

**From:** [Edward Cox](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda Item 3 (PLN2019-00400) for 26 July 2023 Planning Commission Meeting  
**Date:** Tuesday, July 25, 2023 11:53:46 AM  
**Attachments:** [Attachment 1 PLN2019-00400.pdf](#)  
[Attachment 2 PLN2019-00400.pdf](#)  
[Attachment 3 - Raw sewage escaping from manhole near creek that feeds Emerald Lake.pdf](#)  
[Attachment 4 PLN2019-00400.pdf](#)

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Dear Planning Commission,

I will be in person on July 26th in the Board of Supervisors Chambers to discuss my concerns shown below related to Agenda Item 3.

Warmest regards,

-Edward Cox  
545 Live Oak Ln  
650.303.9878

**Current State:**

The homes at 545, 558 and 566 Live Oak Ln utilize a 25-foot wide turnaround that is also used by our neighbors and their family/friends, as well as large service vehicles used by Public Safety (e.g., CalFire), Recology, San Mateo County Sewer Maintenance and others (see Attachment 1). Note: This privately funded roadway and turnaround were placed by the previous owners of 545, 558 and 566 Live Oak Ln prior to 2004.

**Proposed Building Plan State:**

The width of the turnaround would be reduced from 25 feet to 15 feet according to street markings and the proposed building plans, essentially rendering the turnaround useless (see Attachments 1 and 2). I also have long-term concerns about access to the turnaround because of limited parking in that area affecting the intended use.

**Impact of Proposed Building Plan:**

Without sufficient spacing with the reduced turnaround width there is a higher risk of folks being hurt by vehicles trying to navigate through the already tight area. I would also expect higher foot traffic and vehicle congestion during construction increasing the aforementioned personal injury risk. CalFire and other public safety vehicles will also be restricted in their access to the area, and again I expect greater fire risks and health risks to the building crew during construction. I am also unsure how SMC Sewer would be able to maintain the manhole near the proposed building site, and failure to service this manhole results in the release of raw sewage (See Attachment 3). I am also concerned about the above ground sewer line being damaged during construction and the area not being readily accessible before the

sewages enters the year-round creek that feeds into lower Emerald Lake used by many residents in the summer. The servicing of a construction Porta-Potty for the workers would be challenging at best too. Further, I am uncertain how Recology would serve the homes at 545, 558 and 566 Live Oak Ln without the turnaround let alone a debris box for construction-related materials.

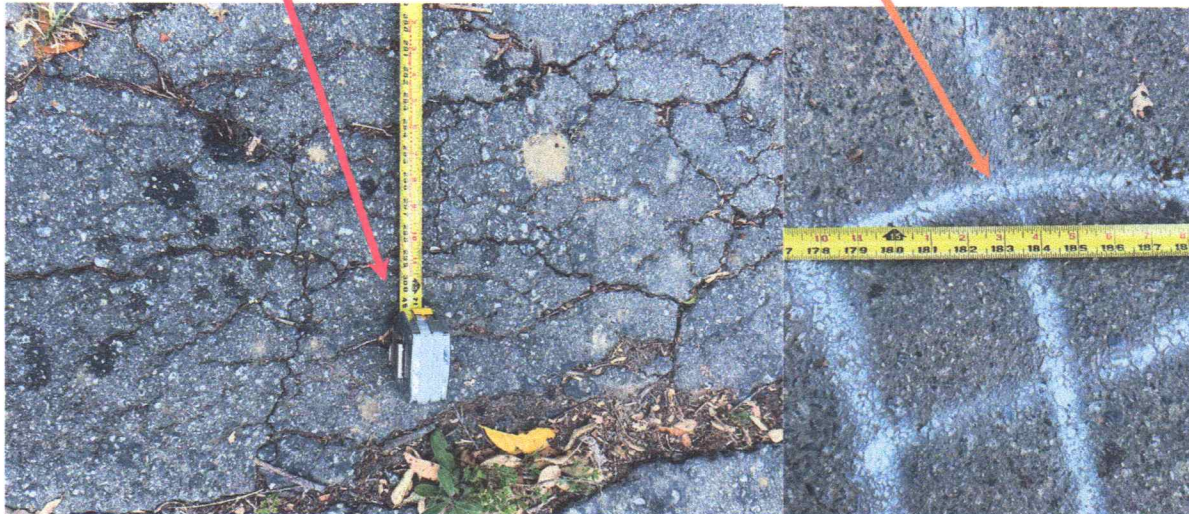
**Proposed Path Forward before Starting Construction:**

Partially build out the public “paper-road” at its current end and expand the width of the road to the property line as shown in Attachment 4 to allow for vehicles to turn around during and after construction. This proposal provides a durable solution to the turnaround concern for all and improves the overall safety of the neighborhood with the improved access. On 24 June 2023, Fire Captain Tyler Sturm visited the site and expressed access concerns, and he should be consulted if the proposed widening and extension of Live Oak Ln fully or partially mitigates his concerns.

Attachment 1: Images of Turnaround and Street Markings



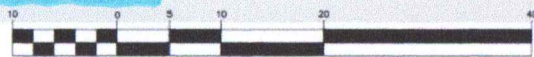
Turnaround



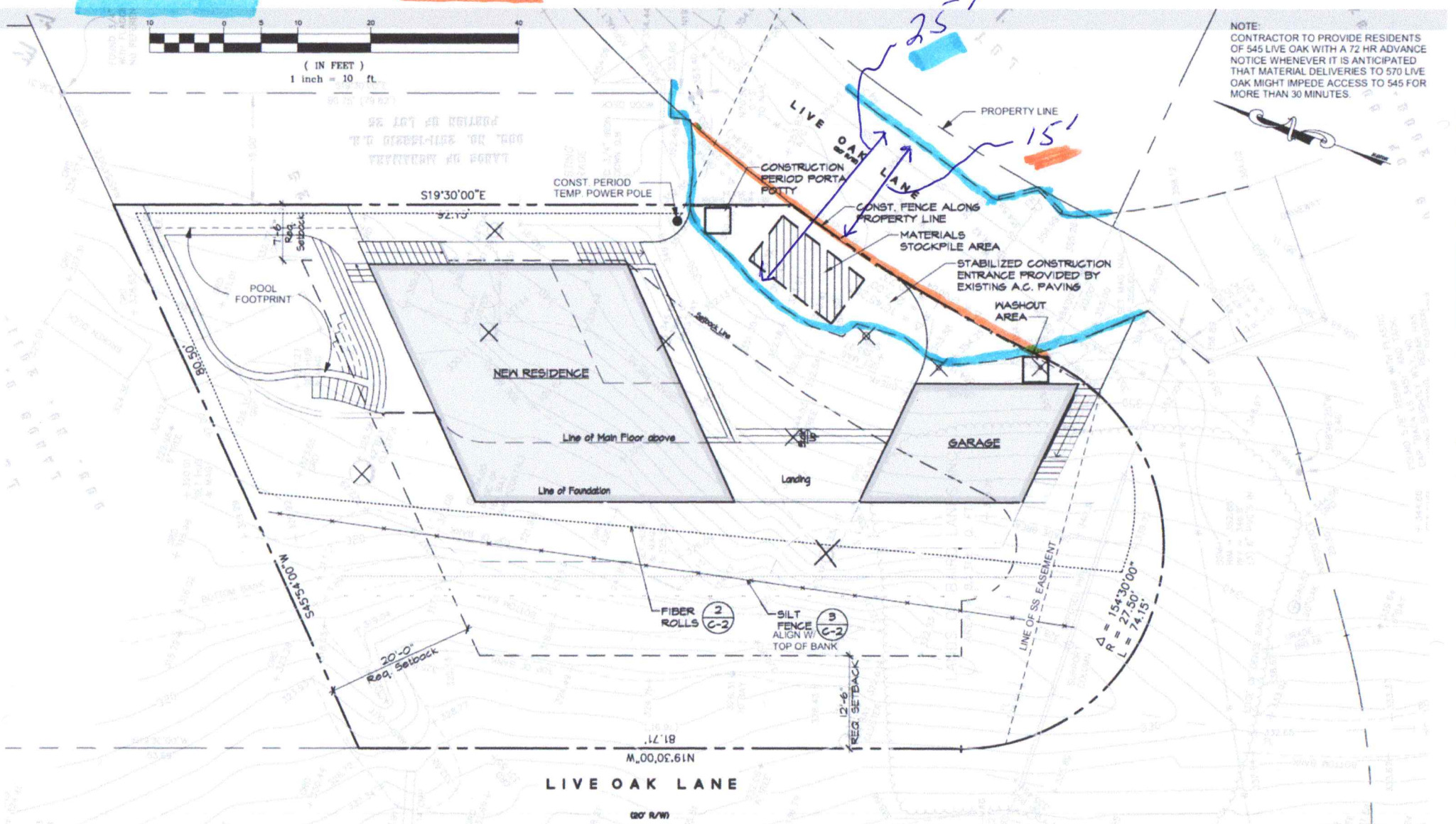
Current Width 25 feet

Proposed Width 15 feet

# Attachment 2 Current vs. Plans



NOTE:  
CONTRACTOR TO PROVIDE RESIDENTS OF 545 LIVE OAK WITH A 72 HR ADVANCE NOTICE WHENEVER IT IS ANTICIPATED THAT MATERIAL DELIVERIES TO 570 LIVE OAK MIGHT IMPEDE ACCESS TO 545 FOR MORE THAN 30 MINUTES.



EROSION CONTROL PLAN WITH CONSTRUCTION MANAGEMENT REQUIREMENTS

SCALE: 1"=10'-0"



Ed Cox &lt;etcox10@gmail.com&gt;

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## Raw sewage escaping from manhole near creek that feeds Emerald Lake

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**Amanda Tse** <atse@smcgov.org>

Wed, Aug 4, 2021 at 12:01 PM

To: Edward Cox &lt;etcox10@gmail.com&gt;

Cc: Fred Herring &lt;flh1741@sbcglobal.net&gt;, Mimi Nguyen &lt;mnguyen1@smcgov.org&gt;

Hello Ed,

Thanks for letting me know! Someone from our crew will be out there momentarily to check the situation. In the future, please call (650)363-4100 regarding emergency sewer backups or overflows. That way- if I am off, someone would still be able to help you. Please let me know if you have any further questions!

Thanks,

Amanda

**From:** Edward Cox <etcox10@gmail.com>**Sent:** Wednesday, August 4, 2021 11:21 AM**To:** Amanda Tse <atse@smcgov.org>**Cc:** Fred Herring <flh1741@sbcglobal.net>; Mimi Nguyen <mnguyen1@smcgov.org>**Subject:** Raw sewage escaping from manhole near creek that feeds Emerald Lake

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Hi Amanda,

You previously helped us with our sewer line connection at 656 Park Road. Unfortunately I noticed that at our current home, 545 Live Oak Ln, there is raw sewage escaping from the manhole. This manhole is gravity fed into the same manhole behind 655 Park that your crew services (monthly?) to keep it operational. We also connected 656 Park to this unit. See pictures below. Beyond the smell affecting our home, I am concerned about the potential of raw sewage entering the creek and making its way down to Emerald Lake, which is open for my neighbors' use this summer.

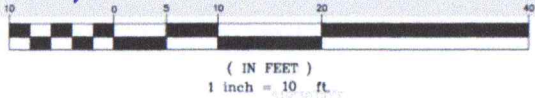
Please feel free to call me if I can provide additional help,

-Ed Cox

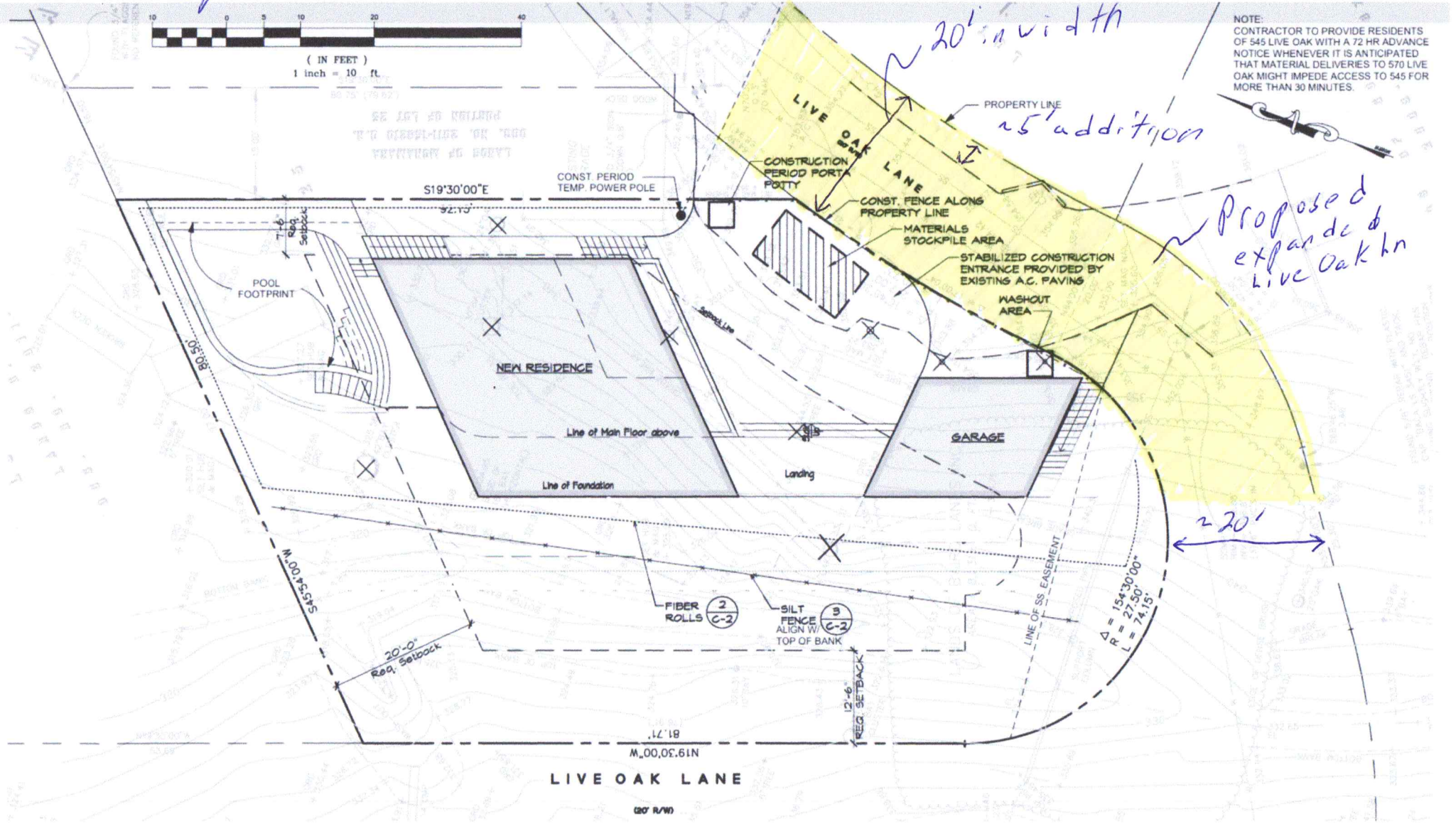
650.364.3035

Raw Sewage Leak >24 Hrs

# Attachment 4: Proposed Path Forward



NOTE:  
CONTRACTOR TO PROVIDE RESIDENTS  
OF 545 LIVE OAK WITH A 72 HR ADVANCE  
NOTICE WHENEVER IT IS ANTICIPATED  
THAT MATERIAL DELIVERIES TO 570 LIVE  
OAK MIGHT IMPEDE ACCESS TO 545 FOR  
MORE THAN 30 MINUTES.



EROSION CONTROL PLAN WITH CONSTRUCTION MANAGEMENT REQUIREMENTS

SCALE: 1"=10'-0"