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BOARD OF SUPERVISORS

DECEMBER 3, 2024

AGENDA ITEM NO. 24

Project Description

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- ▶ List the "McDonald House" to the Monterey County Register of Historic Resources; and
- ▶ Historic Property (Mills Act) Contract for the property at 55 Encina Drive, Carmel Valley



Front entrance and aerial view of home

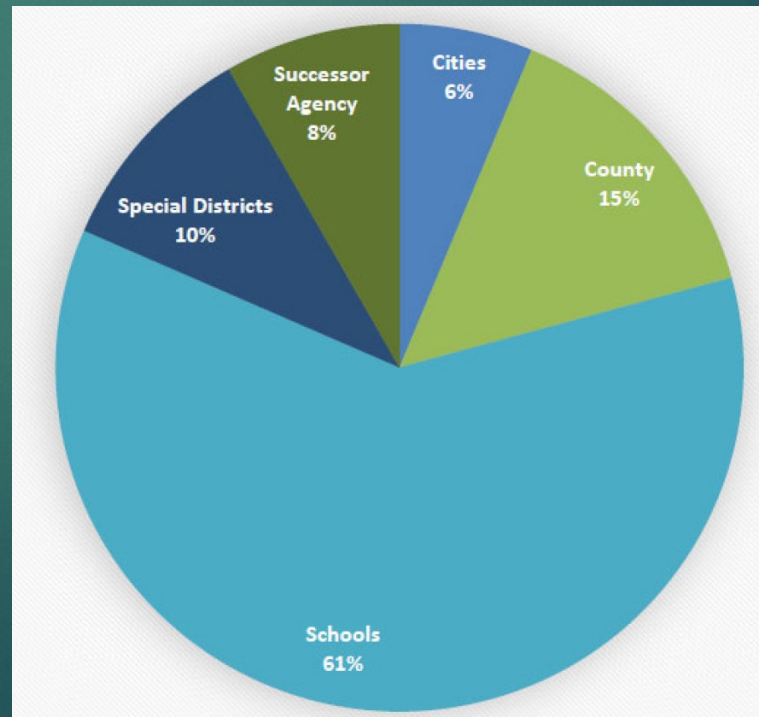
Mills Act Program

- Offers a reduction on property taxes in exchange for a commitment to preserve and maintain a historic property



Examples of properties within the Mills Act program

- Currently fifteen properties within the program
- Unrealized property tax revenue approximately \$376,598

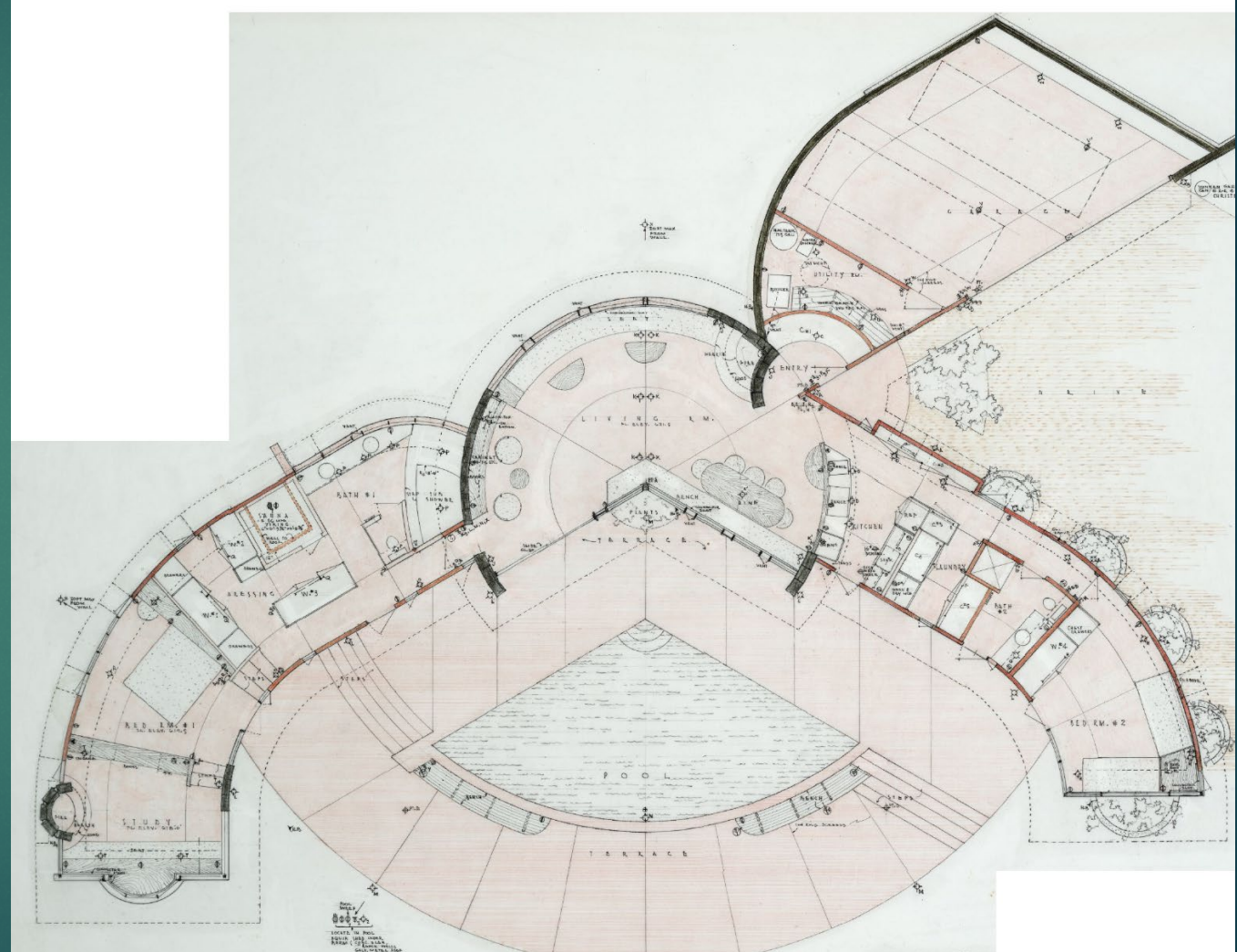
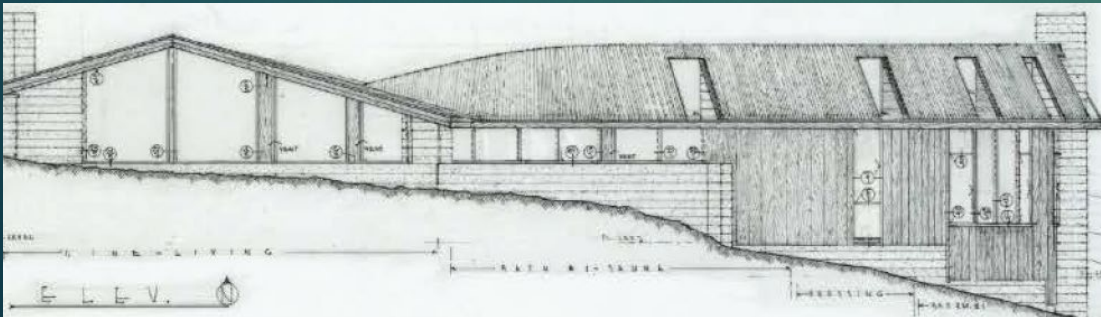
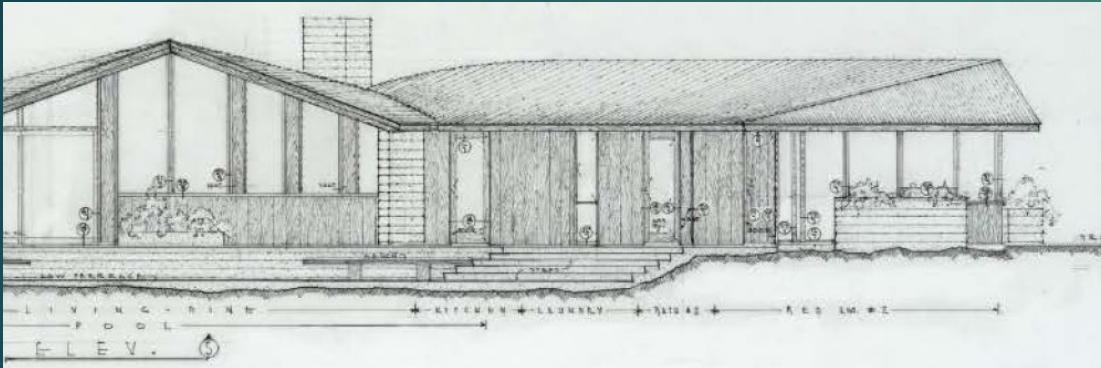


County distribution of property tax

Historic Significance

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- ▶ Criteria 2, associated with noted architect Mark Mills
- ▶ Criteria 3, excellent intact example of “Wrightian Organic” style as expanded by Mills



Original site plan and elevations

Mills Act Eligibility

- ▶ Would meeting definition of a Qualified Historical Property if listed on the local register
- ▶ Within value cap limitation
- ▶ Work plan work result in an annual tax savings (reduction) of \$19,597.78. Submitted rehabilitation and maintenance plan



Interior and exterior site photos

Recommendation:

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That the Board of Supervisors:

- 1) Find that the project qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply;
- 2) Adopt a resolution listing the “McDonald House” on the Monterey County Register of Historic Resources;
- 3) Approve a historic property (Mills Act) contract for the property at 55 Encina Drive, Carmel Valley; and
- 4) Authorize the Chair of the Board of Supervisors to execute the Contract.