

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

439



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
September 17, 2009

**SUBJECT:** Big League Dreams Perris Valley Sports Park Project – Findings and Approval of Plans and Specifications

**RECOMMENDED MOTION:** That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
  - a. The Big League Dreams Perris Valley Sports Park Project ("Project") is of primary benefit to the Romoland Sub-Area of the Interstate 215 Corridor Redevelopment Project Area ("Project Area") and will help to effectuate the purposes of the Redevelopment Plan for the Project Area;
  - b. No other reasonable means of financing the Project is available to the community due to limited funds which are insufficient to provide the park facilities;
  - c. The Project will assist in the elimination of blighting conditions within the Project Area by providing needed recreational facilities and encouraging economic growth;

(Continued)

*Robert Field*

Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** Yes

<b>SOURCE OF FUNDS:</b> Interstate 215 Corridor Redevelopment Capital Improvement Funds – Romoland Sub-Area	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

*Jennifer L. Sargent*  
By \_\_\_\_\_  
Jennifer L. Sargent

**County Executive Office Signature**

- Dep't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy:  Policy
- Policy:  Policy

Reviewed by  
 Christopher Hans  
 Departmental Concurrence  
 FORM APPROVED COUNTY COUNSEL  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**RECOMMENDED MOTION:** (Continued)

- d. The Project is consistent with the Implementation Plan for the Project Area, which identifies recreational facilities and economic development as important elements of the Redevelopment Plan; and
2. Approve the Plans and Specifications for the construction of the Big League Dreams Perris Valley Sports Park Project and authorize the Clerk of the Board to advertise the Notice Inviting Bids for the Project.

**BACKGROUND:**

On November 6, 2007, the Board of Supervisors approved the acquisition of approximately 57 acres of land along the east side of Trumble Road between Mapes Road and Vista Road in the City of Perris. The southern-most 35 acres of this land was identified as a preferred site for the Big League Dreams Perris Valley Sports Park. On December 11, 2007, the Board of Directors of the Redevelopment Agency adopted a Mitigated Negative Declaration for the Project (RDA/CEQA 2007-15), findings were made, and the Project was approved by both the Board of Directors and the Board of Supervisors.

The Agency developed plans for the Project in conjunction with Big League Dreams Consulting, LLC and Moore Iacofano and Goltsman, Inc. who was the lead architect. The Project consists of the following: six lighted softball/baseball fields, two outdoor arena-type soccer fields, a full service restaurant, snack bar, two tot-lot play areas, batting cages, two open turf areas, administrative offices, a maintenance building, parking, lighting, landscaping, and all necessary related improvements. Four of the six fields will be "replica" fields and are designed to look like scaled down versions of Dodger Stadium, Angel Stadium, Yankee Stadium, and Fenway Park. Primary access to the Project will be off of Trumble Road which is at ultimate width but will require driveway and median modifications. The Trumble Road median will be modified to accommodate a left turn lane on the southbound side. Sherman Road and Mapes Road will be widened to ultimate width with sidewalk, curb, and gutter improvements. A twelve inch recycled water line extension will be constructed along the Project frontage in Mapes Road and will provide the site with low-cost irrigation.

Big League Dreams Consulting, LLC has provided planning and design services for the Project and will also provide construction consulting services. The County and Agency entered a License Agreement with Big League Dreams USA, LLC in order to have the right to the Big League Dreams Intellectual Property for the development of the sports park. Once constructed, the facility will be operated and maintained by Big League Dreams Perris Valley, LLC through an agreement approved by the Board of Supervisors on January 15, 2008.

Estimated construction cost of the Project is \$25,000,000 to \$31,000,000. A budget for the Project will be approved after bids are received. Staff recommends approval of the above motions.