

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Cordilleras Road Major Subdivision, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2025-00350

OWNER: Jefferson 10 Investors, LP

APPLICANT: Edenbridge, Inc. (Attn: Eric Zweig), P.O. Box 1825, Los Altos, CA. 94023

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Samuel Becker, Project Planner, 650/382-4493

ASSESSOR'S PARCEL NO.: 057-070-090 and 057-063-010

LOCATION: 1815 Cordilleras Road, Emerald Lake Hills, CA. 94062

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). Site improvements, including installation of utilities and creation of a new private road required for the subdivision result in 580 cubic yards of cut and 5 cubic yards of fill, and the removal of two protected trees. The existing single-family development and accessory structures are proposed to be demolished.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Basic Construction Air Quality Measures

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all

- access points.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 2: Pre-Construction Dusky-Footed Woodrat Survey. A qualified biologist shall conduct a pre-construction survey for dusky-footed woodrat nests within the project disturbance area and a 100-foot buffer no more than 14 days prior to the commencement of ground-disturbing activities or vegetation removal. The survey results shall be documented and submitted to the County. If woodrat nests are identified within the survey area, the avoidance and relocation measures specified in Mitigation Measure 5 shall be implemented prior to construction.

Mitigation Measure 3: Pre-Construction Nesting Bird Survey. If construction or tree removal activities are scheduled during the nesting season (February 1 through August 31), a qualified biologist shall conduct a pre-construction nesting bird survey of the project site and surrounding area (250-foot buffer for raptors, 100-foot buffer for passerines) no more than 14 days prior to the start of construction. If active nests are identified, the avoidance measures specified in Mitigation Measure 6 shall be implemented.

Mitigation Measure 4: Pre-Construction Bat Roost Survey. A qualified biologist shall conduct a pre-construction survey of trees proposed for removal and structures proposed for demolition to assess bat roosting potential no more than 14 days prior to tree removal or demolition. The survey shall focus on tree cavities, crevices, and exfoliating bark. If active bat roosting is confirmed, the avoidance and exclusion measures specified in Mitigation Measure 7 shall be implemented.

Mitigation Measure 5: Dusky-Footed Woodrat Avoidance. If active woodrat nests are found during the pre-construction survey required by Mitigation Measure 2, a no-disturbance buffer of no less than 25 feet shall be established around each nest and maintained throughout construction. If avoidance is infeasible, a qualified biologist shall prepare and implement a woodrat relocation plan, including passive relocation techniques, subject to review and approval by CDFW.

Mitigation Measure 6: Avoidance of Migratory Bird Species. If active nests are found during the pre-construction survey required by Mitigation Measure 3, the qualified biologist shall establish species-appropriate no-disturbance buffers (typically 250 feet for raptors and 50–100 feet for passerines). Buffers shall remain in place until the biologist determines that young have fledged or the nest is no longer active. Buffer distances may be adjusted at the discretion of the biologist based on site conditions and species tolerance.

Mitigation Measure 7: Roosting Bat Avoidance. If active bat roosts are found during the pre-construction survey required by Mitigation Measure 4, tree removal or demolition of the occupied structure shall be postponed until bats have vacated the roost. If a maternity roost is present (April 15 through August 31), a no-disturbance buffer shall be maintained until juveniles are volant, as determined by a qualified biologist. Passive exclusion measures may be implemented outside of the maternity season under the direction of a qualified biologist.

Mitigation Measure 8: Environmental Awareness Training. Prior to the commencement of construction activities, a qualified biologist shall conduct an environmental awareness training for all construction personnel. The training shall include identification of special-status species and sensitive habitats potentially present on the project site, required avoidance and minimization measures, permit conditions, and the procedure for encountering protected species during construction.

Mitigation Measure 9: Worker Awareness Training

Prior to the start of work, awareness training shall be provided to all construction crew. Training will include a description of all cultural resources that may be found on or near the Project Study Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered at the site.

Mitigation Measure 10: Statement on Plans

The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.

Mitigation Measure 11: On-Call Archaeologist

The project proponent shall retain a Professional Archaeologist on an “on-call” basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist.

Mitigation Measure 12: Monitoring Closure Report

A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

Mitigation Measure 13: Unanticipated Discoveries

In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.

Mitigation Measure 14: Inadvertent Discovery of Human Remains

Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 15: Implement All Recommendations of the Geotechnical Reports

All grading, drainage, foundation, and construction activities shall comply with the recommendations in SFB Geotechnical Studies and all conditions as outlined by the County Geotechnical Section.

Mitigation Measure 16: Full Erosion Control and Drainage Plans

At the time of application to construct the road and utilities as part of the subdivision, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through

the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b) Minimize the area of bare soil exposed at one time (phased grading).
- c) Clear only areas essential for construction.
- d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow.
- k) The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- l) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

- m) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n) Control fuels and other hazardous materials, spills, and litter during construction.
- o) Preserve existing vegetation whenever feasible.

Mitigation Measure 17: Wet Season Grading

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 18: Erosion Control and Tree Protection

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 19: At the time of any building permit application associated with this project, including but not limited to the construction of access road, and future development of the lots, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed Climate Beneficial Actions by Project Developers Form or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

Mitigation Measure 20: Each lot shall have its own stormwater management facility and each of the drainage/stormwater facilities must meet the County's Peak Flow and Volume Requirement of collecting stormwater runoff from a 10-year, 1 hour storm event.

Mitigation Measure 21: Implement All Recommendations of the Drainage Reports and Conditions of Approval

All grading, drainage, foundation, and construction activities shall comply with the recommendations in applicant Drainage Analyses and all conditions as outlined by the County Drainage Section.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: May 13, 2026 – June 2, 2026

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m.**, June 2, 2026.

CONTACT PERSON

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Samuel Becker, Project Planner