

**TOWN OF  
APPLE VALLEY, CALIFORNIA**

**AGENDA MATTER**

**Subject Item:**

**RIGHT OF WAY DEDICATION FOR HIGHWAY 18 NORTH WIDENING FOR  
APPLE VALLEY COMMONS PROJECT**

**Summary Statement:**

At the December 14, 2005 regularly scheduled meeting, the Planning Commission reviewed and approved the above referenced project, a subdivision of 48.6 acres into twenty-nine (29) parcels and three (3) lettered lots within the General Commercial (C-G) zone. The project includes the state's first Super Target store, the Town's second Lowe's Home Improvement Center store and other retail buildings which total 488,662 square feet. The site is located at the northwest corner of Highway 18 and Dale Evans Parkway. Because of concerns about traffic congestion on Highway 18, the following Condition of Approval was applied to this project:

*"Highway 18 shall be improved to the Town's modified half-width Major Divided Road standards with a full width raised center median, three westbound through-lanes, an acceleration /deceleration lane and an emergency parking lane, and sidewalks as approved by the Town Engineer, from Dale Evans Parkway to Bass Hill Road. The outer highway shall be removed. All necessary traffic signal modifications on Highway 18 at Dale Evans Parkway and Bass Hill shall also be required."*

The applicant, Lewis Retail, subsequently hired Madole and Associates, Inc., to design the improvement and obtain a Caltrans permit to construct it. Plans have been submitted to Caltrans for final review and approval. Caltrans needs the additional fifty-foot wide strip of land from the existing Town Outer Highway 18 North right-of-way, west of Dale Evans parkway, and east of Bass Hill Road, to be added to the State Highway in order to accommodate the proposed Highway improvement. Attached to this report is Quitclaim Grant Deed for the proposed dedication, a diagram of the additional State right-of-way needed, and a resolution for Council's review and approval.

The elimination of the outer highway is consistent with the Town's General Plan and policy to eliminate outer highways at intersections, which enhances traffic safety and reduces traffic congestion.

(Continued Page 2)

**Recommended Action:**

Adopt Resolution 2008-01, a Resolution of the Town Council of the Town of Apple Valley Granting a segment of Outer Highway 18 North to the State of California Transportation Department for Highway Purposes.

**Proposed by:** Engineering Division **Item Number** \_\_\_\_\_

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

Summary

Right of way dedication for Highway 18, Lewis Retail Center

Page 2

This project will enhance traffic safety and reduce congestion. Because of the elimination of conflicting movements, the project will change traffic circulation for adjacent and nearby businesses. Removal of the outer highway to make room for the proposed right turn lane will eliminate Outer Highway 18 North driveways that presently serve the existing Bowling Alley, but an ingress and egress easement has been provided by Lewis Retail to allow Bowling Alley customers, deliveries and utilities the ability to utilize the proposed shopping center driveways and parking lot to gain access.

Construction of this project will enhance traffic safety and provide congestion relief at the intersections of Dale Evans Parkway and Highway 18, as well as Bass Hill Road and Highway 18. As such, staff recommends approval and adoption of the attached resolution.

**RESOLUTION No. 2008-01**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF  
APPLE VALLEY GRANTING A SEGMENT OF OUTER HIGHWAY 18  
NORTH TO THE STATE OF CALIFORNIA TRANSPORTATION  
DEPARTMENT FOR HIGHWAY PURPOSES**

WHEREAS, a traffic engineering investigation has determined that constructing Road Widening Improvements on State Highway 18 west of Dale Evans Parkway will reduce congestion at the intersection of State Highway 18 and Dale Evans Parkway, as well as the intersection of State Highway 18 and Bass Hill Road,

WHEREAS, removing outer highways enhances traffic safety and is consistent with policies adopted by the Town of Apple Valley,

WHEREAS, additional State right-of-way is required from the Town to construct the road widening improvements;

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY DOES RESOLVE AND ORDER AS FOLLOWS:

Section 1: Approves the granting to the State of California for highway purposes the full fifty-feet of the Town's Outer Highway 18 North right-of-way between the center line of Dale Evans parkway and the center line of Bass Hill Road.

Section 2: Authorizes and directs the Town Manager to execute the appropriate documents and cause said documents to be recorded at the County of San Bernardino Recorder's Office.

APPROVED and ADOPTED this 8th day of January, 2008.

\_\_\_\_\_  
MAYOR

ATTEST:

(SEAL)

\_\_\_\_\_  
TOWN CLERK

RECORDING REQUESTED

BY

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4<sup>th</sup> STREET, 6<sup>th</sup> FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention C.R. Beckley – MS 648

FREE RECORDING:  
This instrument is for the benefit of The State of California and is entitled to be recorded without

Space above this line for Recorder's Use

**QUITCLAIM DEED**  
(CORPORATION)

District	County	Route	Post	Number
08	SBd	18	91.0	20779

TOWN OF APPLE VALLEY, (Grantor)

A Municipal Corporation, organized and existing under and by virtue of the Laws of the STATE OF CALIFORNIA does hereby release and quitclaim to the State of California (Grantee) all that real property in the TOWN OF APPLE VALLEY, County of SAN BERNARDINO, State of California, described as:

**SEE EXHIBIT "A"**

And depicted on

**EXHIBIT "B"**

Both exhibits being attached hereto

and made a part hereof

**08-SBd-91.0-20779 (20779-1)**

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_, \_\_\_\_\_ President

By \_\_\_\_\_, \_\_\_\_\_ Secretary

[CORPORATE SEAL]

State of California

} SS

ACKNOWLEDGMENT

County of \_\_\_\_\_

On \_\_\_\_\_ before me,  
(here insert name and title of the officer)

, personally appeared

, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.**

**IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20**

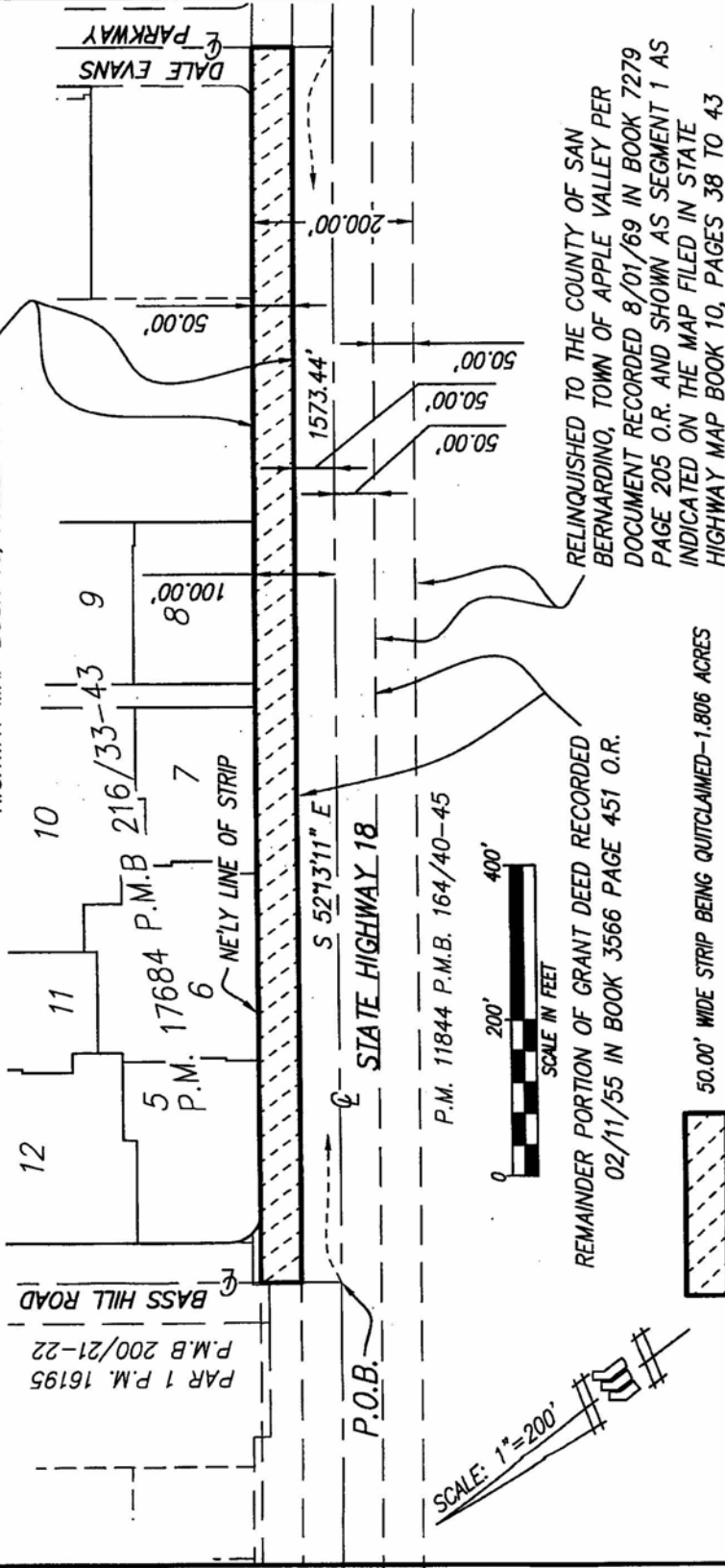
**Director of Transportation**

By \_\_\_\_\_  
**Attorney in Fact**



EXHIBIT "B"

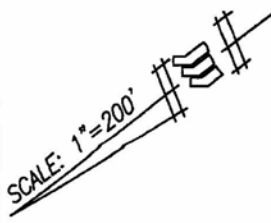
RELINQUISHED TO THE COUNTY OF SAN BERNARDINO, TOWN OF APPLE VALLEY PER DOCUMENT RECORDED 8/01/69 IN BOOK 7279 PAGE 205 O.R. AND SHOWN AS SEGMENT 2 AS INDICATED ON THE MAP FILED IN STATE HIGHWAY MAP BOOK 10, PAGES 38 TO 43.



RELINQUISHED TO THE COUNTY OF SAN BERNARDINO, TOWN OF APPLE VALLEY PER DOCUMENT RECORDED 8/01/69 IN BOOK 7279 PAGE 205 O.R. AND SHOWN AS SEGMENT 1 AS INDICATED ON THE MAP FILED IN STATE HIGHWAY MAP BOOK 10, PAGES 38 TO 43

50.00' WIDE STRIP BEING QUITCLAIMED-1.806 ACRES

REMAINDER PORTION OF GRANT DEED RECORDED 02/11/55 IN BOOK 3566 PAGE 451 O.R.



ANTHONY HARO P.L.S. 7635  
EXP. 12/31/2008.  
DATE \_\_\_\_\_

PREPARED BY:

**MADOLE & ASSOCIATES, INC.**  
Engineering Communities for Life

1455 AUTO CENTER DRIVE  
SUITE 200  
ONTARIO, CA 91761  
909.937.9151  
www.madoleinc.com

J.N.: 126-1907 DWG DATE: 12/20/07