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# CITY OF SACRAMENTO

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CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
MAY 9 8 32 AM '85

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

May 6, 1985

CITY MANAGER'S OFFICE  
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MAY 8 1985

Mayor and City Council  
City Hall  
Sacramento, CA 95814

RE: LAND CONSERVATION AGREEMENT NO. 75-WAC-001, 75-WAC-002, 75-WAC-003

Honorable Members in Session:

### SUMMARY

The City of Sacramento has received Notice of Non-Renewal on the Land Conservation Agreement Numbers 75-WAC-001, 75-WAC-002, 75-WAC-003. It is recommended that the Council take notice of the nonrenewal and authorize the City Clerk to complete the processing of the Notice of Non-Renewal.

### 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 annual automatic renewal clause so that the contract term remains at ten (10) years unless and until written notice of nonrenewal is given. 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 (90) days before the renewal date; the City has until sixty days before the renewal date to serve notice if it chooses not to renew.

APPROVED  
BY THE CITY COUNCIL

MAY 14 1985

OFFICE OF THE  
CITY CLERK

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Mayor and City Council  
May 6, 1985  
Page 2

Once notice is properly and timely served, the contract remains in effect for the balance of the unexpired term, that is, for nine (9) more years. Government Code Sections 51244-51247.

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 non-renewal 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 Numbers 75-WAC-001, 75-WAC-002, 75-WAC-003 was served on the City Clerk on April 22, 1985 by Randy C. Irvine representing Gregg P. Lukenbill, Frank Lukenbill, C. L. Johnson, and Robert A. Cook, owner(s) of record. The subject Assessor's Parcel(s) are 201-300-55, 201-310-21, 225-040-10, 225-040-21, 225-030-08, 201-310-08, 225-040-09, 225-040-18, 225-030-07.

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.

Respectfully submitted,

  
Lorraine Magana  
City Clerk

LM/jmb  
Attachments

RECOMMENDATION APPROVED:

  
For: Walter J. Slipe  
City Manager

May 14, 1985  
All Districts

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RECEIVED  
(DO NOT WRITE IN THIS SPACE)  
CITY OF SACRAMENTO

APR 22 8 50 AM '85

RETURN TO:

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

NOTICE OF NON-RENEWAL  
OF  
LAND CONSERVATION AGREEMENT

APPROVED  
BY THE CITY COUNCIL

MAY 14 1985

OFFICE OF THE  
CITY CLERK

Pursuant to Sections 51245 and 51246 of the Government Code, on  
February 9 1985, the undersigned Gregg P. Lukenbill,  
Frank Lukenbill, C. L. Johnson, and Robert A. Cook

did give timely notice of non-renewal of Williamson Land Conserva-  
tion Agreement Number See below. 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) <u>210-300-55</u>	WILLIAMSON LAND CONSERVATION
<u>201-310-08; 201-310-21; 225-030-07;</u>	AGREEMENT NUMBER: <u>75-WAC-001</u>
<u>225-030-08; 225-040-09; 225-040-10;</u>	<u>75-WAC-003; 75-WAC-003; 75-WAC-002;</u>
<u>225-040-18; 225-040-21</u>	<u>75-WAC-002; 75-WAC-001; 75-WAC-001;</u>
	<u>75-WAC-001; 75-WAC-003</u>

NAME(S): Gregg P. Lukenbill, Frank Lukenbill, C. L. Johnson, Robert A. Cook

RECORDED BOOK AND PAGE NUMBER(S) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ADDRESS TO WHICH CORRESPONDENCE SHOULD BE SENT: Randy C. Irvine,  
Attorney at Law, 1700 Alhambra Blvd., Suite 211, Sacramento, CA 95816

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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 February 6, 1986, but that in the intervening nine (9) years, the Agreement will, by law, remain in full force and effect.

DATED: April 15, 1985

APPROVED  
BY THE CITY COUNCIL

MAY 14 1985

OFFICE OF THE  
CITY CLERK

Frank Leighton  
Robert A. Cook  
J. C. Johnson  
Dwight L. Hill

Attach acknowledgement for each signature

THE AFOREMENTIONED NOTICE OF NON-RENEWAL WAS TIMELY RECEIVED ON April 22, 1985, IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO.

DATED: April 23, 1985

CITY OF SACRAMENTO

BY: Quinn Rogers  
Clerk of the City of Sacramento

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STATE OF CALIFORNIA  
COUNTY OF

} SS

ON April 18, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Gregg P. Lukenbill



proved to me on the basis of satisfactory evidence to be the person..... whose name is subscribed to this instrument, and acknowledged to me that he..... executed it.

Notary's Signature Gaye Patrice Lukenbill

GENERAL ACKNOWLEDGMENT

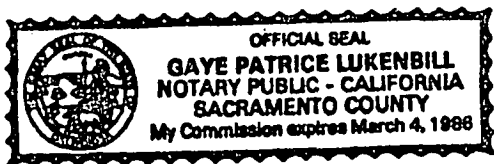
Form No. 16 Rev. 7-82

STATE OF CALIFORNIA  
COUNTY OF

} SS

ON April 18, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Frank Lukenbill



proved to me on the basis of satisfactory evidence to be the person..... whose name is subscribed to this instrument, and acknowledged to me that he..... executed it.

Notary's Signature Gaye Patrice Lukenbill

GENERAL ACKNOWLEDGMENT

Form No. 16 Rev. 7-82

STATE OF CALIFORNIA  
COUNTY OF

} SS

ON April 18, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C.L. Johnson



proved to me on the basis of satisfactory evidence to be the person..... whose name is subscribed to this instrument, and acknowledged to me that ..S.he..... executed it.

Notary's Signature Gaye Patrice Lukenbill

GENERAL ACKNOWLEDGMENT  
Form No. 16 Rev. 7-82

STATE OF CALIFORNIA  
COUNTY OF

} SS

ON April 18, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert A. Cook



proved to me on the basis of satisfactory evidence to be the person..... whose name is subscribed to this instrument, and acknowledged to me that .....he..... executed it.

Notary's Signature Gaye Patrice Lukenbill

GENERAL ACKNOWLEDGMENT  
Form No. 16 Rev. 7-82