



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 17, 1981

APPROVED
BY THE CITY COUNCIL

NOV 24 1981

OFFICE OF THE
CITY CLERK

Mayor and City Council
City Hall
Sacramento, CA 95814

RE: LAND CONSERVATION AGREEMENT NO. 73-AP-003 (NORTH NATOMAS)

Honorable Members in Session:

SUMMARY

The City of Sacramento has received notice of nonrenewal on the Land Conservation Agreement Number 73-AP-003. It is recommended that the Council take notice of the nonrenewal and authorize the City Clerk to record the notice forthwith.

BACKGROUND

The California Land Conservation Act, also known as the Williamson Act, authorizes cities and counties to enter into legal agreements with owners of agricultural land under which the property owners voluntarily relinquish non-agricultural development rights in return for stabilized assessment values on the land. The Act is found in Government Code Section 51200 et seq. The favorable tax assessment provisions are found in Revenue and Taxation Code Section 421 et seq.

The City of Sacramento has entered into a number of these agreements.

The agreements are written for a term of ten (10) years with an annual automatic renewal clause so that the contract term remains at ten (10) years unless and until written notice of nonrenewal is given. Either the property owners or the City may give notice of nonrenewal. The property owner must serve the City Clerk's Office with notice at least ninety days before the renewal date; the City has until sixty days before the renewal date to serve notice if it chooses not to renew.

Once notice is properly and timely served, the contract remains in effect for the balance of the unexpired term, that is, for nine more years. Government Code Sections 51244-51247.

Mayor and City Council
November 11, 1981
Page 2

The property owner has a right to terminate renewal of the agreement, and there are no penalty fees imposed for non-renewal. The property owner does, however, lose the favorable tax assessment once notice of nonrenewal is given. Revenue and Taxation Code Section 426. Slightly different provisions regarding the tax assessment method apply if the City chooses to notice nonrenewal.

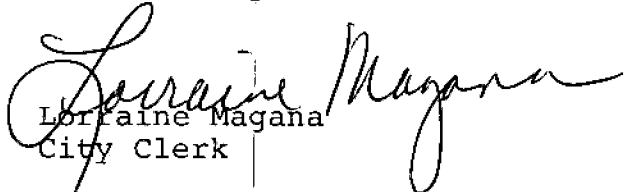
The attached Notice of Non-Renewal of Agreement Number 73-AP-003 was served on the City Clerk on October 7, 1981, by Dorothy M. Parker and William S. Parker. The Agreement covered Assessor's Parcel 225-040-2500.

The form Notice of Non-Renewal has been completed, signed, and notarized.

RECOMMENDATION

It is recommended that the Council authorize the City Clerk to complete the processing of the Notice of Non-Renewal and record it forthwith.

Respectfully submitted,


Lorraine Magana
City Clerk

MM/LM/mm
Attachment

RECOMMENDATION APPROVED:


Walter J. Slipe
City Manager

November 24, 1981
District 1

RETURN TO:

CLERK OF THE CITY OF SACRAMENTO
CITY HALL
915 "I" STREET
SACRAMENTO, CALIFORNIA 95814

NOTICE OF NON-RENEWAL
OF
LAND CONSERVATION AGREEMENT

Pursuant to Sections 51245 and 51246 of the Government Code, on

October 7 19 81, the undersigned _____

DOROTHY M. PARKER AND WILLIAM S. PARKER

did give timely notice of non-renewal of Williamson Land Conserva-
tion Agreement Number 73-AP-003. Copy of said notice of non-
renewal is attached hereto and by this reference made a part hereof.

Particulars relating to said Land Conservation Agreement are as
follows:

ASSESSOR PARCEL(S) _____	WILLIAMSON LAND CONSERVATION
<u>225-040-2500</u>	AGREEMENT NUMBER: _____
_____	<u>73-AP-003</u>
_____	_____
_____	_____

NAME(S): DOROTHY M. PARKER AND WILLIAM S. PARKER

RECORDED BOOK AND PAGE NUMBER(S) NO RECORD OF PAGE/BOOK NUMBERS AT
COUNTY ASSESSOR'S OFFICE

ADDRESS TO WHICH CORRESPONDENCE SHOULD BE SENT: 1125-11TH AVENUE
SACRAMENTO, CA 95818

NOTICE OF NON-RENEWAL OF
LAND CONSERVATION AGREEMENT
(Continued)

By the notice of non-renewal heretofore filed with the City Council of Sacramento, said Agreement will then expire automatically nine (9) years from and after January 8, 1982, but that in the intervening nine (9) years, the Agreement will, by law, remain in full force and effect.

DATED: October 7, 1981

Dorothy M. Parker
William S. Parker

STATE OF CALIFORNIA,

County of Sacramento } ss.

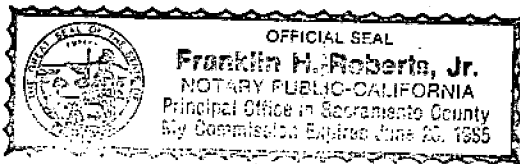
On this 7th day of October

eighty-one

in the year one thousand nine hundred and
before me, FRANKLIN H. ROBERTS, JR., a Notary Public,
State of California, duly commissioned and sworn, personally appeared
WILLIAM S. PARKER and DOROTHY M. PARKER

known to me to be the person S whose name S subscribed to the within instrument
and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the Sacramento County of Sacramento the day and year in this
certificate first above written.



Franklin H. Roberts, Jr.
Notary Public, State of California.
My Commission Expires June 26, 1985

Cowdery's Form No. 32—Acknowledgment—General.
(C. C. Sec. 1189) 45755

BY: _____
Clerk of the City of Sacramento

1125 ELEVENTH AVENUE / SACRAMENTO, CALIFORNIA / 95818

September 15, 1981

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CITY OF SACRAMENTO
DEPT. OF SACRAMENTO
SEP 22 10 28 AM '81

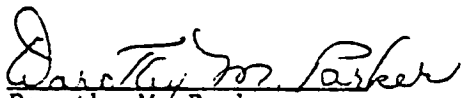
City Clerk
City of Sacramento
8th and I Street
City Hall
Sacramento, CA. 95814

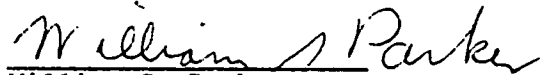
Dear Sirs:

This letter will serve as written notice that we wish to have non-renewal of our contract under the Williamson Act.

The parcel number is 225-040-2500 and the contract number is 73-AP-003. The original date of the contract was January 8, 1974. The renewal date is January 8, 1982.

Yours truly,


Dorothy M. Parker


William S. Parker
1125 11th Avenue
Sacramento, CA. 95818