

**RECORDING REQUESTED BY
COUNTY OF SANTA CRUZ**

AND WHEN RECORDED MAIL TO

County of Santa Cruz
Attn: Planning Dept.
701 Ocean Street
Santa Cruz, CA 95060

This space reserved for the
Recorder's use only

**COUNTY OF SANTA CRUZ
MILLS ACT HISTORIC PROPERTY PRESERVATION CONTRACT**

THIS AGREEMENT is made and entered by and between the **COUNTY OF SANTA CRUZ**, a municipal corporation (hereinafter referred to as "County"), and **PROPERTY OWNER** (hereinafter referred to as "Owner").

RECITALS

Whereas, California Government Code Section 50280, et seq. (known as the Mills Act) authorizes counties and cities to enter into contracts with the owners of qualified historic properties to provide for their appropriate use, maintenance and restoration such that these historic properties retain their historic characteristics;

Whereas, The Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located at ADDRESS (APN: XXX-XXX-XXX), _____, California, (hereinafter referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as "**Exhibit A**" and is incorporated herein by reference;

Whereas, The property is identified as a historic resource on the County of Santa Cruz' Historic Inventory and is further described in the DPR 523A Form attached hereto, marked as "**Exhibit B**" and is incorporated herein by reference [add additional information here if there is an update to the DPR Form, or other information heretofore not available];

Whereas, County and Owner, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property, as it exists at the date of this contract and as described in the County's Historic Inventory and, or the National Register of Historic Places, and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code; and

Whereas, the Board of Supervisors authorized execution and recordation of this Agreement.

NOW, THEREFORE, County and Owner, in consideration of the mutual covenants and conditions contained herein, do hereby agree as follows:

1. **INCORPORATION OF RECITALS.** All recitals are incorporated into this Agreement.
2. **EFFECTIVE DATE AND TERM.** This Agreement shall be effective and commence on the date the Agreement is signed by the County, unless otherwise indicated by the County of Santa Cruz, and shall remain in effect for a minimum term of ten (10) years thereafter.
3. **AUTOMATIC RENEWAL.** Each year, upon the anniversary of the effective date of this Agreement (hereinafter referred to as “annual renewal date”), one (1) year shall be added automatically to the term of this Agreement, unless timely notice of nonrenewal is given as provided in paragraph 4 of this Agreement.
4. **NOTICE OF NONRENEWAL.** If County or Owner desires in any year not to renew this Agreement, that party shall serve written notice of nonrenewal in advance of the annual renewal date of this Agreement as follows: Owner must serve written notice of nonrenewal at least ninety (90) days prior to the annual renewal date; County must serve written notice of the nonrenewal at least sixty (60) days prior to the annual renewal date. If notice is not received, the Agreement shall automatically be renewed for another year. Upon receipt by Owner of a notice of nonrenewal from the County, Owner may make a written protest. At any time prior to the annual renewal date; County may withdraw its notice of nonrenewal.
5. **EFFECT OF NOTICE OF NONRENEWAL.** If either County or Owner serves timely notice of nonrenewal in any year, and this contract is not renewed, this Agreement shall remain in effect for the balance of the period remaining since the original execution or the last annual renewal date.
6. **FEES.** The County may require that the Owner(s) of the Historic Property pay a fee that shall not exceed the reasonable cost of providing services, such as review and approval of said contracts by the Historic Resources Planner, Board of Supervisors, and property inspections, pursuant to Government Code Section 50281.1 (Article 12 of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code), for which the fee is charged.
7. **VALUATION OF PROPERTY.** During the term of this Agreement, Owner is entitled to seek assessment of valuation of the Historic Property pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.
8. **PRESERVATION OF PROPERTY.** Owner shall preserve and maintain the characteristics of historical significance of the Historic Property and shall complete rehabilitation and/or maintenance activities as defined in the Rehabilitation/Restoration

and Maintenance Plan attached as “**Exhibit C**”. Requests for revisions to the Maintenance and Rehabilitation plan shall be reviewed by the Historic Resources Planner prior to implementation. In addition, the Owner shall comply with the terms of the County’s Historic Preservation Ordinance (SCCC 16.42). Owners shall not be permitted to further impede any view corridor with any new structure, including but not limited to walls, fences, or shrubbery, so as to prevent the viewing of the Historic Property from the public right-of-way.

9. **RESTORATION OF PROPERTY.** Owner shall, where necessary, restore and rehabilitate the Historic Property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, U. S. Secretary of the Interior’s Standards for Rehabilitation, the State Historical Building Code, and the Santa Cruz County Code, all as amended.
10. **INSPECTIONS.** Owner shall allow periodic examinations, at least every five (5) years, with reasonable notice thereof, of the exterior of the Historic Property by representatives of the County of Santa Cruz Community Development and Infrastructure Department to determine Owner’s compliance with the terms and provisions of this Agreement. If said Historic Property has an interior that is also subject to this Contract, then the inspection would also include the interior space. The County will coordinate inspections by such other agencies that have jurisdiction and will keep them to the minimum necessary to determinate such compliance.
11. **PROVISION OF INFORMATION.** Owner shall furnish County with any and all information required by County, in order to determine the eligibility of the Historic Property, and that County deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.
12. **ANNUAL REPORT.** Owner shall submit an annual report at least 90 days prior to each annual renewal date (October 1st) to the Community Development and Infrastructure Department specifying all work that has been done to maintain and preserve the historic resource over the preceding year in compliance with the approved maintenance plan.
13. **CANCELLATION.** The County has the right to cancel the contract if the owner allows the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The County also has the right to cancel this contract if the owner(s) breaches the provisions of Paragraphs 8, 9, 10 or 12 of this Agreement after the County has provided reasonable notice of any failure to comply with the Agreement, and a public hearing. Notice of the hearing shall be mailed to the last known address of each owner of the property, with the notice conforming to the provisions of Government Code Section 6061. If, after notice and a hearing, the contract is cancelled, termination of the Agreement is immediate, and the owner shall pay a cancellation fee equal to 12.5 percent of the current fair market value of the property, as determined by the Santa Cruz County Assessor as though the property were free of the contractual restriction. The cancellation fee shall be paid to the Assessor, at the time and in the manner that the Assessor shall prescribe. County’s right to cancel this Agreement pursuant to this paragraph shall in no

way limit or restrict its rights or legal remedies arising from County's Historic Preservation Ordinance and Municipal Code.

14. **ENFORCEMENT OF AGREEMENT.** In lieu of and/or in addition to any provisions to cancel this Agreement as referenced herein, County may bring an action in court to enforce the terms of this Agreement by specific performance or injunction.
15. **WAIVER.** County does not waive any claim or default by Owner if County does not enforce or cancel this Agreement. All remedies at law or in equity, which are not otherwise provided for this Agreement or in County's regulations governing historic properties are available to County to pursue in the event there is a breach of this Agreement. No waiver by County of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.
16. **BINDING EFFECT OF AGREEMENT.** Owner hereby subjects the Historic Property to the covenants, reservations and restrictions set forth in this Agreement. County and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. A successor in interest shall have the same rights and obligations under this Agreement as the original owner who executed the Agreement.

Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

County and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. County and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

17. **NOTICE.** Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, by personal delivery or United States mail, postage prepaid, addressed as follows:

County: Santa Cruz
Community Development and Infrastructure Department
Attn: Assistant Planning Director
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Owner: Name
 Address
 County, State, Zip

Notice to successors in interest to either party shall be sent to the appropriate address. In the case of future Owner(s) of the Historic Property, notice shall be sent to the address on file with the county property tax office in power at the time.

18. **RECORDATION.** No later than twenty (20) days after the parties execute and enter into this Agreement, the County shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Santa Cruz. From and after the time of the recordation, this Agreement shall impart a notice thereof to all persons as is afforded under state law.
19. **STATE LAW.** The Owner or agent of Owner shall provide written notice of this Agreement to the State Office of Historic Preservation within six (6) months of the date of this Agreement.
20. **GOVERNING LAW; VENUE.** This Agreement shall be constructed and governed in accordance with the laws of the State of California. Should either party to this agreement bring legal action against the other, the case shall be handled in Santa Cruz County, California and the party prevailing in such action shall be entitled to a reasonable attorney fee which shall be fixed by the judge hearing the case and such fee shall be included in the judgment together with all costs.
21. **AMENDMENTS.** This Agreement may be amended in whole or in part, only by a written-recorded instrument executed by the parties hereto.
22. **DESTRUCTION OF PROPERTY; EMINENT DOMAIN; CANCELLATION.** If the Historic Property is destroyed by earthquake, fire, flood, or other natural disaster such that in the opinion of the County Building Official more than sixty percent (60%) of the original fabric of the structure must be preplaced, this Agreement shall be cancelled because the historic value of the structure will have been destroyed. If the Historic Property 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 Board of Supervisors to frustrate the purpose of this Agreement, this Agreement shall be cancelled. No cancellation fee pursuant to Government Code Section 50286 shall be imposed if the Agreement is cancelled pursuant to this paragraph. Such Agreement shall be null and void for all purposes of determining the value of the property so acquired.
23. **RIGHTS UPON ANNEXATION.** In the event that the Property is annexed to a city, the city shall succeed to all rights, duties, and powers of the County under this Agreement.
24. **INDEMNIFICATION.** Owner shall defend, indemnify, and hold harmless County and its elected officials, officers, agents and employees from any actual or alleged claims,

demands, causes of action, liability, loss, damage, or injury to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state or local government agency, arising out of or incident to the direct or indirect use, operation, or maintenance of the Historic Property by Owner or any contractor, subcontractor, employee, agent, lessee, licensee, invitee, or any other person; (ii) Owner's activities in connection with the Historic Property; and (iii) any restriction on the use of development of the Historic Property, from application or enforcement of the County's Codes, or from the enforcement of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of the County, its elected officials, employees, and/or agents for all legal expenses and costs incurred by each of them. Owner's obligation to indemnify shall survive the termination, cancellation, or expiration of this Agreement and shall not be restricted to insurance proceeds, if any, received by County, its elected officials, employees, or agents.

25. **SEVERABILITY.** In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

IN WITNESS THEREOF, the County and Owners have executed this Agreement on the day and year written above.

COUNTY OF SANTA CRUZ:

By: _____

Date: _____

Name: XXXXXXXXXXXXX
Title: XXXXXXXXXXXXXXXXXXXX

PROPERTY OWNER(S):

By: _____

Date: _____

Name:
Title: Property Owner

By: _____

Date: _____

Name:
Title: Property Owner

APPROVED AS TO FORM:

By: _____
County Counsel

**EXHIBIT A
LEGAL DESCRIPTION**

**EXHIBIT B
DPR 523A FORM**

**EXHIBIT C
REHABILITATION/RESTORATION AND MAINTENANCE PLAN**