

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: San Mateo
 Address: 555 County Center, 1st Floor
Redwood City, CA. 94063

From:

Public Agency: County of San Mateo- Planning
 Address: 455 County Center, 2nd Floor
Redwood City, CA. 94063
 Contact: Samuel Becker, Project Planner
 Phone: 650-382-4493

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026050477

Project Title: Cordilleras Road Major Subdivision

Project Applicant: Edenbridge, Inc. (Attn: Eric Zweig)

Project Location (include county): 1815 Cordilleras Rd, Emerald Lake Hills, CA. (San Mateo County)

Project Description:

General Plan Amendment, Major Subdivision, Grading Permit, and a Protected Tree Removal permit to subdivide 1.8 -net-acre parcel into 5 parcels (Lots 1-5). The proposed subdivision requires an amendment to the General Plan designated density. Therefore, the project proposes to amend the General Plan Designation from Low Density Residential (0.3-2.3 du/net acre) to Medium-Low Density Residential (2.4-6.0 du/net acre).

This is to advise that the County of San Mateo - Planning and Building has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on 08/25/2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.smcgov.org/planning/project-ceqa-documents>

Signature (Public Agency): Sam Becker Title: Project Planner

Date: 08/28/2026 Date Received for filing at OPR: _____