



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council **Date:** June 23, 2015

**From:** Lori Lamson, Assistant Town Manager **Item No:** 3

**Subject:** ADOPT RESOLUTION NO. 2015-20, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, SUPPORTING THE CHOCO ROAD INTERCHANGE AND APPLE VALLEY ROAD EXTENSION FOR THE DESIGN OF THE HIGH DESERT CORRIDOR

**Applicant:** Town of Apple Valley

**T.M. Approval:** \_\_\_\_\_ **Budgeted Item:**  Yes  No  N/A

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### RECOMMENDED ACTION:

That The Town Council Adopt Resolution No. 2015-20, A Resolution of the Town Council of the Town of Apple Valley, California, Supporting the Choco Road Interchange and Apple Valley Road Extension for the Design of the High Desert Corridor.

### SUMMARY:

Caltrans District 7 staff has contacted the Town in the preparation of the New Connection Report for the system Interchange on the I-15 corridor for the design of the High Desert Corridor. This New Connection Report is mandated by the Federal Highway Administration (FHWA) and requires an explanation of the Town's commitment to the Choco Road extension north and the extension of Apple Valley Road north. The explanation of support and the Town's commitment to plan for these improvements is provided in the attached Resolution No. 2015-20.

The FHWA guidelines require the extension of local roadways providing the connection of future interchanges be planned for and committed to by the local jurisdiction as part of the overall planning efforts of the highway design. In other words, the FHWA wants to make sure there is not an interstate connection to nowhere. The attached Resolution No. 2015-20 provides the clarification and certainty to FHWA by the Town that the

extension of Choco Road and Apple Valley Road are regional roadways planned for by the Town and required of future development.

The extension of both Apple Valley Road and Choco Road from the current terminus north extending beyond the proposed High Desert Corridor is identified in the General Plan Circulation Element. As such, these improvements will be required of future development as improvements are constructed. There are two (2) Specific Plans that are responsible for the extension of Choco Road north. Bridle Path Estates Specific Plan development is responsible for continuing Choco Road from the current terminus to Falchion Road. North Pointe Specific Plan development is responsible for continuing Choco Road from Falchion Road north to Las Padres Road. Future development will eventually continue from Choco Road north to Stoddard Wells Road.

Apple Valley Road extension north of the current terminus at Falchion Road is required of the commercial development both north and south of the planned High Desert Corridor. This future alignment is shown on the General Plan Circulation Element.

Depending on timing of development and the construction of the High Desert Corridor, it may be necessary for the Town to install minimal regional improvements, including the extension of both Apple Valley and Choco Roads north by using TIF fees, Measure I funds or other funding opportunities. These minimal improvements would allow the functionality of the extensions north intersecting the High Desert Corridor. This would be due to the delay of development in these areas. Development would then be required to install full width improvements and to pay its fair share portions of the regional improvements installed by the Town at the time of construction.

**FISCAL IMPACT:**

None.

**ATTACHMENT:**

Resolution No. 2015-20

## RESOLUTION NO. 2015-20

### **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, PROVIDING COMMITMENT TO ENSURE CONSTRUCTION OF THE CHOCO AND APPLE VALLEY ROAD EXTENSIONS INTERSECTING THE HIGH DESERT CORRIDOR AND CONTINUATION NORTH OF THE CORRIDOR**

**WHEREAS**, on August 11, 2009, the Town Council adopted a comprehensive update to the General Plan that includes an update to the Circulation Element depicting the extension of Choco Road to the north of the current terminus and intersecting with the future High Desert Corridor and continues north; and

**WHEREAS**, on June 12, 2012, an amendment to the Circulation Element of the General Plan was adopted which extends Apple Valley Road to the north of Falchion road, intersecting the High Desert Corridor and continuing north; and

**WHEREAS**, on May 27, 2003 the Town Council adopted Resolution No. 2003-21 supporting development of the High Desert Corridor surface transportation facility through the Los Angeles and San Bernardino County areas of California; and

**WHEREAS**; the Federal Highways Administration guidelines require the extension of local roadways providing the connection of future interchanges be planned for and committed to by the local jurisdiction as part of the overall planning efforts of the highway design and,

**WHEREAS**, Caltrans District 7 has requested that the Town provide preliminary commitment in requiring and/or implementing construction of the Choco and Apple Valley Roads extensions north, intersecting the High Desert Corridor and that the extensions themselves are not a part of the High Desert Corridor project.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council, the Town Council of the Town of Apple Valley, California orders, determines and resolves as follows:

**Section 1.** That the Town Council is committed to completing the northerly extension of Choco and Apple Valley Roads to intersect with, and continue to north side of the future High Desert Corridor. The Town will require right-of-way dedication and full street improvement construction of future developers prior to the construction of the High Desert Corridor. In the event that the High Desert Corridor precedes the development of the area, the Town shall construct minimum improvements to the Choco and Apple Valley Road extensions north, to enable the functionality of the roads as it relates to the High Desert Corridor. This construction shall be funded by Town development impact fees, Measure I funds or other funding opportunities and shall be reimbursed by future development.

**Section 2.** Effective Date. This Resolution shall become effective immediately upon adoption by the Town Council of the Town of Apple Valley.

**APPROVED** and **ADOPTED** by the Town Council of the Town of Apple Valley, this 23<sup>rd</sup> day of June, 2015.

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Larry Cusack, Mayor

**ATTEST:**

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La Vonda M. Pearson, Town Clerk