

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

439C



FROM: Economic Development Agency

SUBMITTAL DATE:
September 17, 2009

SUBJECT: Big League Dreams Perris Valley Sports Park Project – Findings and Public Hearing

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing pursuant to Health and Safety Code Section 33679;
2. 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; and
 - 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

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA

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 DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Interstate 215 Corridor Redevelopment Capital Improvement Funds – Romoland Sub-Area

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

Prev. Agn. Ref.: 3.10, 4.5 of 12/11/07; 3.54, 4.5 of 1/15/08

District: 5

Agenda Number:

9.8
EP 001a-F
Form 11 (Rev 06/2003)

Reviewed by
 CIP TEAM

 Christopher Hans
 Departmental Concurrence
 DATE 12/3/09
 BY: MICHELLE CLACK

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

RECOMMENDED MOTION: (Continued)

3. Consent to the Redevelopment Agency paying for the construction of the Big League Dreams Perris Valley Sports Park 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.

A summary report for the Project was available for review and noticed in the Press Enterprise as required by Health and Safety Code 33679. 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.

Attachment:

1. Summary Report: Big League Dreams Perris Valley Sports Park Project

Redevelopment Agency for the County of Riverside
1325 Spruce Street, Ste. 400
Riverside, CA. 92507
Phone: (951) 955-8916 Fax: (951) 955-6686

Summary Report: Big League Dreams Perris Valley Sports Park Project
(As required by Section 33679 of the Health and Safety Code: Community Redevelopment Law)

Project Description: The Big League Dreams Perris Valley Sports Park ("Project") will be located on a County owned 35-acre site, which is the southern-most section of a larger 57-acre site, in the City of Perris, County of Riverside. The Project consists of the following: six (6) lighted softball/baseball fields, two (2) outdoor arena-type soccer fields, a full service restaurant, snack bar, two (2) tot-lot play areas, batting cages, two (2) 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 improvements. The Trumble Road median will also 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.

Project Site: The Project site (hereinafter referred to as "Site") is located in the City of Perris on the northern edge of the Romoland Sub -Area of the I-215 Corridor Redevelopment Project Area. The parcels that make up the Site are currently designated in the *City of Perris General Plan* for Business Park uses. The Site is bounded by Trumble Road to the west, Mapes Road to the south, and Sherman Road to the east. The Site, as well as the remaining 22 acres of land on the north, is owned by the County of Riverside. The site is surrounded by vacant land to the north, residential housing to the east, vacant land to the south, and the Eastern Municipal Water District Headquarters to the west. Interstate 215 is the major north-south artery through the area with State Highway 74 being the major east-west artery.

Project Cost: The total Project cost is estimated at \$25,000,000 to \$31,000,000. It is proposed that the Redevelopment Agency provides funding for the entire project.

Findings: The following findings have been made pursuant to Section 33445 of the Health and Safety Code:

- A. The Project is of primary benefit to the Romoland Sub-Area of the Interstate 215 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 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; and
- 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.

Purpose:

The proposed project meets the following goals of the Romoland Sub-Area of the Interstate 215 Redevelopment Project Area:

- A. The Site, which is currently underdeveloped, will be improved by providing a sports park with new facilities that will provide an opportunity for youth and adult recreational activities, community events, and social gatherings;
- B. The development of the Site will enhance the physical appearance and the effective use of the vacant property in the Project Area by constructing a new beautifully landscaped sports park;
- C. The development of the Site will promote the improvement and centralization of recreational activities through a centrally located park that will be accessible to the community.

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING**

PROOF

Printed by: **Tinajero, Maria**
at: **12:29 pm**
on: **Friday, Dec 04, 2009**

Ad #: 10090031

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-8069
Name: **EDA/WDC COUNTY OF
RIVERSIDE**
Address: **1325 SPRUCE ST STE 400**
RIVERSIDE CA 92507-0506

Acct #: 300444
Client:
Placed by: **Dominick Lombardi**
Fax #: (951)

Ad Information

Classification: **Legals**
Publications: **Press-Enterprise**

Start date: **12-08-09**
Stop date: **12-15-09**
Insertions: **2**

Rate code: **LE-County**
Ad type: **Ad Liner**
Taken by: **Tinajero, Maria**

Size: **2x51.560**
Bill size: **104.00x 5.14 agate lines**

Amount due: **\$260.00**

Ad Copy:

**NOTICE OF A PUBLIC HEARING
FOR THE
BIG LEAGUE DREAMS PERRIS VALLEY
SPORTS PARK PROJECT**

Notice is hereby given pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code and the California Environmental Quality Act (CEQA), that the Board of Supervisors of the County of Riverside will hold a public hearing on December 22, 2009, 9:30 a.m. at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, CA, to consider the following:
Construction of the the Big League Dreams Perris Valley Sports Park which will be located on a 35-acre site, of the southern-most section of a larger 57-acre site, in the City of Perris. The Project consists of the following: six (6) lighted softball/baseball fields, two (2) outdoor arena-type soccer fields, a full service restaurant that will serve wine and beer, a concession stand, two (2) lot-lot play areas, batting cages, open turf areas, administrative offices, a maintenance building, parking, lighting, and landscaping, and 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. Sherman Road and Mapes Road will be widened to ultimate width with sidewalk, curb, and gutter improvements.

At anytime, not later than the hour set forth above for the hearing, any person may submit written comments regarding this proposed action to the Clerk of the Board of Supervisors at the above address. At the hour set forth above for the hearing, the Board of Supervisors shall proceed to hear and act upon all written and oral testimony relating to the proposed action. Interested persons may obtain a summary report of the proposed action and supporting documentation and other information pertaining to the proposed Big League Dreams Perris Valley Sports Park Project at the offices of the Redevelopment Agency for the County of Riverside, 1325 Spruce Street Suite 400, Riverside, California, or by calling Dominick Lombardi, Project Manager, at 951-955-6622.

12/8, 15