

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: _____ MARK CHURCH, County Clerk
Phone: _____ By _____

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF

AUG 28 2026

NIKES LOPSHIRE

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: _____



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

41-08282026-0001

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF SAN MATEO - PLANNING DIVISION		08/28/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SAN MATEO COUNTY	129608	
PROJECT TITLE		

CORDILLERAS ROAD MAJOR SUBDIVISION

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
COUNTY OF SAN MATEO - PLANNING DIVISION		
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

- ☐ Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
- ☒ Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ 3,043.75
- ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____
- ☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)
- ☐ Fee previously paid (attach previously issued cash receipt copy)

- ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- ☒ County documentary handling fee \$ 50.00 \$ 50.00
- ☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 2014

TOTAL RECEIVED \$ 3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
<i>X. Niles Lopshire</i>	Niles Lopshire Deputy Clerk

County of San Mateo
Clerk-Recorder
Mark Church
555 County Center
Redwood City, CA 94063
(650) 363-4500

Receipt No.: RPT20260050249

Finalization No.: 2026049103

Cashier: 78

Register: 021

Date/Time: 08/28/2026 09:25 AM

Item	Title	Count
1	EIRMN	1

Fish & Game: Mitigated Negative
Declaration

Document No.: 129608

Filing Time: 09:25 AM

Filing Total: \$3,093.75

Filing Fee: \$3,043.75

Total Amount Due: \$3,093.75

Total Paid

Check Tendered: \$3,093.75

#2014

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

<https://www.smoacre.org/>



Edenbridge Land and Cattle LLC

SMC

County of San Mateo

DATE		INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
8-27-26		CEQA NOD C	CEQA NOD filing fee	3093.75		3093.75
CHECK DATE	8-27-26	CHECK NUMBER	2014	TOTAL >	3093.75	3093.75

PLEASE DETACH AND RETAIN FOR YOUR RECORDS