

City of Woodland

Community Development Department • 300 First Street • Woodland, CA 95695 • (530) 661-5820 •

FOR IMMEDIATE RELEASE

City of Woodland Acquires 22-acre Undeveloped Parcel

October 22, 2012

On February 14, 2012, the City of Woodland acquired a 22-acre undeveloped parcel of land in the unincorporated area, east of Gateway shopping Center. The 22-acre "as-is" parcel, **APN 027-852-005** is bound by Costco to the west, the City's Wastewater Treatment Facility to the south, Interstate 5 to the north. The City was able to acquire the parcel at relatively no cost due to the donation from the previous owner, New Woodland Partnership.

In recent years, New Woodland Partners (NWP), seller, has unsuccessfully attempted to annex the land into the City of Woodland for commercial retail purposes. As recently as October 2010, NWP submitted an application for a general plan petition. This was rejected for a variety of reasons but the Planning Commission had ultimately determined that the petition was "without merit". One of the major "road blocks" was due to substandard access to the parcel if it were to be developed for commercial use. Access to the parcel is prescribed for "agricultural access" and is controlled by the parcel owner to the east. NWP submitted an appeal to City Council but eventually withdrew the appeal and offered to sell the site to the City. The City commissioned an appraisal of the land, taking into considerations the limitations of the site and the property was valued at \$300,000. Based on further negotiations, NWP determined that they would sell the land to the city in a "bargain-sale for charitable purposes" transaction. This requires the City to collaborate with NWP in filing of certain Internal Revenue Service forms documenting the transaction.

City staff strongly recommended the acquisition of the 22-acre parcel stating that the parcel would provide a future benefit to the City. Staff sees the site with a great deal of potential for either utility or commercial use once the access issues are resolved. Based on staff recommendation, the Woodland City Council voted unanimously to accept the property. Mayor Skip Davies stated, "This freeway frontage property is an asset to our City that has been acquired at no cost to the Woodland residents. The opportunities this transaction will provide to enhance the entrance to Woodland are substantial and have yet to be determined. We thank the New Woodland Partners for their consideration."

The transfer of property occurred on February 14, 2012.