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Director

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November 17, 2025

Re: Proposed Improvements on Fourth Avenue from Middlefield Road to Edison Way – North Fair Oaks Area [County Project No. RW625; Project File No. 5131]

Dear Property Owner:

The County of San Mateo Board of Supervisors (Board), at their meeting on June 18, 2002, adopted minimum road standards and a priority list for improving roads in the North Fair Oaks area so that minimum road improvements, where desired by the property owners, can be constructed and paid for by the County. We are continuing to construct roads to the adopted standards and priority list as funding is available. Fourth (4th) Avenue is next on the priority list, and we are asking for your input regarding this road project.

We are surveying your block of 4th Avenue to determine whether or not minimum improvements are now desired and, if so, which of the following adopted standards for your area, as described below, is preferred:

Option 1 – Maintain as is

Option 2 – Reconstruct 33-feet of pavement with 2-foot curb and gutter

Option 3 – Reconstruct 37-feet of pavement with 2-foot curb and gutter

Based on the results of this survey, reconstruction of the road may be implemented (Options 2 and 3). In those cases (Options 2 or 3), the improvements will be centered in the road right-of-way unless they must be shifted to avoid trees or other major encroachments in the road right-of-way. A potential shift of the road and/or edge improvements may be required or may result in a narrower road width at some locations.

Storm runoff along 4th Avenue generally flows along the road shoulders from Middlefield Road to Edison Way. This includes ponding at localized low points along the road shoulders and existing vegetated or pervious surfaces, which allow for stormwater to infiltrate into the ground. Many roads in the North Fair Oaks area do not have formal storm drainage facilities, which includes 4th Avenue.



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The Road Standard Options for your area include the construction of curbs and gutters (Options 2 and 3), which would result in conveying surface runoff more efficiently. These Options would generally no longer provide areas for stormwater to percolate into the existing permeable shoulder areas. With Options 2 or 3, the Department would evaluate options and opportunities to construct subsurface storage and infiltration facilities for incorporation into the project where existing utility conflicts do not exist, in an effort to improve the existing drainage conditions.

Enclosed are pictorial representations of Options 2 and 3 for your reference. Our survey crew has spray painted the proposed locations for the 2-foot-wide curb and gutter with a 33-foot-wide road consistent with Option 2 on your road. The pictorial representations and information listed below provide you with a description of how you can determine the improvement locations for Options 2 and 3 based on the spray paint marks.

Additionally, we have provided a list of streets where Options 2 and 3 were previously constructed.

Option	How to Locate Option on 4th Avenue	Location of Constructed Option
2 33' wide road with 2' wide curbs and gutters (36' Curb to Curb)	Spray paint marks on the road are at the edge of pavement/beginning of curb and gutter.	Edison Way from 2 nd Avenue to 5 th Avenue
3 37' wide road with 2' wide curbs and gutters (40' Curb to Curb)	The edge of pavement/beginning of curb and gutter can be located by measuring from the spray paint marks away from center of the road by two feet (2'). In general, this option matches the location of the existing curbs (and gutters).	2 nd Avenue from Middlefield Road to Park Road 3 rd Avenue from Middlefield Road to Park Road 7 th Avenue from Middlefield Road to Park Road

The County pays for minimum required improvements, except for constructing or reconstructing encroachments in the public right-of-way (e.g. driveways or walkway conforms). Any work behind the new curb and gutter is the property owner's responsibility.

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Property owners on 2nd Avenue through 4th Avenue and 6th Avenue (between Middlefield Road and Edison Way), as well as 7th Avenue (between Middlefield Road and Park Road), requested a wider minimum road standard to include on-street parking. In exchange for the County providing this wider standard, they agreed to pay for any construction or reconstruction behind the curb when the standard was adopted by the Board.

Please fill out the attached survey and return it to us in the enclosed self-addressed stamped envelope by **Wednesday, December 17, 2025**. **Your response to this survey is important for the following reasons:**

- (1) **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; and**
- (2) **Should at least fifty percent (50%) of property owners on a given block vote for improvements, as stipulated above, the option constructed will be based on:**
 - a. **The option that receives at least fifty percent (50%) of the vote (based on front footage) will be constructed.**
 - b. **Should no option receive at least fifty percent (50%) of the vote (based on front footage), the default option, as previously approved by the Board, will be Option 2.**

We have scheduled a virtual public meeting to answer any questions you may have regarding the project and provide you with any additional information you may need in order to complete the survey. The virtual meeting will be held on:

Date: December 3, 2025 (Wednesday)

Time: 6:30 PM to 7:30 PM

Meeting Platform: Zoom

To join (please visit the Project website for Zoom instruction):

<https://www.smcgov.org/publicworks/4th-ave-reconstruction>

or use the QR Code on the right to access the Project website



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Please contact John Schabowski or Wency Ng of my staff at (650) 363-4100 if you have any questions. They can also be reached by e-mail at:

jschabowski@smcgov.org
wng@smcgov.org

Very truly yours,



Ann M. Stillman
Director of Public Works

AMS:KL:CC:WN:JS

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Enclosures: Pictorial Representations – 4th Avenue (Options 2 and 3)
Official Survey – 4th Avenue from Middlefield Road to Edison Way
Self-Addressed Stamped Envelope

cc: Supervisor Lisa Gauthier, Member Board of Supervisors, District 4
Mike Callagy, County Executive Officer
Members, North Fair Oaks Community Council
Krzysztof Lisaj, Deputy Director, Engineering and Resource Protection
Khoa Vo, Deputy Director, Road Services
Carter Choi, Principal Civil Engineer, Project Development and Design
Wency Ng, Senior Civil Engineer, Project Development and Design
John Schabowski, Associate Engineer, Project Development and Design

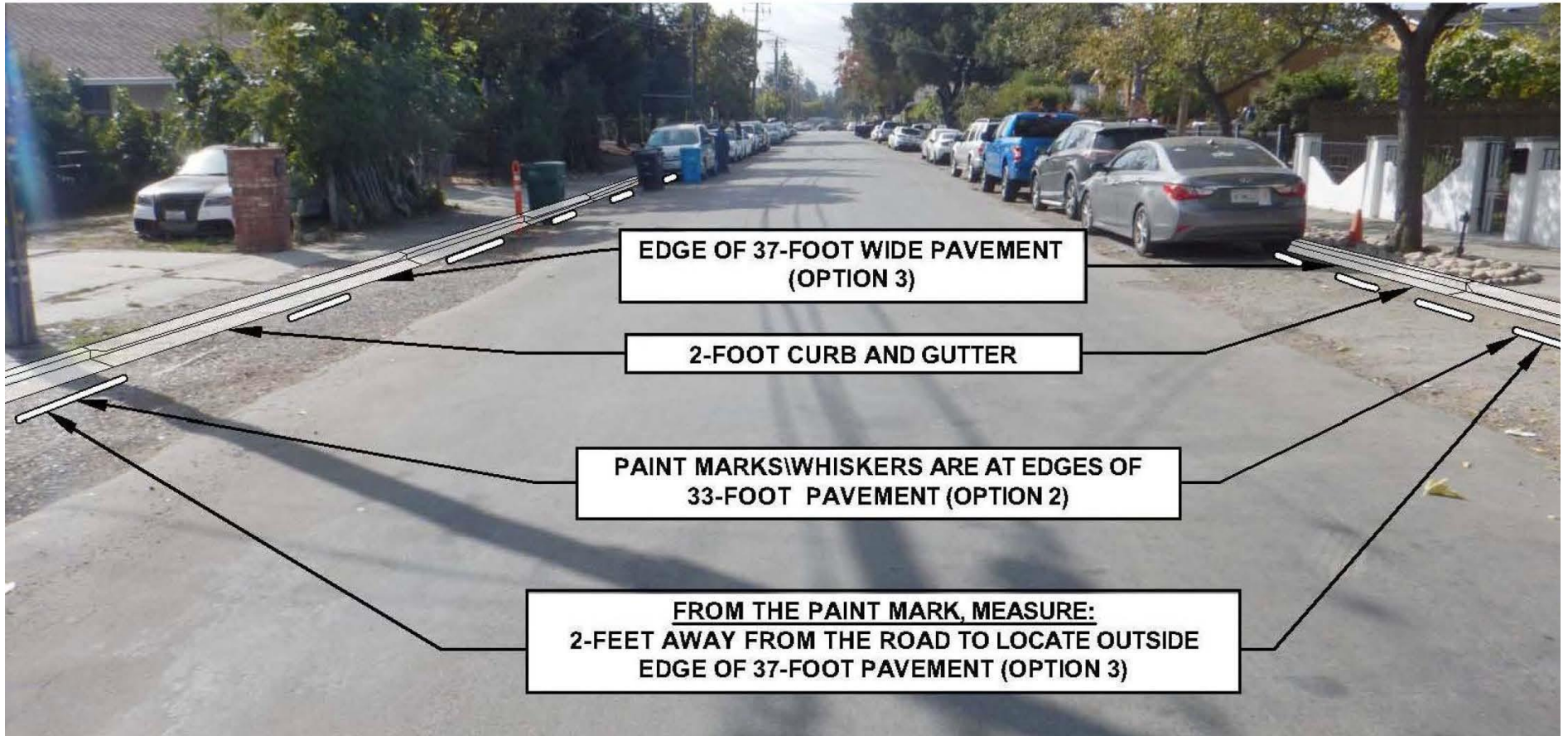
4TH AVENUE

FROM MIDDLEFIELD ROAD TO EDISON WAY

OPTION 2 - RECONSTRUCT 33-FEET OF PAVEMENT WITH 2-FOOT-WIDE CURB AND GUTTER.

OPTION 3 - RECONSTRUCT 37-FEET OF PAVEMENT WITH 2-FOOT-WIDE CURB AND GUTTER.

(Pictorial Not Illustrated To Scale – Option 3 is shown below)





OFFICIAL SURVEY

4th Avenue from Middlefield Road to Edison Way

Name: _____ Signature _____

Mailing Address: _____ Property Address: _____

Phone No.: _____ Email: _____

Assessors Parcel Number (APN) located on top portion of mailing label on the envelope:

____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

Your input is very important to us. Please take the time to fill out the form and mail it to us by **Wednesday, December 17, 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 curb and gutter.
- Option 3** – Reconstruct 37-feet of pavement with 2-foot curb and gutter.

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.

Comments: