



TOWN OF APPLE VALLEY PLANNING COMMISSION

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Staff Report

- AGENDA DATE:** April 17, 2013
- APPLICANT:** Town of Apple Valley
- PROPOSAL:** To consider a General Plan Conformity Finding for the Town's Capital Improvement Program for fiscal year 2013-2014.
- ENVIRONMENTAL DETERMINATION:** The General Plan conformity finding is not a project as defined by CEQA. Also, since this is a General Plan consistency finding, the adopted General Plan EIR would be considered adequate CEQA documentation.
- LOCATION:** Town wide
- STAFF PERSON:** Carol Miller, Senior Planner
- RECOMMENDATION:** Adopt Planning Commission Resolution No. 2013-02 which finds the proposed Capital Improvement Program for Fiscal Year 2013-2014 consistent with the goals and policies of the Town's General Plan.

- A. Project Summary: The Planning Commission is being requested to review the attached Capital Improvement Program (CIP) for FY 2013-2014 to determine consistency with the General Plan. This is the first year of what will be an annual report for General Plan consistency for the program. The CIP is proposed to be adopted by the Town Council with the FY 2013-2014 budget.

ANALYSIS

The CIP is a document addressing the long term capital improvement needs of the Town. The CIP also provides a relatively long term (7-year) strategy that will be approved annually in concept by the Council. The attached CIP for FY 2013-2014 is one year of the CIP 7-year Plan. Section 65401 of the California Government Code requires the Planning Commission to annually review the CIP of the Town for consistency with the General Plan.

The attached CIP for FY 2013-2014 has been included for the Commission's reference. Staff has reviewed these projects and recommends adoption of the attached Resolution No. 2013-02 finding the draft CIP consistent with the General Plan. Staff has listed the applicable General Plan Goals, Policies and Programs with each project.

Transportation – The draft CIP contains a list of street and bike path improvements including, Apple Valley Road @ Bear Valley Rd SE Corner Improvements, Apple Valley Road @ Town Center Dr Improvements, Civic Center Parking Lot Circulation Improvements, Hwy 18 West End Widening, Nakash Road Resurfacing, Navajo Road Rehabilitation, Paving Priorities, Signal - Bear Valley Rd at Mohawk Rd, Yucca Loma Bridge, Yucca Loma Road Widening, Rancherias Road Resurfacing, SANBAG Congestion Management Plan, Rancho Verde Elementary School Safe Route to School, and review and upgrade of the existing bike lane network installations..

These projects are consistent with the following General Plan goals and policies:

Circulation Element – Community Development

Goal

The Town shall continue to maintain and expand a safe and efficient circulation and transportation system.

Policy 1.B

The Town shall establish and maintain a 5-Year Capital Improvement Program for streets.

Program 1.B.1

The Town Engineer and Department of Public Services shall maintain a Capital Improvement Program for 5 years, and update it annually.

Program 1.C.1

An inventory of discontinuous sidewalks on all qualifying roadways shall be compiled by the Town Engineer and Department of Public Services, and individual improvement projects shall be funded through the Capital Improvement Program to connect these sidewalks.

Program 1.C.3

Safe routes to school shall be developed in conjunction with the School District.

Policy 1.J

The Town shall implement a coordinated and connected bicycle lane network consistent with the Bicycle Lane Map in this Element.

Program 1.J.2

The Town shall inventory bicycle lane deficiencies within the existing roadway system, and include improvements to make these improvements consistent with this Element in the Capital Improvement Program

Stormwater - The draft CIP contains an item related to stormwater, including miscellaneous Storm Damage Repairs, Upgrades & Dry Wells.

These projects are consistent with the following General Plan goals and policies:

Flooding and Hydrology Element – Environmental Hazards

Goal

Protect lives and property from flooding hazards through a comprehensive system of flood control facilities throughout the Town.

Policy 1.A

Upgrade the Town's local and regional drainage system through proactive planning and coordination with other responsible agencies.

Program 1.B.2

Continue active participation in regional flood control and drainage improvement efforts.

Wastewater- The draft CIP contains a list of wastewater related projects including, Lift Station AD#3A-1 Improvements, Lift Station AD#2B Improvements and Jess Ranch Lift Station Project.

These projects are consistent with the following General Plan goals and policies:

Public Buildings & Facilities Element – Public Services & Facilities

Policy 1.C

The Town shall ensure that every effort is made to facilitate cost-effective and timely extension and expansion of community-development support services.

Program 1.C.1

In conjunction with local utility and service providers, the Town shall coordinate its Capital Improvement Program to ensure that adequate and cost-effective services and facilities and capacities are provided to serve future growth and development.

Environmental Assessment: The General Plan conformity finding is not a project as defined by CEQA. Also, since this is a General Plan consistency finding, the adopted General Plan EIR would be considered adequate CEQA documentation.

RECOMMENDATION

That the Planning Commission adopt Planning Commission Resolution No. 2013-02 which finds the proposed Capital Improvement Program for fiscal year 2013-2014 consistent with the goals and policies of the Town's General Plan.

ATTACHMENTS:

1. Planning Commission Resolution No. 2013-02
2. CIP FY 2013-2014 Budget

PLANNING COMMISSION RESOLUTION NO. 2013-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, FINDING THE PROPOSED CAPITAL IMPROVEMENT PROGRAM FY 2013-2014 TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update for the Town of Apple Valley; and

WHEREAS, the Planning Commission is required by State law to review and find that all proposed projects included in the Capital Improvement Program, are consistent with the adopted General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act, the General Plan conformity finding is not a project as defined by CEQA. Also, since this is a General Plan consistency finding, the adopted General Plan EIR would be considered adequate CEQA documentation.

WHEREAS, on April 17, 2013, the Planning Commission reviewed Capital Improvement Program (CIP) for fiscal year 2013-2014, and hereby found to be in conformance with the Town of Apple Valley General Plan.

Section 1. Approved and Adopted by the Planning Commission of the Town of Apple Valley this 17th day of April, 2013.

Chairman

ATTEST:

I, Debra Thomas, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 17th day of April, 2013 by the following vote, to-wit:

Ms. Debra Thomas, Planning Commission Secretary

AYES:
NOES:
ABSENT:
ABSTAIN:

Town of Apple Valley Capital Improvement Plan FY 2013-2014 Budget by Funding Source						
Projects 13/14	Measure I	TIF/DIF	RDA-Bond	Other	Description	Totals
Estimated Beginning Fund Balance at July 1, 2013	-	-	-	-		-
Estimated Revenues	-	-	-	-		-
Total Resources Available	-	-	-	-		-
Preliminary Design						
Bear Valley Bridge (Mojave River Bridge)	330,000	-	-	442,650	HBP	772,650
Dale Evans Parkway @ Wealew Road (Realignment)	100,000	-	-	-		100,000
High Desert Corridor	25,000	-	-	-		25,000
Yuooa Loma Road-Undergrounding	25,000	-	-	-		25,000
Full Design						
Civio Center Parking Lot Ciroulation Improvements	15,000	-	-	-		15,000
Hwy 18 West End Widening (Phase 1, AVR Realignment)	250,000	-	-	-		250,000
Ramona Road Widening (Navajo Rd to Central Rd)	66,500	-	-	-		66,500
Yuooa Loma Elementary School - SRTS	15,000	-	-	-		15,000
Yuooa Loma Road Widening (Apple Valley Rd to Rinoon Rd)	500,000	-	-	-		500,000
Construction						
Apple Valley Road @ Bear Valley Rd SE Corner Improvements	-	390,000	TIF	-		390,000
Apple Valley Road @ Town Center Dr Improvements	-	100,000	TIF	-		100,000
Civio Center Parking Lot Ciroulation Improvements	75,000	-	-	-		75,000
Hwy 18 West End Widening (Phase 1, AVR Realignment)	100,000	-	-	-		100,000
Kiowa Road Widening (Bear Valley to Tussing Ranch Rd)	-	358,000	TIF	-	358,000	716,000
Miso. Storm Damage Repairs, Upgrades & Dry Wells	-	100,000	DIF	-	-	100,000
Nekash Road Resurfaoing	80,000	-	-	-		80,000
Navajo Road Rehabilitation (Bear Valley Rd to Hwy 18)	525,000	-	-	75,000	CDBG	600,000
Paving Priorities (50% Categorical / 50% Non-Categorical)	1,000,000	-	-	-		1,000,000
Ranoherias Road Resurfaoing (SR18 to 1,000' north)	640,000	-	-	60,000	LTF	700,000
Ranoho Verde Elementary School - SR2S	20,000	-	-	492,000	SR2S	512,000
Review and upgrade of the exist. bike lane network installatio	-	-	-	60,000	LTF	60,000
SANBAG Congestion Management Plan	5,000	-	-	-		5,000
Signal, BVR@Mohawk Rd	-	55,000	TIF	-	350,000	405,000
Yuooa Loma Bridge	-	600,000	TIF	12,400,000	-	13,000,000
Yuooa Loma Road Widening (YLR to Apple Valley Rd)	-	3,850,000	TIF	1,600,000	4,150,000	9,600,000
Lift Station AD#3A-1 Improvements	-	-	-	-		-
Lift Station AD#2B Improvements	-	-	-	-		-
Jess Ranch Lift Station Project	-	-	-	-		-
Capital Improvement Program Total	3,781,500	5,453,000	14,000,000	5,987,650		29,222,150
Estimated Ending Fund Balance June 30, 2014	(3,781,500)	(5,453,000)	(14,000,000)	(5,987,650)		(29,222,150)