



Ann M. Stillman
Director

County Government Center
555 County Center, 5th Floor
Redwood City, CA 94063
650-363-4100 T
650-361-8220 F
www.smcgov.org

March 12, 2026

**Re: Survey Results – 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 Department of Public Works (Department) recently sent all property owners adjacent to the County maintained portions of 4th Avenue, from Middlefield Road to Edison Way, a survey to determine whether they were in favor of road improvements meeting the standards adopted by the Board of Supervisors for the North Fair Oaks Area 2 within the above-described limits. We appreciate the time you have taken to respond to the survey. The Department evaluates the survey responses on a block-by-block basis, and we have provided the results below.

The survey results indicate that the majority [over fifty percent (50%)] of the property owners in both blocks are in favor of road improvements. The following table summarizes the survey results for each block

4th Avenue	PERCENT PER OPTION OF TOTAL SURVEYS SENT (Percent Based on Front Footage)			
	“OPTION 1” Maintain as is	“OPTION 2” 33’ wide road with 2’ curb and gutter	“OPTION 3” 37’ wide road with 2’ curb and gutter	No Response
From Middlefield Road to Park Road	0.00%	9.36%	53.62%	37.02%
From Park Road to Edison Way	0.00%	4.50%	62.91%	32.59%



Property Owner

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

March 12, 2026

Page 2

Based on the survey results, we are proceeding with the design of the following road improvements:

- **4th Avenue – Middlefield Road to Park Road:**

Option 3 - Reconstruct road to 37-feet of pavement and 2-foot wide curb gutters on both sides.

- **4th Avenue – Park Road End to Edison Way:**

Option 3 - Reconstruct road to 37-feet of pavement and 2-foot wide curb gutters on both sides.

As mentioned during the virtual public meeting held on December 3, 2025 via Zoom, the roadway design must include evaluating opportunities to manage stormwater such that the existing ponding or flooding is not exacerbated. This is especially important considering that Option 3 will convey stormwater more efficiently along the road. The project will likely include the installation of subsurface storage or infiltration facilities at select locations where feasible. Creating, improving, or designating areas along the roadway shoulder to allow water to infiltrate must also be considered.

During the design of the project, the Department will work to identify all issues that may affect the design or that need to be incorporated into the design. These issues may include underdrains, wells, sump pump outlets, or other improvements within or adjacent to the roadway. It is critical for our project design that you contact one of our staff listed below by email or telephone if you are aware of such improvements on or near your property. If we identify a conflict between the road project and facilities that serve your property, we will send you a letter during the design phase. The design for the project will consider and work to maintain the existing drainage patterns while improving them where possible.

During the December 3, 2025 Zoom meeting we informed you that Fair Oaks Sewer Maintenance District will make improvements to their sewer facilities on 4th Avenue before the road is reconstructed. We will be working with all utility providers that have facilities on 4th Avenue to ensure that any improvements they are planning within the project area are coordinated with our work.

Property Owner

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

March 12, 2026

Page 3

As we look towards the road construction project, we wanted to provide you with some additional information to consider regarding sewer laterals and encroachments in the road right-of-way.

The Fair Oaks Sewer Maintenance District, which provides sewer service to your property, does not assume responsibility for the installation, maintenance or repair of sanitary sewer laterals, as laterals are the responsibility of property owners. The sanitary sewer lateral is the pipe that connects the buildings on private property to the sewer main in the street. Construction of the new curb and gutter will require excavation of at least one foot (1') in depth, and existing sanitary sewer laterals serving properties adjacent to the street may be encountered and require relocation during construction. Should construction conflicts or damages to your sewer lateral occur, you will be responsible for any cost incurred by the County to perform any necessary sanitary sewer lateral work during construction.

If you have been contemplating replacing your sanitary sewer lateral, believe your sanitary sewer lateral is shallow (less than 2' deep within the proposed curb and gutter area) or may conflict with our work, completing replacement of your sewer lateral or performing work to avoid conflict should be performed before commencement of the road construction project. Please be advised that you must obtain a Sewer Inspection Permit (SIP) for any sewer lateral work. We strongly advise that you reach out to the Fair Oaks Sewer Maintenance District and inquire about the requirements needed before replacing or adjusting your sanitary sewer lateral. Additionally, you must obtain an encroachment permit from the Department's Permit Section before doing work in the road right-of-way, such as adjusting your sanitary sewer lateral or placing any encroachments in the road right-or-way. An Encroachment Permit Application form can be downloaded from the following webpage:

<https://www.smcgov.org/publicworks/permits>

Property owners will receive a letter after the construction project has been awarded to a contractor, which will provide the contractor's information and timing of the construction work. Construction is anticipated to start summer of 2026, pending no unforeseen delays. For other project related updates, please visit our project webpage at the link or QR Code below (this letter will be posted on the same webpage):

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



Property Owner

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

March 12, 2026

Page 4

If you have any questions or concerns regarding the survey results or project design, please contact John Schabowski or Wency Ng, of my staff at (650) 363-4100. They can also be reached via e-mail at:

jschabowski@smcgov.org
wng@smcgov.org

Very truly yours,



Ann M. Stillman
Director of Public Works

AMS:KL:CC:WN:JS

F:\USERS\DESIGN\C3D\E5131000_RECON 4TH\05 PROPERTY OWNERS\LETTERS\PO SURVEY RESULTS-LETTER\DRAFTS\SURVEY RESULTS 4TH AVE.DOCX

cc: Supervisor Lisa Gauthier, Board of Supervisor, District 4
Michael Callagy, County Executive Officer
Adam Ely, Assistant County Executive
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, Engineering and Construction
Neli Avramova, Principal Civil Engineer, Utilities & Watershed Protection
Wency Ng, Senior Civil Engineer, Project Development and Design
Julie Young, Senior Civil Engineer, Utilities & Watershed Protection
Tiffany Deng, Senior Civil Engineer, Utilities & Watershed Protection
Milton Wong, Associate Civil Engineer, Utilities & Watershed Protection
John Schabowski, Associate Engineer, Project Development and Design