



## TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

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# Staff Report

- AGENDA DATE:** April 2, 2014
- APPLICANT:** Town of Apple Valley
- PROPOSAL:** To consider a General Plan Conformity Finding for the Town's Capital Improvement Program for fiscal year 2014-2015.
- 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. 2014-001 which finds the proposed Capital Improvement Program for Fiscal Year 2014-2015 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 2014-2015 to determine consistency with the General Plan. This is the second 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 2014-2015 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. 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 2014-2015 has been included for the Commission's reference. Staff has reviewed these projects and recommends adoption of the attached Resolution No. 2014-001 finding the CIP for FY 2014-2015 is 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

Adopt Planning Commission Resolution No. 2014-001 which finds the proposed Capital Improvement Program for fiscal year 2014-2015 consistent with the goals and policies of the Town's General Plan.

ATTACHMENTS:

1. Planning Commission Resolution No. 2014-001
2. CIP FY 2014-2015 Budget

**PLANNING COMMISSION RESOLUTION NO. 2014-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, FINDING THE PROPOSED CAPITAL IMPROVEMENT PROGRAM FY 2014-2015 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 2, 2014, the Planning Commission reviewed Capital Improvement Program (CIP) for fiscal year 2014-2015, 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 2nd day of April, 2014.

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Bruce Kallen, 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 2nd day of April, 2014 by the following vote, to-wit:

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Ms. Debra Thomas, Planning Commission Secretary

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

**Town of Apple Valley**  
**Capital Improvement Plan**  
**FY 2014-2015 Budget by Funding Source**

	Measure I	TIF/DIF	RDA-Bond	Grants	General Fund	Wastewater	Totals
<b>Estimated Beginning CIP Resources Available at July 1, 2014</b>	5,872,423	9,370,520	14,000,000	-			
<b>Estimated Revenues</b>	1,603,000	516,500		6,268,350			
<b>Total Resources Available</b>	7,475,423	9,887,020	14,000,000	6,268,350			
<b>Preliminary Design</b>							
Bear Valley Bridge (Mojave River Bridge) - co	318,530	-	-	354,120	1		672,650
Dale Evans Parkway @ Waalew Road (Realignment) - co	100,000	-	-	-			100,000
High Desert Corridor	25,000	-	-	-			25,000
John Glenn roadway improvements	20,000	-	-	-			20,000
Standing Rock @ Hwy 18	150,000	-	-	-			150,000
<b>Full Design</b>							
Apple Valley Road Rehabilitation (Bear Valley to Town Center)	10,000	-	-	-			10,000
Deep Creek Road, from Bear Valley Road to Tussing Ranch	10,000	-	-	-			10,000
Hwy 18 West End Widening (Phase 1, AVR Realignment) - co	200,000	-	-	-			200,000
Town wide Class II bikeway upgrade	45,100	-	-	-			45,100
Town wide signal equipment review	10,000	-	-	-			10,000
Town wide signal timing review	20,000	-	-	-			20,000
Yucca Loma Road Widening (Apple Valley Rd to Rincon Rd)	500,000	-	-	-			500,000
<b>Construction</b>							
Apple Valley Road Rehabilitation (Bear Valley to Town Center)	400,000	-	-	-			400,000
Bear Valley Bike Path - co	-	-	-	355,700	2		355,700
Civic Center Parking Lot Circulation Improvements - co	10,000	-	-	-			10,000
Deep Creek Road, from Bear Valley Road to Tussing Ranch	300,000	-	-	-			300,000
Hwy 18 West End Widening (Phase 1, AVR Realignment) - co	175,000	-	-	-			175,000
Navajo Road Rehabilitation (Bear Valley Rd to Hwy 18) - co	10,000	-	-	-			10,000
Paving Priorities (50% Categorical / 50% Non-Categorical)	1,000,000	-	-	-			1,000,000
Ramona Road Widening (Navajo Rd to Central Rd)	381,667	-	-	283,333	9		665,000
Rancherias Road Resurfacing (SR18 to 1,000' north) - co	10,000	-	-	-			10,000
Rancho Verde Elementary School - SR2S	20,000	-	-	492,000	5		512,000
SANBAG Congestion Management Plan	5,000	-	-	-			5,000
Signal, BVR@Mohawk Rd	-	55,000	TIF	350,000	6		405,000
Town wide Class II bikeway upgrade	-	67,600	TIF	405,900	6		473,506
Yucca Loma Bridge - co	-	-	8,766,430	11,512,147	3,11,12		20,278,577
Yucca Loma Elementary School - SRTS	150,000	-	-	358,600	10		508,600
Yucca Loma Road Widening (YLB to Apple Valley Rd)	-	-	1,850,000	4,150,000	7,8		6,000,000
<b>Road Total</b>	<b>3,870,297</b>	<b>122,600</b>	<b>10,616,430</b>	<b>18,261,800</b>			<b>32,871,133</b>
<b>General Fund</b>							
Town Hall Rear Parking Lot Paving					18,000		18,000
Upgrades in Emergency Operations Center					10,000		10,000
<b>General Fund Total</b>					<b>28,000</b>		<b>28,000</b>
<b>Wastewater</b>							
Sewer Manhole Rehabilitation, Various Locations						100,000	100,000

Town of Apple Valley Capital Improvement Plan FY 2014-2015 Budget by Funding Source								
	Measure I	TIF/DIF	RDA-Bond	Grants	General Fund	Wastewater 100,000	Totals 100,000	
Wastewater Total								
Capital Projects Total	3,870,297	122,600	10,616,430	18,261,800	28,000	100,000	32,999,127	
Estimated Ending CIP Resources Available June 30, 2014	3,605,126	9,764,420	3,383,570	(11,993,450)				

\* Other Funding Sources

- 1) HBP = Highway Bridge Program - Federal Grant
- 2) Caltrans Bicycle Facilities Utility
- 3) SLPP = State Local Partnership Program
- 4) LTF = Local Transportation Funds
- 5) SR2S = Safe Routes 2 School - State
- 6) HSIP = Highway Safety Improvement Program
- 7) Z4 FC = Zone 4 Flood Control - county
- 8) STP = Surface Transportagion Program
- TIF = Transportation Impact Fees (fund 4410)
- DIF = Storm Drainage Facilities Fees (fund 4760)
- 9) SANBAG - TDA Article 3
- 10) SRTS = Safe Routes To School - Federal
- 11) MLHP = Major Local Highway Program
- 12) San Bernardino County - Public Works