

**RESOLUTION NO. 4228**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO  
CONDITIONALLY ACCEPTING A PORTION OF THE ALAMEDA BETWEEN  
ARROYO AVENUE AND EAST OF BERKELEY AVENUE IN SAN ANSELMO**

WHEREAS, in 1912, the developer of the Short Ranch Subdivision offered to dedicate to the Town of San Anselmo all streets, roads, and lanes within the subdivision, including The Alameda (Short Ranch Subdivision Map attached as Exhibit A); and

WHEREAS, at its meeting of May 8, 1912, the Town of San Anselmo Board of Trustees accepted the Short Ranch Subdivision map, but the Board specifically rejected all roads, lanes, and highways (May 8, 1912 Town of San Anselmo Board of Trustees meeting minutes attached as Exhibit B); and

WHEREAS, there is no evidence that the offer of dedication was ever revoked and therefore, the offer remains open; and

WHEREAS, the portion of The Alameda between Arroyo and east of Berkeley Avenue, which is more specifically described at Exhibit C ("Subject Portion of The Alameda"), is heavily used by the public and has fallen into disrepair; and

WHEREAS, the Town has worked with adjacent property owners along the Subject Portion of The Alameda to fund the repairs necessary to bring the roadway up to Town standards; and

WHEREAS, if the Subject Portion of the Alameda is constructed to Town standards, the Town Council will accept it into the Town's public street system and thereby relieve the adjacent property owners of future maintenance responsibilities;

**NOW, THEREFORE, BE IT RESOLVED that:**

**SECTION 1.** The Town Council hereby agrees to accept into the Town's public street system the Subject Portion of The Alameda described in Exhibit C, if the following conditions have been met to the satisfaction of the Town Public Works Director:

1. A sidewalk has been completed on at least one side of the Subject Portion of The Alameda;
2. Americans with Disabilities Act (ADA)-compliant curb ramps have been installed on the sidewalk along the Subject Portion of The Alameda;
3. Curb and gutters have been installed on both sides of the Subject Portion of The Alameda;
4. Adequate drainage facilities have been installed on The Subject Portion of the Alameda;
5. Pavement with at least a 20-year design life has been used for the length of the roadway for The Subject Portion of the Alameda;


6. The width of the roadway on The Subject Portion of The Alameda is a minimum of 20-feet wide where parking is not permitted;
7. The width of the roadway on the Subject Portion of The Alameda is a minimum of 25-feet wide where parking is permitted.

**SECTION 2.** The Town Council will adopt a resolution in compliance with California Streets and Highways Code section 1806 memorializing its acceptance of the Subject Portion of The Alameda when the Public Works Director has verified that the conditions specified in Section 1 of this resolution have been satisfied.

**SECTION 3.** The Town Council finds and determines that the adoption of this resolution, which is intended to allow for conditional acceptance of the Subject Portion of The Alameda, is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061, because it can be seen with certainty that there is no possibility that adoption of the resolution may have a significant effect on the environment (14 Cal. Code Regs. § 15061(3)).

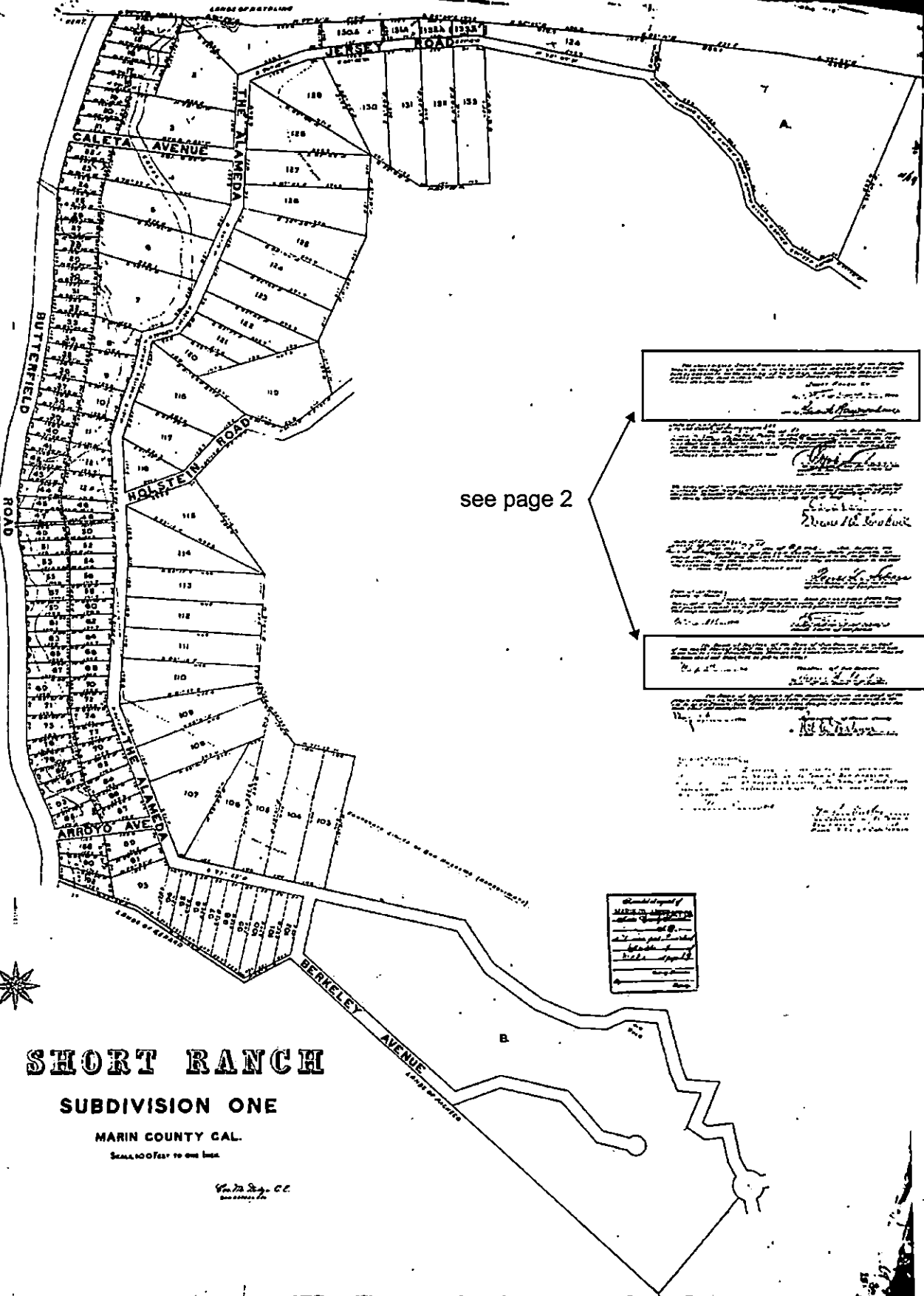
The foregoing Resolution was adopted at the regular meeting of the San Anselmo Town Council held on March 13, 2018, by the following vote:

AYES: Wright, Brown, Coleman, Colbert  
NOES: None  
ABSENT: Greene

  
\_\_\_\_\_  
John Wright, Mayor

Attest:

  
\_\_\_\_\_  
Carla Kacmar, Town Clerk



see page 2

*[Two large rectangular boxes containing handwritten notes and signatures, likely related to the subdivision process.]*

**SHORT RANCH**  
**SUBDIVISION ONE**  
 MARIN COUNTY CAL.  
 SCALE 100 FEET TO ONE INCH

*[Small text, possibly a date or reference number.]*

*The undersigned, Short Ranch Co. a corporation owner of the property shown on this map, at the time of the subdivision, as indicated on said map, hereby consents to the making of said map and offers to dedicate to public use the land within the limits of all Streets, Roads, Avenues, and Lanes, designated thereon.*

*Short Ranch Co.*

The undersigned Short Ranch Co. a corporation owner of the property shown on this map, at the time of the subdivision, as indicated on said map, hereby consents to the making of said map and offers to dedicate to public use the land within the limits of all Streets, Roads, Avenues, and Lanes, designated thereon.

*The Board of Trustees of the Town of San Anselmo on behalf of the people thereof reject the offer to dedicate to public use the land within the limits of all Streets, Roads, Avenues and Lanes designated on this map and the same shall not hence forth be public highways.*

*May 5<sup>th</sup> 1912*

*Trustees of San Anselmo*  
*by [Signature]*  
*Chair of the Board of Trustees*

The Board of Trustees of the Town of San Anselmo on behalf of the people thereof reject the offer to dedicate to public use the land within the limits of all Streets, Roads, Avenues and Lanes designated on this map, and the same shall not hence forth be public highways.

A petition the Commission was presented by 116 members for the signature of the President of the Board.

A map of a portion of the Short Ranch was presented by Mr. Fred Croker. Upon motion of Trustee Crisp (seconded by Trustee Whitaker) the map was accepted but all roads, lanes or highways were rejected.

Trustee Jagan then moved that the salary of the Fire Chief be increased to One Hundred (\$100.00) per month, <sup>beginning June 1st 1912</sup> This motion was seconded by Trustee Crisp and being put to a vote was unanimously carried.

The Clerk was instructed to address a communication to the Northwestern Pacific Railroad Company requesting them to repair all crossings in the Town of Saw Auselmo.

Trustee Schrader nominated Dr. O. W. Jones as Health Officer of the Town of Saw Auselmo. Trustee Crisp seconded the nomination and upon being put to a vote Dr. Jones was unanimously elected.

Reports from the Marshall and Building Inspectors were read and ordered placed on file.

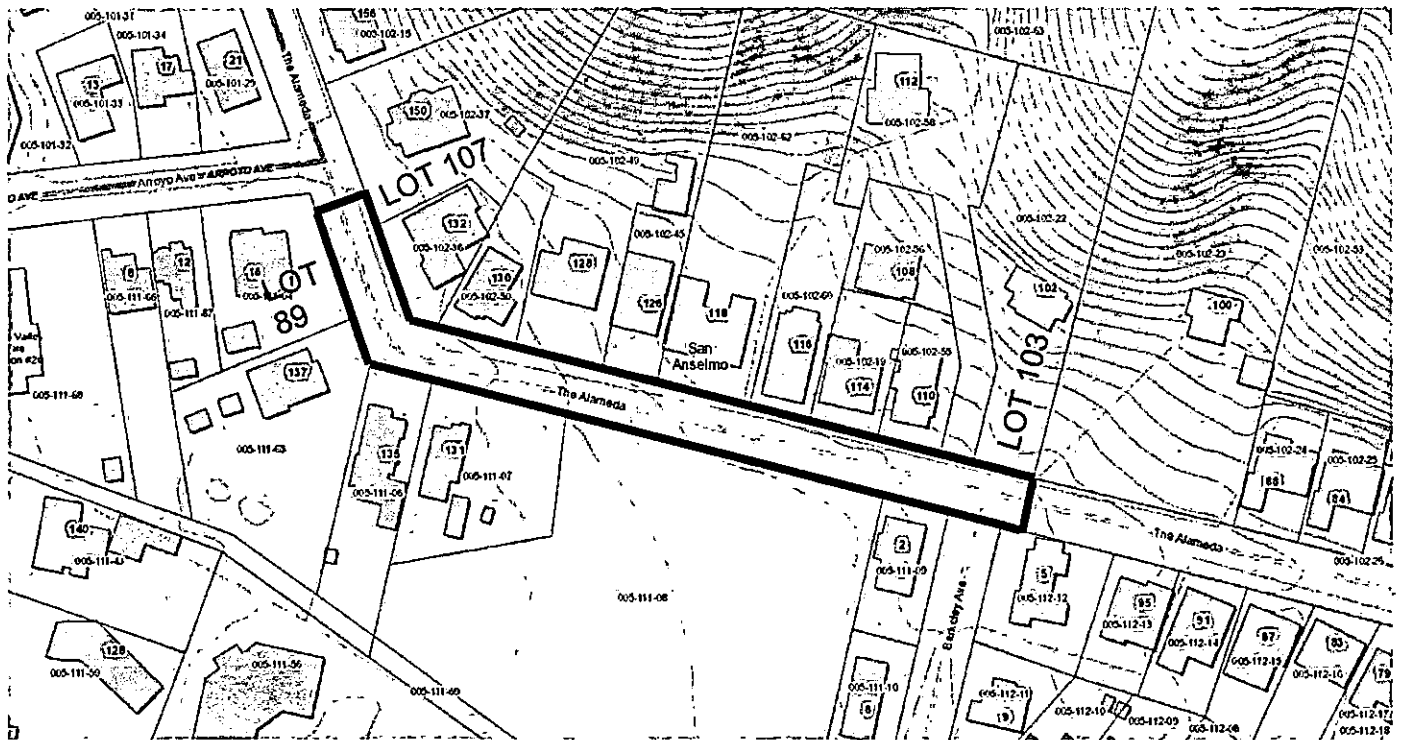
The Clerk was instructed to procure a bond for the Town Marshall in the sum of \$5000.00.

Upon motion of Trustee Crisp (seconded by Trustee Jagan) the following bills were ordered paid by warrants drawn on the Treasurer

C. Grosjean and Co. \$ 1.50

EXHIBIT C: Subject Portion of The Alameda

All of that portion of The Alameda, as shown and offered for dedication on the Short Ranch Subdivision One Map on April 25, 1912 (Record Book 4 Page 19), bounded on one end by a line beginning at the southeasterly corner of Lot 103 of and extending at S12d31'W across The Alameda on the southeast; and on the other end by a line beginning 7 feet S20d59'E of the northeasterly corner of Lot 89 and extending perpendicularly to the southeast property line of Lot 107 on the northwest.



John Wright  
Mayor

Matt Brown  
Vice Mayor



Ford Greene  
Councilmember

Brian Colbert  
Councilmember

Kay Coleman  
Councilmember

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**APPLICATION TO REQUEST FINANCIAL ASSISTANCE TOWARDS  
PAVEMENT IMPROVEMENT PROJECTS  
&  
DRAINAGE IMPROVEMENTS**

**In order for the Town Council to determine whether a project meets the established criteria,  
please provide the following information.**

**Date: 5 March 2018**

**Name of Applicant(s) and Address(es)**

John and Cecilia Bowman (102 The Alameda);  
Bob and Louise Ubaldi (110 The Alameda);  
Brian and Casey Kelly (112 The Alameda);  
Greg Martin (114 The Alameda);  
Clyde and Patricia Brett (116 The Alameda);  
Jeannine and John Stark (118 The Alameda);  
Sharon Connely (126 The Alameda);  
David and Hellen Segale (128 The Alameda);  
Joseph Tambelini (130 The Alameda);  
Davidina Nate Greece (131 The Alameda);  
Jason and Joelle Dodge (132 The Alameda);  
Stefan and Melissa Wahlstrom (135 The Alameda);  
John Swoffer (137 The Alameda);  
Shirline Brass (150 The Alameda);  
Chris and Lisa Graham (16 Arroyo);  
Vito and Sonnie Cutten (2 Berkeley); and  
Ross Valley School District (116 Butterfield Road).

**Phone Contact(s)**

415-716-7313

**Provide a description of what work is being proposed for Town funding, along with the exact location.**

Design, bidding, inspecting and managing the Alameda  
Improvements Project.

All costs for all work involved and furnishing of the resources and activities which are required for the ALAMEDA IMPROVEMENT PROJECT. The work to be performed under this contract consists of, but is not limited to: clearing and grubbing, pavement grinding, paving mat, hot mix asphalt paving, road base repair, curb and gutter, driveway aprons, valley gutter, installation of storm drains, manholes and inlets, utility adjustments, pavement delineation, speed humps, signage, traffic control, water pollution control and ancillary work on The Alameda from east of Arroyo Avenue to east of Berkeley Avenue.

**Is there any participation by other public agencies? Please describe.**

MMWD AND RVSD ARE ROAD WIDENING FOR A DETOUR ROUTE RELATED TO WORK ON BUTTERFIELD; THEY ARE CONTRIBUTING AN EQUIVILANT VALUE TO THE WORK; ROSS VALLEY SCHOOL DISTRICT AND THE COUNTY ARE REVIEWING CONTRIBUTION TO BRING THE TOWN'S COST DOWN. THESE CONTRIBUTIONS ADD UP TO \$167,000.

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**To what extent does the Town participation facilitate performance of the project?**

The project will not move forward without Town participation as the remaining balance is too burdensome. The Town has offered to design and inspect the work and manage the project. The Town has also offered to present a resolution accepting the offer of street dedication and to cover those associated costs.

**What is the cost of the project?**

The Engineers Estimate for the construction contract is \$360,000 without contingency

**How much is the town being asked to contribute**

\$159,000 which is \$133,000 plus a 20% contingency.

**How much are the property owners contributing?** \$75,122 (Fixed amount)

**What percentage of the total project cost is the Town being asked to fund** 37% (plus or minus contingency)

**How many property owners receive a direct benefit from the project?** 17

**How many property owners are participating financially?** 10 yes \$ 7 maybe

**What is the condition of the facility? Has there been a failure, or is the proposal to prevent failure?**

**Please describe.**



A storm drain discharges at grade onto a street without curb and gutter. There is no defined/improved drainage path.

Pavement is 40 years old, worn and the road has significant base failures and utility patches as well as asphalt failures.

**How large is the watershed draining into the proposed improvement? (Drainage projects only.)**

Estimated 10 Acres

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**Cost benefit of the proposed improvement. Is there a savings to the Town? Does it save funds on improvements to public facilities?**

**Is the proposed project within a public, but unaccepted right-of-way? (Higher priority will be given to projects in a public right-of-way.)**

Yes - It is also a very busy stretch of road in the morning with Sleepy Hollow commuters, that provides school drop off, collector traffic, emergency services egress, and handles increased traffic when Butterfield is impacted.

**What is the threat of damage and amount of potential damage if the improvements are not made?**

Pavement failure, and premature failure of new pavement if erosive storm water flows are not addressed. This has not been addressed for 40 years.

**Is there a public project that depends on work being done that is private property owner responsibility?**

Not directly. There are utility projects, who assert that they need to detour traffic onto this road to close a lane on Butterfield to replace critical infrastructure. The utility owners are responsible for widening the road and conforming the driveways. Their projects are not dependent on the paving and drainage improvements; however, there is a wasted opportunity to maximize the cost of the widening work if we do not complete the entire widening, pavement restoration and drainage improvements together. While the widening work will still get the road closer to code, the intent of meeting the code is to have the Town accept the offer of dedication and accept the road section into

the publicly maintained road network for town paid maintenance and sweeping etc.

**Are all of the benefiting property owners willing to agree to the following?**

Yes/No \_\_\_\_\_

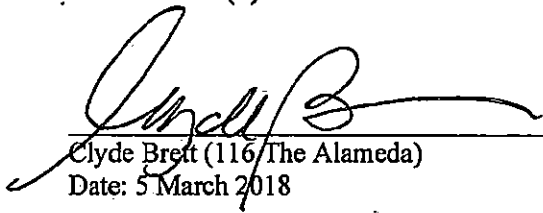
- Indemnify the Town against any claim or litigation related to the improvements performed with the Town contribution, subject to agreement between the Town and the benefiting property owners on a revised Indemnity Agreement clarifying that the indemnity shall only cover the implementation of the Alameda Improvements Project and shall terminate upon the Town's acceptance of the offer of street dedication of The Alameda from east of Arroyo Avenue to east of Berkeley Avenue and the Indemnity Agreement does not need to be recorded.
- Hold the Town harmless for any actions, or lack thereof, related to the filing of a proposal for Town contribution, whether or not the proposal is funded.
- Pay the proposed share per property as noted below, subject to all the benefiting property owners agreeing to the increased allocation amounts resulting from the increase of the property owners' contribution amount from \$55,000 to \$75,122. The current tentative allocation based on frontage percentage:

102	The Alameda	\$	3,224.42
110	The Alameda	\$	1,612.21
112	The Alameda	\$	1,912.08
137	The Alameda	\$	2,386.07
150	The Alameda	\$	1,934.65
16	Arroyo Ave	\$	5,997.42

114	The Alameda	\$	3,224.42
116	The Alameda	\$	3,471.41
118	The Alameda	\$	4,288.48
126	The Alameda	\$	2,644.02
128	The Alameda	\$	4,198.84
130	The Alameda	\$	3,797.72
131	The Alameda	\$	6,448.84
132	The Alameda	\$	5,861.99
135	The Alameda	\$	3,011.61
116	Butterfield Rd	\$	32,000.00
2	Berkeley Ave	\$	3,224.42

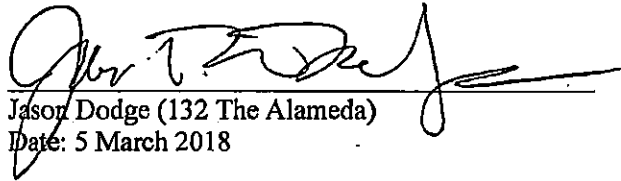
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SIGNATURE(S)



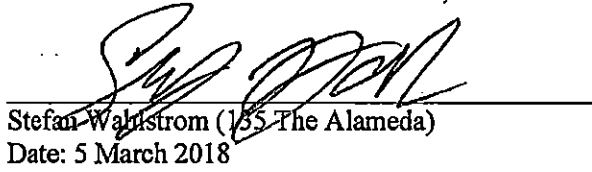
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Clyde Brett (116 The Alameda)  
Date: 5 March 2018



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Jason Dodge (132 The Alameda)  
Date: 5 March 2018



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Stefan Wahlstrom (155 The Alameda)  
Date: 5 March 2018