a historic property contract and 2) recommend to the Board of Supervisors approval of a Historic Property (Mills Act) Contract (PLN190151) with property owners James Stephen Fields and Wendy Jordan Fields, Trustees of the James and Wendy Fields Trust Dated August 3, 2006, for property located at 25227 Hatton Road, Carmel (Assessor's Parcel Number 009-171-011-000) subject to the following conditions:

1. All exterior improvements shall be subject to Design Review and review by the Historic Resource Review Board prior to construction.
2. The Applicant submits a written statement requesting for and allowing the County to apply the Historic Resources District Overlay on the property.

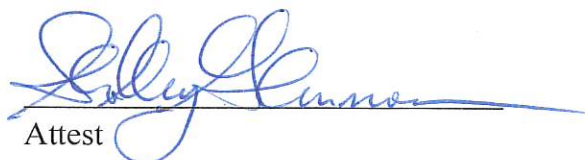
PASSED AND ADOPTED this 11<sup>th</sup> day of July 2019, upon motion of Belinda Taluban, seconded by Salvador Munoz, by the following vote:

AYES: Belinda Taluban, Kellie, Morgantini, Salvador Munoz, Sheila Lee Prader

NOES: None

ABSENT: John Scourkes, Judy MacClelland

ABSTAIN: None



Attest

Shelley Glennon, Senior Planner

RMA - Planning Department



# Mills Act Maintenance Plan, 2020

## YEAR TWO

ITEM	COST	TIMELINE	
<b>Landscaping</b>	14,500	Year Two	
<b>Repair front door</b>	1200	Year Two	
<b>Replace garage door</b>	3400	Year Two	
<b>Sewer Line Cleanout</b>	1000	Every Year	
<b>Adjust Garage Door</b>	200	Every Year	
<b>Home Insurances</b>	3900	Every Year	
<b>Gardening</b>	9600	Every Year	



**Mills Act  
Maintenance Plan, 2022**

**YEAR FOUR**

ITEM	COST	TIMELINE	
Repair Patio French Doors	500	Year Four	
Whole House Generator	8000	Year Four	
New Electrical (replace knob and tube)	5600	Year Four	
New Plumbing	5000	Year Four	
Sewer Line Cleanout	1000	Every Year	
Adjust Garage Door	200	Every Year	
Home Insurances	3900	Every Year	
Gardening	9600	Every Year	











**Mills Act  
Maintenance Plan, 2027**

**YEAR NINE**

ITEM	COST	TIMELINE	
<b>Repair Foundation around garage and studio</b>	42,000	Year Nine	
<b>Sewer Line Cleanout</b>	1000	Every Year	
<b>Adjust Garage Door</b>	200	Every Year	
<b>Home Insurances</b>	3900	Every Year	
<b>Gardening</b>	9600	Every Year	

