



Menlo Oaks Road Standards Project
Community Meeting #1

November 8, 2023

COUNTY OF **SAN MATEO**



Meeting Procedures

- Tonight's meeting will start with a presentation, which will be followed by a question-and-answer period.
- If you think of a question or comment during the presentation, please take note of the slide number in the upper right corner of the presentation if your question or comment is about a specific slide so we can refer back to it.
- We will use the "raise hand" feature in Zoom to facilitate comments and questions.
- During the question-and-answer period you may use the "raise hand" feature 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.
- Also note, this meeting is being recorded and will be posted on the Project website after the meeting.

Meeting Agenda

- Project Background and Goals
- Project Timeline
- Study Area
- Existing Road Standard
- Options Explained
- Proposed Road Standards
- Street Views
- Impacts
- Issues Related to Road Standards
- Survey
- Questions and Comments
- Next steps



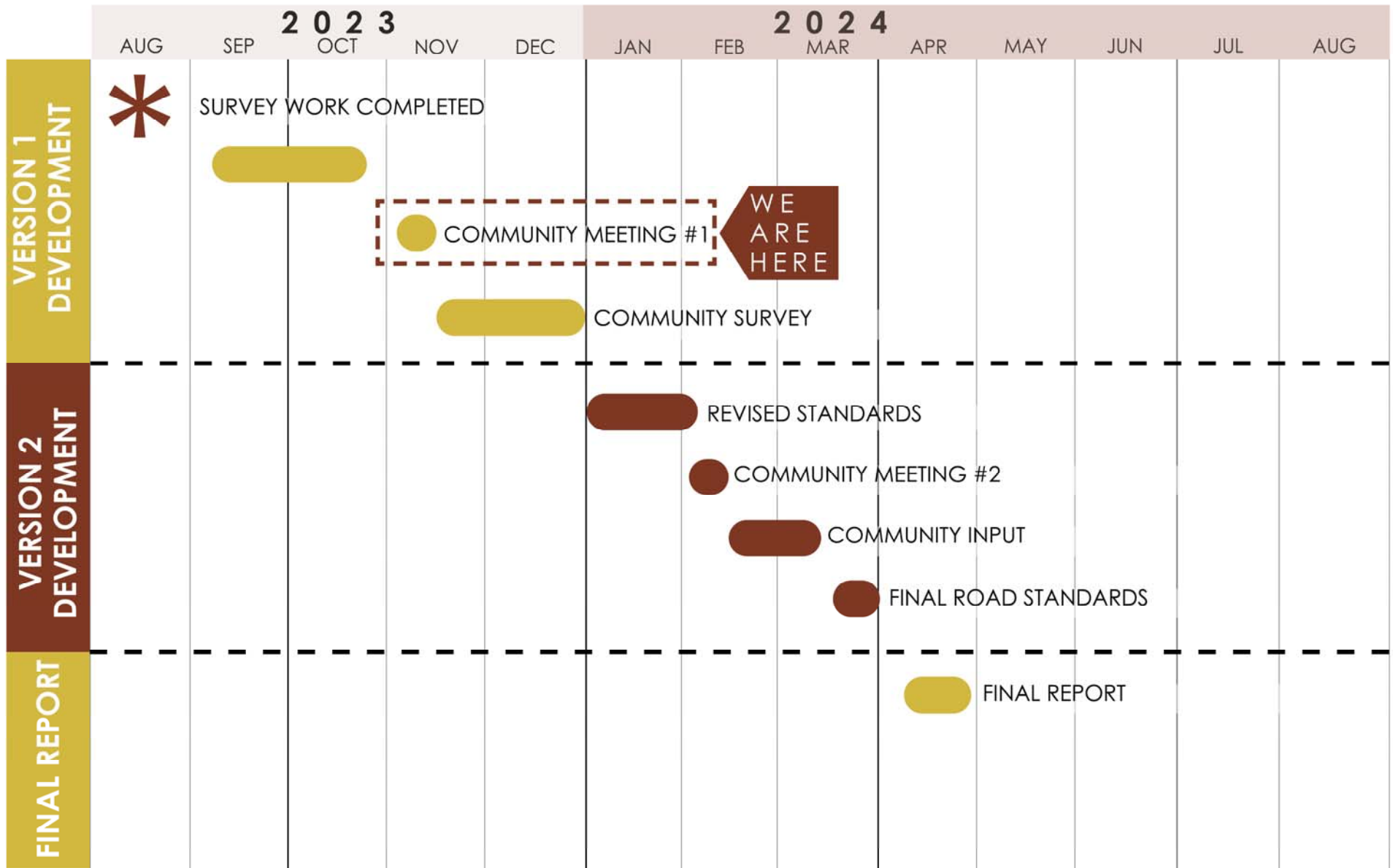
Project Background

- Current road standards were adopted in 1998.
- Prior to adoption, 56% of property owners indicated they did not want road improvements or did not respond.
- As a result, existing road widths were preserved, and future improvements were limited to maintenance.
- Menlo Oaks District Association (MODA) has requested that the County revisits and determines whether the road standards should be updated.

Project Goals

- Examine existing road conditions and drainage issues.
- Evaluate potential impacts to existing features if changes to existing road conditions are implemented.
- Prepare draft updated road standards based on analysis of existing conditions.
- Obtain community input on updated standards to determine if they should be adopted.

Project Timeline

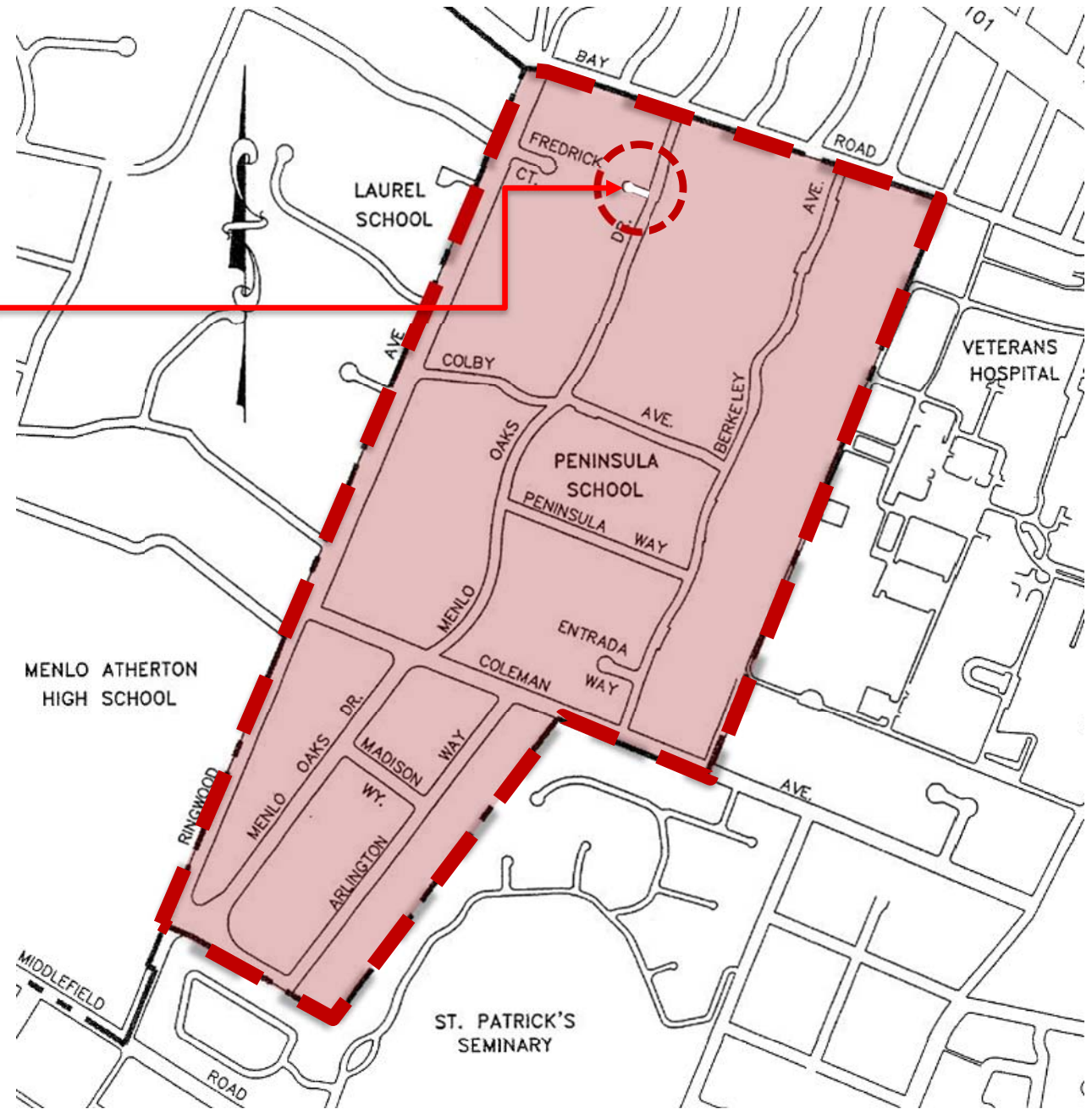


What we learned from the Topographic Survey

- The roads right-of-way range from 40 to 70 feet.
- The existing roads are not always located along the road right-of-way centerline.
- Existing roads are generally 18' wide, with some as narrow as 13.5' wide.
- The drainage pattern generally flow from the south (Middlefield Road) to the north (Bay Road).
- Some existing landscaping, trees, fences and other improvements are located within the road right-of-way, which are considered encroachments.
- Some of these encroachments may be affected by the new road standards.

Study Area

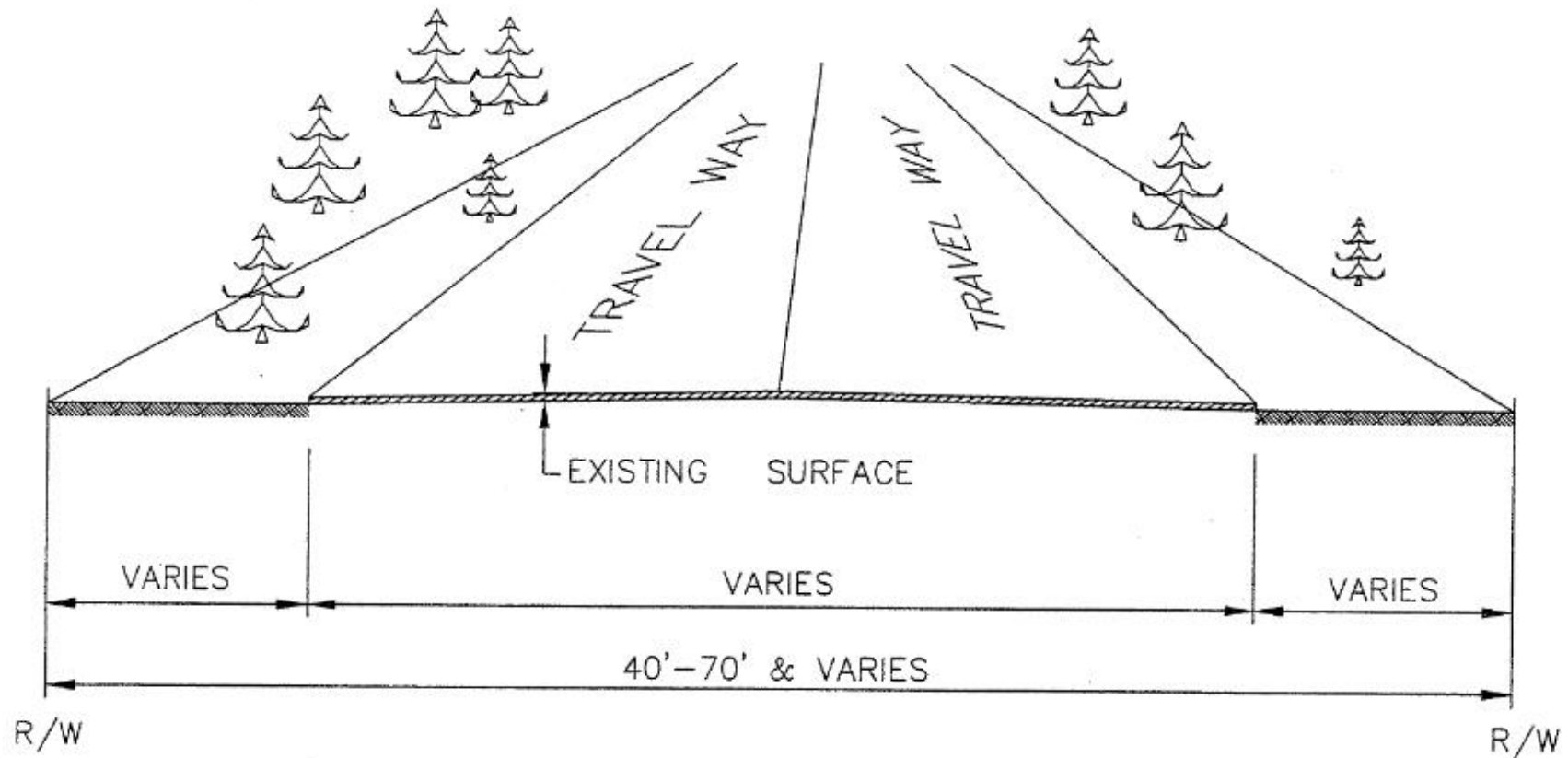
Not a County Maintained Road.
Property Owner fronting Menlo
Oaks will be allowed to vote.



Ringwood/Coleman Study

- Develop a multi-modal approach and alternatives currently being managed by a team from the Office of Sustainability at the County
- Ringwood and Coleman are different and independent of each other and this roadway standard effort
- We have decided to remove Ringwood and Coleman from this process
- Whatever alternative is selected by the community for Ringwood and Coleman will be the roadway standards for those two streets, which we will then be integrated into the adopted standards.

Existing Road Standard



On April 28, 1998, the Board of Supervisors adopted Resolution Number 61884 adopting the current width of the existing roads as the standard for the Menlo Oaks area and determined that future improvements will consist solely of maintaining the existing roads.

A few roads have other improvements, such as curb and gutter, that were constructed prior to adoption of this standard and in connection with private development.

Maintain As Is

- **If you vote “No” or do not return survey, it will be counted as:**
 - Maintain As Is
 - Public Works will perform pothole/pavement repair, crack seal, and seals on the existing traveled roadway surface. The existing width of the road remains the same.

Proposed Road Standards

General Area

Option 1	Reconstruct road with 16-feet of pavement with 2-foot valley gutters
Option 2	Reconstruct road with 16-feet of pavement with 3-foot valley gutters
Option 3	Reconstruct road with 18-feet of pavement with 2-foot valley gutters
Option 4	Reconstruct road with 18-feet of pavement with 3-foot valley gutters
Option 5	Reconstruct road with 20-feet of pavement with 2-foot valley gutters
Option 6	Reconstruct road with 20-feet of pavement with 3-foot valley gutters



Proposed Road Standards

Roads that do not fit the General Area

Road	Option 1	Option 2
Arlington Way (between Ringwood Avenue and turn) (existing curb and gutter on south side)	Reconstruct road with 20-feet of pavement with 2-foot valley gutters northside only	Reconstruct road with 20-feet of pavement with 3-foot valley gutters northside only
Fredrick Court (Existing 22-foot road with existing 2-foot Rolled Curb and Gutter)	No Road Standards Developed. Maintain As Is	

- * Ringwood and Coleman alternatives selected by the community will be the roadway standards for those two streets, which will then be integrated into the adopted standards.

Maintain As Is

Crack Seal and Pothole/Pavement Repair



Maintain As Is Slurry Seal, Microsurfacing, and other seals



Options 1 - 6

Reconstruct the Road with Valley Gutters



Options 1 - 6

Reconstruct the Road with Valley Gutters



Options 1 - 6

Reconstruct the Road with Valley Gutters



Madison Way – Existing Conditions



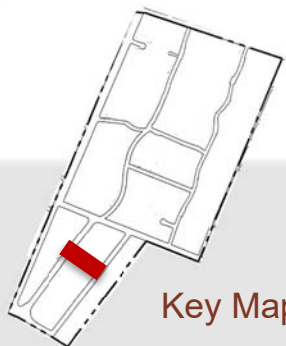
Edge Condition

15'-0"
Roadway

Edge Condition

(14'-2" to 16'-0" wide)

60-foot right-of-way



Key Map



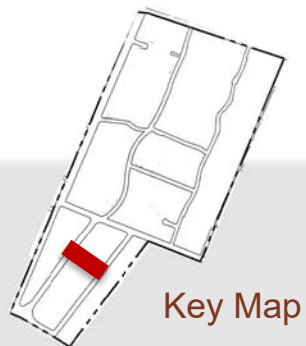
Madison Way – Proposed Option 1



Edge Condition Potential Impact	2'-0" Valley Gutter	16'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 2 has 3'-0" wide valley gutters.

60-foot right-of-way



Key Map



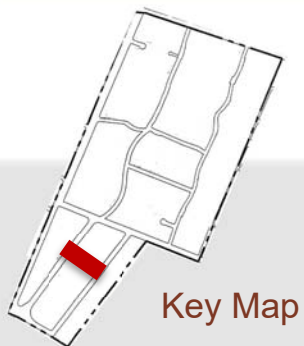
Madison Way – Proposed Option 3



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>18'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 4 has 3'-0" wide valley gutters.

60-foot right-of-way



Key Map



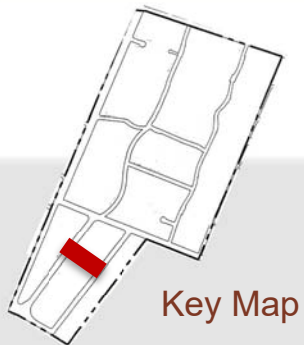
Madison Way – Proposed Option 5



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>20'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 6 has 3'-0" wide valley gutters.

60-foot right-of-way



Key Map



Peninsula Way – Existing Conditions



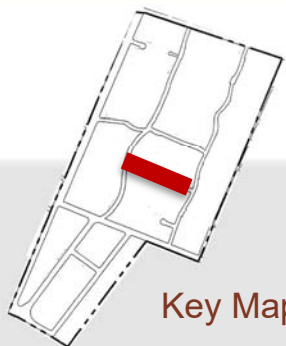
Edge Condition

18'-0"
Roadway

Edge Condition

(17'-6" to 20' -6" wide)

40-foot right-of-way



Key Map



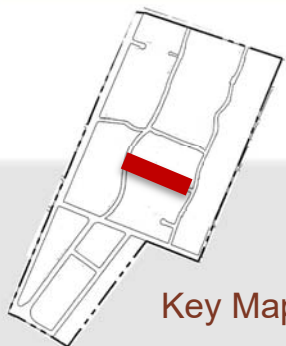
Peninsula Way – Proposed Option 1



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>16'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



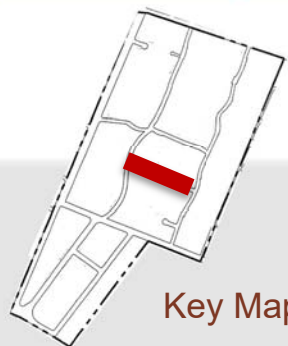
Peninsula Way – Proposed Option 3



Edge Condition Potential Impact	2'-0" Valley Gutter	18'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



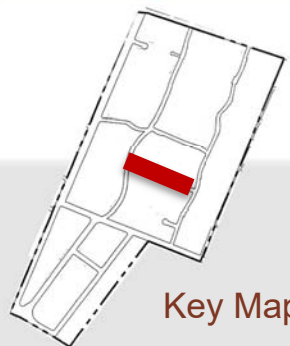
Peninsula Way – Proposed Option 5



Edge Condition Potential Impact	2'-0" Valley Gutter	20'-0" Roadway Reconstruct	2'-0" Valley Gutter
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Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



Menlo Oaks Drive – Existing Conditions



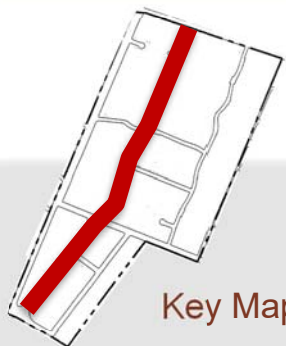
Edge Condition

18'-0"
Roadway

Edge Condition

(13'-6" to 24' -5" wide)

70-foot right-of-way - From Arlington Way to Coleman Avenue
40-foot right-of-way - From Coleman Avenue to Bay Road



Key Map



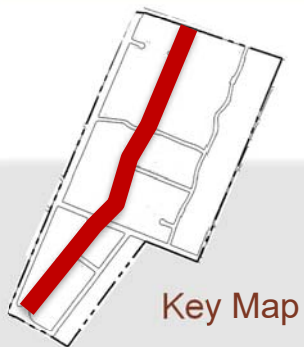
Menlo Oaks Drive – Proposed Option 1



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>16'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 2 has 3'-0" wide valley gutters.

70-foot right-of-way - From Arlington Way to Coleman Avenue
 40-foot right-of-way - From Coleman Avenue to Bay Road



Key Map



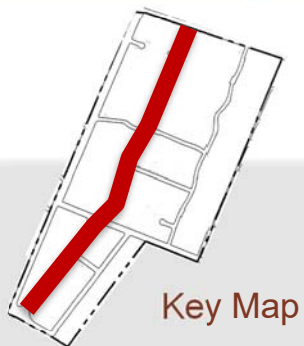
Menlo Oaks Drive – Proposed Option 3



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>18'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 4 has 3'-0" wide valley gutters.

70-foot right-of-way - From Arlington Way to Coleman Avenue
 40-foot right-of-way - From Coleman Avenue to Bay Road



Key Map



Menlo Oaks Drive – Proposed Option 5

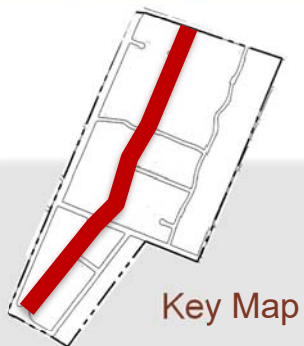


Existing Road Edge

<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>20'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 6 has 3'-0" wide valley gutters.

70-foot right-of-way - From Arlington Way to Coleman Avenue
 40-foot right-of-way - From Coleman Avenue to Bay Road



Key Map



Berkeley Avenue – Existing Conditions

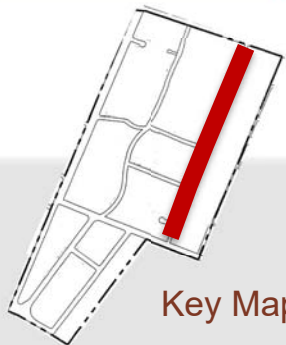


Edge Condition

18'-0"
Roadway

Edge Condition

(13'-5" to 23' -5" wide)
40-foot right-of-way



Key Map



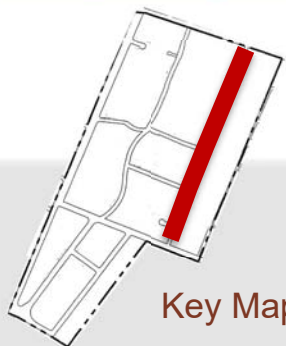
Berkeley Avenue – Proposed Option 1



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>16'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



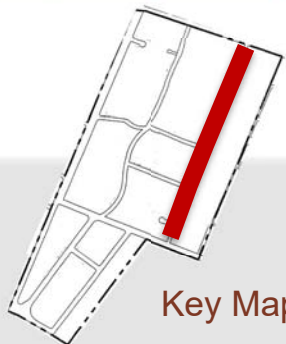
Berkeley Avenue – Proposed Option 3



Edge Condition Potential Impact	2'-0" Valley Gutter	18'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



Berkeley Avenue – Proposed Option 5



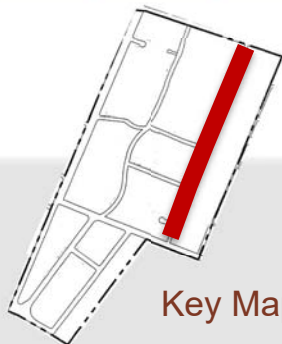
Edge Condition Potential Impact

Existing Road Edge

2'-0" Valley Gutter	20'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



Colby Avenue – Existing Conditions

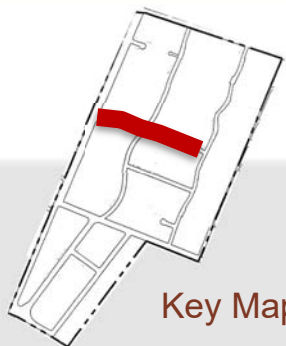


Edge Condition

18'-0"
Roadway

Edge Condition

(14'-8" to 22'-0" wide)
40-foot right-of-way



Key Map



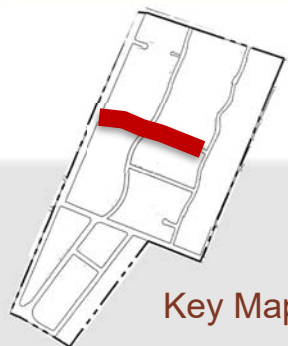
Colby Avenue – Proposed Option 1



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>16'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



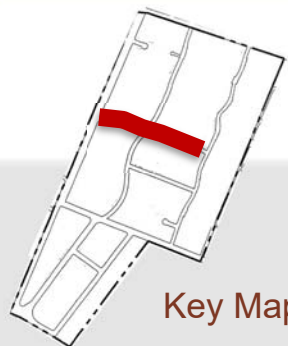
Colby Avenue – Proposed Option 3



<p>Edge Condition Potential Impact</p>	<p>2'-0" Valley Gutter</p>	<p>18'-0" Roadway Reconstruct</p>	<p>2'-0" Valley Gutter</p>	<p>Edge Condition Potential Impact</p>
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Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



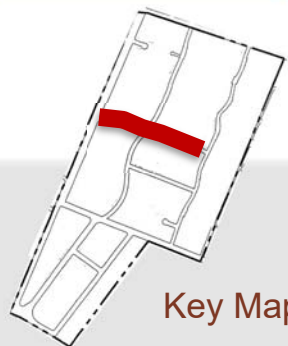
Colby Avenue – Proposed Option 5



Edge Condition Potential Impact	2'-0" Valley Gutter	20'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map



Arlington Way – Existing Conditions

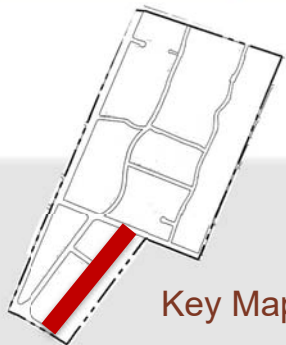


Edge
Condition

18'-0"
Roadway

Edge Condition

(15'-7" to 20'-7" wide)
60-foot right-of-way



Key Map



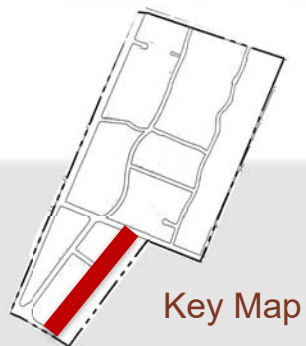
Arlington Way – Proposed Option 1



Edge Condition Potential Impact	2'-0" Valley Gutter	16'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 2 has 3'-0" wide valley gutters.

60-foot right-of-way



Key Map

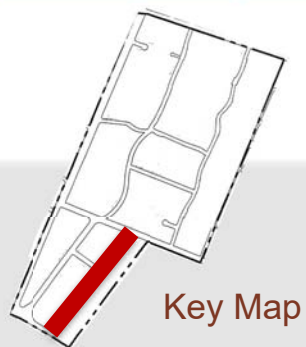


Arlington Way – Proposed Option 3



Note: Option 4 has 3'-0" wide valley gutters.

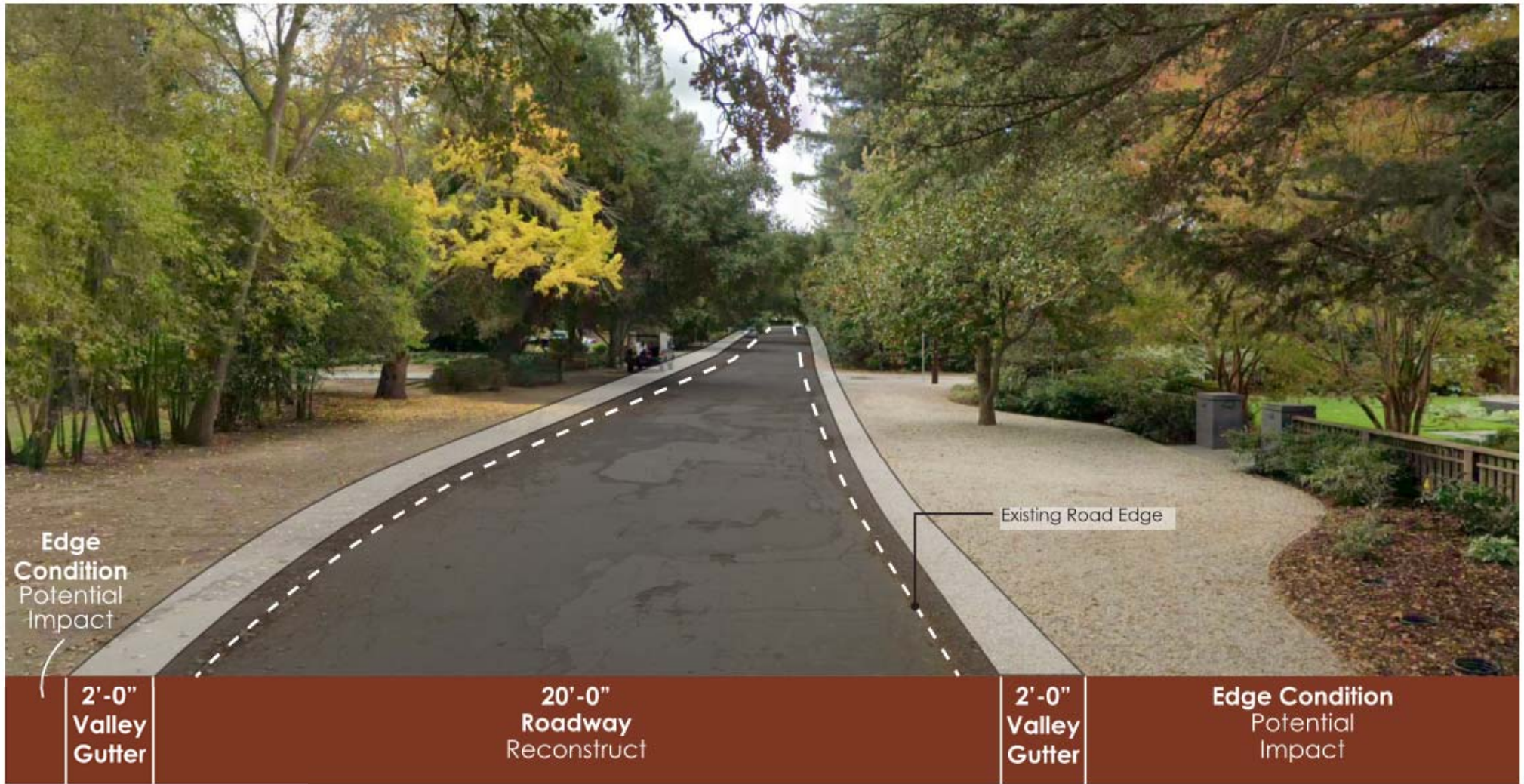
60-foot right-of-way



Key Map

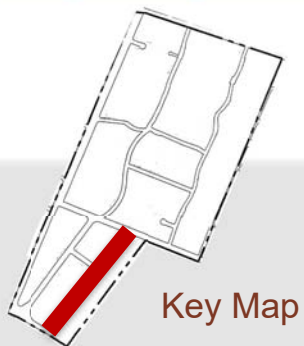


Arlington Way – Proposed Option 5



Note: Option 6 has 3'-0" wide valley gutters.

60-foot right-of-way



Key Map



Entrada Way – Existing Conditions

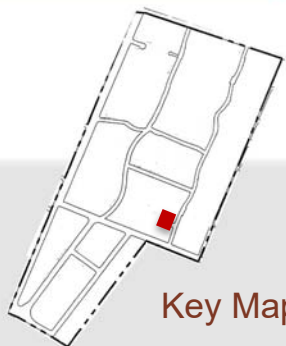


Edge Condition

18'-0"
Roadway

Edge Condition

(Constant Width)
40-foot right-of-way



Key Map



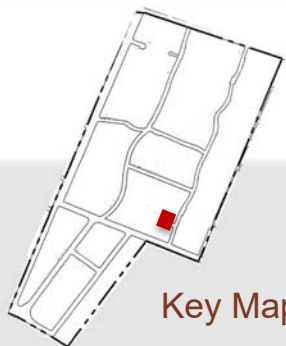
Entrada Way – Proposed Option 1



Edge Condition Potential Impact	2'-0" Valley Gutter	16'-0" Roadway Reconstruct	2'-0" Valley Gutter	Edge Condition Potential Impact
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Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map

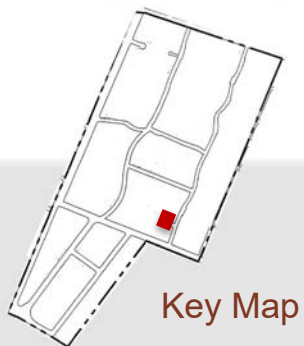


Entrada Way – Proposed Option 3



Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map

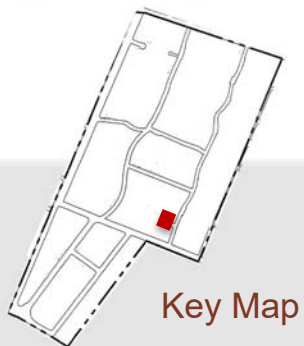


Entrada Way – Proposed Option 5



Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way



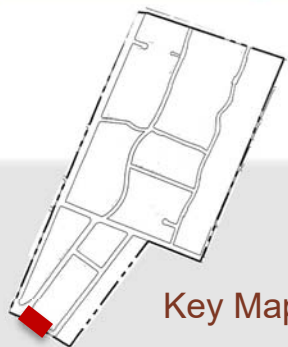
Arlington Way – Existing Conditions



Edge Condition	Ex. 2'-0" Curb & Gutter	22'-0" Roadway	Edge Condition
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(Constant Width)
60-foot right-of-way

Note: Arlington Way between Ringwood Ave and 600-Foot S/W of Ringwood Ave



Key Map



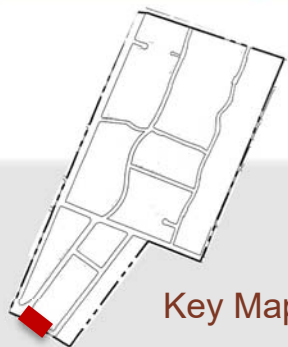
Arlington Way – Proposed Option 1



Edge Condition Remain	Ex. 2'-0" Curb & Gutter	20'-0" Roadway Repair and Resurface	2'-0" Valley Gutter	Edge Condition Potential Impact
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60-foot right-of-way

Note: Arlington Way between Ringwood Ave and 600-Foot S/W of Ringwood Ave
Option 2 has 3'-0" wide valley gutters



Key Map



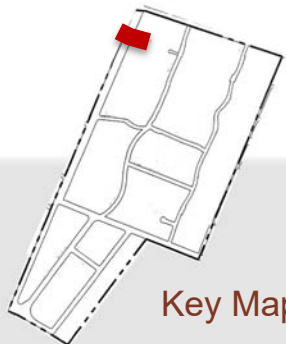
Fredrick Court – Existing Conditions



Edge Condition	Ex. 2'-0" Rolled Curb & Gutter	22'-0" Roadway	Ex. 2'-0" Rolled Curb & Gutter	Edge Condition
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(Constant Width)

50-foot right-of-way



Key Map

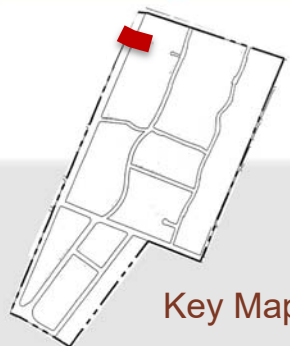


Fredrick Court – Proposed Option 1



Existing Road Edge

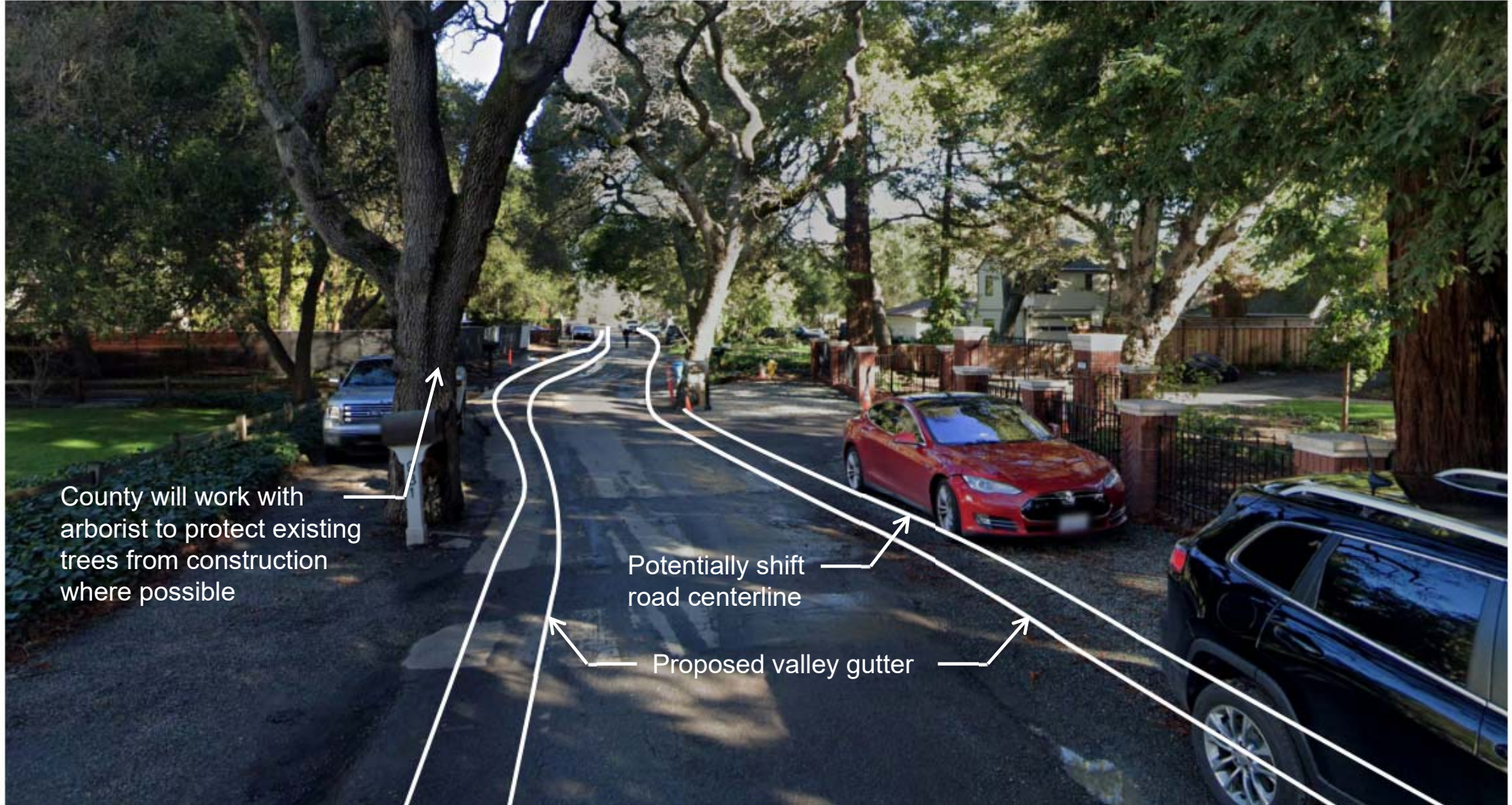
Edge Condition Remain	Ex. 2'-0" Rolled Curb & Gutter	22'-0" Roadway Maintain As Is	Ex. 2'-0" Rolled Curb & Gutter	Edge Condition Remain
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Key Map

50-foot right-of-way

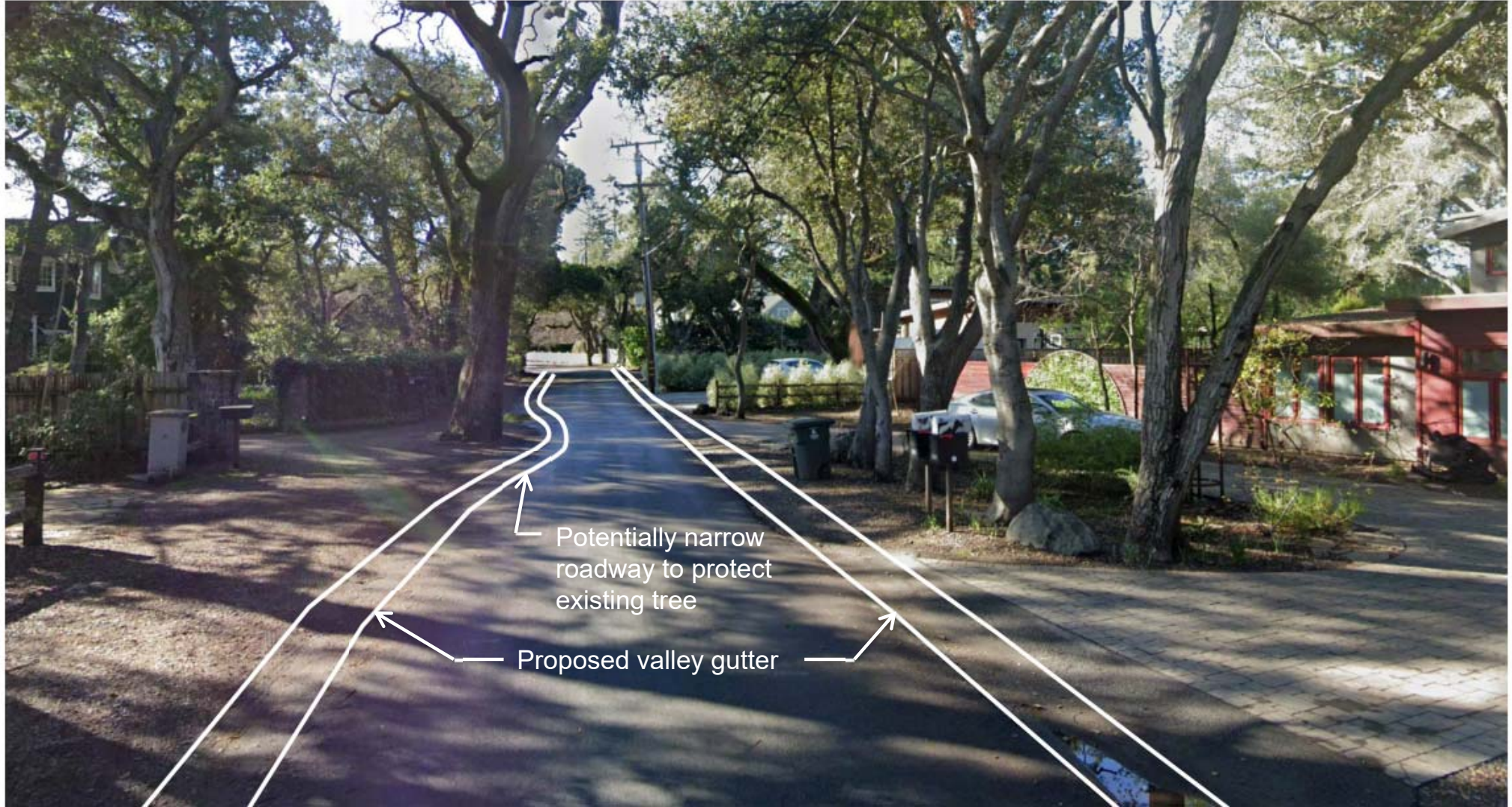


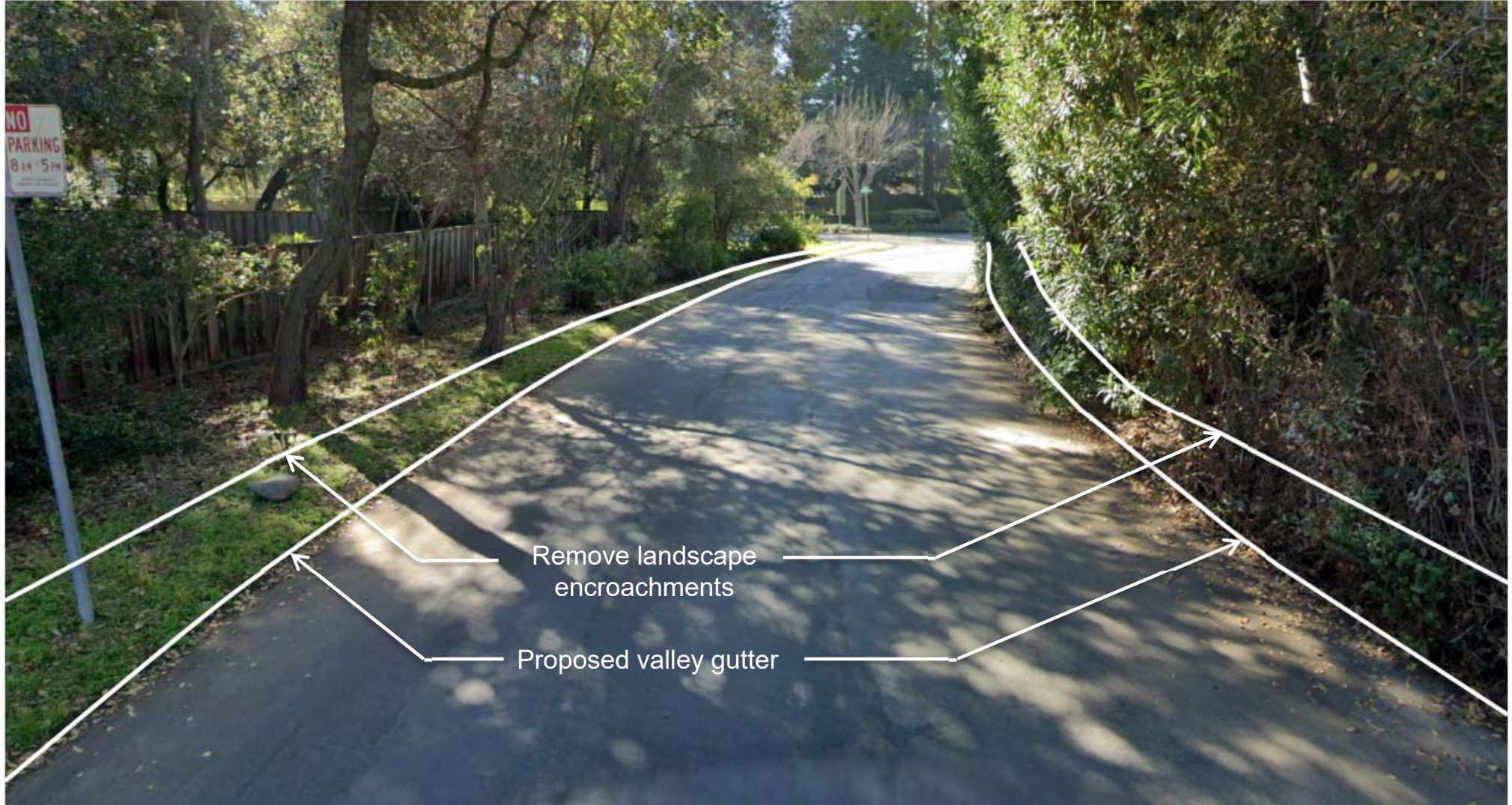


County will work with arborist to protect existing trees from construction where possible

Potentially shift road centerline

Proposed valley gutter





Other Related Issues

1. **Underground Storm Drain Pipe System** – Installation of an underground storm drain pipe system would not be included in the construction of any of the road standard options presented.
2. **Sanitary Sewer Laterals** – Property owners are responsible for maintenance, repair and replacement of the sewer lateral from house to the sewer main in the street if the lateral is in conflict with the project.
3. **Property Owner Costs** – County will pay 100% of the cost of the options presented. Additional work on driveways/shoulder are property owner expenses and would be installed through an encroachment process.
4. **Traffic calming devices** – Please contact our Traffic Section for information on the evaluation process.
5. **Trees** – Potentially impacted trees on streets to be reconstructed will be examined by certified arborists and recommendations incorporated into design of project.

Potential Impact to Trees with Option 6 (20-Foot roadway with 3-foot valley gutter):

- Arlington Way – None
- Entrada Way – None
- Fredrick Court – None
- Colby Avenue – 1
- Peninsula Way – 2
- Madison Way – 4
- Berkeley Avenue – 9
- Menlo Oaks Drive – 14
- **The County will work with Arborist to save and protect all tree that will be affected by road improvements and design road around trees as much as possible.**

Drainage Considerations

Existing drainage conditions:

- Menlo 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 flooding.

Maintain as is: Allows for existing drainage patterns to remain.

2ft or 3ft concrete valley gutters: Convey stormwater more efficiently, reduce ponding.

For 2-ft or 3-ft concrete valley gutters, the design would need to include evaluation of subsurface storage and infiltration facilities. 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



Menlo Oaks Area Road Standard Study Process

Name: _____ Telephone No: () - _____
Mailing _____ Property _____
Address: _____ Address: _____

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

A.P.N.: _____ - _____ - _____

Email: _____

Your vote is very important as it may affect the standard for your street.

Please take a few moments to complete the survey and mail it back to us in the enclosed self-addressed stamped envelope by **December 6, 2023**.

A. I want street improvements on my street. Yes No

- If you check "Yes" move on to B.
- If you checked "No" you are finished with the survey. Public Works will perform pothole/pavement repair, crack seal, and seals on the existing traveled roadway surface. The existing width of the road remains the same.

B. Please circle the number in front of each option to indicate your preference (from 1 to 6, 1 being most preferred and 6 being least preferred):

- 1 2 3 4 5 6 ⇒ Option 1: Reconstruct the road to a width of 16-feet with 2-foot-wide valley gutters on each side.
- 1 2 3 4 5 6 ⇒ Option 2: Reconstruct the road to a width 16-feet with 3-foot-wide valley gutters on each side.
- 1 2 3 4 5 6 ⇒ Option 3: Reconstruct the road to a width of 18-feet with 2-foot-wide valley gutters on each side.
- 1 2 3 4 5 6 ⇒ Option 4: Reconstruct the road to a width of 18-feet with 3-foot-wide valley gutters on each side.
- 1 2 3 4 5 6 ⇒ Option 5: Reconstruct the road to a width of 20-feet with 2-foot-wide valley gutters on each side.
- 1 2 3 4 5 6 ⇒ Option 6: Reconstruct the road to a width of 20-feet with 3-foot-wide valley gutters on each side.

Road Standards Survey Form



Menlo Oaks Area Road Standard Study Process

Road Standards Survey Form:

Part 1 – General information:

Name: _____

Telephone No: () - _____

Mailing _____

Property _____

Address: _____

Address: _____

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

A.P.N: _____ - _____ - _____

Email: _____

Your vote is very important as it may affect the standard for your street.

Please take a few moments to complete the survey and mail it back to us in the enclosed self-addressed stamped envelope by **December 6, 2023.**



Menlo Oaks Area Road Standard Study Process

Road Standards Survey Form:

Part 2 – Survey:

- A. I want street improvements on my street. Yes No
- If you check “Yes” move on to B.
 - If you checked “No” you are finished with the survey. Public Works will perform pothole/pavement repair, crack seal, and seals on the existing traveled roadway surface. The existing width of the road remains the same.
- B. Please circle the number in front of each option to indicate your preference (from 1 to 6, 1 being most preferred and 6 being least preferred):
- ① 2 3 4 5 6 ⇒ Option 1: Reconstruct the road to a width of 16-feet with 2-foot-wide valley gutters on each side.
- 1 ② 3 4 5 6 ⇒ Option 2: Reconstruct the road to a width 16-feet with 3-foot-wide valley gutters on each side.
- 1 2 ③ 4 5 6 ⇒ Option 3: Reconstruct the road to a width of 18-feet with 2-foot-wide valley gutters on each side.
- 1 2 3 ④ 5 6 ⇒ Option 4: Reconstruct the road to a width of 18-feet with 3-foot-wide valley gutters on each side.
- 1 2 3 4 ⑤ 6 ⇒ Option 5: Reconstruct the road to a width of 20-feet with 2-foot-wide valley gutters on each side.
- 1 2 3 4 5 ⑥ ⇒ Option 6: Reconstruct the road to a width of 20-feet with 3-foot-wide valley gutters on each side.

Comments on back

Additional Comments: _____



Menlo Oaks Area Road Standard Study Process

- **Property Owner Survey Process:**
 - Survey will be mailed to you or can be downloaded from our website.
 - Mail back survey by **December 6, 2023.**
 - Results will be based on a one vote per property.
 - Survey results, recommended road options and priority list will be presented in Community Meeting #2.

Question?

- That concludes the presentation for tonight. At this time, we would like to hear from you, our community, so we will now move to the question-and-answer portion of the meeting.
- We ask that anyone wishing to ask a question or comment to raise their hand in Zoom.
- For individuals participating in the meeting by telephone, you can dial *9 to raise your hand.
- We will begin calling on raised hands. When you hear your name called, please unmute your microphone to speak.
- If you are calling in, you can unmute your phone using *6.

Thank You!

Please Stay Involved

Contact:

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Wency Ng

wng@smcgov.org

(650) 363-4100



Project Website:
(presentation and survey
will be posted here):

[https://www.smcgov.org/publicworks/
menlo-oaks-road-standards](https://www.smcgov.org/publicworks/menlo-oaks-road-standards)

COUNTY OF SAN MATEO

