



# DECLARATION OF EXEMPT SURPLUS PROPERTY – FORMER RIVERSIDE GOLF CLUB, AB BROWN SPORTS COMPLEX AND PELLISSIER RANCH – MASTER DEVELOPER REQUEST FOR PROPOSALS

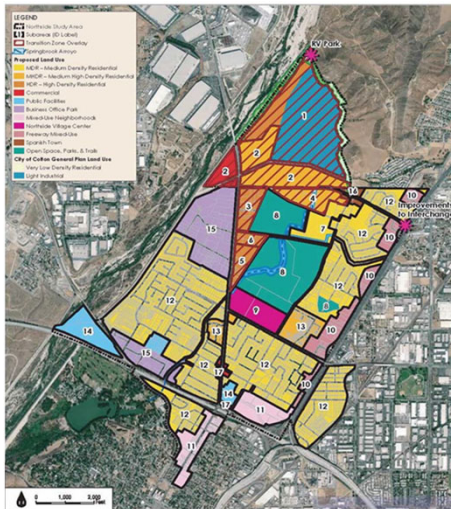
## Community & Economic Development

City Council  
September 21, 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 Properties
  - Former Riverside Golf Club
  - Ab Brown Sports Complex
  - Pellissier Ranch

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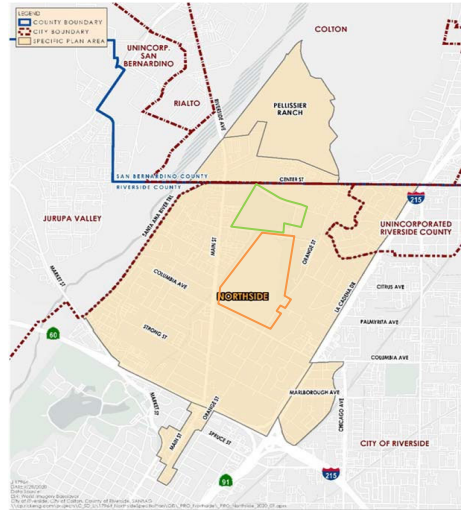


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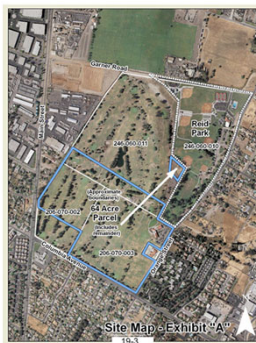
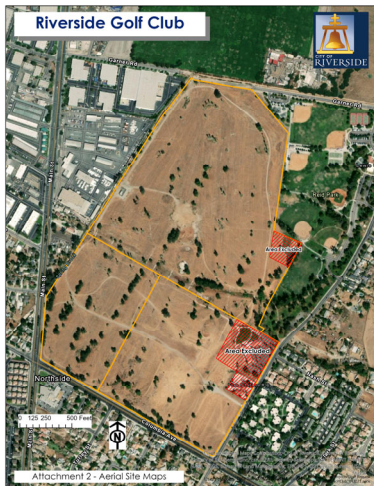
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# SUBJECT PROPERTIES

- Former Riverside Golf Club
  - 129 Acres (approximate)
  - Vision: mixed-use and open space, parks & trails
- 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 city of Colton



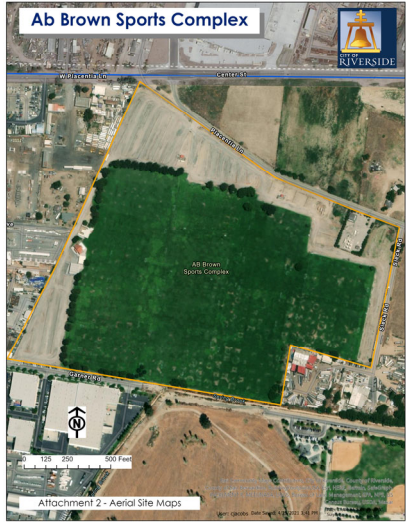
# FORMER RIVERSIDE GOLF CLUB



- 50% of the former Riverside Golf Club site is controlled by the City's Parks, Recreation and Community Services Department (blue outline) and 50% of the site is controlled by Riverside Public Utilities (RPU).
- 2 active potable water wells - easements will need to be reserved for continued use.
- The site represents an opportunity to create an open space area and establish a Northside Village Center which will be a mixed-use development with retail and residential that should create an active and walkable residential neighborhood that includes grocery and retail shopping along with civic gathering spaces which will be complemented with reconstruction of the Springbrook Arroyo.



# AB BROWN SPORTS COMPLEX



- 100% controlled by RPU 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.
- 3 active water wells, a treatment and chlorination facility and plans for a new future water well to replace an old well - easements will need to be reserved for continued use.
- Opportunity for privately owned sports/soccer complex built to be linked to Reid Park, public open spaces, the Springbrook Arroyo trail and surrounding housing.

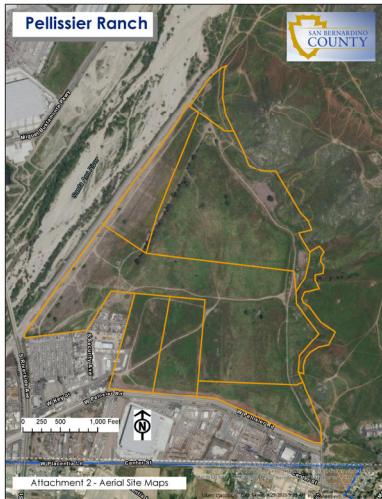
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# PELLISSIER RANCH



- 100% controlled by RPU and acquired to secure local water rights and resources.
- 4 active monitoring wells – easements will need to be reserved for continued use.
- City's vision includes high density residential, industrial research park, light industrial and outdoor commercial recreation.
- Currently zoned M1 – Light Industrial by Colton
- Master Developer to coordinate entitlements from Colton for any future development.
- Request for Proposals for Master Developer to include a stand-alone solar project built by the City and a solar option that a developer would construct.

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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.



## 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**

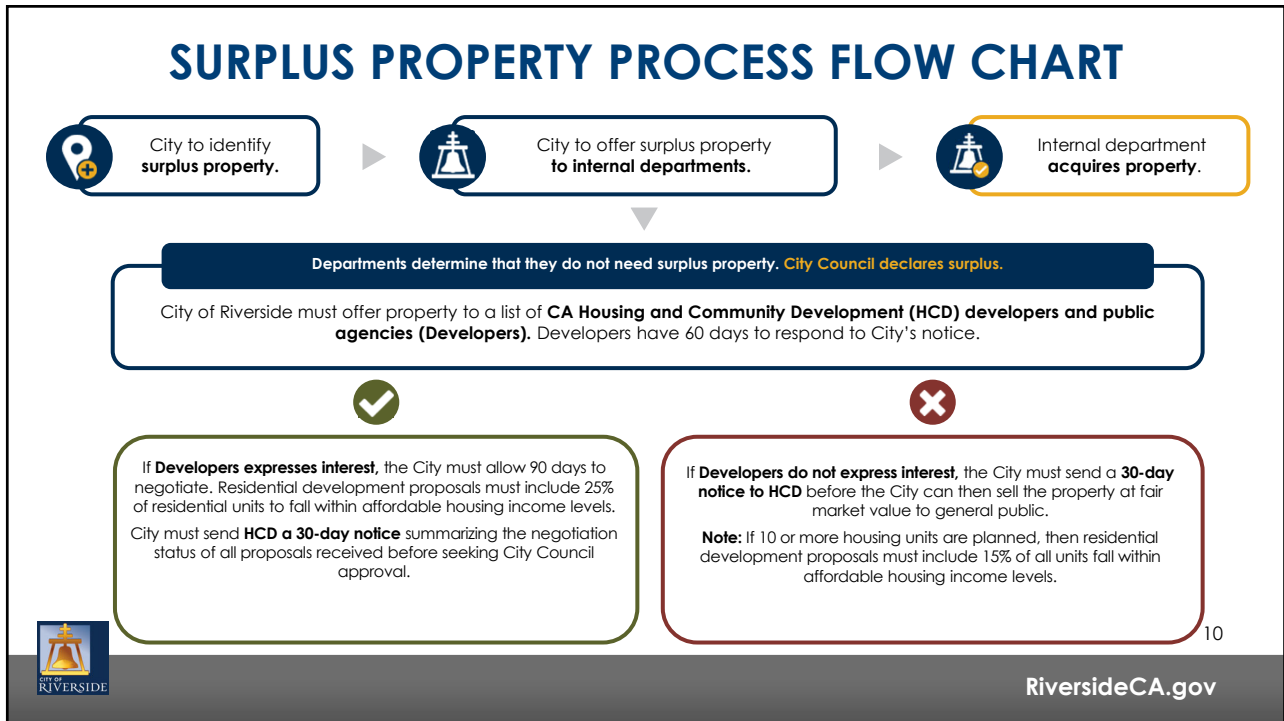
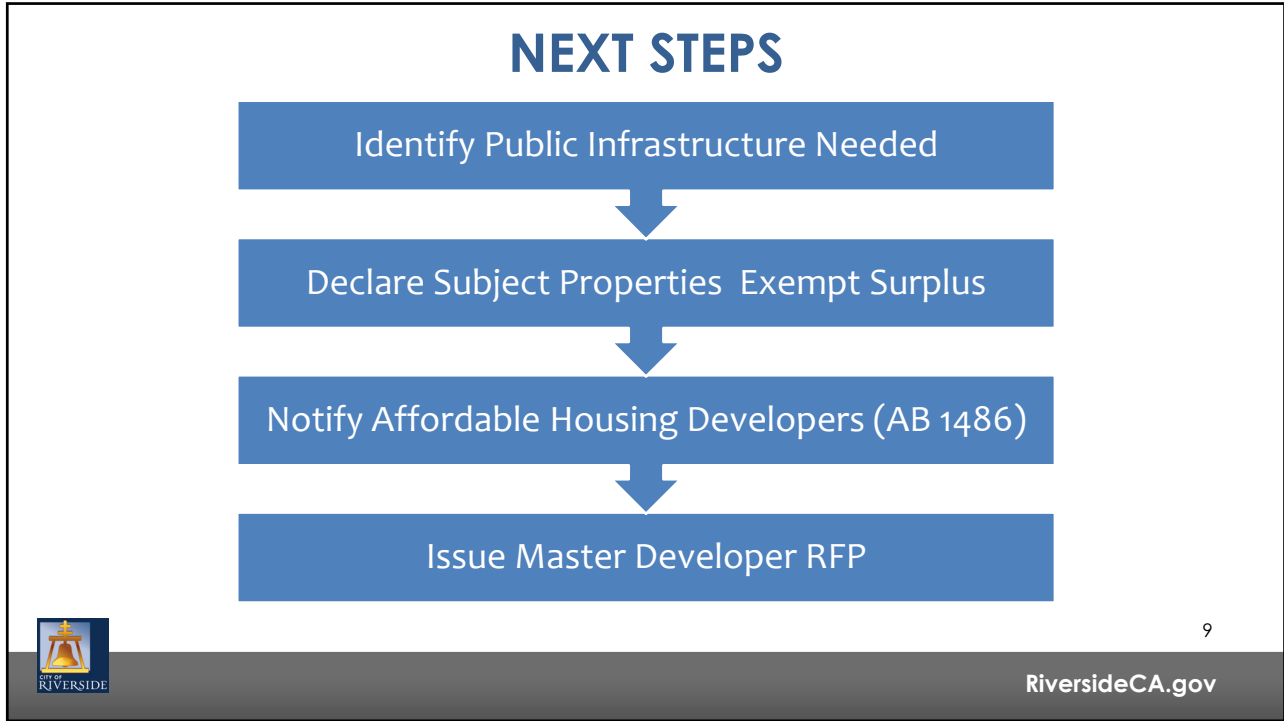


**Financing**

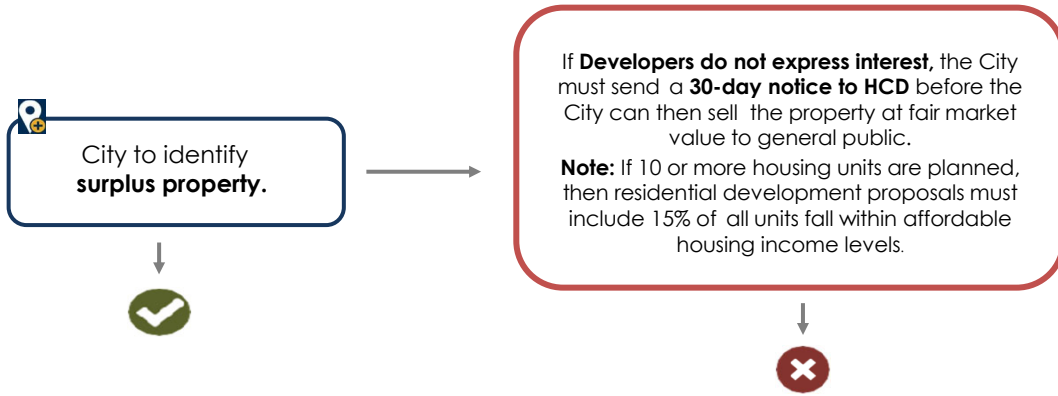


**Construction**





## EXEMPT SURPLUS PROPERTY FLOW CHART



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## STRATEGIC PLAN ALIGNMENT

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity and Goal 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship, and “investment”.

Cross Cutting Threads:

- **Community Trust:** Declaring the subject properties as Exempt Surplus confirms that the City is a good steward of real property assets.
- **Equity:** Declaring the subject properties as Exempt Surplus demonstrates that Riverside is equitable in distribution of services, which ensures that every member of the community has equal access to share the benefits of community progress.



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## STRATEGIC PLAN ALIGNMENT (CONT.)

- **Fiscal Responsibility:** Declaring the subject properties as Exempt Surplus demonstrates that Riverside is a prudent steward of public funds and ensures responsible management of the City’s financial and property resources.
- **Innovation:** Declaring the subject properties as Exempt Surplus demonstrates that Riverside is innovative in meeting the community’s changing needs and prepares for future collaborative partnerships.
- **Sustainability & Resiliency:** Declaring the subject properties as Exempt Surplus ensures present and future reliability, resiliency, and sustainability for these City-owned properties.



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## RECOMMENDATIONS

That City Council adopt a resolution to:

1. Declare as exempt surplus property 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;
2. Declare as exempt surplus property 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;



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## RECOMMENDATIONS

3. Declare as exempt surplus property approximately 227 acres of City-owned vacant land known as Pellissier Ranch located in the city of Colton bearing Assessor's Parcel Numbers 0275-051-19, 0277-011-26, -27, 0277-022-71, -73, -74, -75, and 1167-021-24; and
4. Direct staff to prepare a Request for Proposals (RFP) seeking a Master Developer for the former Riverside Golf Club, Ab Brown Sports Complex, and Pellissier Ranch properties that includes a stand-alone solar project and a solar option that a developer would construct option for the Pellissier Ranch property in the Northside Neighborhood to facilitate the development vision of the Northside Specific Plan.



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