

October 30, 2015

Re: Property Owner Survey Results – Road Improvements on Loyola Avenue from El Camino Real to Glendale Avenue – North Fair Oaks Area

Dear Property Owner:

On May 15, 2015, the Department of Public Works (Department) sent all property owners along Loyola Avenue within the described limits, a survey to determine whether they were in favor of a wider road with sidewalks and their willingness to pay for the additional cost based on the front footage of their property.

We appreciate the time you may have taken to respond to the survey. The survey results indicate that just 24% of property owners are interested in widening unimproved sections of Loyola Avenue to include curbs, gutters and sidewalks and that a majority of those who favored such improvements were not willing to finance the costs associated with the additional widening.

The survey results are summarized in the table below.

(Percent Based on Front Footage)	Construct Improvements			
	PERCENT PER OPTION OF TOTAL SURVEYS SENT		PERCENT OF SURVEYS WITH "OPTION 2" SELECTED	
	"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	
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	
Loyola Avenue from El Camino Real to Glendale Avenue	25%	24%	38%	62%



Property Owner

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The wider road and sidewalk improvements option (Option 2) will not be considered further for future County funded road improvements on Loyola Avenue as the survey results indicate the majority of the property owners based on front footage of property do not support Option 2 and are not willing to pay for the cost associated with Option 2. However, we intend to work with individual property owners who would like to perform sidewalk improvements in front of their property through the Encroachment Permit process. This work would be coordinated with the upcoming street improvement project.

The Department will send property owners another survey when Loyola Avenue is scheduled to be considered for road improvements based on the North Fair Oaks adopted road standards, consisting of 18 ft – 22 ft pavement widths and 2 ft – 3 ft wide valley gutters, to determine if property owners want standard improvements and, if so, which of the adopted road standard options they would prefer.

This may be in 2-4 years, as Loyola Avenue is #19 on the North Fair Oaks road improvement priority list and we are tentatively planning to construct improvements along 7th Avenue, road priority #17, in 2017.

If you have any questions or concerns regarding the survey results, or with respect to the process moving forward, please contact Anthony Seto or Wency Ng of my staff, at (650) 363-4100. They can also be reached via e-mail at:

aseto@smcgov.org
wng@smcgov.org

Very truly yours,



James C. Porter
Director of Public Works

JCP:AMS:GT:WN:AS:jm

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cc: Supervisor Warren Slocum
Members, North Fair Oaks Council