

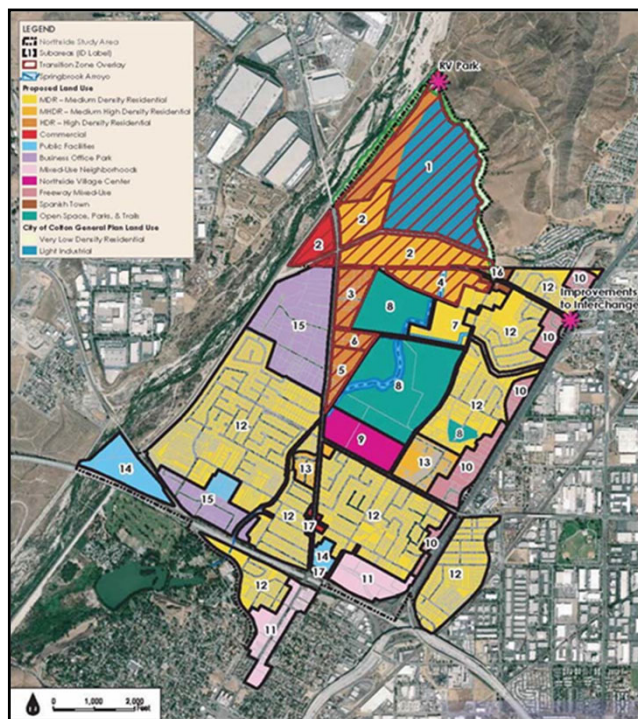
DECLARATION OF EXEMPT SURPLUS LAND - FORMER RIVERSIDE GOLF CLUB, AB BROWN AND PELLISSIER RANCH PROPERTIES

Community & Economic Development

Board of Public Utilities
April 12, 2021



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NORTHSIDE SPECIFIC PLAN

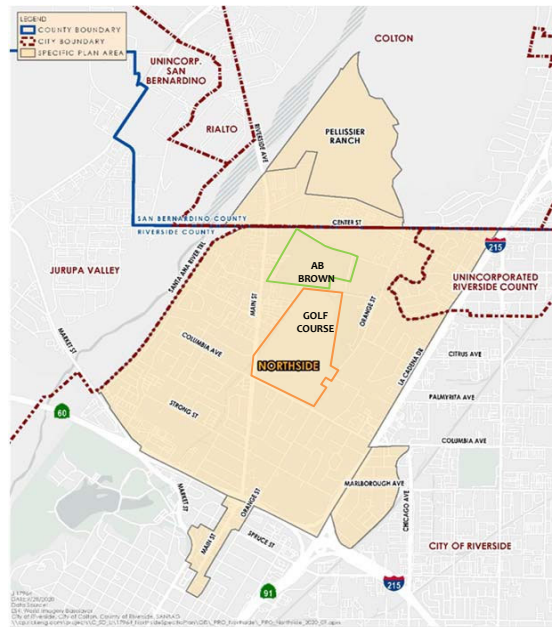
- Approximately 2,000 acres
- Interjurisdictional plan:
 - City of Riverside
 - City of Colton
 - County of Riverside
- City of Riverside/RPU properties:
 - Former Riverside Golf Club
 - Ab Brown Sports Complex
 - Pellissier Ranch

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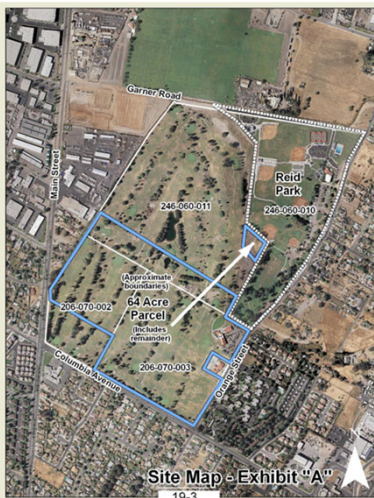
SUBJECT PROPERTIES

- Former Riverside Golf Club
 –129 Acres (approximate)
 –Vision: mixed-use and open space, parks & trail
- AB Brown Sports Complex
 –56 Acres (approximate)
 –Vision: open space, parks & trails
- Pellissier Ranch
 –227 Acres (approximate)
 –Vision: high density residential, light industrial, and commercial recreation – currently zoned M-1 Light Industrial by Colton



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FORMER RIVERSIDE GOLF CLUB

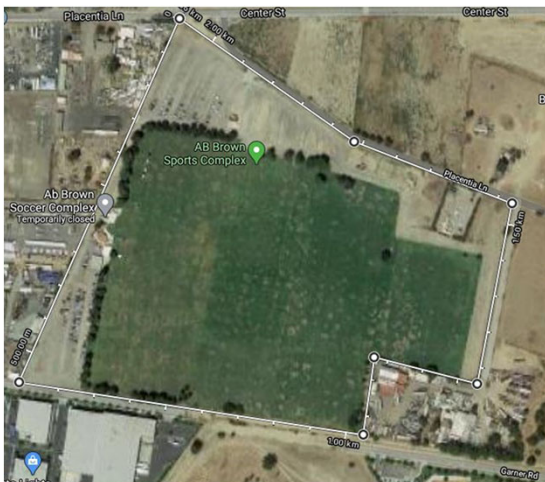


- On July 24, 1930, City Council approved the acquisition of the property from John T. and Amelia A. Garner for \$10.00 which included Reid Park, the Ab Brown Sports Complex and the former Riverside Golf Course
- On January 25, 2011, City Council approved the former Redevelopment Agency paying \$4,837,500 to Riverside Public Utilities for 64 acres of the former Golf Club site
- 54% of the former Riverside Golf Club site is now controlled by the City's Parks, Recreation and Community Services Department (outlined in blue) and 46% of the site is controlled by Riverside Public Utilities



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AB BROWN



- Riverside Public Utilities (RPU) assumed control of this property to secure local water rights and to enable the development of future water resources
- American Youth Soccer Organization – Region 47 (AYSO) have used the Ab Brown site since approximately 1985 and let its lease expire on June 30, 2020
- Shortly thereafter, City received an unsolicited lease proposal from Riverside City Football Club to use Ab Brown for soccer
- A short-term agreement for athletic use, or otherwise, might interfere with plans to retain a Master Developer

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PELLISSIER RANCH



- (City) acquired Pellissier Ranch from Ernest & Ethel Pellissier and Florence (Pellissier) Radney on December 17, 1956 to secure local water rights and resources
- On December 6, 2005, City Council adopted a resolution allowing RPU to transfer 190 acres of Pellissier Ranch for \$8,008,000.00 from the Water Utility Fund to the General Fund to facilitate development of the property in conjunction with the city of Colton
- As a result of the economic downturn that ensued, the development of the property was not feasible and it reverted back to the Riverside Public Utilities Water Fund on June 16, 2009 for \$9,258,818.19 (funded by RPU – Electric), to be retained for a future water treatment facility and potential water well facility

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WHAT IS A MASTER DEVELOPER?

A Master Developer IS

- A team that has dealt with all aspects of large-scale developments;
- A partner that will work with the City and community; and
- An entity that will bring resources, planning, development and finance to create a detailed community-driven plan to facilitate and implement projects

A Master Developer IS NOT

- A builder or contractor that will bring all of their own resources at the expense of local contractors and builders;
- A single person - no one person has the experience or knowledge on his/her own; and
- Going to dictate the process – the community will always be in charge of its future.



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WHAT IS A MASTER DEVELOPER RESPONSIBLE FOR?



**Contract negotiations
(all agreements required
for implementation)**



**Development schedule
and scope of work**



**Public engagement and
community outreach (as
necessary)**



**Planning and design,
including feasibility
studies**



Financing

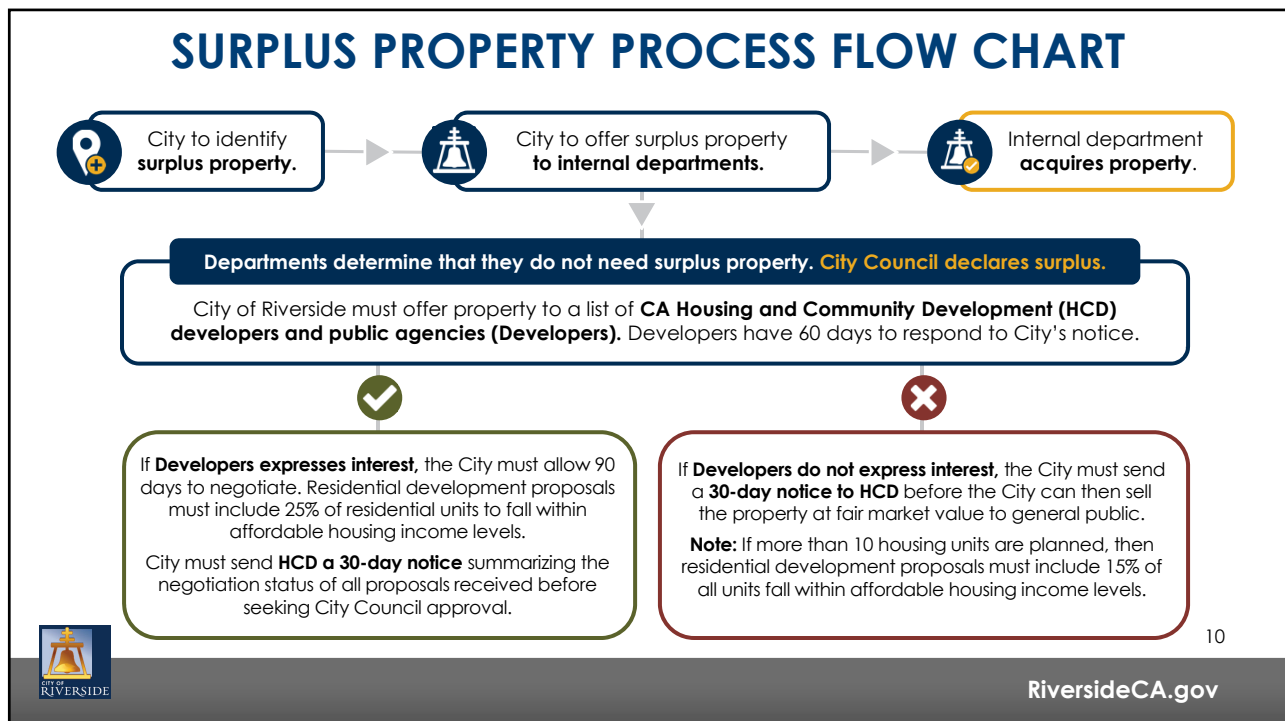
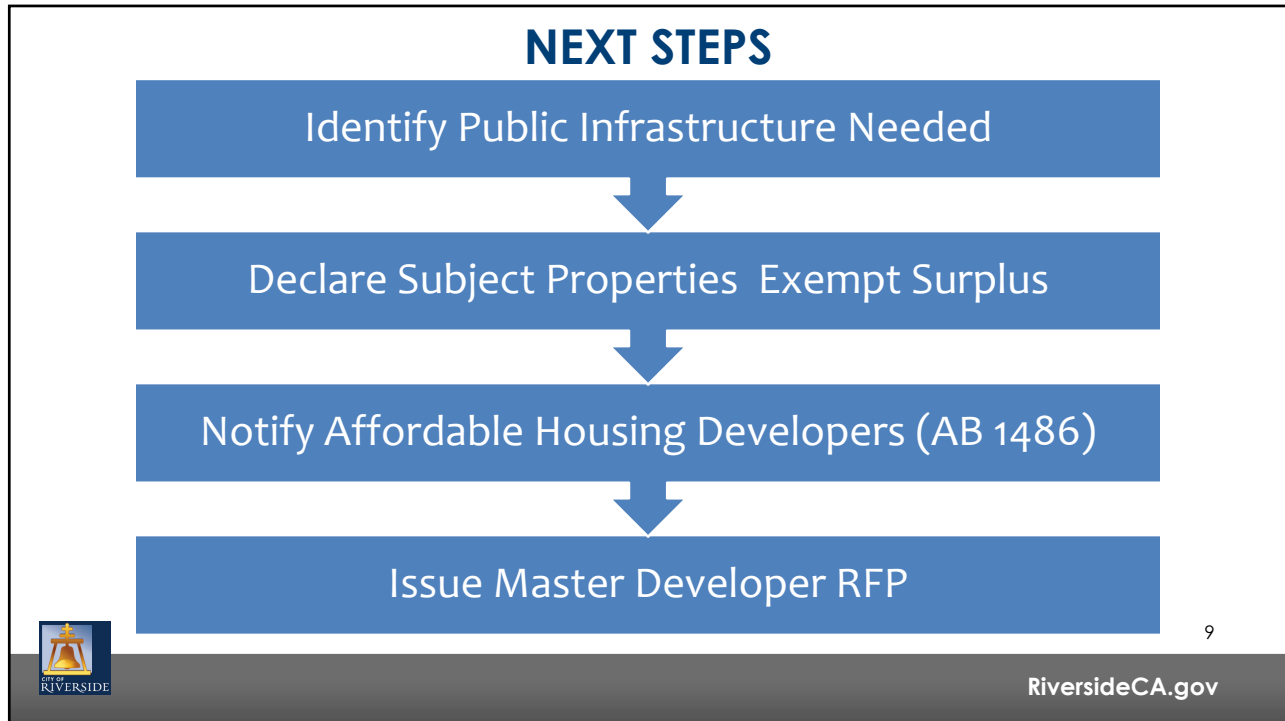


Construction

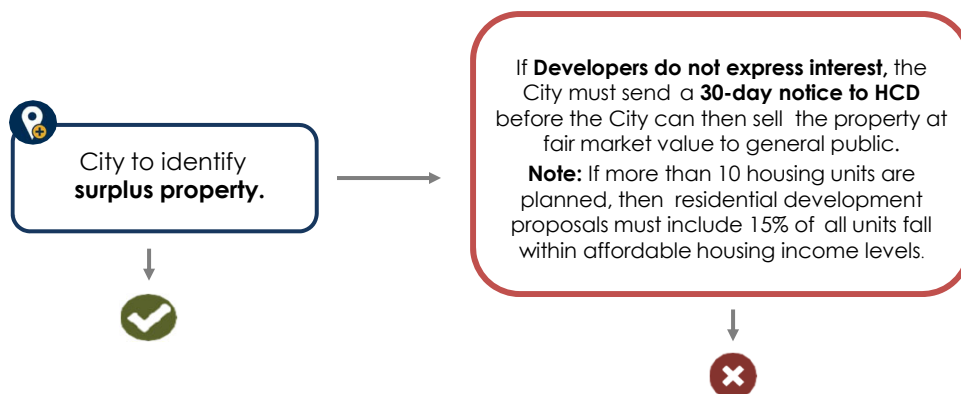
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EXEMPT SURPLUS PROPERTY FLOW CHART



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RECOMMENDATIONS

That the Board of Public Utilities recommend the City Council:

1. Declare as exempt surplus land approximately 129 acres of City-owned vacant land known as the former Riverside Golf Club located in Riverside bearing Assessor's Parcel Numbers 206-070-002, 003 and 246-060-011 except for necessary easements to retain current and future land use for water infrastructure facilities;
2. Declare as exempt surplus land approximately 56 acres of City-owned vacant land known as the Ab Brown Sport Complex located in Riverside bearing Assessor's Parcel Number 246-060-001 except for necessary easements to retain current and future land use for water infrastructure facilities;



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RECOMMENDATIONS

3. Declare as exempt surplus land approximately 227 acres of City-owned vacant land known as Pellissier Ranch located in the city of Colton bearing Assessor's Parcel Numbers 0275-51-19, 0277-011-26, 27, 0277-022-71, 73, 74, 75, and 1167-021-24, except for necessary easements to retain current and future land use for water infrastructure facilities; and
4. Approve the issuance of a Request for Proposals (RFP) seeking a Master Developer for the former Riverside Golf Club, AB Brown Sports Complex, and Pellissier Ranch properties in the Northside Neighborhood to facilitate the development vision of the Northside Specific Plan.

