



Outlook

FW: URGENT: Public Health (Private Well) Protections & Zoning Review Request - 0 Coronado St / Ferdinand Ave (APNs 047-207-190 & 047-207-290)

From Planning_plngbldg <plngbldg@smcgov.org>**Date** Wed 7/15/2026 8:23 AM**To** PLANNING_PlanningProjects <PlanningProjects@smcgov.org>; PLANNING_BuildingCounter <BuildingCounter@smcgov.org>; PLANNING_PRA <PlanningPRA@smcgov.org>

From: MJ CAD <steelheadmc@yahoo.com>**Sent:** Tuesday, July 14, 2026 6:57 PM**To:** Planning_plngbldg <plngbldg@smcgov.org>**Cc:** HS_EH_EnvHealth <envhealth@smcgov.org>**Subject:** URGENT: Public Health (Private Well) Protections & Zoning Review Request - 0 Coronado St / Ferdinand Ave (APNs 047-207-190 & 047-207-290)

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To: San Mateo County Planning Department (plngbldg@smcgov.org)**CC:** San Mateo County Environmental Health Division envhealth@smcgov.org

To Whom It May Concern,

I am the immediate next-door neighbor situated to the right of the proposed development at Coronado Street and Ferdinand Avenue, associated with Lot Merger PLN2024-00240.

A Neighborhood Scale Demonstration Board has recently been posted on-site as part of the public notice process. As an adjacent property owner who will be directly affected by this proposal, I am submitting my formal comments and respectfully requesting additional documentation and careful review of several significant issues before this project moves forward.

1. Urgent: Protection of Existing Domestic Water Well

My home's sole source of potable water is an active private domestic well located immediately adjacent to the proposed development site. Because this well is critical to my household, ensuring its protection throughout review, permitting, and construction is of paramount importance.

The preliminary materials presented for public review do not appear to identify or address this existing infrastructure. I respectfully request that the County require the applicant to:

- Clearly identify my active wellhead on the official civil, grading, and topographic plans so compliance with all San Mateo County Environmental Health setback requirements can be verified.
- Demonstrate that all proposed foundations, grading, excavation, sewer laterals, and utility improvements maintain all required health and safety setbacks from a private domestic water source.
- Evaluate whether grading, excavation, foundation construction, or other site work could adversely affect groundwater flow, well integrity, or the structural stability of the existing well casing.

Because this well supplies my home's only source of drinking water, I believe these issues warrant careful review before any approvals are granted.

2. Stormwater Runoff and Public Infrastructure

This site is located adjacent to a known historical stormwater drainage path along Ferdinand Avenue. As the County is aware, recurring drainage problems in this area recently resulted in the Ferdinand Avenue Drainage Improvements Project and substantial public investment in upgraded stormwater infrastructure. Given the steep topography and the scale of the proposed three-story residence, I have significant concerns that changes to grading, drainage patterns, and impervious surface area could adversely affect neighboring properties or the County's recently upgraded drainage infrastructure if not carefully engineered and reviewed.

I respectfully request that the County require a thorough engineering evaluation confirming that the proposed grading, drainage design, and foundation work will not redirect runoff, increase downstream impacts, or compromise existing public infrastructure.

3. Verification of Lot Size and Zoning Compliance

This proposal relies on the merger of two historically separate parcels in order to create a buildable lot. Because compliance with minimum lot size requirements is central to the proposal, I believe careful verification of the merged parcel's dimensions is warranted.

Publicly available records indicate that the combined parcel area is approximately 5,300 square feet, only marginally exceeding the 5,000 square foot minimum building site requirement. Given this narrow margin, I respectfully request that the Planning Department require a certified boundary survey prepared by a licensed California Land Surveyor verifying the exact horizontal square footage of the merged parcel.

In addition, I request that the County carefully verify:

- Compliance with minimum lot size requirements.
- The net buildable area after accounting for required setbacks, easements, and any public dedications.
- Compliance with maximum allowable lot coverage and other applicable zoning standards.

Given the apparent scale of the proposed three-story residence, I believe these calculations deserve particularly careful scrutiny to ensure full compliance with County zoning requirements.

4. Public Notice and Plan Legibility

The Neighborhood Scale Demonstration Board currently posted on the property does not provide neighboring residents with sufficient information to meaningfully evaluate the proposal.

While the plans illustrate general property boundaries, many of the dimensions are largely illegible from a reasonable viewing distance due to the font size and print quality. In addition, the posted plans do not clearly identify the numerical setback dimensions necessary for neighboring property owners to independently evaluate compliance with applicable zoning standards.

As a result, affected residents are unable to fully understand or evaluate the proposal during the public notice period. I respectfully request that digital copies of the current architectural, site, grading, drainage, and elevation plans be made available for public review.

5. Building Massing, Privacy, and Neighborhood Compatibility

The posted renderings depict a substantial three-story residence that appears to approach the maximum height permitted within the zoning district.

Based on the posted renderings, the side elevation facing my property contains numerous upper-story windows directly overlooking my home and yard. I respectfully request that the County evaluate the project's impacts related to privacy, building massing, shading, and overall compatibility with the surrounding residential neighborhood as part of its design review.

Requests for Information

To ensure neighboring property owners have an adequate opportunity to review and understand this proposal, I respectfully request the following:

- Digital PDF copies of the current architectural, grading, drainage, site, and elevation plans.
- The active planning and design review case number associated with this proposal.
- The name and contact information of the assigned project planner.

Thank you for your time and consideration. I appreciate the County's commitment to ensuring that projects are reviewed thoroughly, transparently, and in a manner that protects neighboring properties, public infrastructure, and public health.

As an immediately adjacent homeowner whose property, drinking water supply, and quality of life may be directly affected by this project, I respectfully request that these concerns receive careful consideration as part of the County's review process.

Sincerely,

Michael J Cadden

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