

Park Road

(from 2nd Avenue to 7th Avenue)

Eighteenth (18th) Avenue

(from End to approximately 775 18th Avenue)

March 5, 2025

County of San Mateo
Department of Public Works

COUNTY OF **SAN MATEO**



Meeting Procedures

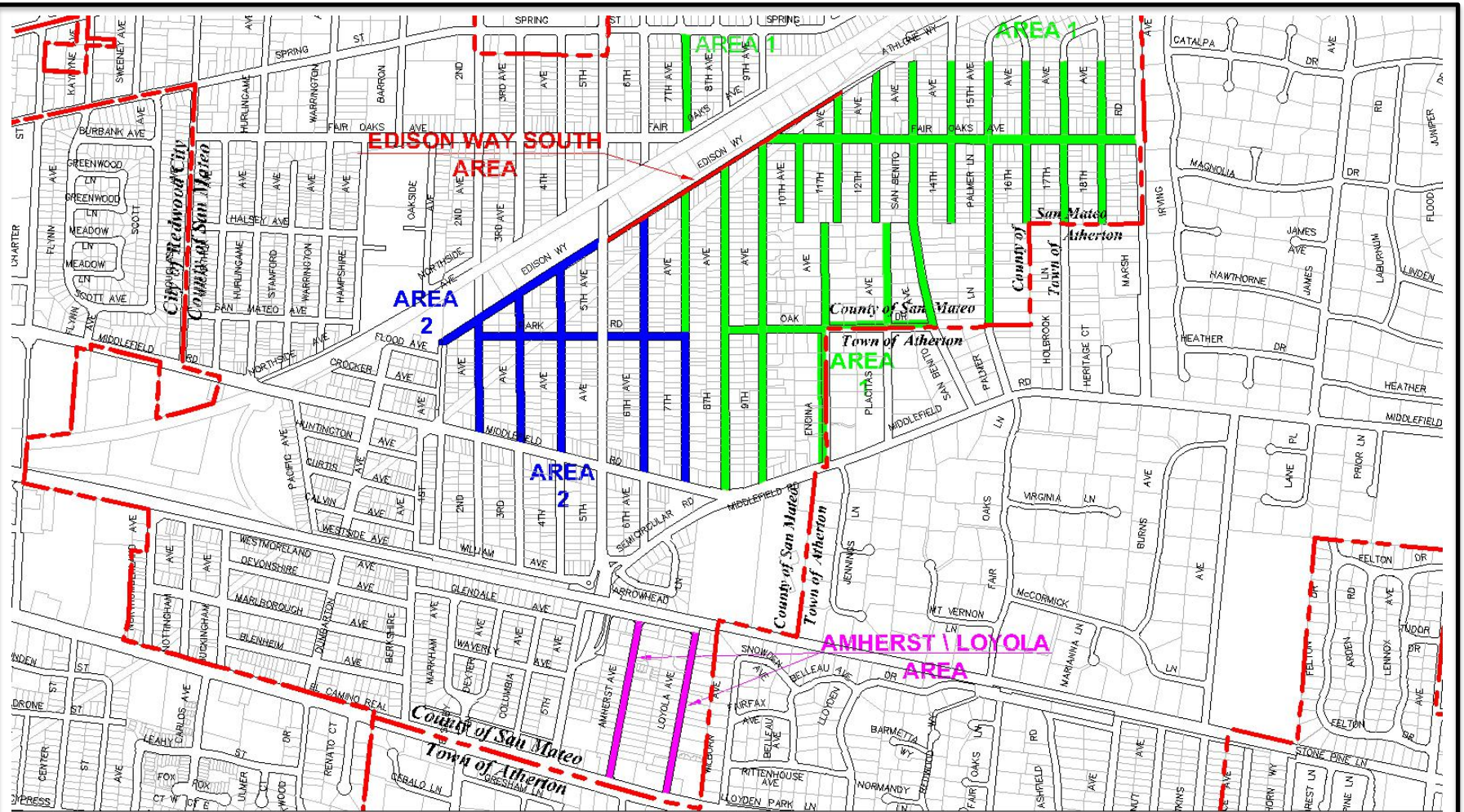
- This meeting is being recorded and will be posted on the Project website after the meeting.
- Tonight's meeting will start with a presentation, which will be followed by a question-and-answer period.
- During the question-and-answer period, please click the "raise hand" feature in "Reaction" to indicate you wish to speak.
- If you are joining by phone, use *9 to raise your hand.
- When you hear your name called, please unmute your microphone and you may begin speaking.
- To get to all the questions. Speakers' questions will be limited to **one minute**. If there is time at the end of the meeting, additional time will be granted to speakers. (One minute time limit may be extended depending on number of attendees.)
- Meeting will end promptly at 7:30 pm.

Agenda




- North Fair Oaks Area Road Improvement Standards and Priority List
- Project Description, Paint Markings, Property Owner Survey
- Design Issues and Considerations
- Project Funding
- Proposed Process and Timeline
- Questions, Comments, and Input

Road Improvement Standards and Priority List

- **2001** – Began development of Road Improvement Standards and Priority List
 - Property owner surveys on unimproved streets and public meetings
 - Priority based on drainage and road condition
- **2002** - Board of Supervisors (Board) adopted Road Improvement Standards and Priority List



LEGEND

-  COUNTY / TOWN / CITY LIMITS
-  AREA 1
-  AREA 2

-  EDISON WAY SOUTH AREA
(Between 5th Avenue and 12th Avenue)
-  AMHERST / LOYOLA AREA
(Between El Camino Real and Glendale Avenue)



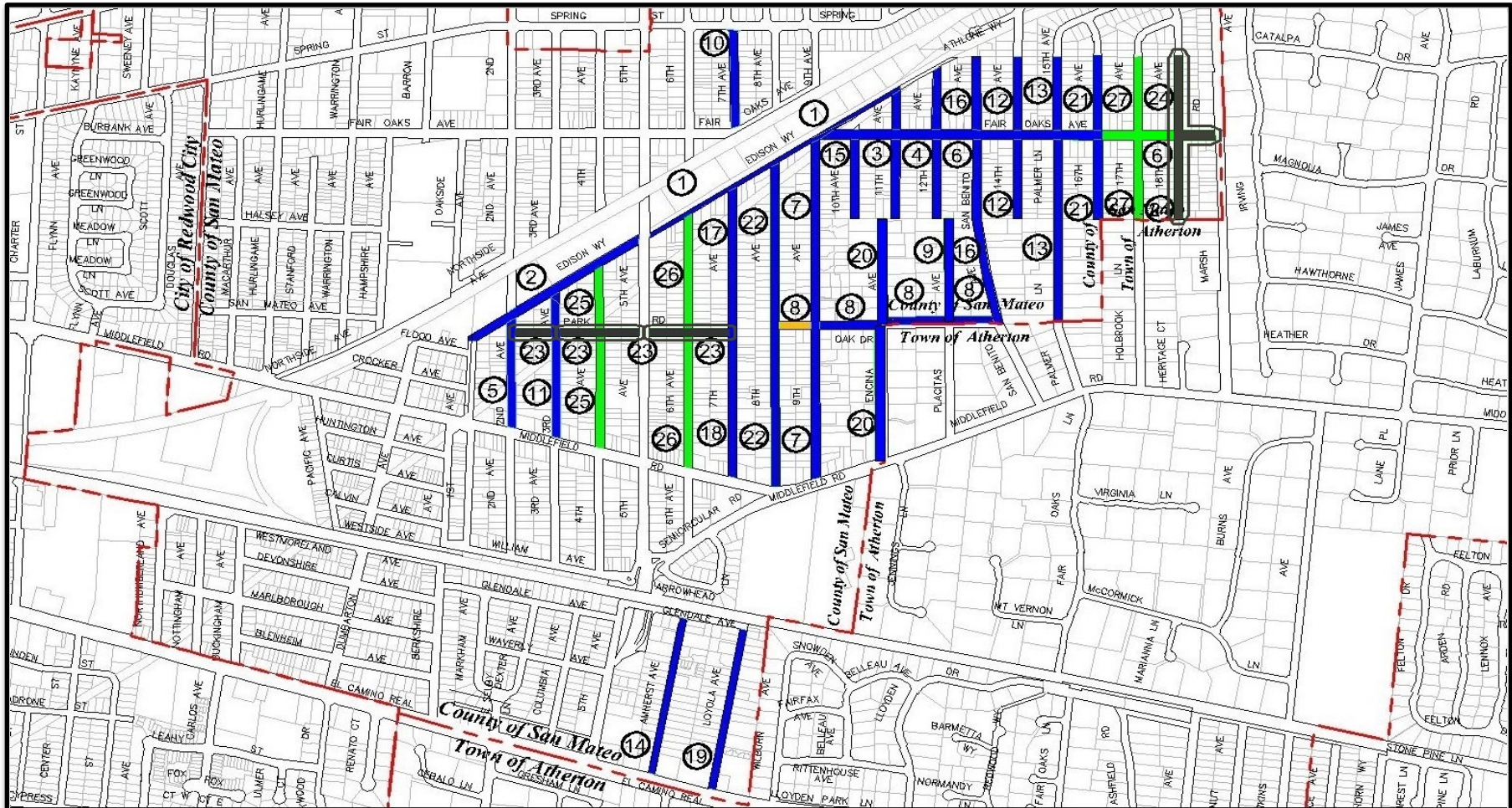
North Fair Oaks Area Priority List

Priority No	Road Name	Begin Location	End Location
1	EDISON WAY	5TH AVENUE	11TH AVENUE (END)
2	EDISON WAY	1ST AVENUE	5TH AVENUE
3	11TH AVENUE	EDISON WAY	END (SOUTHWEST OF FAIR OAKS AVENUE)
4	12TH AVENUE	END (SOUTHWEST OF FAIR OAKS AVENUE)	END (NORTHEAST OF FAIR OAKS AVENUE)
5	2ND AVENUE	MIDDLEFIELD ROAD	EDISON WAY
6	FAIR OAKS AVENUE	EDISON WAY	MARSH ROAD
7	9TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
8	OAK DRIVE	8TH AVENUE	SAN BENITO AVENUE
9	PLACITAS AVENUE	OAK DRIVE	END (NORTHEAST OF OAK DRIVE)
10	7TH AVENUE	FAIR OAKS AVENUE	SPRING STREET
11	3RD AVENUE	MIDDLEFIELD ROAD	EDISON WAY
12	14TH AVENUE	END (SOUTHWEST OF FAIR OAKS AVENUE)	300' SOUTHWEST OF ATHLONE WAY
13	15TH AVENUE / PALMER LANE	789 15TH AVENUE	COUNTY BOUNDARY (AT 501 PALMER LANE)
14	AMHERST AVENUE	EL CAMINO REAL	GLENDALE AVENUE
15	10TH AVENUE	END (SOUTHWEST OF FAIR OAKS AVENUE)	FAIR OAKS AVENUE






North Fair Oaks Area Priority List

Priority No	Road Name	Begin Location	End Location
16	SAN BENITO AVENUE	OAK DRIVE	END (NORTHEAST OF FAIR OAKS AVENUE)
17	7TH AVENUE	PARK ROAD	EDISON WAY
18	7TH AVENUE	MIDDLEFIELD ROAD	PARK ROAD
19	LOYOLA AVENUE	EL CAMINO REAL	GLENDALE AVENUE
20	ENCINA AVENUE	MIDDLEFIELD ROAD	END
21	16TH AVENUE	END (SOUTHWEST OF FAIR OAKS AVENUE)	789 16TH AVENUE
22	8TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
23	PARK ROAD	2ND AVENUE	7TH AVENUE
24	18TH AVENUE	END (SOUTHWEST OF FAIR OAKS AVENUE)	247-FT SOUTHWEST OF 17TH AVENUE
25	4TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
26	6TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
27	17TH AVENUE	COUNTY BOUNDARY / HOLBROOK LANE	775 17TH AVENUE





LEGEND

-  COUNTY / TOWN / CITY LIMITS
-  ROAD COMPLETED
-  REMAINING ON ROAD LIST
-  PROPERTY OWNERS VOTED "NO" TO IMPROVEMENTS
-  AREA OF PROPOSED ROAD IMPROVEMENTS

PRIORITY LIST NUMBER



Road Standards and Options

Park Road (Area 2) and 18th Avenue (Area 1)

Road Standards and Options

Park Road

Option 1 – Maintain as is

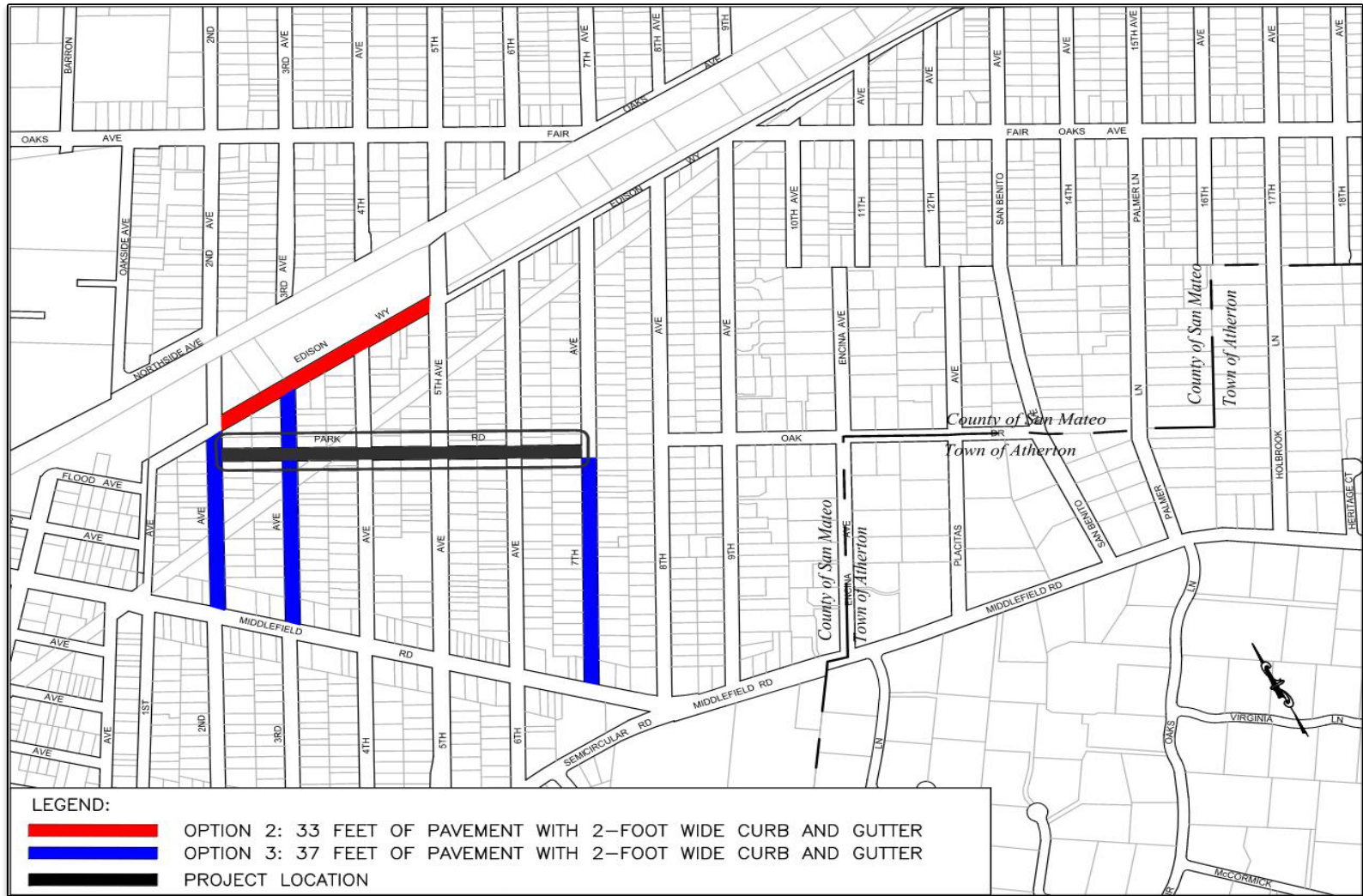
Option 2 – Reconstruct road with 33 feet of pavement with 2-foot wide curbs and gutters

Option 3 – Reconstruct road with 37 feet of pavement with 2-foot wide curbs and gutters

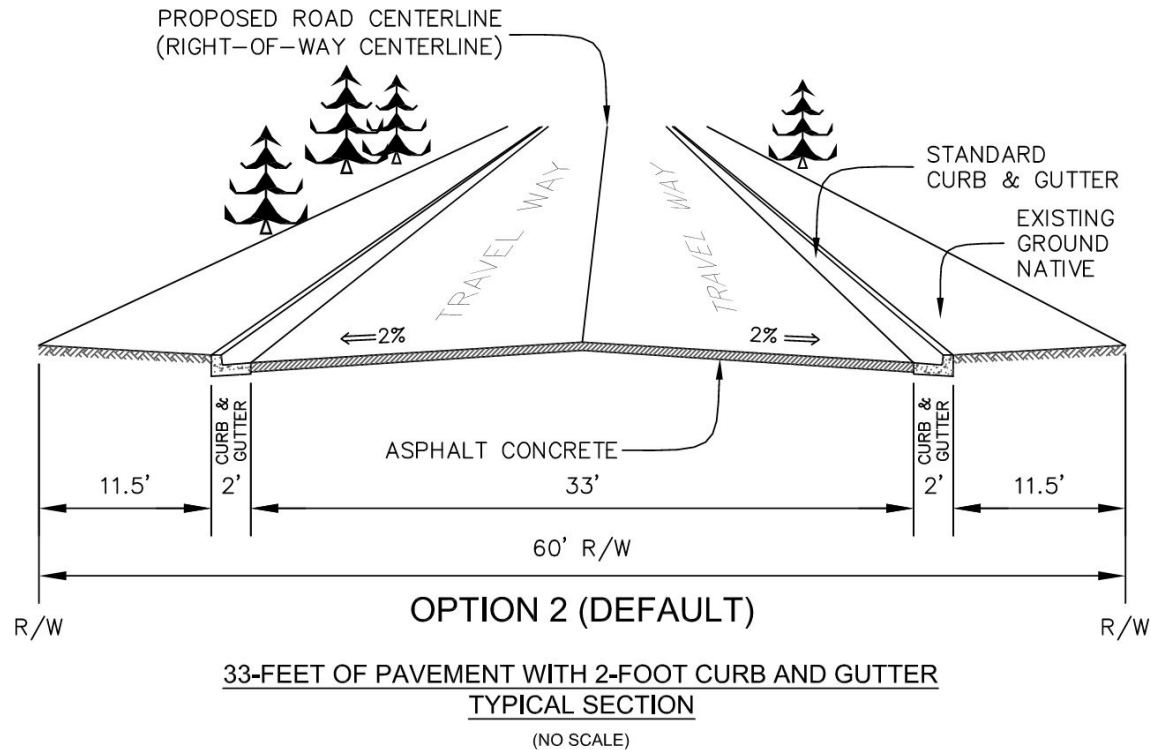
- Minimum roadway and curb and gutter improvements are paid for by the County
- The Property Owners are responsible for the cost of driveway construction beyond the back of curb as a “tradeoff” for the County’s cost of providing the wider minimum standard when the standard was adopted by the Board.

Area 2

Sample of Constructed Road Standards



Area 2 Road Standards

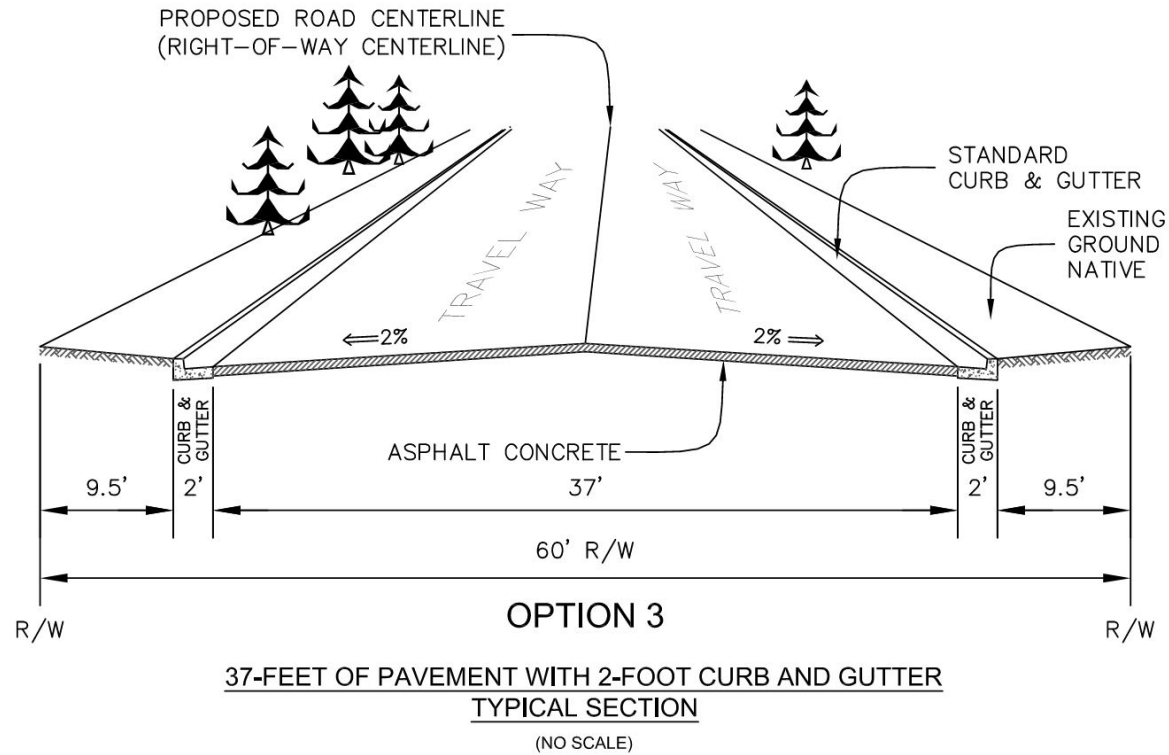


NORTH FAIR OAKS AREA ROAD STANDARD

NOTE: AREA 2:

- I. GENERALLY INCLUDES 2ND AVE THROUGH 6TH AVE BETWEEN MIDDLEFIELD ROAD AND EDISON WAY, AND 7TH AVENUE BETWEEN MIDDLEFIELD ROAD AND PARK AVE.
- II. PROPERTY OWNERS WILL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE BACK OF CURB.

Area 2 Road Standards



NORTH FAIR OAKS AREA ROAD STANDARD

NOTE: AREA 2:

- I. GENERALLY INCLUDES 2ND AVE THROUGH 6TH AVE BETWEEN MIDDLEFIELD ROAD AND EDISON WAY, AND 7TH AVENUE BETWEEN MIDDLEFIELD ROAD AND PARK AVE.
- II. PROPERTY OWNERS WILL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE BACK OF CURB.

PARK ROAD (OPTION 1)
2nd AVENUE TO 7th AVENUE
OPTION 1 – MAINTAIN AS IS



PARK ROAD (OPTION 2) 2nd AVENUE TO 7th AVENUE

OPTION 2 – RECONSTRUCT ROAD WITH 33 FEET OF PAVEMENT WITH 2-FOOT WIDE CURBS AND GUTTERS
(Pictorial Not Illustrated To Scale – Option 2 is shown below)



PARK ROAD (OPTION 3) 2nd AVENUE TO 7th AVENUE

OPTION 3 – RECONSTRUCT ROAD WITH 37 FEET OF PAVEMENT WITH 2-FOOT WIDE CURBS AND GUTTERS
(Pictorial Not Illustrated To Scale – Option 3 is shown below)



Property Owner Survey

Park Road

Your input is very important to us. Please take the time to fill out the form and mail it to us by **Wednesday, March 19, 2025**. **Street improvements will not be constructed unless at least fifty percent (50%) of the property owners on a given block (based on front footage) indicate that improvements are desired.**

The following should be the minimum standard used for reconstructing the street adjacent to my property. (Please check **only one**):

- Option 1** – Maintain as is.
- Option 2** – Reconstruct 33-feet of pavement with 2-foot wide curbs and gutters.
- Option 3** – Reconstruct 37-feet of pavement with 2-foot wide curbs and gutters.

Note:

Should a majority of property owners on a given block vote for improvements, the option constructed will be the one that receives at least fifty percent (50%) of the vote (based on front footage).

If no option receives at least fifty percent (50%) of the vote, then Option 2, the default option, will be constructed.

Design Issues and Considerations

Park Road

- Impacts to existing landscaping, shoulder areas, drainage boxes, utilities
- Transitions to Existing Driveways
- Roadway drainage

PARK ROAD
FROM 2ND AVENUE TO 7TH AVENUE

Design Issues and Considerations – working around existing utilities



PARK ROAD
FROM 2ND AVENUE TO 7TH AVENUE

Design Issues and Considerations – working around driveways/shoulders



Drainage Considerations

Park Road

Existing drainage conditions on Park Road:

- Stormwater along Park Road generally flows along the road shoulders, where it meets intersecting streets and flows toward Edison Way.
- Park Road, like many roads in the North Fair Oaks area, does not have an underground storm drain system to move the water.
- Localized ponding at low points in the shoulder areas
- Permeable roadway shoulder areas allow for stormwater to infiltrate into the ground and helps reduce ponding.

Option 1 (Maintain as is): Allows for existing drainage patterns to remain

Option 2 or 3 (2-foot wide curb and gutters): Convey stormwater more efficiently, removes significant areas of permeability

For Options 2 or 3, the design would include evaluating the road right-of-way for opportunities to install subsurface infiltration galleries as have been used on other roads in North Fair Oaks (i.e. 8th & 16th Avenue, Encina Avenue, Oak Drive, Placitas Avenue, and San Benito Avenue). This evaluation must be very site-specific and can only be used where there are no conflicts with existing underground facilities.

Road Standards and Options

Eighteenth (18th) Avenue

Option 1 – Maintain as is

Option 2 – Repair and resurface the existing pavement

Option 3 – Reconstruct road with 18 feet of pavement with 6-inch wide concrete bands

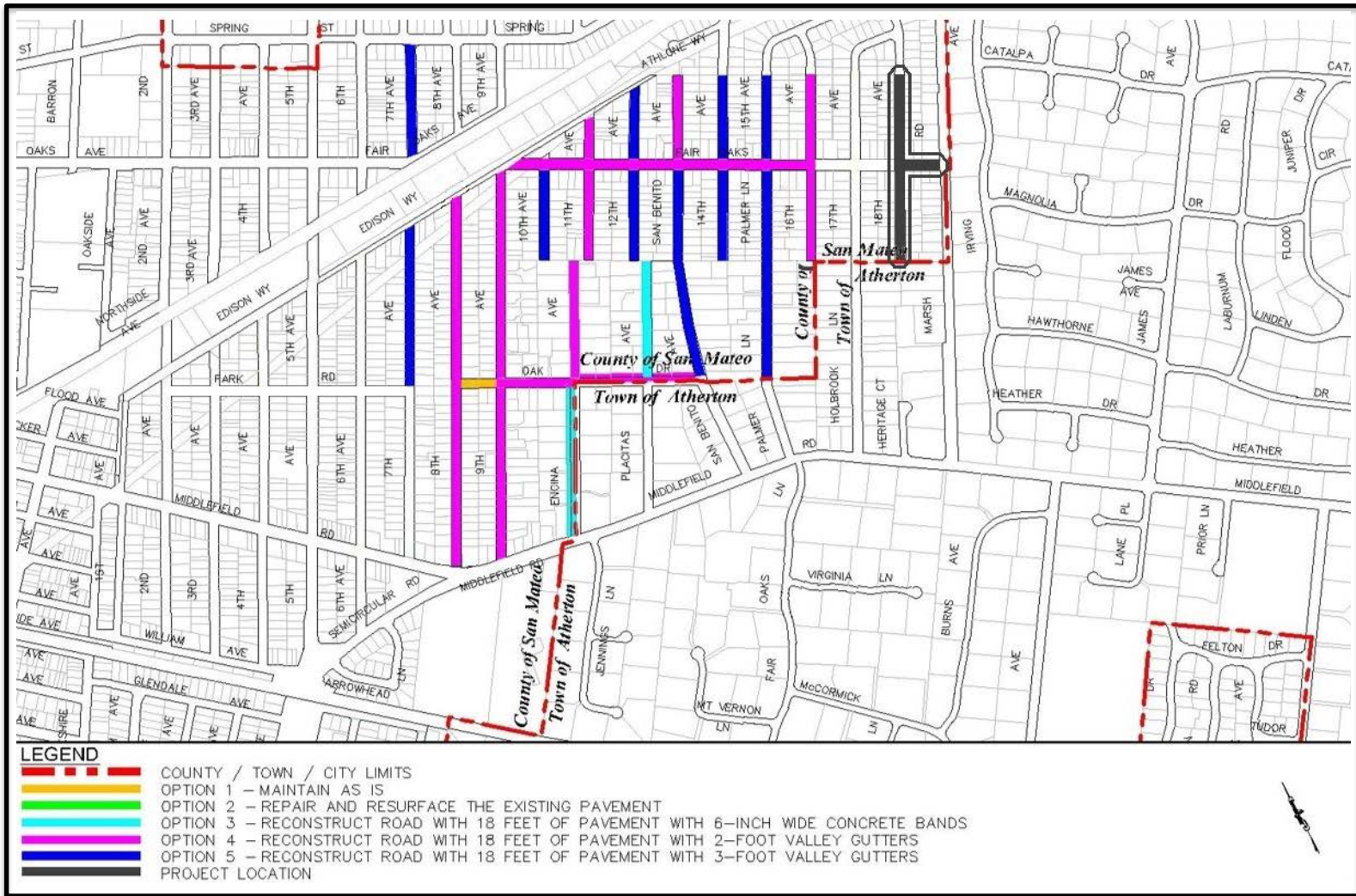
Option 4 – Reconstruct road with 18 feet of pavement with 2-foot valley gutters

Option 5 – Reconstruct road with 18 feet of pavement with 3-foot valley gutters

- Based on the Board's policy, the improvements will be centered in the road right-of-way (unless the road must be moved to avoid trees or other major encroachments in the road right-of-way).

Area 1

Sample of Constructed Road Standards



18TH AVENUE (OPTION 1)
END TO APPROXIMATELY 775 18TH AVENUE
OPTION 1 – MAINTAIN AS IS



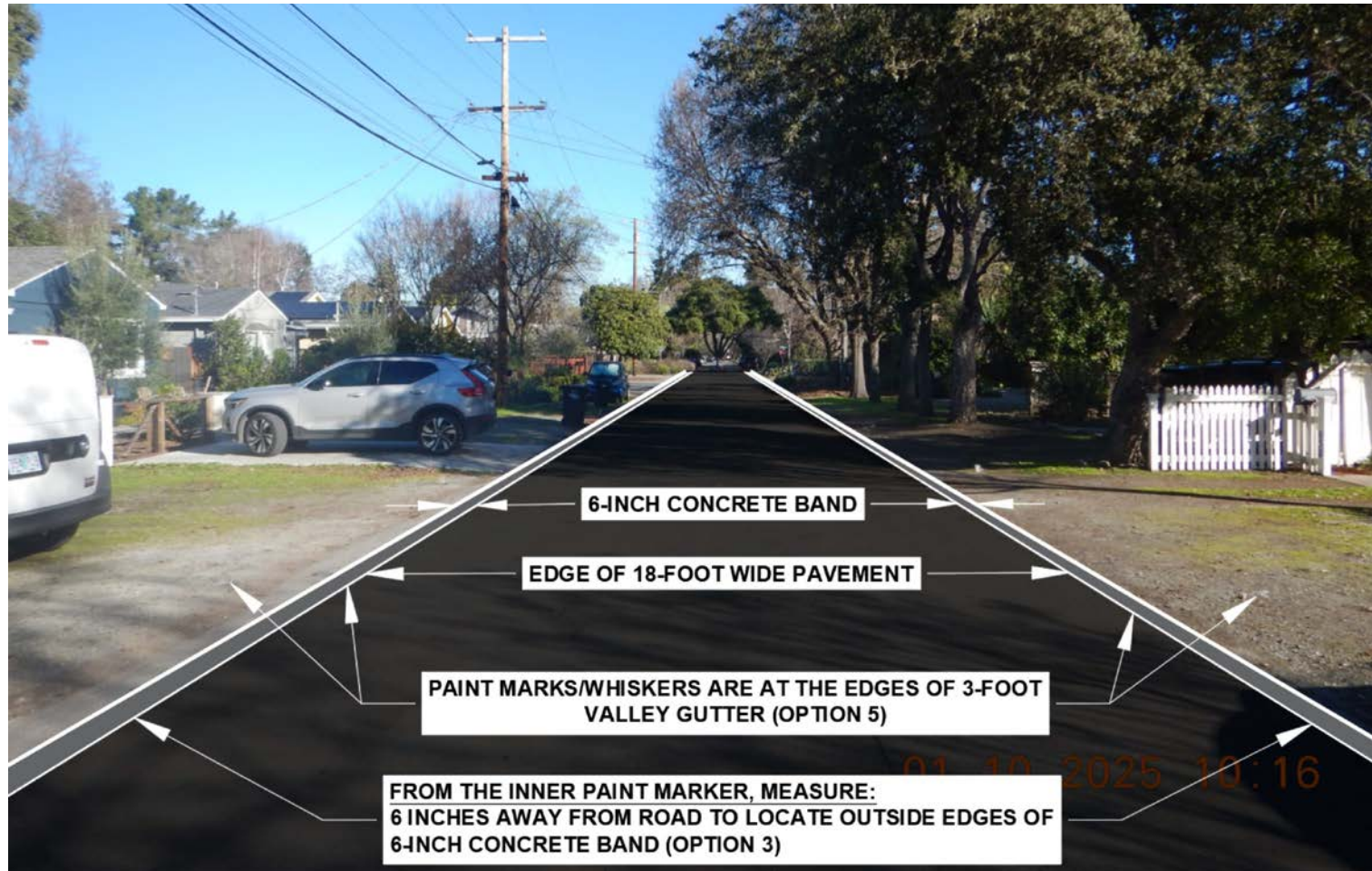
18TH AVENUE (OPTION 2)
END TO APPROXIMATELY 775 18TH AVENUE
OPTION 2 – REPAIR AND RESURFACE THE EXISTING PAVEMENT



18TH AVENUE (OPTION 3)

END TO APPROXIMATELY 775 18TH AVENUE

OPTION 3 – RECONSTRUCT ROAD WITH 18 FEET OF PAVEMENT WITH 6-INCH WIDE CONCRETE BANDS
(Pictorial Not Illustrated To Scale)



18TH AVENUE (OPTIONS 4 & 5)

END TO APPROXIMATELY 775 18TH AVENUE

OPTION 4 – RECONSTRUCT ROAD WITH 18 FEET OF PAVEMENT WITH 2-FOOT VALLEY GUTTERS

OPTION 5 – RECONSTRUCT ROAD WITH 18 FEET OF PAVEMENT WITH 3-FOOT VALLEY GUTTERS

(Pictorial Not Illustrated To Scale)



Property Owner Survey

18th Avenue

Your input is very important to us. Please take the time to fill out the form and mail it to us by **Wednesday, March 19, 2025**. **Street improvements will not be constructed unless at least fifty percent (50%) of the property owners on a given block (based on front footage) indicate that improvements are desired.**

The following should be the minimum standard used for reconstructing the street adjacent to my property. (Please check **only one**):

- Option 1** – Maintain as is.
- Option 2** – Repair and resurface the existing pavement.
- Option 3** – Reconstruct road with 18 feet of pavement with 6-inch wide concrete bands.
- Option 4** – Reconstruct road with 18 feet of pavement with 2-foot valley gutters.
- Option 5** – Reconstruct road with 18 feet of pavement with 3-foot valley gutters.

Note:

Should a majority of property owners on a given block vote for improvements, the option constructed will be the one that receives at least fifty percent (50%) of the vote (based on front footage).

If no option receives at least fifty percent (50%) of the vote, then Option 3, the default option, will be constructed.

Design Issues and Considerations

Eighteenth (18th) Avenue

- Impacts to existing landscaping, shoulder areas, utilities
- Transitions
- Roadway drainage

18TH AVENUE
FROM END TO APPROXIMATELY 775 18TH AVENUE
Design Issues and Considerations – working around landscaping



18TH AVENUE

FROM END TO APPROXIMATELY 775 18TH AVENUE

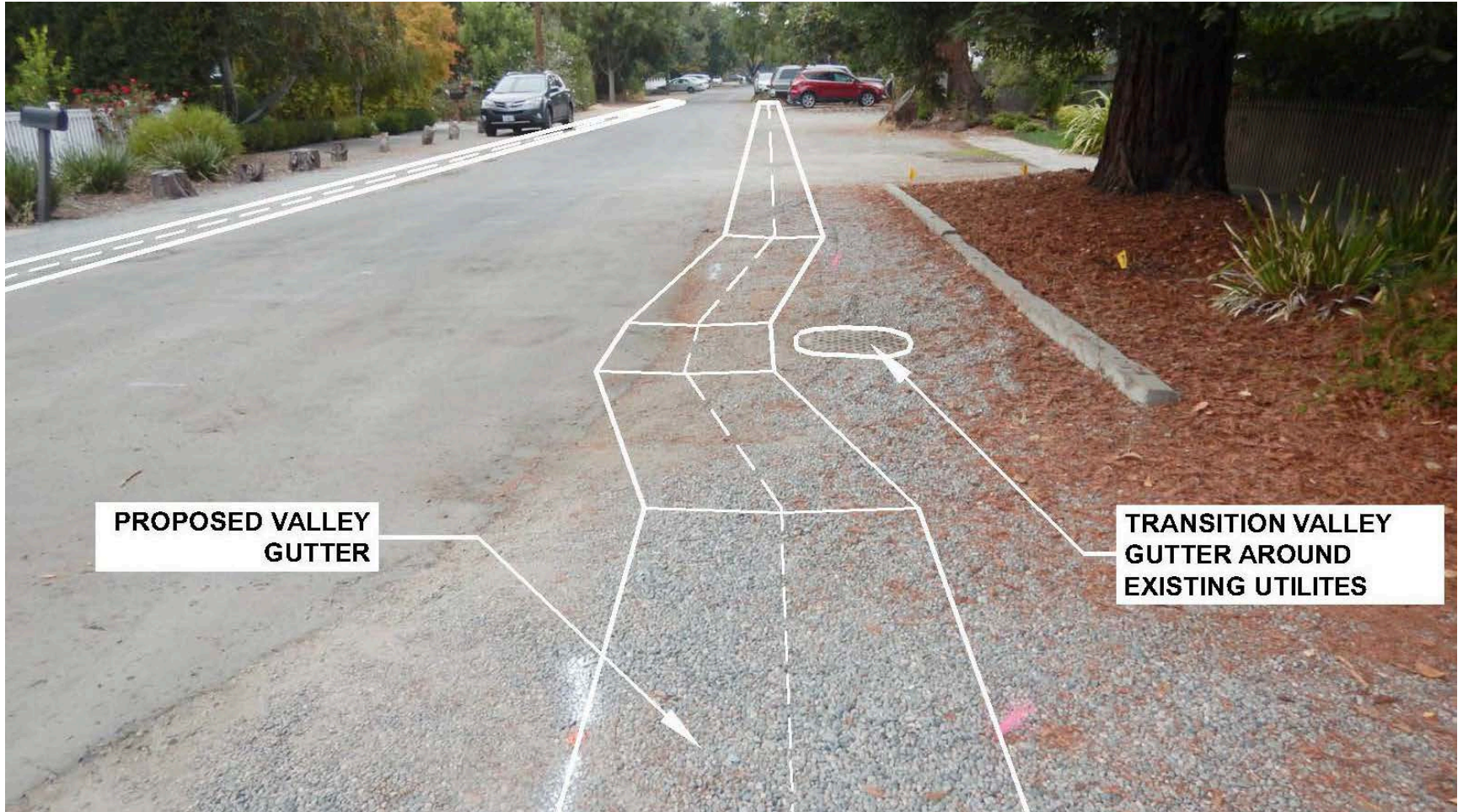
Design Issues and Considerations – working with transitions



18TH AVENUE

FROM END TO APPROXIMATELY 775 18TH AVENUE

Design Issues and Considerations – working around existing utilities



Drainage Considerations

18th Avenue

Existing drainage conditions on 18th Avenue:

- Stormwater drainage generally flows along 18th Avenue from the end of the road toward Bay Road.
- 18th Avenue, like many roads in the North Fair Oaks area, does not have an underground storm drain system to move the water.
- Stormwater flows along the road shoulders and many shoulder areas are permeable.
- Localized ponding at low points in the shoulder areas
- Permeable roadway shoulder areas allow for stormwater to infiltrate into ground and helps reduce ponding.

Option 1 (Maintain as is) and Option 2 (Repair & Resurface): Allows for existing drainage patterns to remain

Option 3 (6" concrete band): Generally, allows for existing drainage patterns to exist including infiltration into permeable shoulder areas

Option 4 or 5 (2ft or 3ft concrete valley gutters): Convey stormwater more efficiently, removes significant areas of permeability

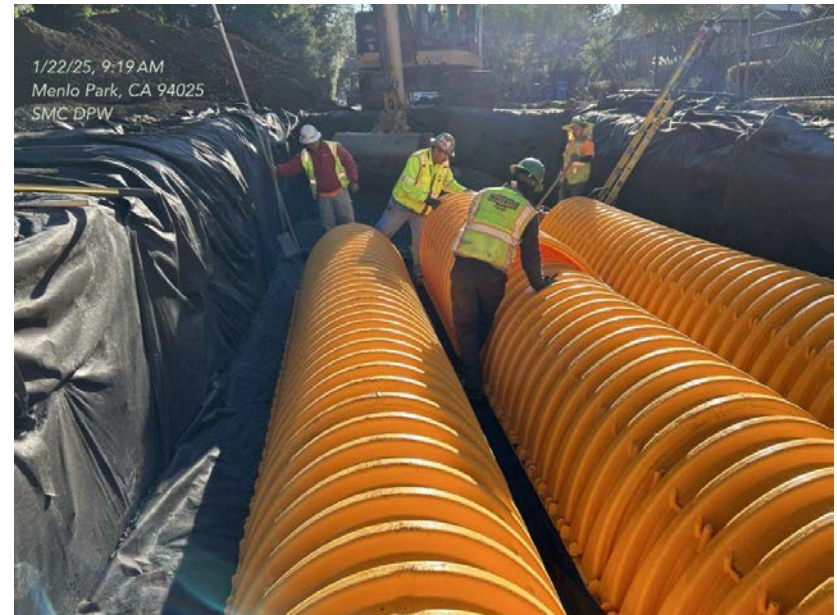
For Options 3 through 5, the design would include evaluating the road right-of-way for opportunities to install subsurface infiltration galleries as have been used on other roads in North Fair Oaks (i.e. 8th & 16th Avenue, Encina Avenue, Oak Drive, Placitas Avenue, and San Benito Avenue). This evaluation must be very site specific and can only be used where there are no conflicts with existing underground facilities.

DRAINAGE OPTION THAT COULD BE CONSIDERED

In areas where there are no underground utilities in conflict



Infiltration Galleries



Sewer Work

- The sanitary sewer system will **not** be replaced as part of the project.
- **Park Road:** there are no sanitary sewer mains located along Park Road.
- **18th Avenue:** sanitary sewer mains located within project limits along 18th Avenue are not within County sewer district.



Project Funding

- Construction of the roadway options presented
- Work outside of project scope:
 - Landscaping, shoulder and driveway work beyond the required project limit
 - If Property Owners have been contemplating sewer lateral work, completing it prior to roadway work would be advised.
 - Property owners on 18th Avenue (End to 775 18th Avenue) should inquire with West Bay Sanitary District to determine who is responsible for maintaining and replacing their respective sanitary sewer laterals.

Other Work

Utilities

- Cal Water - may need to perform work on their existing water line
- PG&E - may need to perform work on their existing gas line
- Any underground utility work to be done will need to happen before any roadwork to avoid damage to the new road.

Schedule

- These items may impact the schedule since we want the best outcome for the roadway.

Proposed Process & Timeline*

Park Road and 18th Avenue

- **Early March 2025**: Conduct property owner survey and meet with property owners
- **March 2025**: Determine if there is a project and standard to be used (Survey due March 19, 2025)
- **Spring 2025**: Develop project scope and design project
- **Summer 2025**: Advertise and bid out project
- **Summer/Fall 2025**: Project construction*

* Utility work could affect timeline

Thank you

Questions, Comments, and Input

Contact:

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Atkins De Guzman
adeguzman@smcgov.org
650-363-4100

Project Website (presentation and zoom meeting recording will be posted here):

<https://www.smcgov.org/publicworks/reconstruction-park-road-18th-avenue-and-installation-valley-gutters-fair-oaks-avenue>

COUNTY OF **SAN MATEO**

