

May 15, 2015

Dear Property Owner:

**Re: Road Improvements on Loyola Avenue from El Camino Real to Glendale Avenue  
– North Fair Oaks Area – Sidewalk Survey**

The San Mateo County 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. The Department of Public Works (Department) is continuing to construct roads to the adopted standards and priority list as funding is available. Loyola Avenue is on the priority list and will be considered for road improvements in the next three to four years.

The adopted minimum road standard options for your area include:

**Option 1** – Maintain as is.

**Option 2** – Reconstruct road with 18-feet of pavement with 2-foot wide valley gutters.

**Option 3** – Reconstruct road with 18-feet of pavement with 3-foot wide valley gutters.

**Option 4** – Reconstruct road with 22-feet of pavement with 2-foot wide valley gutters.

**Option 5** – Reconstruct road with 22-feet of pavement with 3-foot wide valley gutters.

Based on the Board's policy, the road improvements are centered in the road right-of-way unless adjustments need to be made to avoid trees or other major encroachments. Generally the valley gutters in Options 2 through 5 (above) transition to match or connect to existing curbs, gutters, and sidewalks.

The adopted minimum road standards for your area do not include the construction of curbs, gutters, and sidewalks (sidewalks). The construction of sidewalks is typically completed as part of a private property construction project or a property owner assessment project whereby the sidewalk improvements are funded by the property owners. The minimum road standards adopted by the Board include only the improvement options that can be funded by the County without a financial commitment by the property owners.



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Loyola Avenue, as it exists today, includes roadway segments with and without sidewalks. The road surface width in the areas where sidewalks exist is wider than the road surface widths for the minimum road standard options listed above. The areas along Loyola Avenue where sidewalks exist were constructed by the property owners or developers in connection with property improvements. The County policy that existed previously required private property owners to construct half of the roadway including sidewalks for the width of the property at the time the private property improvements were being made. As a result, many County maintained roads, including Loyola Avenue, have discontinuous sidewalks and a roadway of varied widths. Some property owners along Loyola Avenue have expressed a desire to have sidewalks constructed where they don't currently exist to provide for a continuous pedestrian path.

We are asking for your input to determine whether property owners along Loyola Avenue would prefer a wider road with sidewalks and your willingness to pay for the additional cost based on front footage of your property. The construction of sidewalks would require a wider road than the minimum road standards, and would result in parallel parking along the street.

The construction of a wider road with sidewalks will cost more than the adopted minimum road standards and the difference in cost cannot be paid for with County funds, unless the Board of Supervisors authorizes an exception for your street. The estimated difference in cost is approximately \$100 per linear foot or \$5,000 for a property with 50 feet of front footage along the roadway. These costs would be assessed to and paid for by the property owners where the existing road does not currently have sidewalks adjacent to their property. These are estimates only and the actual costs would be based on bid prices received.

Enclosed is a property owner survey to provide your input regarding future road improvements. Once we receive property owner feedback based on the enclosed survey, we will provide you with a summary of the survey results. Your input will help determine what may be offered when Loyola Avenue is considered for road improvements based on the priority list of roads.

Please fill out the attached survey and return it to our Department in the enclosed self-addressed stamped envelope by Friday, June 12, 2015. Please contact Anthony Seto or Wency Ng, of my staff, at (650) 363-4100 if you have any questions. They can also be reached by e-mail at:

aseto@smcgov.org  
wng@smcgov.org

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Very truly yours,



James C. Porter  
Director of Public Works

JCP:AMS:GT:WN:as

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**Encl: Official Survey – Loyola Avenue (from El Camino Real to Glendale Avenue)  
Self-Addressed Stamped Envelope**

cc: Supervisor Warren Slocum  
Members, North Fair Oaks Council

**Return Survey to:**  
County of San Mateo  
Department of Public Works  
555 County Center, 5<sup>th</sup> Floor  
Redwood City, CA 94063



**OFFICIAL SURVEY**  
**COUNTY OF SAN MATEO, DEPARTMENT OF PUBLIC WORKS**

**Loyola Avenue (from El Camino Real to Glendale Avenue)**  
**North Fair Oaks Area**

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Property Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Your input is very important. Please fill out the survey and mail it to us by **Friday, June 12, 2015 in the self addressed stamped envelope. Non-standard (wider) road and sidewalk improvements (concrete curb, gutter and sidewalk) will not be considered further unless property owners indicate that these improvements are desired and are willing to pay the additional cost per linear foot based on their property footage along Loyola Avenue.**

(Please check only one):

- Option 1** – Maintain existing sidewalk as is – construct new roadway per County Standard (no new curb, gutter, and sidewalk)
- Option 2** – Construct wider road with new concrete curb, gutter and sidewalk improvements on Loyola Avenue where sidewalk improvements do not currently exist.

If Option 2 was selected **and** curb, gutter and sidewalk does not exist along your property, please complete the following:

- Yes** – I am willing to pay the cost estimated to be \$100 per linear foot to have a wider road with curb, gutter, and sidewalk in front of my property.
- No** - I am not willing to pay the cost estimated to be \$100 per linear foot to have a wider road with curb, gutter, and sidewalk in front of my property.

**Comments:**