

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** June 10, 2026

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of: (1) General Plan Map Amendment to change a 79,890 sq. ft./1.8 net-acre developed parcel from Low Density Residential to Medium-Low Density Residential; (2) Major Subdivision, Grading Permit, and Protected Tree Removal Permit to allow for a subdivision of subject parcel into 5 lots of development (Lots 1-5); and (3) certification of a Mitigated Negative Declaration, located at 1815 Cordilleras Road in the Emerald Lake Hills area of unincorporated San Mateo County.

County File Number: PLN2025-00350 (Edenbridge)

**PROPOSAL**

The applicant proposes a Major Subdivision to create 5 lots for future single-family development. The subdivision would require a General Plan Amendment to change 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). The project site is made up of two non-contiguous lots of record (with two assessor's parcel numbers) which constitute one legal parcel, even though bisected by lands owned by the San Francisco Public Utilities Commission (SFPUC). The larger portion of the parcel (APN 057-070-090) is 75,380 sq. ft. in size and the smaller triangular shaped portion (APN 057-063-010) 4,510 sq. ft. in size. The subject parcel is zoned RH/DR (Residential Hillside/Design Review District) and is currently developed with a single-family home and accessory structures which will be demolished as part of this project. Site improvements, including installation of utilities and creation of a new private road required for the subdivision, would result in 580 cubic yards of cut and 5 cubic yards of fill, and the removal of two protected trees.

**RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors:

1. Approve the proposed General Plan Amendment, Major Subdivision, Grading Permit, and Protected Tree Removal Permit by adopting the required findings and conditions of approval.

2. Adopt the resolution to certify the Mitigated Negative Declaration by adopting the required findings and conditions of approval
3. Adopt the resolution to change the subject parcel's General Plan Land Use Designation from Low Density Residential (Urban) to Medium-Low Density Residential (Urban).

## **SUMMARY**

The project site, interior lots located with frontage to Cordilleras Road along the north side of the property, is located at 1815 Cordilleras Road in the Emerald Lake Hills neighborhood. The property is currently developed with a single-family residence and accessory structures and is surrounded by residential development/land use in all directions, with the exception of the one, vacant parcel to the South. Given the larger parcel sizes, minimum of 12,000 sq. ft. for the RH zoning district based on applicable slope percentage, and low-density residential development on abutting lands, the area has maintained a significant amount of natural vegetation and trees which give this area a more rural appearance despite being an urbanized area. The applicant intends to demolish the existing single-family residence subdivide the parcel into 5 lots for single-family development. The subdivision has been reviewed for zoning district compliance (RH District; 12,000 sq. ft. minimum parcel size), and other relevant ordinances (Grading, Subdivision, Tree Protection Ordinances), and California Environmental Quality Act (CEQA).

An Initial Study/Mitigated Negative Declaration was prepared for the project that concludes the proposed project will not have any significant environmental impacts as mitigated and conditioned.

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** June 10, 2026

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**SUBJECT:** Consideration of a recommendation to the Board of Supervisors regarding: (1) General Plan Map Amendment to change a 79,890 sq. ft./1.8 net-acre developed parcel from Low Density Residential to Medium-Low Density Residential; (2) Major Subdivision, Grading Permit, and Protected Tree Removal Permit to allow for a subdivision of subject parcel into 5 lots of development (Lots 1-5); and (3) adoption of a Mitigated Negative Declaration, located at 1815 Cordilleras Road in the Emerald Lake Hills area of unincorporated San Mateo County.

County File Number: PLN2025-00350 (Edenbridge)

**PROPOSAL**

The applicant proposes a Major Subdivision to create 5 lots for future single-family development. The subdivision would require a General Plan Amendment to change 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). The project site is made up of two non-contiguous lots of record (with two assessor's parcel numbers) which constitute one legal parcel, even though bisected by lands owned by the San Francisco Public Utilities Commission (SFPUC). The larger portion of the parcel (APN 057-070-090) is 75,380 sq. ft. in size and the smaller triangular shaped portion (APN 057-063-010) 4,510 sq. ft. in size. The subject parcel is zoned Residential Hillside/Design Review District (RH/DR) and is currently developed with a single-family home and accessory structures which will be demolished as part of this project. Site improvements, including installation of utilities and creation of a new private road required for the subdivision, would result in 580 cubic yards of cut and 5 cubic yards of fill, and the removal of two protected trees.

**RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors:

1. Approve the proposed General Plan Amendment, Major Subdivision, Grading Permit, and Protected Tree Removal Permit by adopting the required findings and conditions of approval in Attachment A.

2. Adopt the resolution to adopt the Mitigated Negative Declaration by adopting the required findings and conditions of approval.
3. Adopt the resolution to change the subject parcel's General Plan Land Use Designation from Low Density Residential (Urban) to Medium-Low Density Residential (Urban).

## **BACKGROUND**

Report Prepared By: Sam Becker, Project Planner

Applicant: Eric Zweig for Edenbridge, Inc.

Owner: Jefferson 10 Investors, LP

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 500 feet of the project parcel and a notice for the hearing posted in a newspaper, San Mateo County Times, of general public circulation.

Location: 1815 Cordilleras Road, Emerald Lake Hills

APN(s): 057-070-090 and 057-063-010.

Size: Current parcel is 79,890 sq. ft. or 1.834 acres in size. The size of resulting lots are listed in Table 1, shown in Section A.2.

Existing Zoning: RH/DR (Residential Hillside/Design Review District)

General Plan Designation: Low Density Residential

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Residential

Water Supply: California Water Service

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: Flood Zone X (Area of Minimal Flood Hazard); FEMA Panel No. 06081C0282E, effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared and circulated for this proposal. The public comment period commenced on May 13, 2026, and ended on June 2, 2026. As of the date of this publication, two public comments were received. First, from the Department of Toxic Substances Control (DTSC), where the department recommended that a survey be completed for presence of lead-based paints and other similar products at time of demolition of existing structures, and that all imported soil/fill materials be tested to meet screening levels as outlined by DTSC's guidelines. To address the comment received from DTSC, staff has added a condition of approval to this report, see condition No. 67. Second, a comment from the neighboring property owner (1817 Cordilleras Road) was received with concerns of the proposed construction and grading activities, noting the potential impacts on those of older age and with existing health conditions. Specifically, the comment requested a reduction of allowable construction operation hours, daily dust control, sound barrier installation, and contact information for the project manager who will be on-site during activities. As part of this staff report, staff has included standard conditions of approval, see condition no.(s) 10 –15, that ensure the implementation of adequate erosion and sediment control, including dust control, and construction operation hours as codified in the San Mateo County Noise Ordinance. Staff has determined a less than significant environmental impact by implementing the standard conditions and approvals associated with the permits in this case, if the applicant wishes to agree to shorter, daily work hours or any other stricter measures than codified in County ordinance(s), that would be agreed upon outside the parameters of a condition of approval or mitigation measure.

Also, during circulation, the applicant requested clarification on Mitigation Measure No. 20, which describes one acceptable approach to meeting the applicable drainage requirements. Staff's intent, consistent with County drainage regulations, was to allow multiple compliant drainage design pathways, not to mandate a single configuration for all lots. To reflect this intent, staff has added specific conditions of approval establishing two equally acceptable compliance scenarios, see condition(s) No. 36 and No. 37, which reads that each lot may construct its own stormwater management facility sized to the 10-year, 1-hour storm event, or if individual facilities are not feasible, the subdivision may instead construct a shared stormwater management or LID facility sized to the 100-year design storm to serve multiple parcels. Both approaches satisfy the County's objective drainage standards and ensure that stormwater is properly retained, detained, and conveyed consistent with the County Drainage Manual and CEQA criteria. Since either scenario will achieve a compliant outcome and fully mitigates potential drainage impacts, this clarification does not alter staff's environmental analysis or the determination that the project's drainage impacts can be reduced to a less-than-significant level. The flexibility provided through the conditions of approval is consistent with the intent of the mitigation measures and ensures that the project will comply with all applicable stormwater regulations regardless of which design scenario is implemented.

Setting: The project site is made up of two non-contiguous lots of record (with two assessor’s parcel numbers) which constitute one legal parcel. The parcel is bisected by lands owned by the San Francisco Public Utilities Commission. The larger portion of the parcel (APN 057-070-090) is 75,380 sq ft. in size and the smaller triangular shaped portion (APN 057-063-010) is approximately 4,510 sq. ft. in size. The property is currently developed with single-family residential development including a single-family residence and multiple accessory buildings. The project parcel is zoned RH/DR (Residential Hillside/Design Review Districts) and is an interior lot with frontage to Cordilleras Road along the north side of the property. Cordilleras Road is a County-maintained road that is 40 feet wide, where sidewalks are not present along the road and residents often park their vehicles along the street and within the County Right of Way (ROW). The parcel is surrounded by residential development and land use in all directions, with the exception of the one, vacant parcel to the south. Given the larger parcel sizes and low density residential development, the area has maintained a significant amount of natural vegetation and trees, which give this area a more rural appearance despite being an urbanized area.

Chronology:

<u>Date</u>	<u>Action</u>
June 25, 2025	- Major Development Pre-Application Public Workshop (PRE2025-00020) to present major subdivision and general plan amendment proposal to community.
October 9, 2025	- Application Submitted.
March 11, 2026	- Application Deemed Complete.
May 13- June 2, 2026	- Initial Study/Mitigated Negative Declaration (IS/MND) published.
June 10, 2026	- Planning Commission public hearing.

**DISCUSSION**

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project for conformance with all applicable General Plan policies. The policies applicable to this project include the following:

a. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) seeks to minimize soil erosion and sedimentation. The project includes 585 cubic yards (c.y.) of grading to create a private road and biotreatment detention areas. The road to provide ingress/egress and emergency vehicle access will require 260 c.y. of cut and 5 c.y. of fill. The biotreatment areas for on-site drainage will require 320 c.y. of cut and zero fill. Collectively, these grading activities are not excessive and have been limited to the minimum extent necessary to create well-designed, accessible lots that meet Fire Code access requirements and provide adequate stormwater detention and treatment for safe long-term site use. The grading respects the natural topography, avoids unnecessary alteration of the hillside, and is consistent with General Plan Policy 2.17, which calls for minimizing grading while ensuring functional and safe site development.

In addition, County standards prohibit grading during the winter season, unless expressly authorized by the Director of Planning and Building, further reducing the potential for erosion and sedimentation. The project is also subject to Grading (Chapter 10.68), Design Review (Chapter 8.256) and the Residential Hillside (RH) zoning standards (Chapter 8.110), which regulate grading, building placement, and landscaping to ensure that development is visually compatible with the hillside setting and that earthwork is minimized to the extent feasible. Conditions of approval, including mitigation measures identified in the IS/MND, require implementation of best management practices to control erosion and sedimentation throughout construction. Collectively, these requirements ensure that grading is carefully controlled, environmentally responsible, and consistent with the intent of General Plan Policy 2.17.

b. Visual Quality

Policies 4.15 (*Appearance of New Development*) and 4.36 (*Urban Area Design Concept*) require development in urban areas to promote and enhance good design, siting, site relationships, and other aesthetic considerations. The proposed subdivision layout arranges new parcels in a way that reflects the existing development pattern of Emerald Lake Hills, with lots that can accommodate future development of single-family homes on wooded hillside lots. The lot designs promote following the site's natural topography, rather than forcing a congruent lot pattern seen in subdivision projects in other Urban areas, in order to create a subdivision that is consistent with surrounding development when viewed from Cordilleras Road and adjacent homes. With respect to the visual impacts of grading and tree removals associated with the subdivision, the proposal design limits

grading and tree removal to what is necessary to comply with proper ingress/egress and emergency vehicle access requirements, which results in the removal of two protected trees, to be mitigated by the replanting required pursuant to the County Tree Ordinance. All future development of new single-family residence(s) will be subject to Chapter 8.256 - Emerald Lake Hills Design Review Standards, which include visual quality considerations including, but not limited to: building massing, height transitions and roof style, exterior materials and colors, tree protection and landscaping features. These standards will regulate each lot's development to ensure individually they are designed to be compatible with the neighborhood's visual character and natural hillside setting.

In accordance with Policy 4.36, the project also supports the County's broader urban design objectives by infilling in an already developed residential area rather than furthering sprawl. The subdivision makes more efficient use of an underutilized parcel within the urban boundary, contributing to orderly infill development and strengthening the long-term stability of the neighborhood. The proposed density is on the lower end of the designated range (2.4 - 6.0), less than 3 dwelling units per acre (du/ac) proposed where a maximum of 6 du/ac is allowable under Medium-Low density land use designation. Also, as shown on the tentative map, the lot layout is compatible with zoning regulations for minimum lot size/width and can accommodate a building footprint that meets the setback development standards for the zoning district. Overall, the proposed subdivision layout and the resulting development of the lots, as proposed and conditioned, will reflect the development pattern found throughout Emerald Lake Hills, where other instances of similar densities (Medium-Low) can be found in nearby areas.

c. General Land Use

Policy 7.16 (*Land Use Objectives for Urban Areas*) and Policy 7.17 (*Appropriate Land Use Designations for Urban Areas*) encourages the designation of residential land uses in urban areas; seeks to maximize the efficiency of public facilities, services and utilities; and revitalize existing developed areas and discourage urban sprawl, among other goals. The proposed project complies with Policy 7.16 by creating lots that will allow for the replacement of an aging structure with new single-family residences on a site already served by public infrastructure. The subdivision represents a more efficient use of an underutilized parcel within an established residential community, strengthening the existing neighborhood without extending development into undeveloped areas or requiring new service extensions.

The project also aligns with Policy 7.17, which calls for applying land use designations that reflect the development pattern, infrastructure capacity, and community context of urban areas. The proposed change to a Medium-Low Density Residential designation and the subdivision of the property into five lots is compatible with the design and development expectations of the proposed land use designation for this urban area. The resulting density, under three units per acre, is on the lower end of the Medium Low-Density range allowance and remains below the intensity of other approved projects in Emerald Lake Hills. The surrounding neighborhood already contains a wide mix of parcel sizes and development patterns, and the proposed subdivision aligns with this established character. As a result, the project maintains the qualities of existing residential land use character of the surrounding areas as the proposed lot configuration and building envelopes are consistent with the surrounding development pattern. Overall, the proposed subdivision will provide for efficient use and renewal of the site with considerations to Design Review District, Tree Protection Ordinance, and Zoning Regulations standards when developed.

d. Urban Land Use

Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*), Policy 8.30 (*Infilling*), and Policy 8.35 (*Zoning Regulations*) provide guidelines for appropriate designation and densities of properties located in Urban areas of the unincorporated County. The project is consistent with Policy 8.14, which directs the County to use the Emerald Lake Hills (ELH) Community Plan's density ranges as guidance for appropriate density of development, the resulting density of approximately 2.73 dwelling units per acre falls well within the development pattern already present in the neighborhood, where both low-density and medium-low-density parcels are interspersed. The proposed amendment brings the General Plan designation into better alignment with the site's RH/DR zoning designation and the physical characteristics of the property, ensuring that the subdivision continues the established character of the surrounding residential area.

The project is also consistent with Policy 8.30, which encourages reinvestment within existing urban neighborhoods where infrastructure and public services are already available. The site is to be fully served by existing water, sewer, and utility systems, and the proposed subdivision makes efficient use of this infrastructure. Replacing aging structures from the 1950s with new homes on an infill parcel strengthens the housing stock needed without expanding development

into undeveloped areas or requiring new service extensions. This approach reinforces the County's goals for efficient growth within designated urban communities.

The proposed project is also consistent with Policy 8.35, which emphasizes maintaining and enhancing the character of established single-family neighborhoods. The proposed subdivision results in lot sizes, configurations, and development envelopes that comply with the applicable standards of the Residential Hillside (RH) zoning district, as set forth in Chapter 8.110 of the County Zoning Regulations. The RH district is intended to regulate development on steeply sloped, visually sensitive hillside areas, and the subdivision has been designed to meet minimum lot area requirements, slope-responsive design provisions, and site layout standards in order to be similar in scale and pattern to surrounding development. Furthermore, any future residential development on the newly created parcels will be subject to Design Review, pursuant to Chapter 8.256 of the Zoning Regulations. Through this process, proposed structures must demonstrate compliance with RH development standards and applicable hillside design criteria, including requirements related to building massing, height, architectural character, grading, landscaping, and tree protection. Design Review ensures that future development is compatible with the established neighborhood context and maintains the visual quality of the hillside environment.

e. Water Supply and Wastewater

Water Supply Policies 10.10 (*Water Suppliers in Urban Areas*) and 10.12 (*Coordination of Water Suppliers*) call for water systems to be the appropriate water supply for urban areas and seek to ensure water providers have capacity commensurate with the level of development permitted by adopted land use plans. The project property is currently served by San Francisco Public Utilities Commission (SFPUC). However, SFPUC is currently working with the California Water Service Company (Cal Water) to transfer service to the subject property and any future development(s), once they have been officially released by SFPUC. Cal Water has provided a conditional will serve verification letter to confirm this transfer of service.

Additionally, Wastewater Policies 11.4 (*Adequate Capacity for Unincorporated Areas*) and 11.5 (*Wastewater Management in Urban Areas*) call for sewerage systems to be the appropriate method of wastewater management in urban areas and seek to ensure adequate capacity is available for unincorporated areas. The subject parcel is currently served by Fair Oaks Sewer Maintenance District. The District has reviewed the project and indicated that it is able to provide sewer

service to the proposed subdivision. No request for an additional wastewater treatment facility was required but each resulting parcel must obtain individual sewer lateral per the District's provided conditions.

f. Transportation

Policy 12.21 (*Local Circulation Policies*) seeks to ensure local circulation systems function adequately to maximize freedom of movement for transportation users and allows adequate and safe access for various land uses. A traffic analysis report conducted by Hexagon Transportation Consultants Inc., dated December 16, 2024, was submitted as part of the permit application. This report noted that replacing one single family home with five new single-family homes would result in a net increase of four homes and a very low level of trip operation. Per the report, a single-family detached home generates an average of 9.43 trips per day, and based on this data, the report found that the proposed project is expected to generate approximately 47 vehicle trips per day at its fullest extent. This increase of 9.43 to 47 daily vehicle trips does not reach the threshold for a transportation impact to be considered significant, which is 110 or more vehicle trips per day according to California Office of Planning and Research (OPR) Vehicle Miles Traveled (VMT) guidelines. Additionally, this maximum expected trip generation is below the County Department of Public Works and City/County Association of Government's (C/CAG's) thresholds for requiring a traffic impact study although one has been provided.

The project site is accessed from and has existing frontage on Cordilleras Road. Cordilleras Road is a County-maintained road that is 40 feet wide, where sidewalks are not present along the road. The project is not expected to have an adverse impact to non-motorized travel or to existing access to other properties along Cordilleras Road. The project has been reviewed by and received conditional approval by the Department of Public Works (DPW). While DPW is not requiring off-site improvements, like sidewalks, as part of the project; the project has been conditioned to provide dedication of 5-foot strip along the portion of the property abutting Cordilleras Road as road right-of-way (ROW). This will allow for available space to accommodate, if necessary, any future public roadway improvements or sidewalk construction.

g. Housing Element

Policy HE 11 (*Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs*) encourages modification of the General Plan land use designations and zoning regulations to accommodate the construction of needed new housing units. The State of California requires each jurisdiction in the State to include a Housing Element as part of its General Plan. Within the County Housing Element, one of the required components is to demonstrate how the existing and projected housing needs of people of all income levels will be met. The State's process to identify the type and amount of housing units each jurisdiction is required to provide is called the Regional Housing Need Allocation (RHNA) and covers an eight-year period. Although the current proposal does not include housing development, a major subdivision to create five lots for single-family development is the intent of this proposal. Five dwelling units on approximately 1.834 acres results in a density of approximately 2.73 du/ac, which is just above the maximum allowed under existing Low Density Residential designation of .3 – 2.3 du/ac. The proposed amendment to the density would result in a project that would be on the low end of the range of Medium- Low Density Residential designation of 2.4 – 6 du/ac. However, there are other instances of Medium-Low Density Residential designations throughout the Emerald Lake Hills community.

2. Conformance with Zoning Regulations

The project site is located within the Residential Hillside/Design Review (RH/DR) zoning district. In accordance with Chapter 8.110 of the County Zoning Regulations for RH district, the proposed subdivision to create lots for future development of single-family residences is consistent with the purpose of the zoning district. Pursuant to RH zoning district regulations, minimum lot size is based on slope with a minimum of 12,000 square feet. For all lots with 0-17% slope, the 12,000 square feet minimum is applicable, for which of the resulting lots proposed all have less than 17% slope, and as shown in Table 1. Resulting Lot Size(s) below, all newly created lots conform with minimum lot sizes. Although, Lot 4 will have a small portion bisected from the other adjacent lots, as SFPUC land bisects subject property, as described in setting section. However, the total lot size conforms to development standards and all resulting lots comply with the minimum lot width (50 feet), as required by the zoning district. As designed and proposed, the subdivision layout ensures that each resulting lot could accommodate future development that can conform with the development standards (e.g. setbacks, lot coverage, floor area) of the zoning district, in order to maintain consistency with the development pattern of the surrounding area. As further evidenced on the tentative map, potential

driveway locations and a building footprint that maintains required setbacks are shown, demonstrating the potential for each lot to be properly developed in accordance with relevant standards and regulations. Future proposed developments will be reviewed for consistency with the architectural, site planning, and neighborhood compatibility criteria outlined in Chapter 8.256, including building massing, height transitions, roof forms, exterior materials, and integration with the natural hillside setting. Site plans will be required to minimize grading, preserve significant trees where feasible, and incorporate landscaping that reflects the wooded character of Emerald Lake Hills. Through this design review process, each new home will be evaluated to ensure it complements surrounding development and maintains the visual quality of the neighborhood.

<b>Table 1. Resulting Lot Size(s)</b>		
<b>Lot #</b>	<b>Gross Size (Sq. Ft.)</b>	<b>Net Size (Sq. Ft.)</b>
<i>Lot 1</i>	14,300	14,300
<i>Lot 2</i>	14,954	13,156
<i>Lot 3</i>	17,069	16,622
<i>Lot 4 (Total)</i>	19,433	17,123
<i>Larger Portion</i>	14,923	12,613
<i>Smaller Portion</i>	4,510	4,510
<i>Lot 5</i>	14,134	12,869

3. Conformance with Subdivision Regulations

Pursuant to Section 9.20.030 of San Mateo County Subdivision Regulations, staff must make the required findings as outlined the Findings for Approval of a Tentative Map or Tentative Parcel Map. Staff concluded that the findings required to approve the requested subdivision application can be made as follows:

a. **That the proposed map is consistent with applicable general and specific plans;**

Staff has reviewed the tentative map and found it consistent as conditioned in Attachment A of this report, with State and County subdivision regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Section A.1 and A.2 of this report, specifically with regard to soil resources, visual quality, urban land use, water supply, wastewater, transportation, and the housing element. The proposed project, as mitigated through the mitigation measures included in the IS/MND, has been determined to have a less than significant impact through CEQA review.

b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;**

Staff has reviewed the development and found it consistent, as conditioned in Attachment A of this report, with State and County subdivision regulations. The project is consistent with the County General Plan and Zoning Regulations as discussed in Section A.1 and A.2 of this report, specifically with regard to soil resources, visual quality, urban land use, water supply, wastewater, transportation, and the housing element. Therefore, the proposed project has been determined to have a less than significant impact through CEQA review.

c. **That the site is physically suitable for the type of development;**

As confirmed by planning staff and other reviewing agencies, the property is physically suitable for the type of development proposed, a major subdivision resulting in 5 lots for development. The existing APNs (one parcel of development) span 1.8 acres in size and include multiple buildings for single family and accessory uses. The unique size and location of the property with frontage along Cordilleras Road, allow for a subdivision into multiple lots that all meet the minimum lot size standards for the applicable zoning district. Each lot, at time of future development, would be required to comply with all zoning regulations, including Design Review Standards for the Emerald Lake Hills area. Additionally, via agency review, it was determined the site, as conditioned, can be served by utility providers (Water, sewer) to ensure that each resulting lot has adequate service. And it was determined that the site can accommodate future development, by providing adequate drainage and geotechnical design features, as conditioned by reviewing agencies.

d. **That the site is physically suitable for proposed density of development;**

The proposed subdivision seeks a medium-low density residential land use designation on a property currently designated for low density residential development. As detailed in the General Plan conformance section, the resulting density is consistent with the established development pattern in Emerald Lake Hills, where both low and medium-low density parcels already exist. The proposed General Plan Amendment brings the General Plan designation into better alignment with the site's RH/DR zoning district and the physical characteristics of the property, ensuring that the subdivision reflects the established character of the surrounding residential area. The property contains no physical constraints that would preclude the proposed redesignation or subsequent development; the site lacks sensitive habitats or hazardous conditions, has moderate slopes suitable for the

requirements of the zoning, requires only limited tree removal, and provides adequate area for stormwater treatment and access improvements. The proposed project will comply with all applicable Zoning, Subdivision, and Grading regulations, with the exception of the land use designation change. The project has been reviewed and conditionally approved by all applicable agencies. The project will be supported with water provided by California Water Service-Bear Gulch District and sewer service provided by the Fair Oaks Sewer Maintenance District, further demonstrating that the site is well-suited for the proposed density and development pattern.

- e. **That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the above, a tentative map or tentative parcel map may be approved if an Environmental Impact Report (EIR) was prepared for the subdivision and a finding is made pursuant to Subdivision (c) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make the mitigation measures or project alternatives identified in the EIR infeasible.**

Given the mitigation measures and conditions of approval, it is not anticipated that the project will cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The site is located in a highly urbanized area and is previously developed.

The project includes the removal of 2 protected trees, including one 40-inch Diameter at Standard Height (DSH) Coast live oak tree, one 46-inch DSH Valley oak tree, due to interference with the proposed access road required to serve the proposed subdivision. The proposal meets the necessary findings for removal, with those removals to be mitigated by the replanting of five 24-inch box native, oak trees. Additionally, as required under the County's Significant Tree Ordinance, a tree protection pre-site inspection will be required to ensure that all remaining trees are adequately protected prior to the start and for the duration of any grading and/or construction activity.

- f. **That the design of the subdivision or type of improvements is not likely to cause serious public health problems;**

The proposed subdivision is not likely to cause serious public health problems as the resulting lots would be served by public water and sewer systems that have adequate capacity to serve this project. Review of the project by affected agencies yielded no objections. There are no hazardous or noxious uses proposed and, as mitigated and conditioned, no public health problems are likely to occur from construction and grading work.

- g. **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no easements for the public at-large for access through or use of the property within the proposed subdivision. However, the design of the subdivision requires related site improvements, for example, a private road for ingress/egress, Kulchin Court, which includes emergency vehicle access easements. The proposed ingress/egress and emergency vehicle access meet the required dimensions and design considerations, as reviewed and conditioned by San Mateo County Fire Department and Department of Public Works (DPW). Additionally, a 5-foot right-of-way (ROW) dedication along Cordilleras Road and the northern side of the property for future public use was part of the conditional approval from Department of Public Works. As conditioned, the project's design will not conflict with public use or access as no easements go through or use the property.

- h. **In this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The project includes a 5-foot wide dedication along the frontage of the property to Cordilleras Road ROW, the tentative map shows this dedication. No easement is provided as part of this project that would provide public access through or use of the property within the proposed subdivision.

- i. **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

San Mateo County Department of Public Works (DPW) and the County's Drainage Section have reviewed the application and found the project, as conditioned, to be in conformity with applicable requirements.

- j. **That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is: a) Less than ten acres in size in the case of prime agricultural land, or; (b) Less than 40 acres in size in the case of land which is not prime agricultural land.**

The project site is not subject to a Williamson Act contract and is not designated by the General Plan as open space so the findings regarding such are not applicable to the proposed subdivision.

- k. **That, for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record: a) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code; b) Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and c) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.**

The project site is located within a State Responsibility Area identified as having a Moderate Fire Risk. The project is within the jurisdiction of San Mateo County Fire Department (SMCFD), who reviewed the project for compliance with applicable fire codes, including the ingress and egress for the subdivision, Kulchin Court. The project was deemed compliant and provided conditional approval by SMCFD as it was found the project design, location, and subdivision are consistent with applicable fire regulations. Through its review and conditions, SMCFD confirmed they will serve project location and that the project, including ingress/egress, meets relevant standards.

- I. **That, for the subdivision of land designated in the County General Plan as open space and located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record: a) The subdivision is consistent with the open space purpose; and If the subdivision would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structures shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (11) above.**

Although the project site is located within a State Responsibility Area identified as having a Moderate Fire Risk, the resulting parcel sizes are all much less than 40 acres in size. As described in Section (11), the responsible fire agency reviewed the project for compliance and granted conditional approval. The resulting parcels are proposed for single family residential development and will be subject to all applicable requirements for defensible space and fire protection.

### ***In-Lieu Fees***

See Attachment I, for an example of the formula for Parkland Fees in Lieu of Land Dedication, pursuant to Section 9.96.030 of the San Mateo County Subdivision Regulations. Fees will be reassessed and collected as a condition of approval for Final Map Recordation.

4. Conformance with Grading Regulations

Pursuant to Chapter 10.68 of the Grading Ordinance, regulating excavating, grading, filling and land clearing, the necessary improvements associated with the proposed subdivision involves approximately 585 cubic yards (cy.) of grading for the private road and biotreatment areas. Including 580 cy. of cut and 5 cy. of fill. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance. The findings and supporting evidence are outlined below:

- a. **That the granting of the permit will not have a significant adverse effect on the environment.**

The project will have a less-than-significant impact on the environment with the implementation of the mitigation measures proposed by the Mitigated Negative Declaration on elements identified as having a potential significant impact.

- b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance including the standards referenced in Section 10.68.170.**

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan, dust control measures, and required replacement of removed vegetation.

- c. **That the project is consistent with the San Mateo County General Plan.**

As outlined earlier in Section A.1 of this report, the project conforms to the General Plan.

5. Conformance with Tree Protection Ordinance

Pursuant to Chapter 8.440 - Significant Tree Regulations of the Zoning Regulations, a "Protected Tree" is defined as any tree that is 6 inches in diameter (19 inches circumference) or larger when measured 4.5 feet (54 inches) above the natural grade, when located in a Bayside Design Review District. All protected trees require a permit for removal. The project includes the removal of 2 protected trees, including one 40-inch DBH Coast live oak, one 46-inch DBH Valley oak, in connection with access road for proposed subdivision, meets the necessary findings for removal, with those removals to be mitigated by the replanting of five 24-inch box native, oak trees. Additionally, as required under the County's Significant Tree Ordinance, a

tree protection pre-site inspection will be required to ensure that all remaining trees are adequately protected prior to the start of and for the duration of any grading and/or construction activity.

## B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for this proposal. The public comment period commenced on May 13, 2026, and ended on June 2, 2026. As of the date of this publication, two public comments were received. First, from the Department of Toxic Substances Control (DTSC), where the department recommended that a survey be completed for presence of lead-based paints and other similar products at time of demolition of existing structures, and that all imported soil/fill materials be tested to meet screening levels as outlined by DTSC's guidelines. To address the comment received from DTSC, staff has added a condition of approval to this report, see condition No. 67. Second, a comment from the neighboring property owner (1817 Cordilleras Road) was received with concerns of the proposed construction and grading activities, noting the potential impacts on those of older age and with existing health conditions. Specifically, the comment requested a reduction of allowable construction operation hours, daily dust control, sound barrier installation, and contact information for the project manager who will be on-site during activities. As part of this staff report, staff has included standard conditions of approval, see condition no.(s) 10 –15, that ensure the implementation of adequate erosion and sediment control, including dust control, and construction operation hours as codified in the San Mateo County Noise Ordinance. Staff has determined a less than significant environmental impact by implementing the standard conditions and approvals associated with the permits in this case, if the applicant wishes to agree to shorter, daily work hours or any other stricter measures than codified in County ordinance(s), that would be agreed upon outside the parameters of a condition of approval or mitigation measure.

Also, during circulation, the applicant requested clarification on Mitigation Measure No. 20, which describes one acceptable approach to meeting the applicable drainage requirements. Staff's intent, consistent with County drainage regulations, was to allow multiple compliant drainage design pathways, not to mandate a single configuration for all lots. To reflect this intent, staff has added specific conditions of approval establishing two equally acceptable compliance scenarios, see condition(s) No. 36 and No. 37, which reads that each lot may construct its own stormwater management facility sized to the 10-year, 1-hour storm event, or if individual facilities are not feasible, the subdivision may instead construct a shared stormwater management or LID facility sized to the 100-year design storm to serve multiple parcels. Both approaches satisfy the County's objective drainage standards and ensure that stormwater is properly retained, detained, and conveyed consistent with the County Drainage Manual and CEQA criteria. Since either scenario will achieve a compliant outcome and fully mitigates potential drainage impacts, this clarification does not alter staff's environmental

analysis or the determination that the project's drainage impacts can be reduced to a less-than-significant level. The flexibility provided through the conditions of approval is consistent with the intent of the mitigation measures and ensures that the project will comply with all applicable stormwater regulations regardless of which design scenario is implemented.

C. REVIEWING AGENCIES/DEPARTMENTS

San Mateo County Parks Department  
San Mateo County Geotechnical Department  
San Mateo County Drainage Division  
Department of Public Works (DPW)  
San Mateo County Fire Protection District  
California Water Service (Cal Water)  
San Francisco Public Utilities Commission (SFPUC)  
Fair Oaks Sewer Maintenance District (County DPW)  
City of Redwood City

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Draft Resolution for the Initial Study and Mitigated Negative Declaration
- C. Draft Resolution for the General Plan Land Use Map Amendment
- D. Vicinity Map
- E. Project Plans
- F. Applicant Project Justification Letter dated September 17, 2025
- G. Major Development Pre-Application Summary Letter, dated August 26, 2025
- H. Initial Study/Mitigated Negative Declaration released May 13, 2026. (can be found at <https://www.smcgov.org/planning/mitigated-negative-declaration-edenbridge-inc-1815-cordilleras-road-emerald-lake-hills-ca>)
- I. In Lieu Fee Worksheet

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN2025-00350

Hearing Date: June 10, 2026

Prepared By: Sam Becker, Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

That the Planning Commission recommend that the Board of Supervisors:

Regarding the Mitigated Negative Declaration, Find:

1. That the Initial Study/Mitigated Negative Declaration (IS/MND) reflects the independent judgement of San Mateo County.
2. That the IS/MND is complete, correct, and adequate and prepared in accordance with the CEQA and applicable State and County Guidelines.
3. That on the basis of the IS/MND, comments received hereto, and based on analysis in the staff report and associated attachments, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures as provided in the IS/MND and agreed to be the owner/applicant have been placed as conditions of approval on the project.

Regarding the General Plan Map Amendment, Find:

5. That the General Plan Land Use Map Amendments is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan, including Policies 4.36 (*Urban Area Design Concept*), 7.17 (*Appropriate Land Use Designations for Urban Areas*), and 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*), and 8.30 (*Infilling*). Furthermore, that the proposal for General Plan Amendment properly demonstrates the site's physical suitability for this level of residential density, as the property's size, topography, access configuration, and utility availability can accommodate five lots for single-family development in conformance with Zoning Regulations. And that the resulting density is compatible with the established development pattern of the Emerald Lake Hills neighborhood, which contains similar lot sizes and residential intensities within the Medium-Low Density range.

Regarding the Major Subdivision, Find:

6. That the Major Subdivision is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan, including Policies 4.15 (*Appearance of New Development*) 7.16 (*Land Use Objectives for Urban Areas*), and 8.35 (*Zoning Regulations*). Furthermore, that the major subdivision will result in 5 lots for development, suitable in size and appearance for the neighborhood, that meet the minimum standards for lot size/width, and can accommodate a building envelope for single-family development in compliance with Zoning Regulations.

Regarding the Grading Permit, Find:

7. That the grading permit will not have a significant adverse effect on the environment. This project has been reviewed by the Department of Public Works and the Planning and Building Department's Drainage and Geotechnical Section(s) to confirm the project conforms to the applicable criteria of review including the grading regulations as referenced in Chapter 10.68 of the Zoning Regulations. The project, as proposed and conditioned, conforms to those grading standards, with regard to the erosion and sediment control plan and timing of the grading activity.
8. That the project complies with General Plan policy 2.17 (*Erosion and Sedimentation*) because the project includes measures to control erosion and sediment both during grading and construction.

Regarding the Tree Removal Permit, Find:

9. That the tree removal permit will not result in a significant adverse environmental or visual impact as the project has been designed to retain trees where feasible and limit removals to only those directly affected by required site improvements, resulting in the 2 trees proposed for removal. Also, that the proposed tree removal and tree replanting plans were reviewed for consistency with Chapter 8.440 of the Zoning Regulations and found that the replacement replanting will ensure long term mitigation and restoration of the trees removed in order to facilitate the subdivision.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval only applies to the proposal, documents and plans submitted January 29, 2026. Minor modifications to the project may be approved by the Director of Planning of Building if they are consistent with the intent of, and in substantial conformance with this approval.

2. This subdivision approval is valid for two years, during which time a final map shall be recorded. An extension to the time period, pursuant to Chapter 9.20.030.5 of the County Subdivision Regulations, may be issued by the Planning Division upon written request and payment of any applicable extension fees prior to the expiration date
3. The applicant shall submit a Parcel Map, that conforms to the requirements of Section 9.20.010.2 (Form and Content of Final Maps and Parcel Maps) of the County Subdivision Regulations, to the Department of Public Works County Surveyor for review and recordation as required by the County Subdivision Regulations and the State of California Subdivision Map Act. The Final Map will be recorded only after all relevant conditions of approval have been met.
4. Prior to recordation of the Final Map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by Chapter 9.96.030 of the San Mateo County Subdivision Regulations. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
5. Prior to recordation of the final map, the applicant shall submit to the Current Planning Section for review and approval the proposed common area Covenants, Conditions, and Restrictions (CC&Rs). Once approved, the CC&Rs shall be recorded with the final map and become binding upon all parcels created by this project. This document shall expressly address maintenance of common areas, landscaping, stormwater treatment/control devices and the private driveway and shared utilities therein.
6. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolition of any existing structures and/or to the commencement of construction activities.
7. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. Wet Season Grading Exception Request is required should grading be propose during the winter season. This exception request requires review and approval from Planning and Drainage sections.
8. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
9. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented

if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

10. Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and sediment control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan 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 plan shall also limit 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 project activities.
  - d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
  - e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project
  - h. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- i. 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.
  - j. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - k. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sandbags.
  - l. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
  - m. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches one-third the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
  - n. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
  - o. 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.
11. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Director of Planning and Building for review and approval.
12. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

13. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
14. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site:
  - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
  - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
15. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
16. Prior to recordation of the final map, pursuant to Chapter 8.400.160 of San Mateo County Tree Ordinance, the applicant is required to submit evidence of the requiring replanting of five 24-inch box native, oak trees to replace the two trees being removed.
17. Protected Trees designated to remain shall be protected from damage during construction and grading activities. Erosion Control Tree Protection Pre-Site Inspection will be required as part of a submitted building permit.
18. At time of building permit submittal for any subsequent development associated with this project, an updated arborist report and tree protection plans are required (for each lot). The report should discuss the findings of removal with development pursuant to County Tree Ordinance, Section 8.400.150(3) if trees are proposed for removal.

19. All new utilities for the proposed subdivision shall be installed underground from the nearest existing utility. No new utility poles shall be installed. All future structures will require that utilities shall be installed underground to comply with this condition.
20. Project must adhere to all mitigation measures as outlined in the IS/MND.

### Drainage Section

21. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the Building permit or Planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
22. A C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of planning permit submittal for each lot.
23. A C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal for each lot.
24. Project shall comply with all requirements of the Municipal Regional Stormwater National Pollution Discharge Elimination System (NPDES) Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Regulated Projects Guide for assistance in implementing LID measures at the site.
25. Design of stormwater treatment measures shall be consistent with technical guidance for the applicable type of stormwater measures provided in Chapter 6 of the C.3 Regulated Projects Guide.
26. Redevelopment projects that replace or alter more than 50% of the existing on-site impervious surface are required to treat stormwater runoff from the entire site consisting of all existing, created, and/or replaced impervious surfaces (as well as any frontage area that is redeveloped). Treatment controls shall be designed and

sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume-based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.

27. Redevelopment projects that replace or alter less than 50% of the existing on-site impervious surface are required to treat stormwater runoff from the new and replaced impervious surfaces (as well as any frontage area that is redeveloped).
28. No treatment measures (other than properly sealed and screened cisterns or rain barrels) shall have standing water more than five days for vector control.
29. Biotreatment soil used in bioretention areas and/or flow-through planters shall be in accordance to biotreatment soil media specifications outlined in Appendix K of the C3 Regulated Project Guide. Applicant to submit biotreatment soil mix to County Drainage Staff prior to final of the building permit.
30. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Director of Planning and Building) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and Hydromodification Management (HM) measures according to the approved Maintenance Plan(s) as part of O&M Agreement, for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The O&M Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.
31. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility.
32. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.
33. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.
34. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and runoff controls. A statement to that effect shall be made a part of the O&M and/or CC&Rs recorded for the property.

35. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.
36. 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.
37. Should Condition No. 36 not be feasible, the project shall have stormwater management facilities and/or LID features to collect stormwater runoff from multiple parcels, and the stormwater management facilities and/or LID features that retain/detain stormwater runoff from multiple parcels shall be sized for a minimum of a 100-year design storm.
38. If stormwater management facilities or drainage improvements serve more than one lot, or if cross-drainage occurs between parcels, the subdivider shall establish a recorded maintenance agreement, easement, or other legally binding mechanism acceptable to the County prior to recordation of the Final Map. Evidence that all required agreements have been executed and recorded shall be provided prior to final inspection and issuance of final building permits for all affected lots.
39. "C.3 Regulated" project (Standard Review). Shall provide comprehensive precise drainage plan and drainage report prepared by a California Registered Professional Civil Engineer (PE) at the building permit submittal stage. Submittal shall reference the SMCWPPP - San Mateo County Wide C.3 Regulated Projects Guide for requirements and Site Design Measures as well as the San Mateo County Drainage Manual.
40. Project shall comply with the San Mateo County Drainage Manual and the C.3 Regulated Projects Guide.
41. All vertical and horizontal setbacks for stormwater facilities shall be met as described in the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and the San Mateo County Onsite Systems Manual.

#### Department of Public Works (DPW) Roads & Sewers

42. The Emerald Lake Heights Sewer Maintenance District (Sewer District) will allow the proposed additional four connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.

43. All new parcels must connect to the existing Sewer District mains in sanitary sewer easements or the public right-of-way individually via 4-inch privately owned and maintained laterals or through 6-inch private sewer mains to be owned and maintained by the developer or property owners. No new sewer mains will be accepted by the Sewer District for ownership and maintenance.
44. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted. The plans shall indicate the location of the existing and proposed sewer laterals to the Sewer District main. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services>. All appropriate information and notes shall be included on the plans.
45. A Sewer Inspection Permit (SIP) must be obtained to cap the existing sewer lateral prior to demolition of the existing building. SIP may be obtained from the Sewer District office at 555 County Center, 5th Floor, Redwood City.
46. Prior to the issuance of the BLD permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
47. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
48. The applicant shall execute and record an agreement in a form approved by the County for maintenance of the approved facility.
49. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

50. Prior to improvement construction or prior to approval of the final map, whichever occurs first, the applicant shall submit improvement plans in accordance with Chapter 9.68 of County Subdivision Regulations. Improvement plans must include, at a minimum, plans for grading storm drains, landscaping, streets and related facilities. Plans for other improvements may be required as necessary as determined by Department of Public Works.
51. Prior to beginning improvement construction or prior to final map approval, whichever occurs first, the applicant shall enter into a written agreement ("Improvement Agreement") containing the provisions required in Section 9.68.030 of the County Subdivision Regulations, subject to review and approval of the Public Works Director.
52. At the time of building permit submittal, applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

#### San Mateo County Fire Department (SMCFD)

53. CFC 2022 Section 505.1 [Amended] - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent. Temporary address numbers shall be posted prior to combustible materials being placed on site.
54. CFC 2022 Section 503.1.1 [Amended] - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur: a.) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. b.) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. c.) There are not more than two Group R-3 or Group U occupancies. d.) Where approved by the fire code official, fire apparatus access

roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.

55. CFC 2022 Section 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
56. CFC 2022 Section 503.2.5 - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within San Mateo County Fire jurisdiction must comply with CFC 2022 Appendix D.
57. CFC 2022 Section 503.3 [Amended] - Curbs along fire access lanes shall be painted traffic red. Such curbs shall have the words "FIRE LANE" stenciled every 75 feet on both the face and top edge of the curbs. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color. Fire access lanes not having curbs shall either be provided with a twelve-inch-wide painted red stripe along the edge or provided with signs, as directed by the Fire Code Official, along the fire access lane at a maximum spacing of seventy-five feet. Fire lanes utilizing the painted stripe shall have stenciled on the red stripe the words "FIRE LANE" each seventy-five feet. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.
58. CFC 2022 Section 903.2.8 - An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
59. CFC 2022 Section 907.2.11.2 - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations: a.) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. b.) In each room used for sleeping purposes. c.) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. d.) In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
60. All subsequent residential development must comply with then applicable fire codes and standards.

### Geotechnical Department

61. Prior to Building Permit submittal, the project geotechnical engineer should submit design level reports for each property with any site or project updates if needed. Also, project specific plan review letter of all relevant project plans and calculations shall be provided by the project geotechnical consultant including a review of the drainage plans as discussed in the fourth comment of the County Review Letter dated November 21, 2025.

### San Francisco Public Utilities Commission (SFPUC)

62. At time of construction and/or grading activities, the use of the SFPUC's ROW for staging or construction access, or any alteration to SFPUC property, is not allowed without prior authorization.
63. Prior to construction and/or grading activities, SFPUC requests a temporary construction fence be erected along the property boundaries of the SFPUC ROW parcel prior to the commencement of construction to protect SFPUC property and infrastructure.
64. At this time SFPUC will not be providing new water services or service upgrades to current residential customers in anticipation of the upcoming transfer of service to California Water Service.

### California Water Service (Cal Water)

65. Pursuant to the letter from California Water Service (Cal Water), dated January 10, 2025, the agency can provide water service to the subject project once they have been officially released by SFPUC. This determination of water availability shall remain valid for two years from the date of this letter. If construction of the project has not commenced within this two-year time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory, or environmental actions.
66. Cal Water will provide such potable water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A.

Department of Toxic Substances Control (DTSC)

67. During building permit stage for demolition of existing structures, applicant must 1) conduct survey for sensitive materials as outlined in DRSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. And 2) test all imported soil/fill materials to meet screening levels as outlined in the PEA Guidance Manual.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**

**RESOLUTION NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE  
GENERAL PLAN AMENDMENT, MAJOR SUBDIVISION, GRADING, AND TREE  
REMOVAL PERMIT FOR THE 1815 CORDILLERAS ROAD PROJECT**

---

**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on October 9, 2025, the applicant, Eric Zweig for Edenbridge, for 1815 Cordilleras Road (APNs 057-070-090 and 057-063-010), in the unincorporated Emerald Lake Hills area of San Mateo County, submitted an application for a General Plan Amendment, Major Subdivision, Grading Permit, and Protected Tree Removal Permit to subdivide the project site to 5 lots, which requires a General Plan Amendment to change from low density residential to medium-low density residential; and

**WHEREAS**, approval of the applicant’s proposal is considered a “Project” as defined under the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, the County prepared an Initial Study and Mitigated Negative Declaration for this project, consistent with the requirements of CEQA, and determined that the project would not have a significant effect on the environment because all potential impacts of the project could be mitigated to levels below established CEQA thresholds of significance with the adoption of mitigation measures; and

**WHEREAS**, the mitigation measures adopted are included as enforceable conditions of approval through a Mitigation Monitoring and Reporting Program (MMRP); and

**WHEREAS**, the Initial Study and Negative Declaration was posted on May 13, 2026 and noticed and circulated for comment in accordance with the requirements of CEQA; and

**WHEREAS**, the County Planning Commission conducted a duly noticed public hearing on June 10, 2026, and [did/did not] receive public comment, and has recommended that the Board of Supervisors adopt the Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines; and

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on [insert date], to consider the Mitigated Negative Declaration and the proposed amendments and to take public testimony; and

**WHEREAS**, the Board of Supervisors, in its independent judgement and analysis, has considered the Initial Study and Mitigated Negative Declaration, along with comments received, and finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors adopts the attached Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.

\* \* \* \* \*



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

**RESOLUTION NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION OF ASESSESSOR PARCEL NUMBERS 057-070-090 AND 057-063-010 FROM “LOW DENSITY RESIDENTIAL” TO “MEDIUM-LOW DENSITY RESIDENTIAL”, at 1815 CORDILLERAS ROAD IN THE UNINCORPORATED EMERALD LAKE HILLS AREA.**

---

**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on October 9, 2025, the applicant, Eric Zweig for Edenbridge, for 1815 Cordilleras Road (APNs 057-070-090 and 057-063-010), in the unincorporated Emerald Lake Hills area of San Mateo County, submitted an application for a General Plan Amendment, Major Subdivision, Grading Permit, and Protected Tree Removal Permit to subdivide the project site to 5 lots, which requires a General Plan Amendment to change from low density residential to medium-low density residential; and

**WHEREAS**, the County has prepared a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, which analyzes the potential impacts of the proposed General Plan amendment and determined that no significant environmental impacts would result; and

**WHEREAS**, on June 10, 2026, the County Planning Commission at its duly noticed public hearing considered the amendment described above and recommended approval of the amendment; and

**WHEREAS**, on [Insert Date], the Board of Supervisors held a duly noticed public hearing considered the proposed amendment and any written and/or oral public comment; and

**WHEREAS**, the Board of Supervisors finds that the General Plan Land Use Map Amendment is internally consistent with the General Plan and applicable General Plan policies, as demonstrated by the analysis in the Board memorandum accompanying this resolution; and

**WHEREAS**, the Board of Supervisors finds that the General Plan Land Use Map Amendment is in the public interest, as it is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan as the project parcels will be for single-family development(s) that are compliant with the land use character of the area and design review standards of the community and that there are other instances of medium-low density residential throughout the Emerald Lake Hills community and furthers the development of housing to meet the County's Regional Housing Needs Assessment (RHNA); and

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the San Mateo County General Plan Land Use Map is revised to change the land use

designation of two assessor parcel numbers (APNs 057-070-090 AND 057-063-010) located at 1815 Cordilleras Road in the unincorporated Emerald Lake Hills area of San Mateo County from “Low Density Residential” to “Medium-Low Density Residential”.

**BE IT FURTHER RESOLVED** that this resolution shall become effective immediately upon its passage and adoption.

\* \* \* \* \*



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**



0.05 0 0.02 0.05 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:1,480



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**

**OWNER / SUBDIVIDER:**

JEFFERSON 10 INVESTORS, LP  
P.O. BOX 1825  
LOS ALTOS, CA 94023  
TEL: (669) 231-4240

**CIVIL ENGINEER / LAND SURVEYOR:**

DAN MacLEOD  
MacLEOD & ASSOCIATES, INC.  
965 CENTER STREET  
SAN CARLOS, CA 94070  
TEL: (650) 593-8580

**ASSESSOR'S PARCEL NUMBER:**

057-070-090 & 057-063-010

**LOT AREA:**

= 79,890 S.F. ±  
= 1.834 ACRES. ±

**EXISTING LAND USE:**

LOW DENSITY RESIDENTIAL

**PROPOSED LAND USE:**

MEDIUM-LOW DENSITY RESIDENTIAL

**EXISTING & PROPOSED ZONING:**

RH/DR

**FLOOD ZONE:**

ZONE "X"

**UTILITY SERVICES:**

GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY  
SANITARY SEWER: EMERALD LAKES SEWER DISTRICT  
WATER: CALIFORNIA WATER SERVICE - BAYSHORE  
TELEPHONE: AT & T  
FIRE PROTECTION: SAN MATEO COUNTY FIRE DEPARTMENT

**GENERAL NOTES:**

- 1. EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN APRIL OF 2025.
- 2. ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED.
- 3. ALL LOT DRIVEWAYS WILL HAVE A SLOPE OF LESS THAN 20%.

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

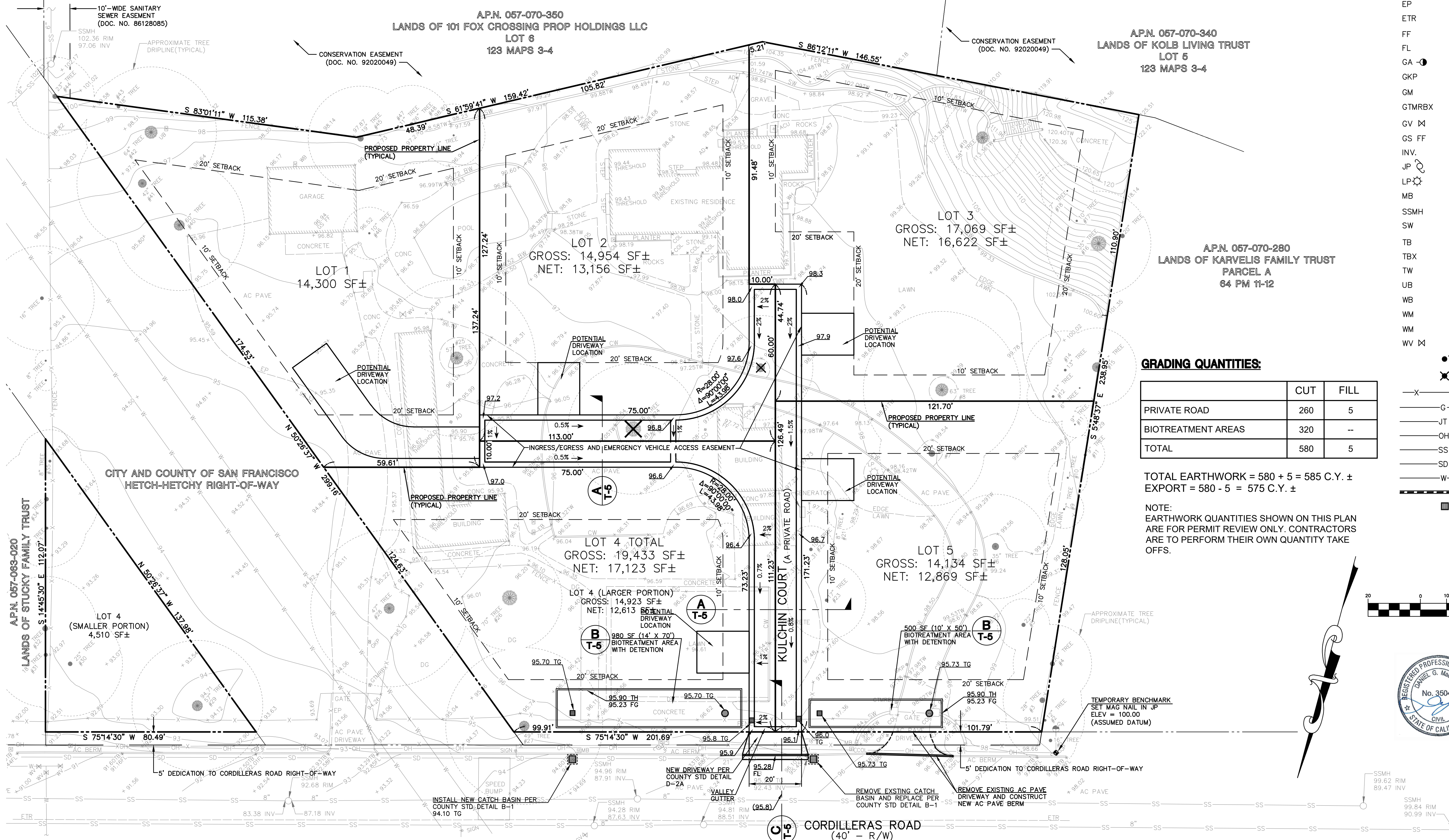
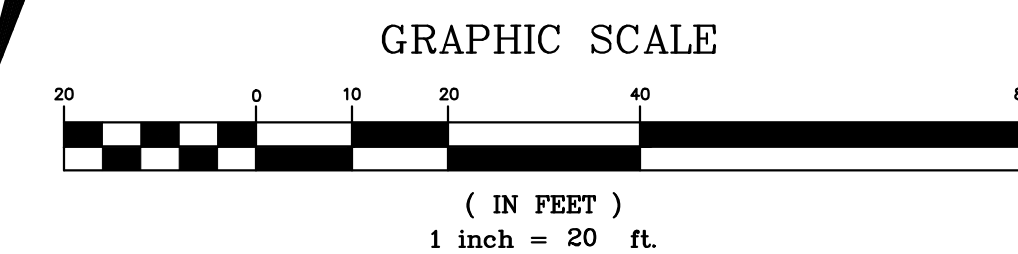
---	BOUNDARY LINE
---	NEW PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BW	BRICK WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CW	CONCRETE WALL
DG	DECOMPOSED GRAINTE
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
FL	FLOWLINE
GA	GUY ANCHOR
GKP	GATE KEY PAD
GM	GAS METER
GTMRBX	GATE MOTOR BOX
GV	GAS VALVE
GS FF	GARAGE SLAB FINISH FLOOR
INV.	INVERT
JP	JOINT UTILITY POLE
LP	LIGHT POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
SW	STONE WALL
TB	TOP OF BERM
TBX	TELEPHONE BOX
TW	TOP OF WALL
UB	UTILITY BOX
WB	WATER BOX
WM	WATER HEATER
WM	WATER METER
WV	WATER VALVE
● 12" TREE	TREE WITH SIZE AND ARB. NO.
✕ 12" TREE	EXISTING TREE TO BE REMOVED
-X-X-	FENCE
-G-	GAS LINE
-JT-	JOINT TRENCH LINE
-OH-	OVERHEAD LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-W-	WATER LINE
---	NEW STORM DRAIN LINE
■	NEW STORM DRAIN INLET

**GRADING QUANTITIES:**

	CUT	FILL
PRIVATE ROAD	260	5
BIOTREATMENT AREAS	320	-
TOTAL	580	5

TOTAL EARTHWORK = 580 + 5 = 585 C.Y. ±  
EXPORT = 580 - 5 = 575 C.Y. ±

NOTE:  
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMIT REVIEW ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



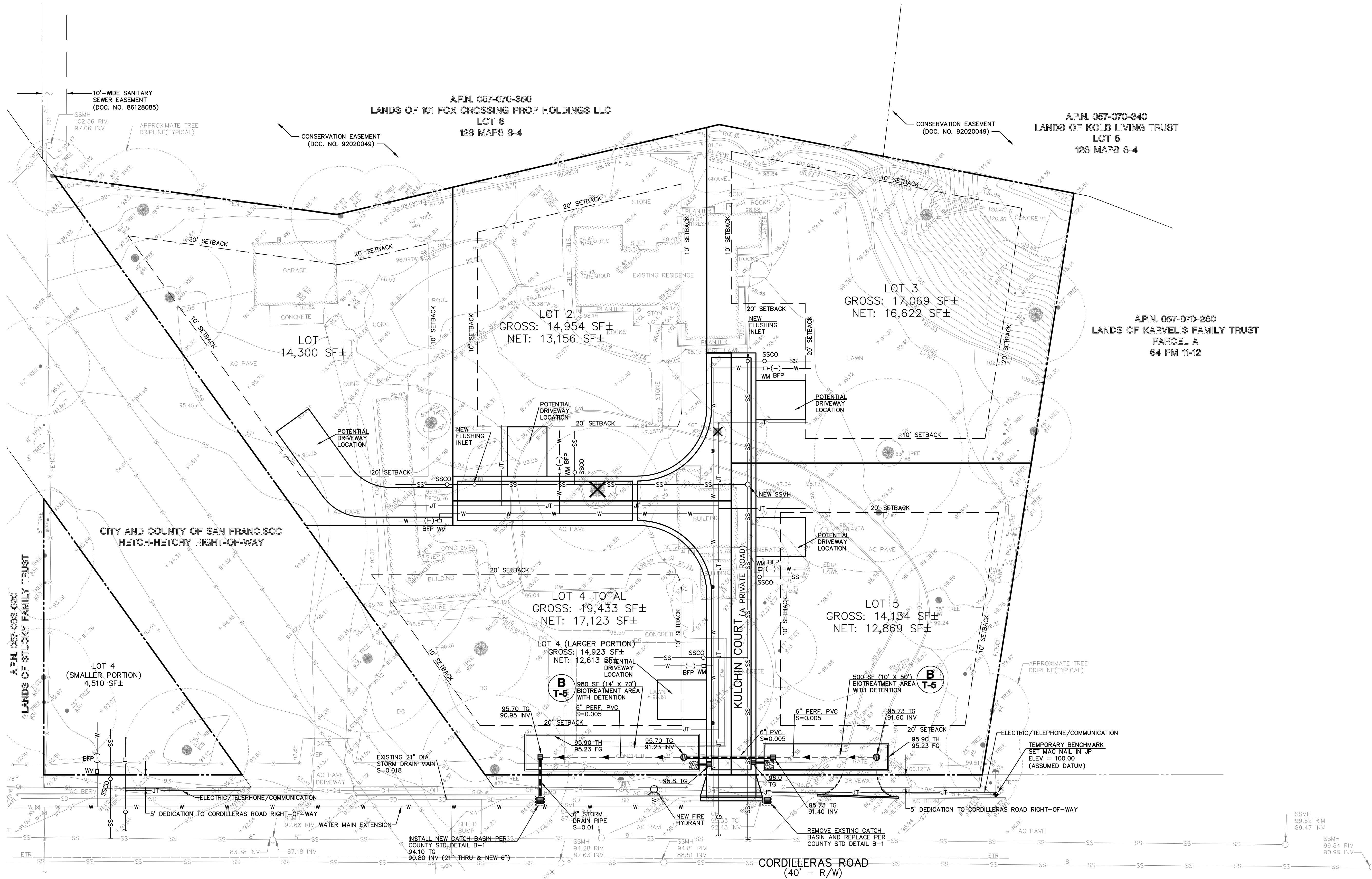
**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR: EDENBRIDGE

VESTING TENTATIVE SUBDIVISION MAP  
LOT LAYOUT WITH  
PRELIMINARY GRADING & DRAINAGE PLAN  
1815 CORDILLERAS ROAD  
A.P.N. 057-070-090 & 057-063-010  
PARCELS 1 AND 2 OF DOC NO. 2024-055193  
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK  
DESIGNED BY: DJK  
CHECKED BY: DGM  
SCALE: 1"=20'  
DATE: 10-16-25  
DRAWING NO. 5705-TM  
SHEET 1 OF 5

**T-1**



10'-WIDE SANITARY SEWER EASEMENT (DOC. NO. 86128085)

AP.N. 057-070-350  
LANDS OF 101 FOX CROSSING PROP HOLDINGS LLC  
LOT 6  
123 MAPS 3-4

AP.N. 057-070-340  
LANDS OF KOLB LIVING TRUST  
LOT 5  
123 MAPS 3-4

AP.N. 057-070-280  
LANDS OF KARVELIS FAMILY TRUST  
PARCEL A  
64 PM 11-12

CITY AND COUNTY OF SAN FRANCISCO  
HETCH-HETCHY RIGHT-OF-WAY

AP.N. 057-083-020  
LANDS OF STUCKY FAMILY TRUST

LOT 4 (SMALLER PORTION)  
4,510 SF±

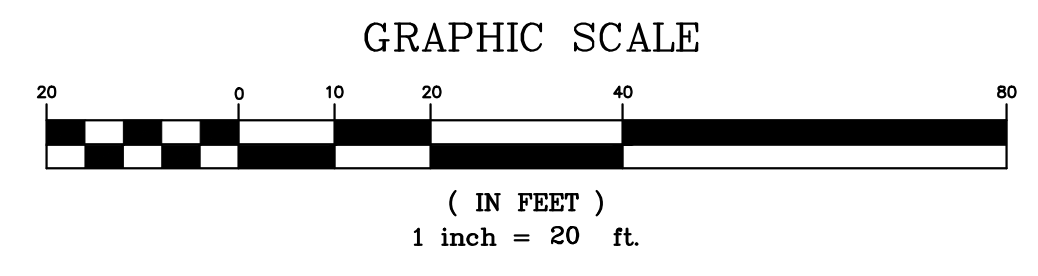
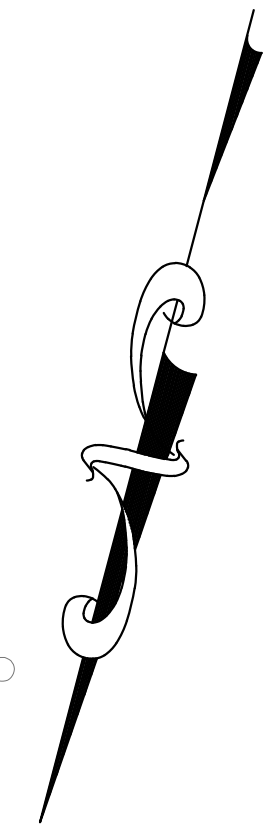
LOT 4 TOTAL  
GROSS: 19,433 SF±  
NET: 17,123 SF±

LOT 4 (LARGER PORTION)  
GROSS: 14,923 SF±  
NET: 12,613 SF±

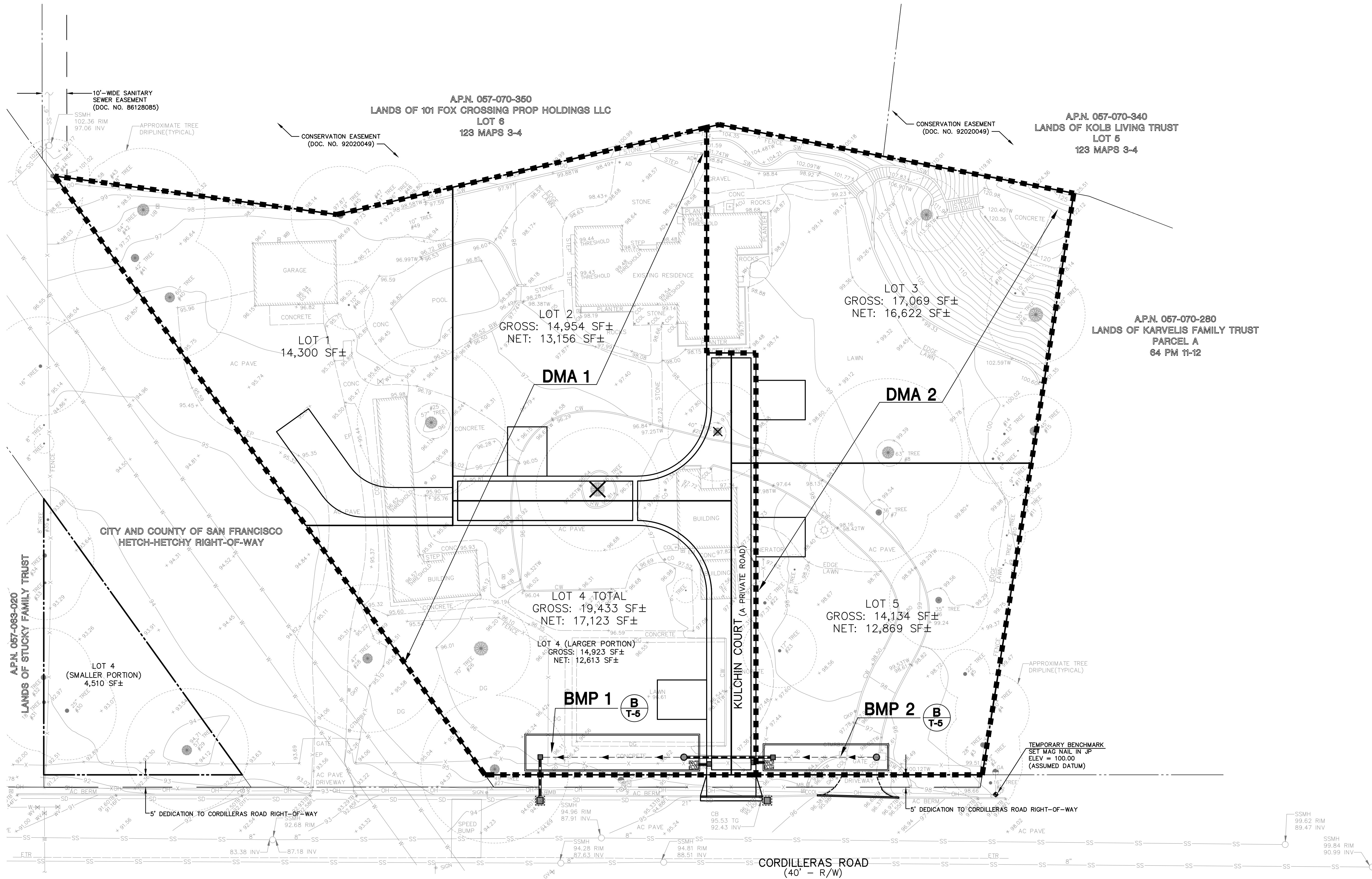
LOT 5  
GROSS: 14,134 SF±  
NET: 12,869 SF±

KULCHIN COURT (A PRIVATE ROAD)

CORDILLERAS ROAD  
(40' - R/W)

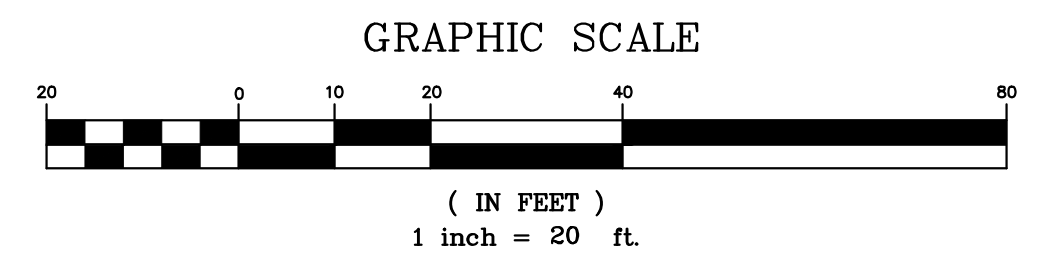


<p>1815 CORDILLERAS SUBDIVISION</p> <p>VESTING TENTATIVE SUBDIVISION MAP PRELIMINARY UTILITY PLAN 1815 CORDILLERAS ROAD AP.N. 057-070-090 &amp; 057-063-010 PARCELS 1 AND 2 OF DOC NO.2024-055193 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA</p>		<p>PREPARED FOR: EDENBRIDGE</p>	<p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>
<p>DRAWN BY: DJK</p> <p>DESIGNED BY: DJK</p> <p>CHECKED BY: DGM</p> <p>SCALE: 1"=20'</p> <p>DATE: 10-06-25</p> <p>DRAWING NO. 5705-TM</p> <p>SHEET 2 OF 5</p>	<p>T-2</p>	<p>REV. DESCRIPTION</p> <p>BY: DATE:</p>	<p>PER COUNTY COMMENTS</p> <p>REV. DESCRIPTION</p> <p>BY: DATE:</p>



**TREATMENT AREA CALCULATIONS**

DMA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP METHOD	BMP AREA REQUIRED (SF)	BMP AREA PROVIDED (SF)
1	21,423	28,976	BIOTREATMENT AREA	973	980
2	10,322	19,169	BIOTREATMENT AREA	490	500



**1815 CORDILLERAS SUBDIVISION**

**VESTING TENTATIVE SUBDIVISION MAP  
 PRELIMINARY STORMWATER TREATMENT PLAN**

1815 CORDILLERAS ROAD  
 A.P.N. 057-070-090 & 057-063-010  
 PARCELS 1 AND 2 OF DOC NO.2024-055193  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

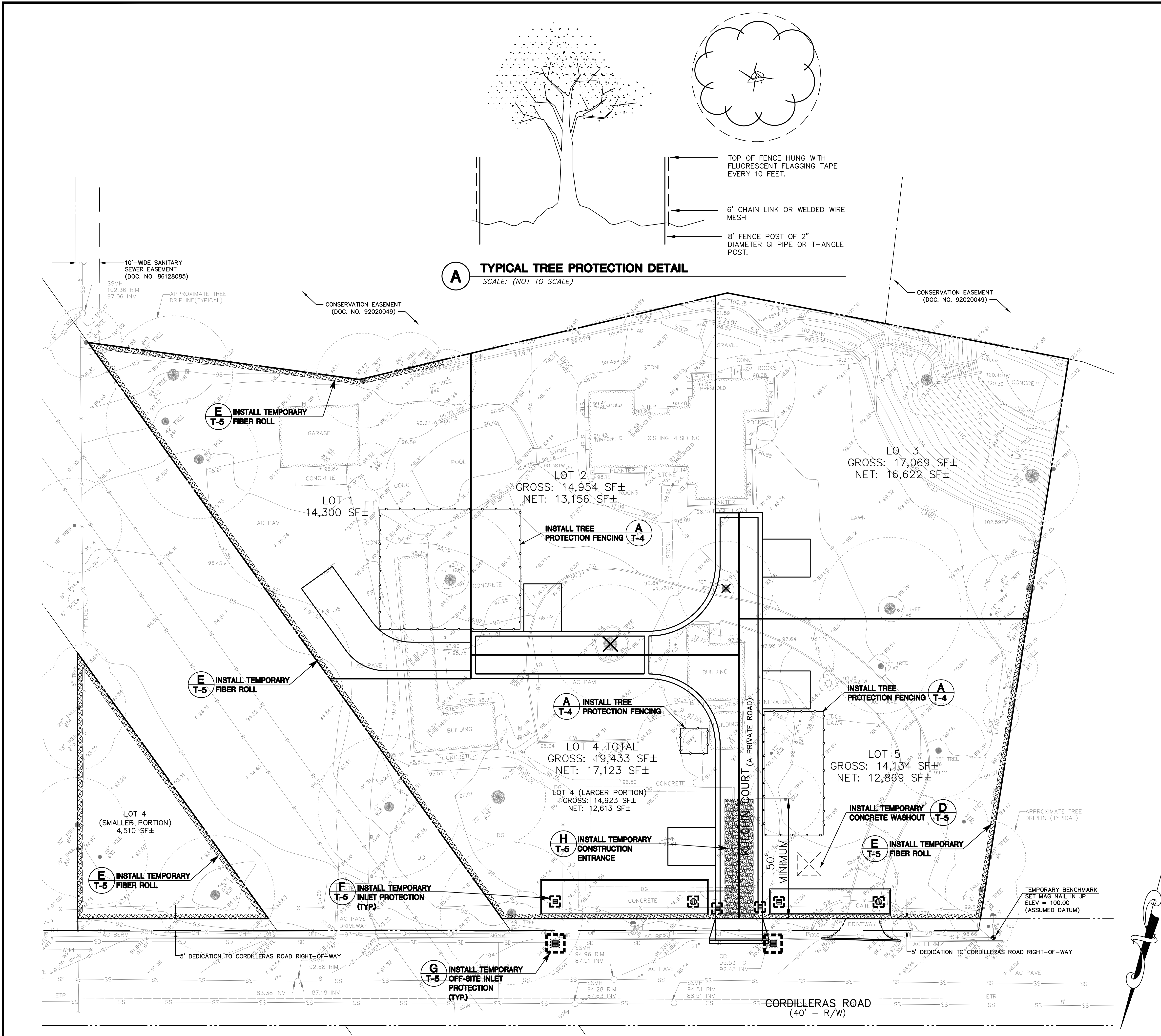
PREPARED FOR:  
 EDENBRIDGE

DRAWN BY: DJK  
 DESIGNED BY: DJK  
 CHECKED BY: DGM  
 SCALE: 1"=20'  
 DATE: 10-06-25  
 DRAWING NO.  
**5705-TM**  
 SHEET  
 3 OF 5

**T-3**

**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

REV.	PER COUNTY COMMENTS	DESCRIPTION	DATE



**SAN MATEO COUNTY STANDARD NOTES:**

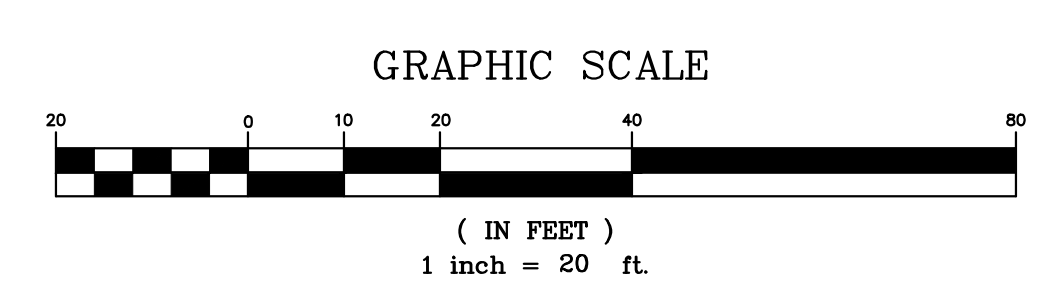
1. EROSION CONTROL POINT OF CONTACT: DEVELOPER: EDENBRIDGE HOMES  
EMAIL: eric@edenbridgehomes.com  
OFFICE: (669) 231-4240
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., IF ANY, SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

**EROSION CONTROL NOTES:**

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

**DUST CONTROL NOTES:**

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).



**1815 CORDILLERAS SUBDIVISION**

VESTING TENTATIVE SUBDIVISION MAP  
PRELIMINARY EROSION CONTROL PLAN  
WITH TREE PROTECTION

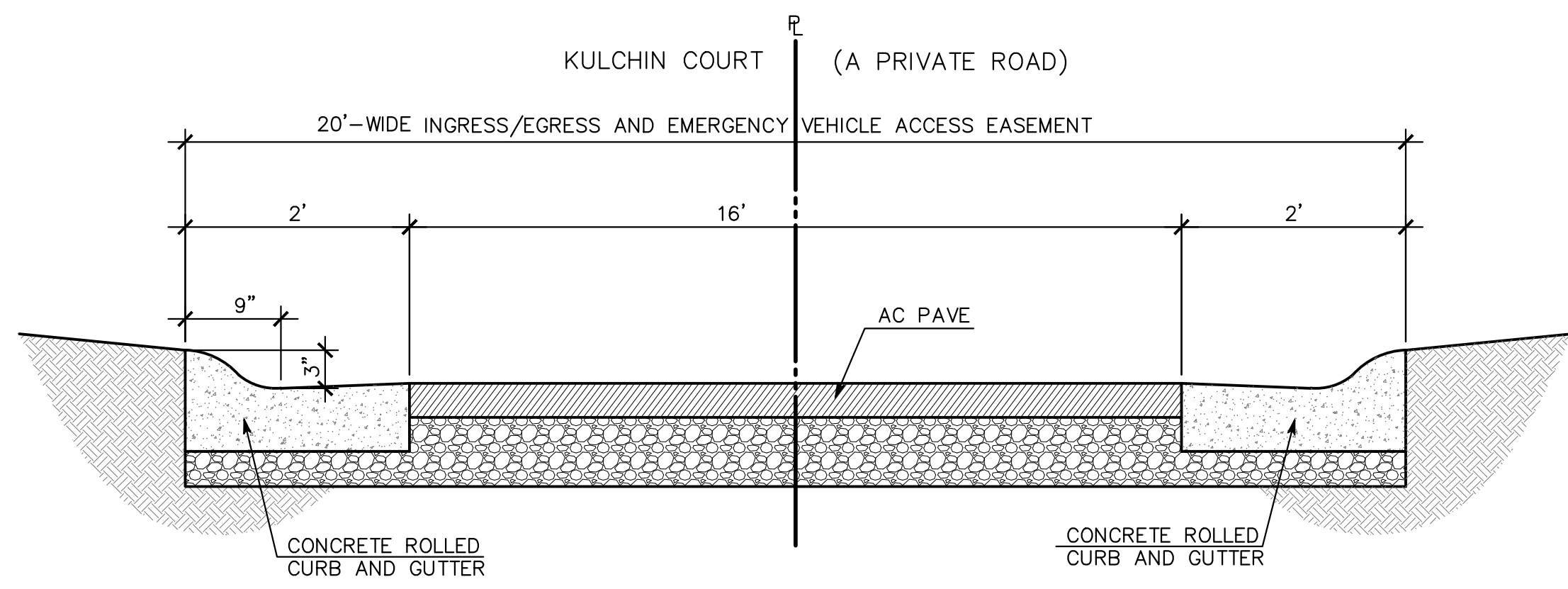
1815 CORDILLERAS ROAD  
PARCELS 1 AND 2 OF DOC NO. 2024-055193  
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: EDENBRIDGE

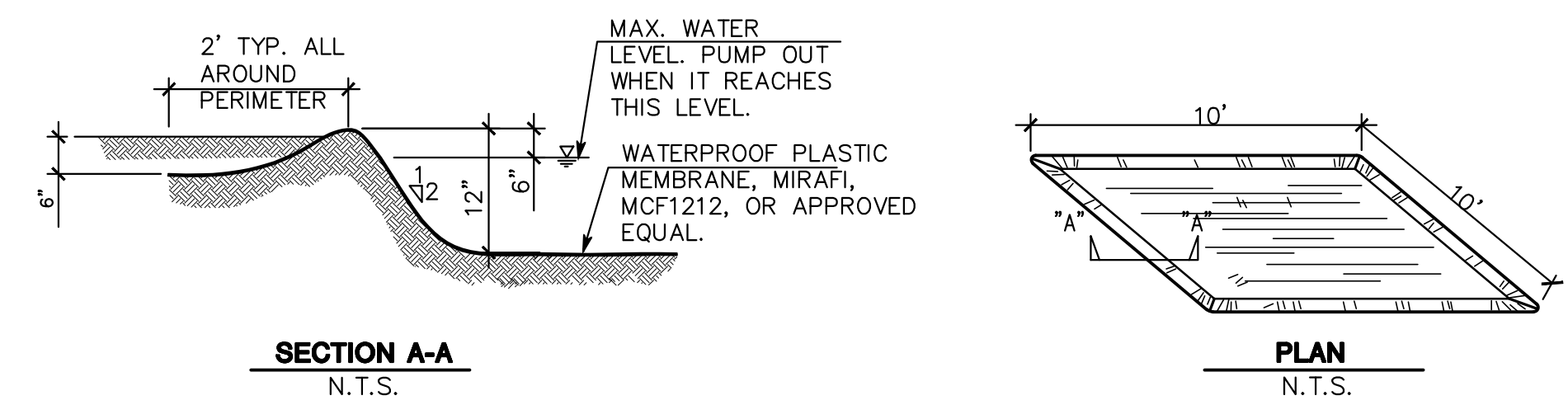
MACLEOD AND ASSOCIATES  
CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8590

DATE: 10-16-25

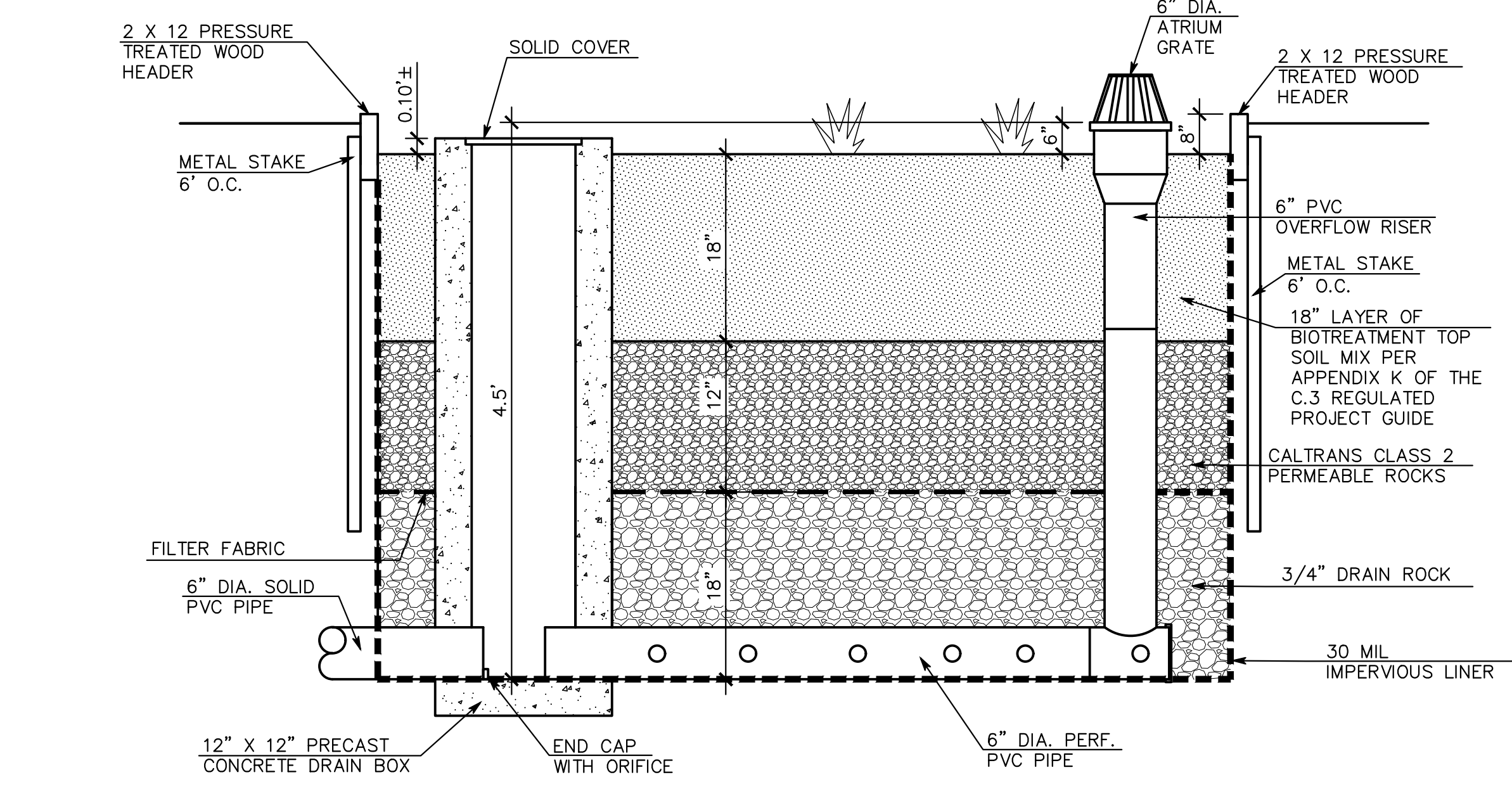
DESIGNED BY: DJK  
CHECKED BY: DGM  
SCALE: 1"=20'  
DRAWING NO. 5705-TM  
SHEET 4 OF 5



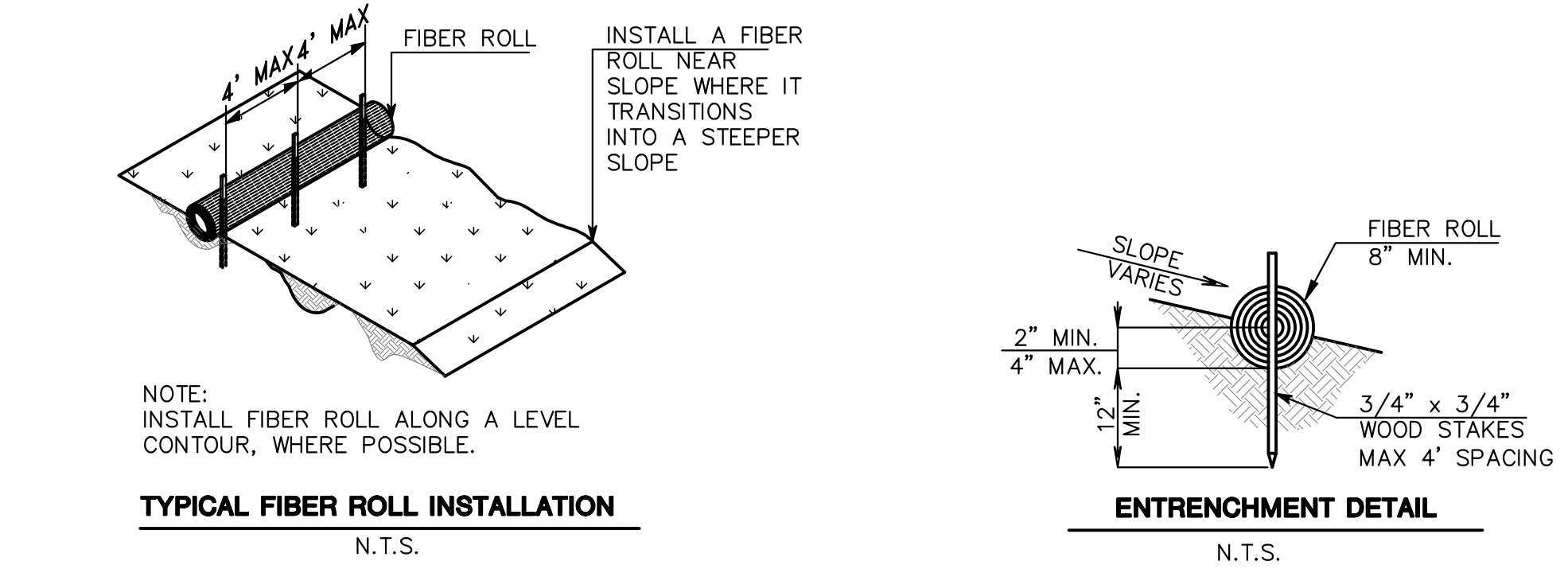
**A ROADWAY SECTION**  
SCALE: (NOT TO SCALE)



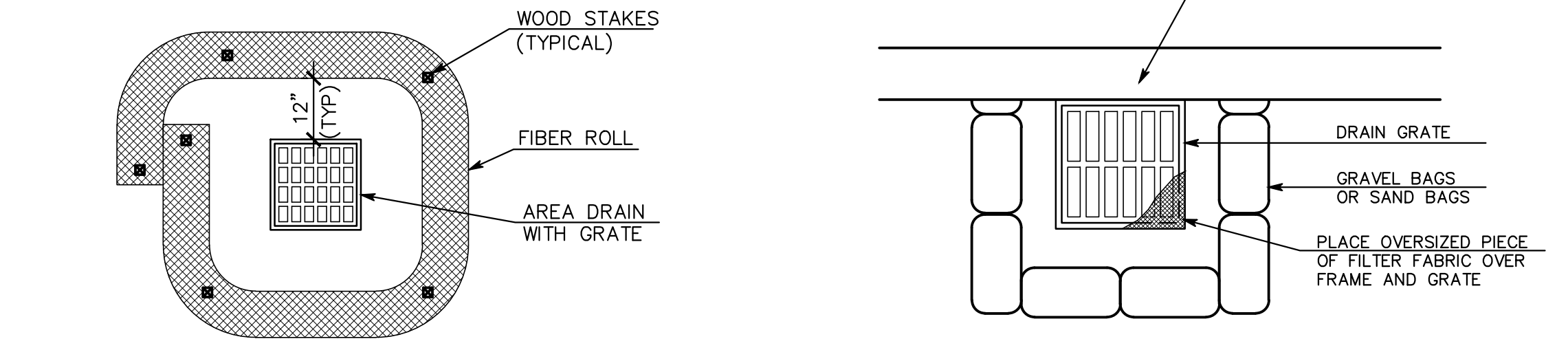
**D CONCRETE WASHOUT DETAIL**  
SCALE: (NOT TO SCALE)



**B BIOTREATMENT & DETENTION AREA DETAIL**  
SCALE: (NOT TO SCALE)

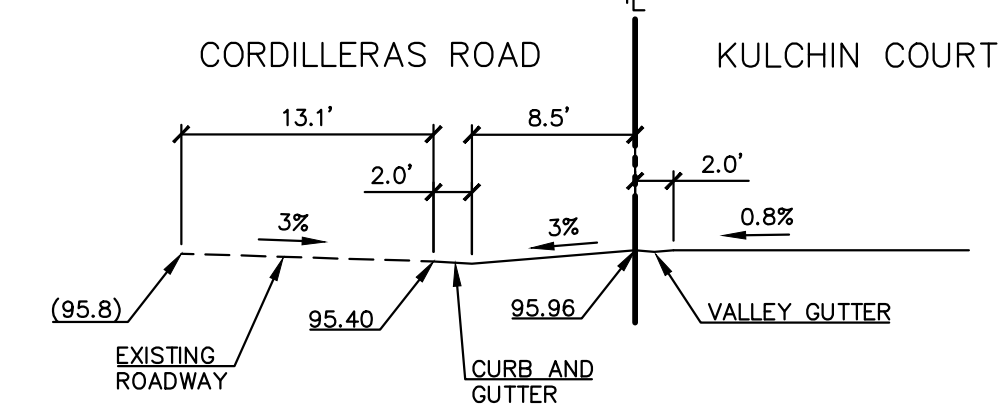


**E FIBER ROLL DETAIL**  
SCALE: (NOT TO SCALE)

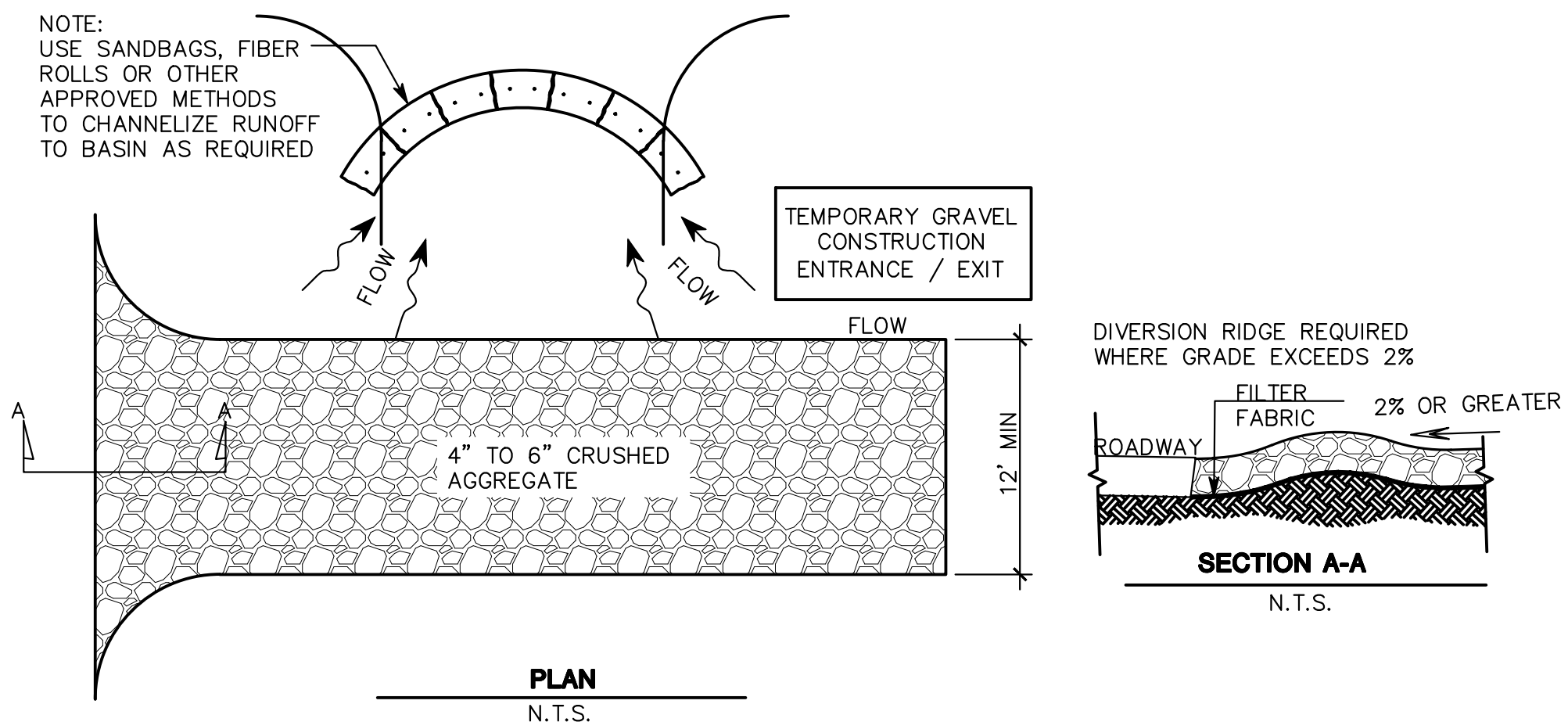


**F DRAIN INLET PROTECTION DETAIL**  
SCALE: (NOT TO SCALE)

**G OFF-SITE DRAIN INLET PROTECTION DETAIL**  
(NOT TO SCALE)



**C KULCHIN COURT APPROACH PROFILE**  
SCALE: 1"=10 (VERT. & HOR.)



**H CONSTRUCTION ENTRANCE DETAIL**  
SCALE: (NOT TO SCALE)

**DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:**

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 CRUSHED AGGREGATE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1815 CORDILLERAS SUBDIVISION		PREPARED FOR:	EDENBRIDGE
VESTING TENTATIVE SUBDIVISION MAP		DATE:	07/29/25
CIVIL DETAILS		BY:	DJK
1815 CORDILLERAS ROAD		PER COUNTY COMMENTS	
A.P.N. 057-070-090 & 057-063-010		DESCRIPTION	
PARCELS 1 AND 2 OF DOC NO. 2024-055193		REV.	
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA			
DRAWN BY: DJK			
DESIGNED BY: DJK			
CHECKED BY: DGM			
SCALE: NONE			
DATE: 10-06-25			
DRAWING NO. 5705-TM			
SHEET 5 OF 5			



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT F**

J. R. RODINE, Ltd.  
Governmental Affairs Consultant  
Development Team Management  
Land Use Permit Streamlining

3148 Marble Ridge Ct.  
Reno, NV 89511-5385  
Tel: (775) 853-0459  
jrrodine@sbcglobal.net

September 17, 2025

Ms. Summer Burlison, Senior Planner  
Mr. Sam Becker, Planner 2  
County of San Mateo  
455 County Center 2nd Floor  
Redwood City, CA 94063  
[sburlison@smcgov.org](mailto:sburlison@smcgov.org)

**VIA ELECTRONIC and HAND DELIVERY.**

**Re: 1815 Cordilleras Road Emerald Lake Hills – General Plan Land Use Map Amendment, Vesting Tentative Subdivision Map for Five Lots, Grading Permit, and CEQA Initial Study.**

Dear Summer:

On behalf of my client, Edenbridge Homes, for the purpose of this request dba as Jefferson 10 Investors LP, a California Limited Partnership, I respectfully offer the following application considerations and facts.

This proposal consists of a General Plan Map Amendment from low density to medium-low density and a Vesting Tentative Subdivision Map of Five Lots to divide the subject parcels totaling 1.87 acres (81,299 square feet +/-) each meeting the RH/DR lot size criteria as verified by the slope analysis. We are also applying for a major grading permit for the whole project to add the elements of concurrence and detail to better facilitate the CEQA Initial Study. The subject parcels (APN 057-070-090 and APN 057-063-010) were lawfully established as a portion of Lot 34 "Map of Johnson Subdivision on October 4, 1909.

The property presently contains a circa 1950s main residence, a guest house and utility shed, a second shed, a garage, a swimming pool, and landscaping consisting of lawn area, trees, and a stone retaining wall with stairs leading to elevated landscaping. Both the site and the immediate neighborhood would greatly benefit from the removal of the present structures. The addition of five new homes will facilitate the County's meeting its Regional Housing Needs Allocation (RNHA) and benefit economically from a significant increase in property taxes derived from five new custom homes and other features such as landscaping.

The proposed subdivision will bring the property into compliance with General Plan Policy 8.30 to "Encourage the infilling of urban areas where infrastructure and services are available"; and Policy 8.32 a. to "Encourage efficient and effective infrastructure (e.g.) water supply, wastewater, roads) necessary to serve the level of development allowable within urban areas".

The site is presently zoned RH/DR; therefore, no zone change is needed. Further, the entire surrounding area which includes nearby land is zoned RH which eliminates any "spot" zoning

consideration. Parcel 1 is 14,300 square feet, Parcel 2 is 14,954 gross square feet and 13,156 net square feet, Parcel 3 is 17,069 gross square feet and 16,622 net square feet, Parcel 4 is 19,433 gross square feet and 17,123 net square feet, and Parcel 5 is 14,134 gross square feet and 12,869 net square feet. Under the County's RH District regulations all lots must be a minimum of 12,000 square feet. All five lots easily comply with all RH/DR development standards.

Prior to the filing of this application package, our team has consulted with the California Water Service Company (Cal Water) and procured a "Conditional Will Serve letter dated January 10, 2025, that is included with this application.

Sewer Service to all lots will be provided by San Mateo County through the Emerald Lake Hills Sewer Maintenance District as described in the District's pre-application plan review memo dated June 13, 2025.

In addition to standard County Application Forms the following technical documents and reports in support of the VTSM application are included in this filing package.

- A Planning and Building Department Slope Analysis.
- MacLeod and Associates VTSM with Preliminary Grading & Drainage Details.
- MacLeod and Associates VTSM with Erosion & Sediment Control Plan.
- MacLeod and Associates C.3 and C.6 Checklist and Calculations.
- MIG Consultants Biological Resources Assessment.
- Basin Research Associates Cultural Resources Investigation.
- Hexagon Transportation Consultants, Inc's Transportation Analysis Letter dated December 16, 2024, indicates this project is anticipated to generate 47 daily vehicle trips over a period of 24 hours. 47 vehicle trips per day is less than half of the 110 vehicle trips that the California Office of Planning and Research deems significant. Accordingly, the letter states that no further traffic analysis is warranted.
- Geotechnical Investigation Report dated December 18, 2024, by Stevens, Ferrone, and Bailey Engineering Company. This report addresses site and area geology, seismicity, slope stability, liquefaction potential, site conditions, and provides conclusions and preliminary recommendations. The report concluded that the contemplated subdivision of five home sites is feasible. This analysis will assist the project's civil engineer in preparation of a final grading plan in consultation with the architect and a structural engineer to facilitate post-tension slab foundations for each home.
- Mayne Tree Expert Company, Inc.'s Arborist's Report dated November 16, 2024, prepared by Jeromey A. Ingalls. This report was undertaken in compliance with the International Society of Arboricultural and San Mateo County's standards for assessing the health of forty-nine trees including five within the San Francisco Public Utilities Commission's (SFPUC) property of 6" in diameter or greater located within ten feet of the property line. These trees were surveyed and plotted by the project engineer Dan MacLeod. Because no home designs are included in the vesting tentative subdivision application package, Mr. Ingalls provided general remedial tree care and preservation recommendations. As specific home designs and landscaping plans undergo county design review, all trees included in the Arborist's report will be subject to field consultation with the Arborist, county staff, and project contractors to establish tree protection

zones, protocols for preservation or removal, supervisory inspections, and specific tree replacement requirements.

- Lawyers Title Company Preliminary Title Report updated August 15, 2025.
- Recorded Grant Deed dated October 18, 2024, and a current Secured Tax Bill.
- A CEQA Initial Study application checklist is included as required by the State of California involving the legislative act of amending the site's General Plan designation from low to medium-low density. Accordingly, we anticipate the Initial Study and Mitigated Negative Declaration will result in certification given the fact-based absence of any significant impacts that could not in the worst case be mitigated.

While I have managed to procure the approval of four previous ELH General Plan amendments, I also cite a third clearly established precedent granted by the Board of Supervisors. That application was PLN2006-00128 for Ronald and Sally Edwards. My client's proposal clearly mirrors Edwards' approval in terms of policy application and approval rationale. That precedent addressed the following key considerations that apply to the subject property and application as follows:

**Conformance with the General Plan** – The present Low Density Residential land use map designation of 0.3 to 2.3 dwellings per acre do not allow this underutilized resource to be subdivided even though it will easily comply with its RH/DR zoning for a five-lot subdivision. However, a land use map amendment to the Medium-Low Density Residential designation of 2.4 to 6 dwellings per acre would facilitate such division on the low end of that range at 2.94 net dwellings per acre. Edwards' approval at 3.6 dwelling units per acre exceeded this proposal. Therefore, there is consistency between the proposed General Plan Medium-Low Density Residential land use designation and the implementing RH zoning of the subject property. Based upon a review of the patch work quilt lot sizes within ELH and the immediate neighborhood, the proposed land use map amendment and subdivision into five lots would be entirely in keeping with current density, land uses, and character of the surrounding neighborhood.

In addition, this application will be in compliance with the following applicable Urban Land Use Policies for the ELH Area:

**Policy 7.16** - Provides for revitalization of existing developed neighborhoods without creating urban sprawl. This proposed amendment will foster these goals by facilitating efficient use and renewal of the site. As indicated in my aforementioned property description, the site presently contains a circa 1950s main residence, a guest house and utility shed, a second shed, a garage, a swimming pool, and landscaping consisting of lawn area, trees, and a stone retaining wall with stairs leading to elevated landscaping. Approval will lead to the removal of the 1950s structures and replacement with five new custom homes and associated landscaping.

**Policy 8.12 - a (2)** - "Adopt the land use designations and amendments thereto, of the Emerald Lake Hills Community Plan".

**Policy 8.12 - C (3)** - "Amending the land use designations of existing area plans".

**Policy 8.13** - The requested medium low density land use designation complies with the five locational policy criteria for the ELH area. In addition, low density and medium-low density designated parcels are dispersed throughout the area. Further, incorporated Emerald Lake Hills parcels within the City of Redwood City are designated low density on the City's land use plan that allows for up to seven dwelling units per acre under the City's more generous RH zoning provisions.

**Policy 8.14 - a** - "Utilize as guidelines only, the designations and densities shown in Table 8.1P to achieve stated land use objectives within unincorporated Urban Communities, Urban Neighborhoods and Special Urban Areas". The subject property is located within both (1) a designated unincorporated community, and (2) designated urban neighborhood.

**Policy 8.14 - b** - "Use the criteria in Table 8.1P, as guidelines only, to locate land use designations in urban unincorporated areas".

**8.15 - a** - "Protect and enhance the character of existing single-family areas". This proposal maintains the single-family land use of the neighborhood while revitalizing the underutilized site with five character enhancing modern custom homes.

**Policy 8.30** – This policy calls for infilling, or in this case, refilling of an established urban area. In support of Policy 8.30, all essential public service infrastructure is in place to provide the full range of urban services to the subject property. Such services support the approval of the land use map amendment and VTSM. Furthermore, private capital will accomplish beneficial connections to the County's Emerald Lake Hills Sewer Maintenance District and extension of Cal Water's service main and potentially other public utilities serving the subdivision such as PG&E and Cable Television. These site enhancements benefit other properties within the immediate neighborhood. Approval of this project will substantially improve the quality of the local housing supply and its associated infrastructure without encroachment into undeveloped areas or increasing urban sprawl.

**Policy 8.32 - a** - "Encourage efficient and effective infrastructure (e.g., water supply, wastewater, roads) necessary to serve the level of development allowable within urban areas". This proposal fully complies with the stated General Plan policy.

**Policy 8.36** - This density policy calls for the regulation of maximum allowable densities in zone districts to ensure that the intensity of development is consistent with land use designations. The ELH Land Use Plan has been in place since 1979 and was adopted with imprecise broad brush land use densities. In fact, the last three Environmental Services Agency Managers/Community Development Directors have openly acknowledged that the plan's land use density designations were very broadly applied without regard to an individual property's specific urban service capabilities, slope density considerations, or the established neighborhood development pattern. Density designations were based upon the broadest general criteria in connection with the development of a public sewer system for the ELH plan area. Accordingly, over time there have been a substantial number of land use plan density amendments granted to balance a property's access to services, facilities, and public infrastructure where there is minimal exposure to natural or manmade hazards. In the case of the subject property, the land use amendment to medium-low density would be in complete keeping and character with the immediate neighborhood and the larger ELH plan area. Further, the resulting subdivision into five lots and associated construction of five custom built single-family homes can be accomplished in total compliance with the existing RH/DR district zoning regulations and applicable building codes.

**Conformance with the ELH Community Plan** - The proposed Land Use Map Amendment and subdivision comply with all applicable policies of the ELH Community Plan. Future replacement of the site's existing site structures, subdivision into five lots, and construction of new custom homes would result in the same overall site density at 2.94 net dwelling units per acre well in keeping with the existing neighborhood pattern and character. Further, this proposal complies with the land use and open space conservation objectives of the ELH Community Plan because it does not conflict with identified potential community park locations.

**Conformance with Zoning Regulations** – As indicated in previous paragraphs and as evidenced on the accompanying vesting tentative subdivision map of five lots, the size of the relatively level subject parcel of 81,299 square feet is more than adequate to comply with cross-slope, minimum lot size, and associated easement requirements of the RH zoning district.

In closing, please feel free to contact Eric Zweig, Dan MacLEOD, or me if this letter or any component of the application package requires clarification or supplemental information. This comprehensive letter is intended to facilitate a clear understanding of the application by staff, the Planning Commission, and the Board of Supervisors as to the basis and facts of this request, its correlation with a precedent approval, and its consistency with the County's policy and zoning regulations. Accordingly, please include this letter with the staff reports to the Commission and Board.

Regards,



J. R. Rodine

cc: Pat Geary  
Kirk McGowan  
Eric Zweig  
Dan MacLeod  
Members of the Planning Commission/With Staff Report  
Members of the Board of Supervisors/With Staff Report



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT G**



**COUNTY OF SAN MATEO**  
**PLANNING AND BUILDING**

455 County Center, 2<sup>nd</sup> Floor | Mail Drop PLN 122  
Redwood City, CA 94063  
(650) 363-4161  
[planning.smcgov.org](http://planning.smcgov.org)

August 26, 2025

Eric Zweig  
Edenbridge Inc.  
P.O. Box 1825  
Los Alto, CA 94023

**SENT VIA E-MAIL**

Dear Eric Zweig:

**SUBJECT: Major Development Pre-Application Summary Letter**  
1815 Cordilleras Blvd., Emerald Lake Hills  
APNs: 057-070-090 and 057-063-010; County File No. PRE2025-00020

On June 25, 2025, staff facilitated a pre-application public workshop for the proposed Major Subdivision and General Plan Amendment for the property located at 1815 Cordilleras Road in the unincorporated Emerald Lake Hills area of San Mateo County. The project proposes a General Plan Amendment to change from low density residential (0.3-2.3 du/net acre) to medium-low density residential (2.4-6.0 du/net acre), and a major five-lot subdivision of a 1.7-net-acre lot along Cordilleras Road. The project site is made of two parcels, the main parcel (APN 057-070-090) and an approximately 4,921 sq. ft. triangular parcel (APN 057-063-010), which is legally part of 1815 Cordilleras Road despite being bisected by San Francisco Public Utilities Commission-owned land. The project currently proposes to remove two trees located on the larger of the two parcels in order to create an access road to serve the proposed subdivision and to accommodate general site grading.

As discussed in Chapter 8.288 of the County Zoning Regulations, public workshops are intended to allow community members and public agency representatives the opportunity to provide an applicant with project input before the preparation of final development plans. The purpose of this letter is to summarize the comments received at the public workshop, comments received from reviewing agencies, and any other project related items that will need to be addressed when formally submitting for planning permits. Staff emphasizes that the purpose of this summary letter is not to render a decision on the merits of this project. Nor is this letter intended to serve as a substitute for future staff analysis if, or when, a project

application is submitted to the County. It is hoped that the questions and concerns raised by the community and others can be addressed by project design or supporting analysis if/when an application is submitted.

### **SUMMARY OF PUBLIC COMMENTS/KEY COMMENTS AND COMMUNITY INPUT**

Approximately two members of the public attended the Zoom meeting, and multiple members of the applicant/development team attended in person. One member of the public spoke via Zoom and three members of the public provided comment via email following the public workshop. Copies of all comments submitted to staff, as of the date of this letter, have been provided in the Attachments section of this letter.

#### **1. Neighborhood Impacts**

*Member of public noted the proposal could cause increased traffic, noise, pollution, and usage of existing utility infrastructure.*

Staff Response: Upon formal submittal by applicant, those relevant agencies for utility infrastructure would provide formal review including any conditions required in order to service future parcels. Applicant would be required to uphold all Construction Best Management Practices (BMPs) during development stage, that would help mitigate impact of construction on the street and surrounding properties.

#### **2. Tree Removals**

*Member of public stated their concern of tree removals on site, cited other development projects along street.*

Staff Response: The 2 trees proposed for removal as part of the subdivision are located in the center of 1815 Cordilleras Road parcel and would be removed to allow for a road and emergency access to serve the proposed future parcels, pursuant to 8.400.140(4)(c) and the findings of Section 8.400.150(3) of County's Tree Ordinance. At this preliminary stage, we do not require any plans related to future building footprints and development, so the applicant has been encouraged to direct any future development away from protected trees. But, if a future tree removal is proposed as part of subsequent permits for development, the findings of Section 8.400.150(3) of County's Tree Ordinance would be required.

#### **3. General Plan Amendment**

*Member of public concerned that a general plan amendment would not be consistent with the neighborhood and would encourage similar upzoning efforts.*

Staff Response: There are other instances of medium low density residential throughout the Emerald Lake Hills community in unincorporated San Mateo County. The subject property being subdivided into 5 parcels would meet all zoning district regulations for minimum lot size, lot width, etc. but the general plan designation would then restrict a single-family development on each compliant parcel based on dwelling units per acre (du/ac). Therefore, the applicant is proposing 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), which would accommodate the potential density should each of the 5 proposed lots be developed. Any general plan amendment would be considered at public hearing by the County Board of Supervisors.

## **SUMMARY OF COMMENTS FROM REVIEWING AGENCIES**

### **Current Planning Section**

Planning permits will be required for a subdivision and general plan amendment. These permits will go to public hearings, Planning Commission and Board of Supervisors, for consideration. As part of the planning permit process, environmental review consistent with California Environmental Quality Act will be required.

Please note: When the pre-application materials were initially submitted the project was described as a 5-lot subdivision. Prior to the public workshop stage of this major development pre-application process, the applicant revised the application to include the creation of an additional separate parcel (APN 057-063-010). The applicant received information on a concurrent application for the triangular parcel that led them to revise their submittal and pursue this parcel as part of this pre-application subdivision proposal. The responses provided by the responsible agencies did not consider the 6<sup>th</sup> parcel and comments provided in the following sections shall not be considered a complete list of requirements nor a conditional approval of the revised application.

Once the applicant determines how they will incorporate APN 057-063-010 into the subdivision proposal and prior to submittal of any formal planning application, the applicant shall resubmit a finalized slope analysis for review under permit, PLN2025-00095.

### **County Drainage Section**

The project will be required to comply with both Municipal Regional Permit (MRP) requirements and the County of San Mateo Drainage Requirements.

Please note that for subdivisions, if the total impervious surface created or replaced across all lots is 5,000 sq. ft. or more, the project will be considered C.3 regulated and shall comply with applicable stormwater treatment requirements under MRP 3.0.

At the time of formal application submittal, a C.3 and C.6 Development Review Checklist, drainage plan, drainage report, stormwater control plan (with anticipated LID treatment measures), and erosion control plan shall be included in the submittal package.

### **Department of Public Works**

A 5-foot-wide strip of right-of-way (ROW) dedication for subject property along Cordilleras Road, according to County detail A-2 of Urban Residential Street regulation will be required.

A review of the transportation study did not result in preliminary comments. At the time of the formal application submittal, a full review shall be conducted.

All new parcels will be required to connect to the existing Sewer District mains via sanitary sewer easements or the public right-of-way individually via 4-inch privately owned and maintained laterals or through 6-inch private sewer mains to be owned and maintained by the developer or property owners. No new sewer mains will be accepted by the Sewer District for ownership and maintenance.

#### California Water Service Company

While the project site is not located within their service area, California Water Service Company indicated that they would be willing to provide service to the initial 5-lot subdivision proposal. The project may be subject to an outside service agreement and/or annexation into the service area and any required improvements will be at the owner's expense including additional services or fire protection needs.

#### San Francisco Public Utilities Commission (SFPUC)

Staff confirmed that SFPUC currently provides drinking water to subject property. However, SFPUC is working with California Water Service Company to transfer service to the subject property and the proposed future lots.

The San Francisco Public Utilities Commission also noted that their lands or right-of-way (ROW) areas will not be authorized for staging or construction access without authorization, and prior to any construction that a temporary construction fence be erected along property boundaries of the SFPUC ROW parcel.

#### San Mateo County Fire Department

San Mateo County Fire Department provided a letter of review citing multiple items from the Fire Code. A partial list includes the following: (1) Applicant shall provide slope and grade information for proposed emergency vehicle access easement, that otherwise meets required dimensions; (2) Applicant shall post temporary address numbers prior to combustible materials being placed on site; and (3) no street parking will be allowed in the proposed roadway, all curbs shall be painted red. These items and others provided in fire letter shall be incorporated into permit submittal, see Attachment D for the complete letter.

### **SUMMARY OF COMMENTS REGARDING PROPOSED 6<sup>th</sup> LOT**

#### APN 057-063-010

Concurrent to this application, the applicant applied for a separate Certificate of Compliance (COC) application, to establish the legality of APN: 057-063-010, separate from 1815 Cordilleras Road parcel. County staff confirmed that the subject, triangular parcel ending in -010 is legally part of the 1815 Cordilleras Road property and is not its own separate, legal parcel for purposes of development. The applicant was provided this determination prior to the required public workshop, where the applicant then presented two potential proposals for consideration that would utilize the -010 parcel, these proposals included: 1) incorporating the subject parcel as an individual, sixth lot of the major subdivision, with the understanding

that the substandard lot would require an exception to Subdivision regulations, or 2) incorporating this parcel into one of the five lots as part of the original major subdivision proposal.

Following the workshop, the applicant team opted to pursue an exception request to have the subject parcel considered as the sixth lot as part of this major subdivision. On July 24, 2025, the applicant submitted their inquiry to staff for review and consideration, see attachment E for the applicant's justification letter.

County staff and the applicant agreed that the pre-application summary letter would provide preliminary feedback to the exception request, with the understanding staff only provides a recommendation to the authorized decision-making body which in this case would be the County's Board of Supervisors.

Staff, including consultation with the Director of Planning and Building, reviewed the justification letter pursuant to the County's Subdivision Regulations and required findings listed in Chapter 9.144.010. It was staff's determination that it is not likely to recommend approval of the exception request to include the 6<sup>th</sup> non-conforming sized parcel as part of the proposed major subdivision, as staff does not believe that all the required findings can be made. Specifically, that there are no special conditions/circumstances affecting the property, and the exception is necessary to preserve and enjoy the property and the property rights of owner. Additionally, the exception must facilitate or guarantee the preservation of sensitive habitats or natural resources, will not negatively impact adequate infrastructure capacity, will not have adverse impacts, and will avoid all types of hazards.

### **APPLICABLE REGULATIONS, REVIEW, AND APPROVALS REQUIRED**

Once a formal application for this project is submitted to the County's Planning and Building Department, it will be reviewed for compliance prior to the project scheduling for public hearings, including the Planning Commission and Board of Supervisors. The formal major subdivision and general plan amendment application, including all required plans and materials, should consider the comments discussed above. If you have any questions regarding this summary or need assistance with application requirements, please feel free to contact me via email at [sbecker@smcgov.org](mailto:sbecker@smcgov.org), or by phone at 650/382-4493.

Sincerely,

*Sam Becker*

---

Sam Becker, Project Planner

cc: California Water Service  
San Francisco Public Utilities Commission  
City of Redwood City  
San Mateo County Fire Department

Drainage Section  
Department of Public Works  
Parks Department  
Local Agency Formation Commission  
Interested Parties

Attachments:

- A. Neighbor Comment Email No.1
- B. Neighbor Comment Email No.2
- C. Neighbor Comment Email No.3
- D. San Mateo County Fire Department Review Letter
- E. Applicant Justification Letter for 6th Lot (APN: 057-063-010)



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT A**

**From:** [Paul Montalvo](#)  
**To:** [Sam Becker](#)  
**Subject:** Pre-Application Public Workshop Project (File: PRE2025-00020 1815 Cordilleras Road Emerald Lake Hills) Meeting Concerns - Paul Montalvo  
**Date:** Thursday, June 26, 2025 12:44:29 PM  
**Attachments:** [IMG\\_7666\(1\).HEIC](#)  
[IMG\\_7667\(2\).HEIC](#)  
**Importance:** High

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Hi Sam,

Thank you for the opportunity to voice my concerns and opposition via Zoom at the Pre-Application workshop last evening for the five-home development project located at 1815 Cordilleras Road, Emerald Hills, CA 94062. (Project File: PRE2025-0020)

### **Major High-Level Concerns**

- Increased Traffic
- Increased Noise
- Increased Pollution
- Taxation of the existing utility infrastructure including water & sewer
- Elimination of the current rural setting
- Removal of significant/mature native trees
- Proposed concurrent two-home development project located at 1750 Cordilleras Road Emerald Lake Hills CA 94062 with the proposed removal of a total of 19 significant trees, see attached.


The 1815 Cordilleras Road property is situated in front of my 90-year-old mothers house (1780) and the 1750 Cordilleras Road property proposed development is located to the right.

We are not opposed to reasonable housing development on a macro level, I'm in real estate, but the proposed 1815 Cordilleras Road project is unreasonable given the grand scale, scope, impact and negative ramifications.

I welcome your feedback.

Best,  
Paul

Paul J. Montalvo  
1780 Cordilleras Road  
Emerald Hills, CA 94062



[Redacted] eFax

[Redacted] Skype

[Redacted] eMail



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT B**

**From:** [Peter Karvelis](#)  
**To:** [Sam Becker](#)  
**Cc:** "[barbara karvelis](#)"; [REDACTED]  
**Subject:** Concerns Regarding Proposed Development at 1815 Cordilleras Road (PRE2025-0020)  
**Date:** Wednesday, July 23, 2025 9:33:24 AM

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Dear Mr. Becker,

This is regarding the proposed five-home development at 1815 Cordilleras Road (Project File: PRE2025-0020).

I am a California real estate attorney, and my parents Nicholas and Barbara Karvelis have owned the property directly next door to the project at 1817 Cordilleras Road for 50 years. I'm writing on their behalf to express our strong concerns and opposition to the current version of this project. The 1815 Cordilleras property sits directly next to our family's home at 1817 Cordilleras Rd, where my 79-year-old mother and 88-year-old father live. This project represents a major shift in density and environmental impact to a quiet, established neighborhood.

The current owner of 1815 Cordilleras Rd is a real estate development company, who recently purchased the property in 2024 from the estate our neighbors who also owned the property for over 50 years.

**General Plan Amendment and Zoning Context:**

As I understand it, the current zoning for 1815 Cordilleras is designated as *Low Density Residential*, which generally allows one single-family home per parcel of 20,000 to 40,000 square feet. Based on the size of the subject parcel, only 2 or possibly 3 lots would be allowed under current zoning standards, depending on site conditions, slope, and access.

The applicant is seeking a General Plan Amendment to change the land use designation to *Medium Low Density*, which may permit subdivision into 5 residential lots, a substantial increase in density. This change would not only impact this parcel but may also set a precedent for similar upzoning efforts in this rural section of Emerald Hills.

**Primary Concerns:**

- Proposed General Plan Amendment not consistent with neighborhood.
- Loss of rural character that defines this part of Emerald Hills.
- Increased traffic and vehicle congestion.
- Noise, light, and air pollution.
- Strain on existing water and sewer infrastructure.
- Removal of mature native trees.
- Cumulative impact when considered alongside the proposed development at 1750 Cordilleras Road, which includes the removal of 19 significant trees.

The existing zoning provides for ample use of the property consistent with the character of

Emerald Hills. This is the same zoning that my parents had to follow for their subdivision 30 years ago of 1817 Cordilleras Rd from 1819 Cordilleras Rd, and we would expect the same zoning to govern 1815 Cordilleras. Moreover, it should be kept in mind that the new owner of the subject property is a developer and acquired it knowing what the existing zoning regulations would allow and it is also clear that their interests in retaining the rural character of the neighborhood are not the same as the actual residents of Emerald Hills.

We are not opposed to appropriate development, and I say this as someone who works in real estate development. But this project, as proposed, exceeds what the site and the neighborhood can reasonably support.

I welcome any additional information you can share and would appreciate being updated as this application progresses.

Best regards,

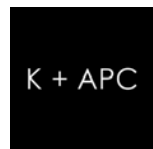
Peter N. Karvelis  
Attorney | **KARVELIS + APC**  
2488 Historic Decatur Rd, Suite 220  
San Diego, CA 92106

o: [REDACTED]

m: [REDACTED]

*Licensed in California & Montana*

[www.karvelisapc.com](http://www.karvelisapc.com)



The information contained in this e-mail message may be privileged and confidential information and is intended only for the use of the individual and/or entity identified in the alias address of this message. If the reader of this message is not the intended recipient, or an employee or agent responsible to deliver it to the intended recipient, you are hereby requested not to distribute or copy this communication. If you have received this communication in error, please notify us immediately by telephone or return e-mail and delete the original message from your system.



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT C**

**From:** [Rick Thall](#)  
**To:** [Sam Becker](#)  
**Subject:** PRE2025-00020  
**Date:** Saturday, July 26, 2025 10:53:58 AM

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Samuel,

I'm a neighbor of the proposed project at 1828 Cordilleras Road. Can you please share with me any documents, including meeting minutes and presentation materials, from the pre-application workshop for 1815 Cordilleras Road held on 6/25/25?

Thank you,

Rick Thall



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT D**

## FIRE MARSHAL'S OFFICE



# San Mateo County Fire Department

FIRE CHIEF  
JED WILSON

ASSISTANT CHIEF  
VACANT

FIRE MARSHAL  
PATRICK GRIFFIN

DEPUTY FIRE MARSHALS  
JOHN RIDDELL  
AUSTIN SEELY  
CLINTON DYER  
TYLER STURM  
JORDAN MOTTA  
SHANE MCDONAGH

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 [SMCFDfiremarshal@fire.ca.gov](mailto:SMCFDfiremarshal@fire.ca.gov)

Date 5/14/2025

SUBJECT: PRE2025-00020, 1815 Cordilleras Rd  
Subdivision

This is a preliminary design review of your planning case for fire department requirements at time of submittal. When this design is submitted for a building permit, there may be additional requirements according to the actual design submitted and the current codes at time of building permit submittal. This review is neither permission nor approval for final plan check for a permit. Submit the following information to the planner with the Planning & Building Division of County of San Mateo under the above permit. I offer the following comments/conditions, which will be applied to this project:

1. Proposed Ingress/Egress and emergency vehicle access easement meets required dimensions. Provide slope and grade for approval.
2. **CFC 2022 Section 505.1 [Amended]** - New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 4-inch reflective numbers and letters similar to Hy-Ko 911 or equivalent.

Temporary address numbers shall be posted prior to combustible materials being placed on site.

3. **CFC 2022 Section 503.1.1 [Amended]** - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**Exceptions:** The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- c. There are not more than two Group R-3 or Group U occupancies.
- d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.

4. **CFC 2022 Section 503.2.3** - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. **CFC 2022 Section 503.2.5** - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn-around areas for fire apparatus within San Mateo County Fire jurisdiction must comply with CFC 2022 Appendix D.
6. **CFC 2022 Section 503.2.7** - The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Grading must comply with San Mateo County Fire Standard Detail CFS-004.
7. No street parking will be allowed in the proposed roadway. All curbs shall be painted red.
8. **SMCFD Standard CFS-004** - Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by San Mateo County Fire Department. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street, and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
9. **CFC 2022 Section 907.2.11.2** - Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
  - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  - b. In each room used for sleeping purposes.
  - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  - d. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.

Smoke Detectors shall be hardwired and interconnected.

10. **CFC 2022 Section 1031.3.1** - Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).

**Exception:** The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m<sup>2</sup>).
11. **CFC 2022 Section 1031.3.2** - The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
12. **CFC 2022 Section 1031.3.3** - Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
13. **CFC 2022 Section 1031.4** - Where a door is provided as the required emergency escape and rescue opening, it shall be a swinging door or a sliding door.

This property is located in the SRA Moderate Fire Severity Zone.

14. **CBC 2022 Section 705A.1** - Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in the Fire Hazard Severity Zones shall be Class A rating when tested in accordance with ASTM E108 or UL790.
15. **CFC 2022 Section 304.1.2** - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.
16. **CFC 2022 Section 4907.1** - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
  - a. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
17. **CFC 2022 Section 4907.2** - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
  - a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
  - b. Land designated as a Very High Fire Hazard Severity Zone by the Director.
  - c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
18. **CFC 2022 Section 507.1** - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
19. **CFC 2022 Section 507.2.1** - Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
20. **CFC 2022 Section 507.2.2** - Water tanks for private fire protection shall be installed in accordance with NFPA 22.
21. **CFC 2022 Section B105.1** - The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2).

Required Fire Flow: **500 GPM**

22. **CFC 2022 Section B105.3** - For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:
  - a. The automatic sprinkler system demand, including hose stream allowance.
  - b. The required fire flow.
23. **CFC 2022 Section 507.5.1** - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

**Exception:** For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).

**All fire conditions and requirements must be incorporated into your building plans, (see attached conditions) prior to building permit issuance. It is your responsibility to notify your contractor, architect and engineer of these requirements.**

**Our review is not construed as encompassing the structural integrity of the facility, nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.**

NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready.

For additional information or to schedule an inspection you may contact the San Mateo County Fire Department Fire Marshal's Office at [SMCFDfiremarshal@fire.ca.gov](mailto:SMCFDfiremarshal@fire.ca.gov).

Clinton Dyer  
Deputy Fire Marshal



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT E**

J. R. RODINE, Ltd.  
Governmental Affairs Consultant  
Development Team Management  
Land Use Permit Streamlining

3148 Marble Ridge Ct.  
Reno, NV 89511-5385  
Tel: [REDACTED]  
[REDACTED]@[REDACTED].[REDACTED].t

July 24, 2025

Ms. Summer Burlison, Senior Planner  
Mr. Sam Becker, Planner 2  
County of San Mateo  
455 County Center 2nd Floor  
Redwood City, CA 94063  
[sburlison@smcgov.org](mailto:sburlison@smcgov.org)  
[sbecker@smcgov.org](mailto:sbecker@smcgov.org)

**VIA ELECTRONIC and HAND DELIVERY.**

**Re: 1815 Cordilleras Road Emerald Lake Hills (APNs 057-070-090; 057-063-010)– PLN2025-00095 / PRE2025-00020 – Subdivision Exception Request and Findings.**

Dear Summer and Sam:

On behalf of my client Edenbridge Homes dba as Jefferson 10 Investors LP, a California Limited Partnership for the above referenced application, I respectfully offer the following proposed exception findings to justify approval of the 4,921 square foot triangular shaped segment of the project area as a sixth and separate lot and home site in the proposed subdivision of 1815 Cordilleras Road, Emerald Lake Hills.

The subject triangular segment is vacant land that has never been developed. It is legally described in the CLTA Chain of Title Report FLNP-TO2400039 dated November 12, 2024 issued by Lawyer's Title submitted to you previously and attached hereto as Exhibit A, has a separate assigned APN of 057-063-010 and is depicted in the survey attached hereto as Exhibit B ("Triangle Parcel"). As shown on the context map attached hereto as Exhibit C, the Triangle Parcel (shaded in red) is physically separated from the rest of 1815 Cordilleras Road Emerald Lake Hills (consisting of 76,378 square feet with a separate assigned APN 057-070-090) by an 80 foot wide parcel that was conveyed on January 13, 1950 by grant deed to the City and County of San Francisco to facilitate the Hetch Hetchy aqueduct (see Exhibit A, Schedule B No. 9). It also benefits from its own direct access to Cordilleras Road along its frontage for ingress/egress and utility servicing.

We understand from your earlier meetings and correspondence with our project team that despite this conveyance pursuant to Cal. Gov. Code Section 66428, subdivision (a)(2) which states that "[a] parcel map shall not be required for ... [I]and conveyed to or from a governmental agency [or ] public entity",

the County has determined that this conveyance did not result in the creation of the Triangle Parcel as a separate legal parcel from the rest of 1815 Cordilleras Road Emerald Lake Hills. Accordingly, per the County's determination, 1815 Cordilleras Road Emerald Lake Hills includes the Triangle Parcel, and therefore any proposed subdivision of 1815 Cordilleras Road Emerald Lake Hills must include this 4,921 square foot Triangle Parcel which as shown in Exhibit C, is physically separated from the rest of the 76,378 square foot parcel by an 80 foot wide parcel vested in the City and County of San Francisco.

While the 4,921 square foot Triangle Parcel is smaller than the required minimum parcel size, the County has the authority to grant an exception to this minimum parcel size requirement if certain findings can be met. As explained further below, we believe these findings can and should be made to grant this requested exception.

### **Exception Regulations**

Section 7020.2(b) of San Mateo County's Subdivision Regulations provides that "minimum lot sizes shall conform to the standards established by the County Zoning Regulations, but in no case shall be less than five thousand (5,000) square feet." The minimum lot size established by the subject property's RH/DR – Residential Hillside/Design Review Zoning District is 12,000 square feet.

*However*, Sections 7094-7096 clearly set forth authorization to grant exceptions to this minimum lot size requirement if certain required findings are made. Specifically, Section 7095.3(a) provides that "Exceptions to the parcel design requirements contained in Section 7020.2 may be granted when site conditions or other circumstances exist..." It goes on to list non-exclusive examples of such conditions and circumstances. The required findings for the granting of such exceptions are set forth in Section 7096 and are listed and discussed below.

Pursuant to Section 7094, these findings may be made by the Planning Commission acting as the Advisory Agency, or by the Board of Supervisors while considering the overall subdivision request given the associated Emerald Lake Hills Land Use Map Amendment re-designating the site from low to medium-low-density.

The stated regulatory intent for establishing exception provisions and granting exception requests as codified in Section 7094 is "to facilitate proposed development in ways that protect environmental resources or avoids natural or man-made hazards more effectively than straightforward application of standard subdivision design requirements."

### **Justification for Exception Findings**

As further explained below, we believe that each of the required findings for granting the requested exception to minimum parcel size can and should be made to allow the Triangle Parcel to be a separate and sixth lot and home site in the proposed subdivision of 1815 Cordilleras Road:

Section 7096 – Findings Required for Exception Approval:

The Advisory Agency, as specified in Section 7007, may grant an exception to the requirements of the Subdivision Regulations if the following findings are made:

- (1) That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider.
- (2) That the exception enhances or is appropriate for the proper design and/or function of the subdivision.
- (3) That the exception facilitates or guarantees preservation of sensitive habitats or natural or scenic resources, will not negatively impact adequate infrastructure capacity, will not have any adverse cumulative impacts; or will avoid natural or man-made hazards.
- (4) And that the granting of the exception will not be detrimental to public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.

**Justification for Finding 1** – There are special circumstances and conditions affecting the property and additionally, the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider. The subject project site is physically separated into two non-contiguous pieces that are divided by an 80-foot wide parcel conveyed to the City and County of San Francisco in 1950 for the purposes of constructing the Hetch Hetchy aqueduct (the “Hetch Hetchy Right-of-Way”). The smaller of the two pieces is unusually small within the context of the neighborhood at only 4,921 square feet and unusually shaped as a triangle. As shown in the context map attached as Exhibit C, these are special circumstances and conditions not affecting any of the surrounding properties. While it appears that one other parcel in the vicinity (the adjacent 1745 Cordilleras Road) was also bisected by the Hetch Hetchy Right-of-Way, this bisection resulted in two relatively equally sized pieces that appear to be more than twice the size of the Triangle Parcel and therefore if not meeting the minimum parcel size for the RH/DR zoning, at least meeting the 5,000 square foot minimum. The subject property, including the Triangle Parcel, is zoned for residential land use and is surrounded by properties containing other single-family homes. Accordingly, if the exception is not granted to allow the Triangle Parcel as a separate lot and home site in the subdivision, it would deprive the owner/subdivider of the ability to construct a single-family home on the Triangle Parcel which is a substantial property right enjoyed by the owners of neighboring and similarly zoned and situated properties.

**Justification for Finding 2** - The exception enhances and is appropriate for the proper design and/or function of the proposed subdivision. The most sensible and functional design of the proposed subdivision, and the design that is most compatible with neighboring properties, is one that designates the Triangle Parcel as a sixth and separate lot for the construction of a single-family home. Alternatively, merging the Triangle Parcel with one of the other lots of the subdivision could conceivably allow for an ADU to be constructed on the Triangle Parcel, but the ADU would be physically separated by the main single family home on the lot by the 80 foot wide Hetch Hetchy Right-of-Way property which could therefore result in ingress/egress, maintenance, and management issues and would be less compatible with the surrounding neighborhood which consists of single

family homes. Granting the exception to allow the Triangle Parcel to be its own separate lot developed with a single-family home would also avoid potential interference with and impacts upon the Hetch Hetchy Right-of-Way and aqueduct issues of ingress/egress and utility servicing that could result if it was merged with a non-contiguous lot and transected by the Hetch Hetchy Right-of-Way and aqueduct.

**Justification for Finding 3** - Granting the exception facilitates or guarantees preservation of sensitive habitats or natural or scenic resources, will not negatively impact adequate infrastructure capacity, will not have any adverse cumulative impacts; or will avoid natural or man-made hazards. As evidenced by the expert studies submitted separately into the record, the project site contains no sensitive habitats or natural or scenic resources and therefore granting the exception to allow the Triangle Parcel as a separate lot and home site will not impact any such habitats or resources. Furthermore, it will not negatively impact adequate infrastructure capacity. As evidenced in Exhibit D, will-serve letters and correspondence received from the California Water Service Company and Emerald Lake Heights Sewer Maintenance District during the subdivision pre-application process confirm that existing infrastructure in Cordilleras Road is adequate to support the Triangle Parcel as a sixth lot and it will not negatively impact adequate infrastructure capacity. Also as evidenced in the expert studies, granting the exception to allow the Triangle Parcel to be a separate lot and home site will not have any adverse cumulative impacts. Finally, it will avoid potential natural or man-made hazards by avoiding having the 80 foot Hetch-Hetchy Right-of-Way and aqueduct traverse one of the parcels.

**Justification for Finding 4** – Granting the exception will not be detrimental to public health, safety or welfare or injurious to other property or uses in the area in which the property is situated and there is no evidence in the record to the contrary. Any new single-family home constructed on the Triangle Parcel would be required to conform with all other design standards of the RH/DR Zoning District, including lot coverage, floor area ratio, building setback and height limitations, thereby ensuring that the granting of an exception for lot size will be compatible with and not injurious to other property in the area. Conversely the alternative of merging the Triangle Parcel with one of the subdivision's other lots and constructing an ADU on it would more likely pose negative impacts on the neighborhood due to mandated reduced setbacks and other relaxed design provisions for ADUs required by state law and County ordinance, and would be more difficult for the owner to manage, monitor and maintain due to the Hetch Hetchy Right-Of-Way that would bisect the parcel and separate the ADU from the main house without ingress/egress between them.

We hope you agree that granting an exception to minimum lot size to allow the Triangle Parcel to be a separate independent lot and home site within the proposed subdivision is justified based on the foregoing analysis. Should you have any questions or wish to discuss before responding to this exception request, please do not hesitate to reach out.

Regards,



J. R. Rodine

Enclosures:

Exhibit A – Chain of Title Report

Exhibit B - Survey

Exhibit C – Context Map

Exhibit D – Will Serve Letters

CC: Pat Geary  
Kirk McGowan  
Eric Zweig  
Dan MacLeod  
Camas J. Steinmetz  
Members of the Planning Commission/With Staff Report  
Members of the Board of Supervisors/With Staff Report

# **Exhibit A – Chain of Title Report**

# CLTA CHAIN OF TITLE

Issued By:



Guarantee Number:

**FLNP-TO2400039**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

**GUARANTEES**

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

**Lawyers Title Company**  
675 N. First Street, 4th Fl  
San Jose, CA 95112

Countersigned By:

A handwritten signature in cursive script, appearing to read "MaryAnn List".

MaryAnn List  
Authorized Officer or Agent



**Commonwealth Land Title Insurance Company**

By:

A handwritten signature in cursive script, appearing to read "Michael J. Nolan".

Michael J. Nolan, President

Attest:

A handwritten signature in cursive script, appearing to read "Marjorie Nemzura".

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Peter Milos Lawyers Title Company 675 N. First Street, 4th Fl San Jose, CA 95112 Phone: 408-436-2711 Fax: 408-295-3975 Main Phone: (408)436-2700 Email: Peter.Milos@titlegroup.fntg.com

**SCHEDULE A**

Amount of Liability	Fee	Title Officer
\$1,000.00	\$500.00	Peter Milos

Date of Guarantee: November 12, 2024 at 07:30 AM

1. Name of Assured: Jefferson 10 Investors LP, a California limited partnership

2. The Land referred to in this Guarantee is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

3. This Guarantee does not cover:

- a. Taxes, assessments, and matters related thereto.
- b. Instruments, proceedings, or other matters which do not specifically describe said land.

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

- a. Jefferson 10 Investors LP, a California limited partnership purportedly acquired an estate or interest in the Land pursuant to a Grant Deed recorded October 18, 2024, [Instrument No. 2024-055193, Official Records](#) .
- b. Matters affecting the interest described in Paragraph 4a recorded subsequent to January 19, 1909 are shown in Schedule B.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): [057-063-010](#)**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 34 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF JOHNSON SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO ON OCTOBER 4, 1909 IN [BOOK 7 OF MAPS, AT PAGE 2](#), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF CORDILLERAS ROAD DISTANT THEREON SOUTH 26° 54' 30" WEST 41.86 FEET AND SOUTH 75° 14' 30" WEST 382.07 FEET FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF CORDILLERAS ROAD WITH THE SOUTHWESTERLY LINE OF CANYON ROAD AS ESTABLISHED BY DEED TO COUNTY OF SAN MATEO, RECORDED MARCH 10, 1927 IN BOOK 284 OF OFFICIAL RECORDS AT PAGE 284; THENCE FROM SAID POINT OF BEGINNING SOUTH 14° 45' 30" EAST 249.40 FEET; THENCE SOUTH 83° 07' WEST 3.95 FEET TO THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 80 FOOT STRIP CONVEYED BY DEED FROM EARNEST WATKINS AND WIFE, TO CITY AND COUNTY OF SAN FRANCISCO, RECORDED JANUARY 13, 1950 IN [BOOK 1776 OF OFFICIAL RECORDS AT PAGE 661](#); THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF LAND SO CONVEYED TO CITY AND COUNTY OF SAN FRANCISCO NORTH 50° 27' WEST (CALLED NORTH 50° 35' 10" WEST IN SAID DEED) 306.54 FEET TO SAID SOUTHEASTERLY LINE OF CORDILLERAS ROAD; THENCE ALONG SAID LINE OF CORDILLERAS ROAD NORTH 75° 14' 30" EAST 182.93 FEET TO THE POINT OF BEGINNING.

EXCEPTING SAID 80 FOOT STRIP SO CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, BUT INCLUDING ALL RIGHTS OF THE GRANTORS IN AND TO SO MUCH OF SAID 80 FOOT STRIP AS INCLUDED WITHIN ABOVE DESCRIBED PARCEL AS SAID RIGHTS ARE RESERVED IN SAID DEED TO CITY AND COUNTY OF SAN FRANCISCO.

JPN: 057-006-063-01A

**SCHEDULE B**

1. Document Type: Deed  
Grantor: Walter H. Cole  
Conveyed To: William J. Dingee  
Transfer Tax:  
Recording Date: January 19, 1909  
[Recording No.:](#) [Book 155, Page 557](#), of Deeds  
  
Affects: The herein described Land and other land.
  
2. Document Type: Deed  
Grantor: William J. Dingee and Virginia R. Dingee  
Conveyed To: Allis-Chalmers Company  
Transfer Tax:  
Recording Date: January 19, 1909  
[Recording No.:](#) [Book 155, Page 560](#), of Deeds  
  
Affects: The herein described Land and other land.
  
3. Document Type: Deed  
Grantor: Allis-Chalmers Manufacturing Company  
Conveyed To: Horace B. Gardiner  
Transfer Tax: \$5.50  
Recording Date: January 23, 1925  
Recording No.: 31583A, [Book 147, Page 496, Official Records](#)  
  
Affects: The herein described Land and other land.
  
4. Document Type: Deed  
Grantor: Horace B. Gardiner and Susan C. Gardiner  
Conveyed To: Annie T. Kuhland  
Transfer Tax: \$15  
Recording Date: October 29, 1934  
Recording No.: 49837C, [Book 636, Page 279, Official Records](#)  
  
Affects: The herein described Land and other land.
  
5. Document Type: Deed  
Grantor: Annie T. Kuhland  
Conveyed To: Horace B. Gardiner and Susan C. Gardiner  
Transfer Tax:  
Recording Date: May 12, 1936  
Recording No.: 79211C, [Book 686, Page 455, Official Records](#)  
  
Affects: The herein described Land and other land.

**SCHEDULE B**  
(continued)

6. Document Type: Decree Establishing Death  
Grantor: On behalf of Horace B. Gardiner, deceased  
Conveyed To: Susan C. Gardiner  
Transfer Tax: 0  
Recording Date: February 5, 1942  
Recording No.: 44789E, [Book 1007, Page 80, Official Records](#)

Affects: The herein described Land and other land.

7. Document Type: Deed  
Grantor: Susan C. Gardiner  
Conveyed To: W. A. Van Buren  
Transfer Tax: \$16.50  
Recording Date: December 21, 1944  
Recording No.: 34934F, [Book 1160, Page 27, Official Records](#)

Affects: The herein described Land and other land.

8. Document Type: Deed  
Grantor: W. A. Van Buren  
Conveyed To: Ernest Watkins and Isabelle J. Watkins  
Transfer Tax: \$36.30  
Recording Date: January 3, 1947  
Recording No.: 43810G, [Book 1324, Page 39, Official Records](#)

Affects: The herein described Land and other land.

9. Document Type: Deed  
Grantor: Ernest Watkins and Isabelle H. Watkins  
Conveyed To: City and County of San Francisco  
Transfer Tax:  
Recording Date: January 13, 1950  
Recording No.: 31366I, [Book 1776, Page 661, Official Records](#)

Affects: EXCEPTION FROM LEGAL

10. Document Type: Deed  
Grantor: Ernest Watkins and Isabelle H. Watkins  
Conveyed To: Glenn B. White and Henrietta R. White  
Transfer Tax:  
Recording Date: September 11, 1951  
Recording No.: 58899J, [Book 2126, Page 406, Official Records](#)

Affects: The herein described Land and other land.

**SCHEDULE B**  
(continued)

11. Document Type: Quitclaim Deed\*  
Grantor: Glenn B. White and Henrietta R. White  
Conveyed To: Pine & Co., a partnership  
Transfer Tax:  
Recording Date: February 18, 1955  
Recording No.: 27148M, [Book 2745, Page 201, Official Records](#)

\*release and transfer of all rights of grantor in or to any water pipe lines or easements as described

Affects: The herein described Land and other land.

12. Document Type: Quit Claim Deed  
Grantor: George B. Hawkins and Margaret Hawkins  
Conveyed To: Glenn B. White and Henrietta R. White  
Transfer Tax:  
Recording Date: September 24, 1959  
Recording No.: 90250R, [Book 3677, Page 685, Official Records](#)

Affects: The herein described Land and other land.

13. Document Type: Quit Claim Deed  
Grantor: Robert W. Edwards and Vivian P. Edwards  
Conveyed To: Glenn B. White and Henrietta R. White  
Transfer Tax:  
Recording Date: September 24, 1959  
Recording No.: 90251R, [Book 3677, Page 688, Official Records](#)

Affects: The herein described Land and other land.

14. Document Type: Decree Establishing Fact of Death  
Grantor: on behalf of Glenn B. White, deceased  
Conveyed To: Henrietta R. White  
Transfer Tax:  
Recording Date: December 23, 1970  
Recording No.: 7155AAD, [Book 5876, Page 439, Official Records](#)

Affects: The herein described Land and other land.

15. Document Type: Grant Deed  
Grantor: Henrietta R. White  
Conveyed To: Lawrence Kulchin and Ann R. Kulchin  
Transfer Tax: \$104.50  
Recording Date: April 23, 1971  
Recording No.: 591AE, [Book 5930, Page 118, Official Records](#)

Affects: The herein described Land and other land.

**SCHEDULE B**  
(continued)

16. Document Type: Quitclaim Deed\*  
Grantor: City and County of San Francisco  
Conveyed To: Lawrence Kulchin and Ann R Kulchin  
Transfer Tax:  
Recording Date: February 13, 1974  
Recording No.: 15265AH, [Book 6551, Page 613, Official Records](#)

\*release of any right, title and interest of grantor as described

Affects: The herein described Land and other land.

17. Document Type: Individual Quitclaim Deed  
Grantor: Lawrence Kulchin and Ann R. Kulchin  
Conveyed To: Lawrence and Ann Kulchin, Trustees and Trustors of the Lawrence and Ann Kulchin Living Trust, dated March 29, 1992  
Transfer Tax:  
Recording Date: April 25, 1985  
[Recording No.:](#) [85040305, Official Records](#)

Affects: The herein described Land and other land.

18. Document Type: Affidavit - Successor Trustee  
Grantor: On behalf of Lawrence Kulchin, deceased  
Conveyed To: Ann R. Kulchin, Successor Trustee  
Transfer Tax:  
Recording Date: June 20, 2007  
[Recording No.:](#) [2007-094294, Official Records](#)

Affects: The herein described Land and other land.

19. Document Type: Grant Deed  
Grantor: Ann R. Kulchin, Surviving Settlor and Sole Trustee of the Lawrence and Ann Kulchin Living Trust under Declaration of Trust dated March 29, 1982  
Conveyed To: Ann Kulchin, Trustee of the Ann Kulchin Power of Appointment Trust created January 6, 2006  
Transfer Tax:  
Recording Date: July 13, 2007  
[Recording No.:](#) [2007-105777, Official Records](#)

Affects: The herein described Land and other land.

20. Document Type: Affidavit Change of Trustee  
Grantor: Diana K. Sanfilippo, on behalf of Ann R. Kulchin, former Trustee  
Conveyed To: Diana K. Sanfilippo, Successor Trustee  
Transfer Tax:  
Recording Date: August 26, 2020  
[Recording No.:](#) [2020-086040, Official Records](#)

Affects: The herein described Land and other land.

**SCHEDULE B**  
(continued)

21. Document Type: Grant Deed  
Grantor: Diana K. Sanfilippo, Trustee of the Ann Kulchin Power of Appointment Trust created January 6, 2006  
Conveyed To: Diana K. Sanfilippo, Trustee of the Ann Kulchin Power of Appointment Trust created January 6, 2006 as restated September 3, 2019  
Transfer Tax:  
Recording Date: August 26, 2020  
[Recording No.:](#) [2020-086041, Official Records](#)

Affects: The herein described Land and other land.

22. Document Type: Grant Deed  
Grantor: Diana K. Sanfilippo, Trustee of the Ann Kulchin Power of Appointment Trust created January 6, 2006, as restated September 3, 2019  
Conveyed To: Jefferson 10 Investors LP, a California limited partnership  
Transfer Tax: 6,325.00  
Recording Date: October 18, 2024  
[Recording No.:](#) [2024-055193, Official Records](#)

Affects: The herein described Land and other land.

**END OF SCHEDULE B**

**EXCLUSIONS FROM COVERAGE**

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

**GUARANTEE CONDITIONS**

**1. DEFINITION OF TERMS**

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- (f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

**2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED**

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

**3. NO DUTY TO DEFEND OR PROSECUTE**

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

**4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE**

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4 (a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

(continued)

**5. PROOF OF LOSS OR DAMAGE**

- (a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- (b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

**6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY**

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- (b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- (c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

**7. LIMITATION OF LIABILITY**

- (a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
- (b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- (d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

**9. PAYMENT OF LOSS**

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

**10. SUBROGATION UPON PAYMENT OR SETTLEMENT**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

(continued)

**11. ARBITRATION**

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is Two Million And No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of Two Million And No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

**12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT**

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**13. SEVERABILITY**

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

**14. CHOICE OF LAW; FORUM**

- (a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

**15. NOTICES, WHERE SENT**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at:

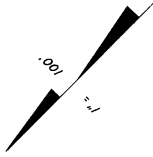
Commonwealth Land Title Insurance Company  
P.O. Box 45023  
Jacksonville, FL 32232-5023  
Attn: Claims Department

**END OF CONDITIONS**

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

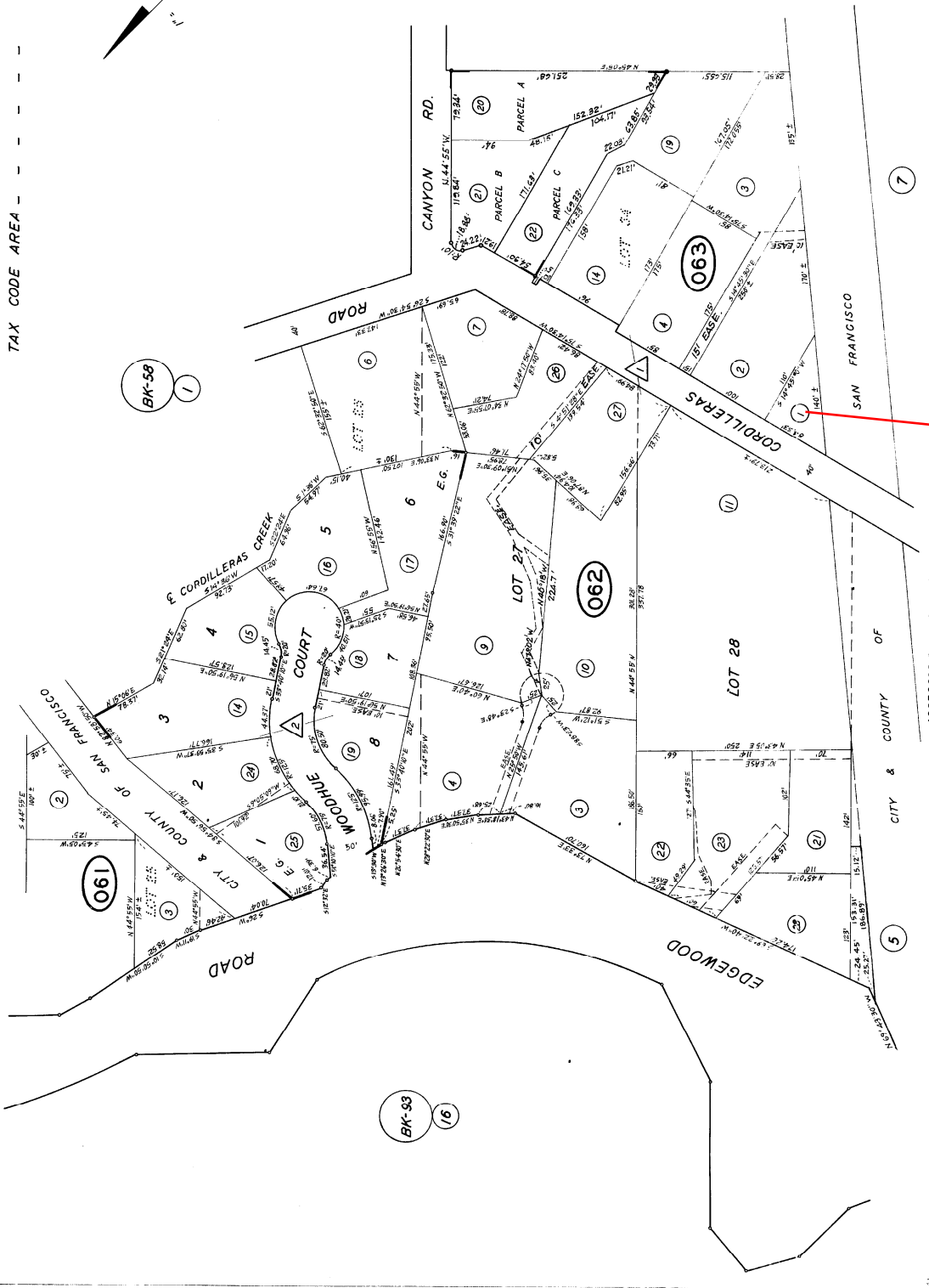
57-6

TAX CODE AREA



- △ PARCEL MAP VOL 58/36-37
- △ JOHNSON SUB. PTN. OF RSM 7/2
- △ EDGEWOOD GLEN RSM 52/19

(18)



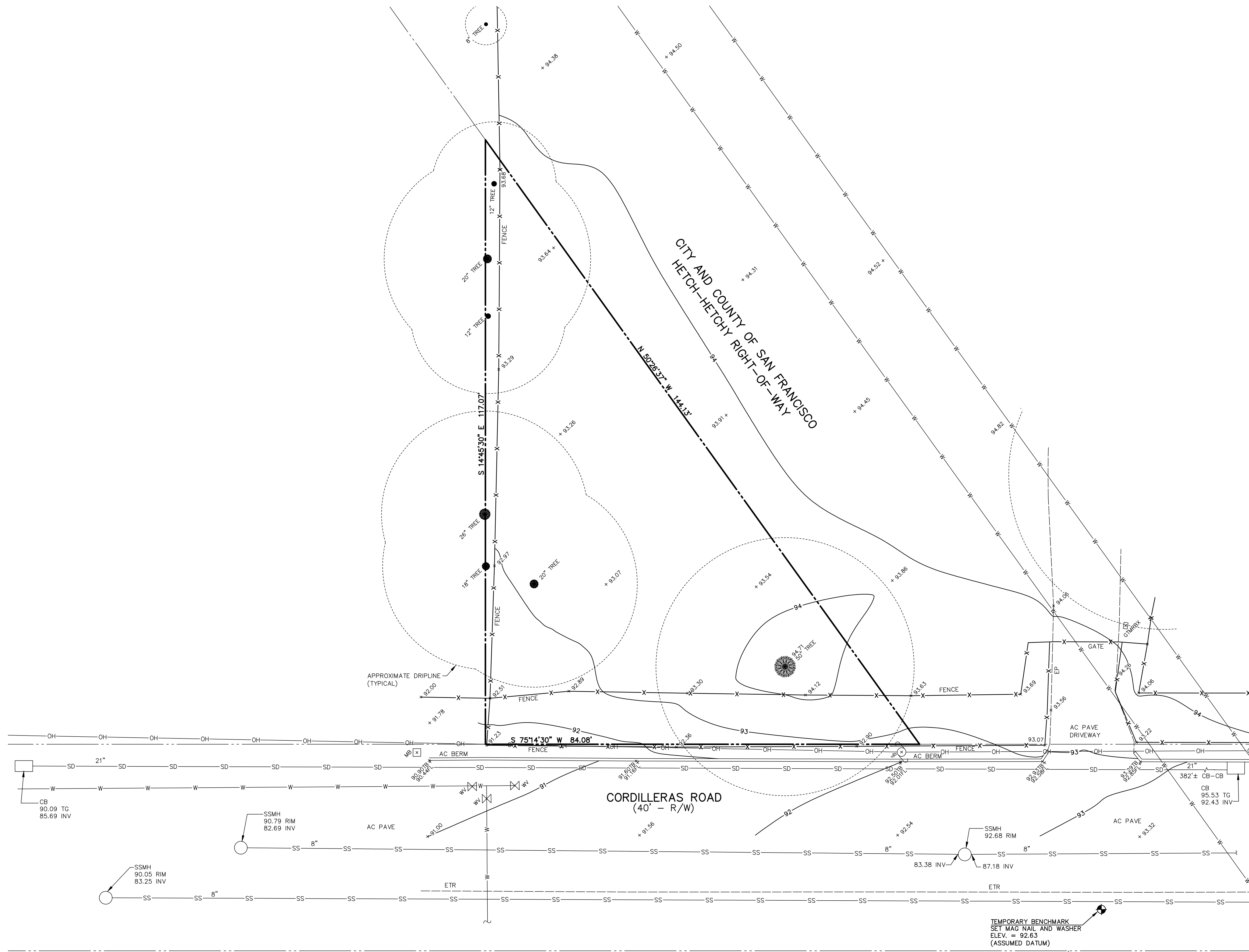
BK-58 (1)

BK-93 (16)

PIQ

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## **Exhibit B – Survey**



REV.	DESCRIPTION	BY:	DATE:

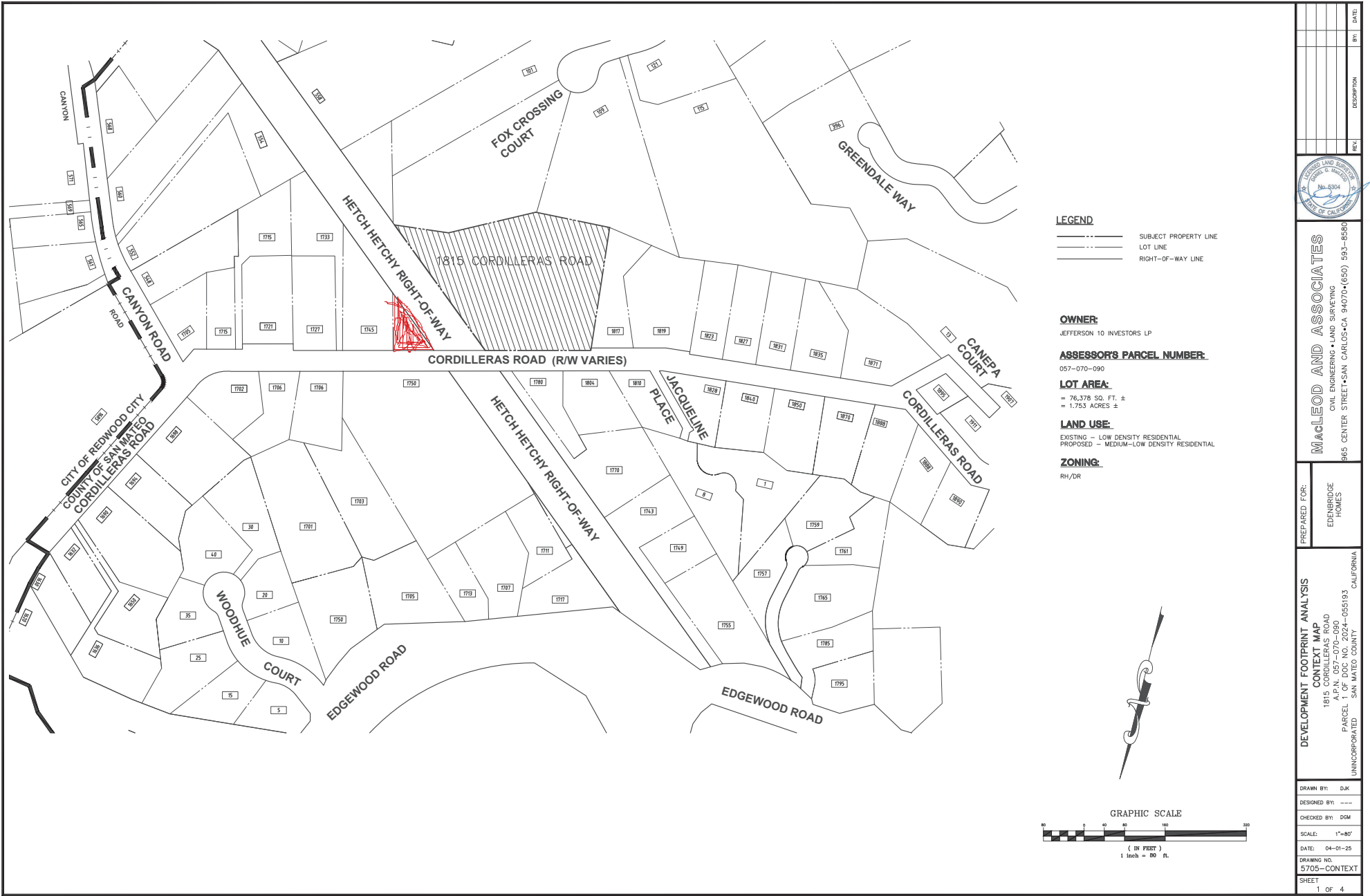
**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:  
EDENBRIDGE

**TOPOGRAPHIC SURVEY PLAN**  
 A.P.N. 057-063-010  
 PARCEL 2 OF DOC NO. 2024-055193  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: EM/DK  
 DESIGNED BY: ---  
 CHECKED BY: DGM  
 SCALE: 1"=10'  
 DATE: 01-30-25  
 DRAWING NO. 5705-TOPO P2  
 SHEET 1 OF 1

## **Exhibit C – Context Map**



**LEGEND**

- SUBJECT PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE

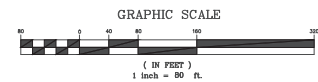
**OWNER:**  
JEFFERSON 10 INVESTORS LP

**ASSESSOR'S PARCEL NUMBER:**  
057-070-090

**LOT AREA:**  
= 76,378 SQ. FT. ±  
= 1.753 ACRES ±

**LAND USE:**  
EXISTING - LOW DENSITY RESIDENTIAL  
PROPOSED - MEDIUM-LOW DENSITY RESIDENTIAL

**ZONING:**  
RH/DR



	REV. 1 DESCRIPTION BY: DATE
<b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING • LAND SURVEYING 865 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8550	
PREPARED FOR: EDENBRIDGE HOMES	
DEVELOPMENT FOOTPRINT ANALYSIS CONTEXT MAP 1815 CORDILLERAS ROAD PARCEL 1 OF DOC NO. 2024-055193 UNINCORPORATED, SAN MATEO COUNTY, CALIFORNIA	
DRAWN BY: DJK DESIGNED BY: --- CHECKED BY: DOM SCALE: 1"=80' DATE: 04-01-25 DRAWING NO: 5705-CONTEXT SHEET 1 OF 4	

## **Exhibit D – Will Serve Letters**

## Exhibit D – Will Serve Letters



### CALIFORNIA WATER SERVICE

Bayshore District 341 North Delaware Street  
San Mateo, CA 94401 Tel: (650) 558-7800

#### Conditional Will Serve Letter

January 10, 2025

Mr. Eric Zweig  
Edenbridge Homes

#### Project Information

Project Address: 1815 Cordilleras Rd, Unincorporated San Mateo County, CA  
Tract or Parcel Map No: APN 057-070-090 and 057-063-010

Dear Mr. Eric Zweig,

The lots with APN 057-070-090 057-063-010 are outside of California Water Service Company service area. California Water Service can provide water service to the two lots once they have been officially released by SFPUC. California Water Service Company Bayshore district ("Cal Water") has determined that water is available to serve the above-referenced project based on the information provided and listed. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This determination of water availability shall remain valid for two years from the date of this letter. If construction of the project has not commenced within this two-year time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory, or environmental actions.

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. **In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services.** Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

If you have any questions regarding the above, please call me at (650) 558-7825.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Williams".

Kevin Williams  
Operations Manager

cc: Erin McCauley – Cal Water Engineering Dept

<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





County of San Mateo  
Department of Public Works  
Utilities and Watershed Protection Section

Plan Review  
1815 Cordilleras Road– Tentative Lot Line Map

**To:** Samuel Becker, Planning and Building Department  
**From:** *KYJ* Julie Young, Senior Civil Engineer, Utilities and Watershed Protection Section  
**Date:** June 13, 2025  
**Subject:** Sewer Review, 1815 Cordilleras Road, Emerald Hills, First Submittal  
**Reason for Review:** 5-lot Subdivision – PRE2025-00020 and Bluebeam ID# 334-009-226  
**Plan Identification:** Map of Proposed Lot Lines; 1815 Cordilleras Road, Emerald Hills; APN 057-070-090; MacLeod and Associates; Plans Submitted 05/06/2025

**Reviewer:** Mimi Nguyen

**Submittal/Review No.:** 1

The Emerald Lake Heights Sewer Maintenance District (Sewer District) has reviewed the submitted plan and is providing its comments in this memo.

1. The proposed map indicates that the property will be subdivided into five parcels. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the proposed additional four (4) connections provided that all associated fees are paid. The Sewer District will require the applicant to purchase the additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.
2. Our records indicate that an assessment fee has been paid for one sewer connection at the time when the sewer collection system was constructed (Assessment No. 184).
3. All new parcels must connect to the existing Sewer District mains in sanitary sewer easements or the public right-of-way individually via 4" privately owned and maintained laterals or through 6" private sewer mains to be owned and maintained by the developer or property owners. No new sewer mains will be accepted by the Sewer District for ownership and maintenance.
4. The Sewer District will allow the proposed connection providing that all associated fees are paid. The Sewer District may require payment of additional sewer connection fees and sewage treatment capacity fees.

**1815 Cordilleras Road, Emerald Hills – First Submittal**

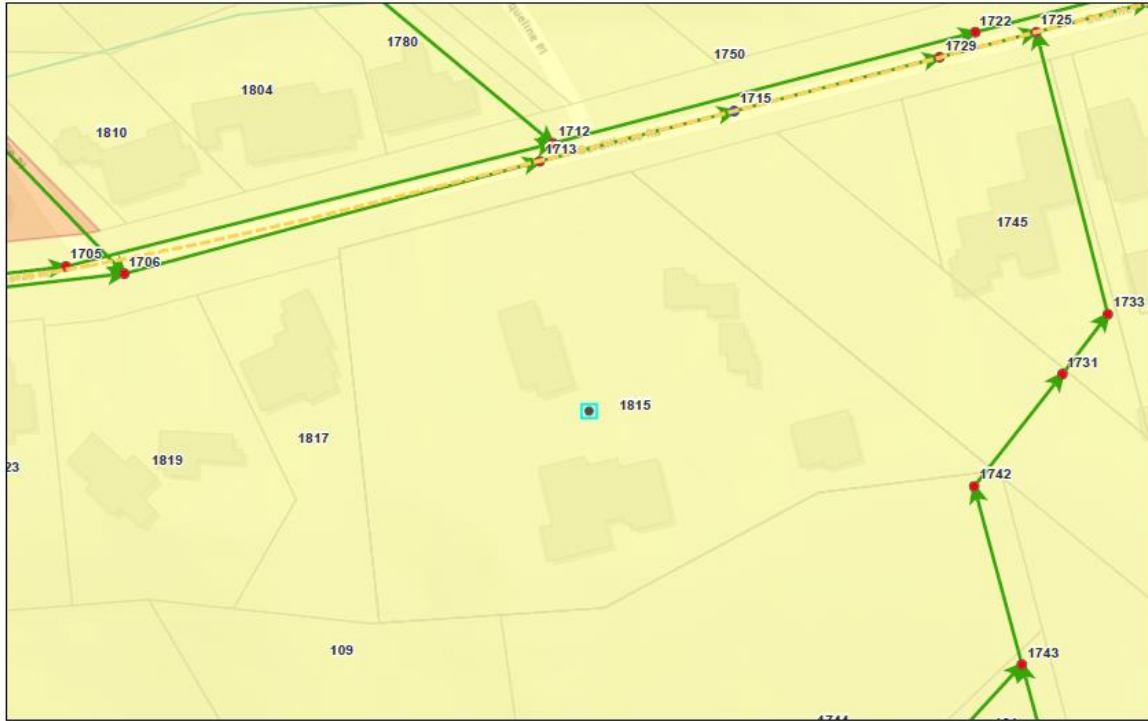
5. The applicant shall submit building plans to the Sewer District for review when the building permit application is submitted. The plans shall indicate the location of the existing and proposed sewer laterals. The County Sanitary Sewer and Streetlight Requirements Checklist can be found on our website at <http://publicworks.smcgov.org/sewer-services>. All appropriate information and notes shall be included on the plans.
6. Sewer District staff time spent working on this project will be billed to the applicant. For this reason, please provide contact information of the person who will be processing the Sewer District's invoices.
7. The applicant shall pay a plan review fee in the amount of \$300. Payment shall be made to the County of San Mateo.

If you have any questions regarding this review or any of its contents, please contact staff at (650) 363-4100.

Attachment: Sewer District Map

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# 1815 Cordilleras Rd Sewer Map



6/3/2025, 3:22:55 PM

- Planned Projects for 2025
- Sewer Nodes
- Drop Manhole
- Sewer Mains
- County Owned
- Sewer Districts - County
- Emerald Lake Heights Sewer Maintenance District Zone 1
- Emerald Lake Heights Sewer Maintenance District Zone 2
- Parcels & House Number Label

1:1,128

0 0.01 0.01 0.03 mi  
0 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, DPW GIS

Esri Community Maps Contributors, County of San Mateo, California, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT H**

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

1. **Project Title:** Cordilleras Road Major Subdivision
2. **County File Number:** PLN2025-00350
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Samuel Becker, Project Planner  
650/382-4493
5. **Project Location:** 1815 Cordilleras Road, Emerald Lake Hills, CA. 94062
6. **Assessor's Parcel Number and Size of Parcel:** 057-070-090 and 057-063-010.  
79,890 sq. ft. or 1.834 acres.
7. **Project Sponsor's Name and Address:** Edenbridge, Inc. (Attn: Eric Zweig), P.O. Box 1825,  
Los Altos, CA. 94023
8. **Owner:** Jefferson 10 Investors, LP
9. **General Plan Designation:** Low Density Residential
10. **Zoning:** Residential Hillside/Design Review Districts (RH/DR)
11. **Description of the Project:** 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.
12. **Surrounding Land Use and Setting:** The project site is made up of two non-contiguous lots of record (with two assessor's parcel numbers) which constitute one legal parcel. The parcel is bisected by lands owned by the San Francisco Public Utilities Commission. The larger portion of the parcel (APN 057-070-090) is 75,380 sq ft. in size and the smaller triangular shaped portion (APN 057-063-010) is approximately 4,510 sq. ft. in size. The property is currently developed with single-family residential development including a single-family residence and multiple accessory buildings. The project parcel is zoned RH/DR (Residential Hillside/Design Review Districts) and is an interior lot with frontage to Cordilleras Road along the north side of the property. Cordilleras Road is a County-maintained road that is 40' wide, where sidewalks are not present along the road and residents often park their vehicles along the street and within the County Right of Way (ROW). The parcel is surrounded by residential

development and land use in all directions, with the exception of the one, vacant parcel to the South. Given the larger parcel sizes and low density residential development the area has maintained a significant amount of natural vegetation and trees, which give this area a more rural appearance despite being an urbanized area.

13. **Other Public Agencies Whose Approval is Required:**

None

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:**

Notification to affiliated tribes was sent and no official requests for consultation were received from any California Native American tribes which are traditionally and/or culturally affiliated with the project area.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality	X	Hydrology/Water Quality		Transportation/Traffic
X	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
X	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing	X	Mandatory Findings of Significance

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA

process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

- a. **Earlier Analysis Used.** Identify and state where they are available for review.
  - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. **Mitigation Measures.** For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. **Lead agencies** are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  7. **Supporting Information Sources.** Sources used or individuals contacted should be cited in the discussion.

1. <b>AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p><b>Discussion:</b> The project parcel is not located within a scenic vista or scenic corridor area. The project site is approximately 1.834 acres and located along Cordilleras Road in the developed Emerald Lake Hills residential community. The proposed major subdivision consisting of 5 lots zoned for single family residential development would not create an adverse effect on existing residential areas, as this use is consistent with and already prominent around the project site. The surrounding area is urbanized, with many single-family residences, more frequently with Accessory Dwelling Units, as well as other accessory structures and major landscaping. The immediately adjacent parcels are mostly developed, although the parcel to South, Southwest is heavily wooded and not developed, and the SFPUC ROW directly abutting site to east is not developed. Along Cordilleras Road, a public road, there are residential uses visible in proximity to the project, including a large, single-family subdivision in incorporated Redwood City less than one-half miles away, there are varying land use types further along Cordilleras Road that includes institutional developments like churches, public utilities, and medical centers. This proposed development would not create an adverse impact on view from existing residential areas or along Cordilleras, Canyon Roads, especially since there are not scenic vistas or protected resources near the site, nor other public</p>				

water bodies or lands to consider this project impacting views. Existing trees on site already present a visual buffer to the site, and only two trees are proposed for removal as part of the subdivision. Any future development of the proposed 5 lots would be required to comply with both the San Mateo County Tree Ordinance and the findings for development, which require at least 7 findings to be made in order to remove a protected tree of at least 6 inches in diameter in a design review district. As well as the Emerald Lake Hills Design Review standards that are intended to manage development intensity, protect scenic views and community aesthetic. Given the site and surrounding setting, future redevelopment of the property would not have a substantial adverse impact on a scenic vista, views from existing residential areas, public lands, water bodies, or roads.

**Source:** Project Plans; Project Location.

b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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**Discussion:** The project parcels are not located within a state scenic highway. In addition, there are no buildings of historical significance or rock outcroppings located on the property.

**Source:** Project Location.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
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**Discussion:** The project parcel is located within an urbanized area.

**Source:** Project Plans; Project Location.

d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
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**Discussion:** The proposed subdivision does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area. Future development is subject to the design review guidelines for the Emerald Lake Hills community which includes the review of exterior materials and lighting to ensure compatibility with the surrounding neighborhood.

**Source** Project Plans; Project Location.

e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
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**Discussion:** The project site is not located within or in proximity to the boundaries of a State or County Scenic Corridor.

**Source:** County GIS; Project Location.

f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
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**Discussion:** The project site is located within a Design Review District. The proposed subdivision includes creating 5 lots ranging in size from approximately 13,000 to 17,000 in net sq. ft. The resulting parcel sizes are consistent with minimum parcel size, lot width, and design requirements set by both the Residential Hillside (RH) zoning district and the County Subdivision Regulations. However, the creation of these parcels results in a land use density which is incompatible with the existing low density residential General Plan designation. Therefore, the project also includes a General Plan Amendment to amend the land use designation from low density residential to medium low density residential. However, there are other instances of medium low density residential throughout the Emerald Lake Hills community. Therefore, the applicant is proposing 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), which would accommodate the proposed density.

**Source:** San Mateo County Zoning Regulations; San Mateo County General Plan.

g. Visually intrude into an area having natural scenic qualities?			X	
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**Discussion:** The Emerald Lake Hills community includes many natural scenic qualities as the applicable development standards place particular importance on the preservation of trees and minimization of earthwork activities in order to preserve the natural qualities of the community. According to the Arborist Report prepared by Mayne Tree Expert Company, dated November 16, 2024, the project proposes to remove two protected Oak trees to provide access to the proposed subdivision. Pursuant to County Tree Ordinance, those trees are required to be replaced by 5 new trees of a native species of at least 24-inch box size. The applicant has proposed replacement trees be of the same native species for the trees removed, Coast Live and Valley Oaks. All other protected trees in proximity to the construction would be protected with tree protection fencing during construction activities. Additionally, the project provides an additional 5 feet of dedication of public right of way space from Cordilleras Road, in conjunction with RH zoning district 20' front setback

requirement, positions future development at least 25' from the road, to conform with both ROW dedication and setback standards for the underlying zoning district. Other than trees designated as protected under the County Tree Ordinance, those that are 6 inches in diameter (19 inches circumference) or larger when measured 4.5 feet, there are no other natural scenic qualities to consider as part of this proposed subdivision.

**Source:** County GIS; Site Visit; Project Plans.

**2. AGRICULTURAL AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

**Discussion:** According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project parcels are designated as "Urban and Built-up Land", and therefore do not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There is no agricultural land on or adjacent to the project site.

**Source:** California Department of Conservation, Farmland Mapping and Monitoring Program Map (2022); Project Plans; County GIS.

b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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**Discussion:** The project parcel is not subject to an Open Space Easement nor is it under the Williamson Act contract.

**Source:** County GIS.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p><b>Discussion:</b> The project parcels are located in an urbanized area. The project does not include any proposal that could result in the conversion of Farmland into a non-agricultural use, or conversion of forestland to non-forest use.</p> <p><b>Source:</b> Project Location.</p>				
d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The project site is not within the Coastal Zone.</p> <p><b>Source:</b> County GIS; Project Location.</p>				
e. Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> See discussion under Questions 2(a).</p> <p><b>Source:</b> Project Location; County GIS.</p>				
f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
<p><b>Discussion:</b> See discussion under Questions 2(c).</p> <p><b>Source:</b> Project Location.</p>				

<p><b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>

3.a. Conflict with or obstruct implementation of the applicable air quality plan?		X		
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**Discussion:** The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD. The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These standard control measures have been included in Mitigation Measure 1 below:

**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).

**Source:** Project Plans; Bay Area Air Quality Management District.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
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**Discussion:** As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Implementation of Mitigation Measure 1 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

**Source:** Project Plans; Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	
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**Discussion:** Any pollutant emissions generated from the proposed project would primarily be temporary in nature, limited to the construction phase, and would not result in long-term operational emissions beyond those typical of single-family residential use. Sensitive receptors are defined by the Bay Area Air Quality Management District (BAAQMD) as locations or populations that are particularly susceptible to the adverse effects of air pollution, including children, the elderly, and individuals with pre-existing illnesses. Common sensitive receptor locations include residences, schools, daycare centers, nursing homes, hospitals, and parks. The project site is situated within a low-density residential neighborhood in the Emerald Lake Hills community. The nearest sensitive receptors include single-family residences adjacent to the project site. Other sensitive receptor types, nursing homes, churches, and pre schools, are located within the immediate project vicinity, less than a mile both east and west of the project site along Cordilleras Road. However, with the temporary nature of construction-related emissions, the distance separation from institutional sensitive receptors, and the existing mature tree canopy and vegetation providing a natural buffer from adjacent residences, the project would not expose sensitive receptors to substantial pollutant concentrations. Implementation of Mitigation Measure 1 would further minimize any potentially significant exposure to nearby sensitive receptors to a less than significant level.

**Source:** Project Plans; Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p><b>Discussion:</b> The proposed project includes subdivision of a RH/DR (Residential Hillside/Design Review) zoned parcel. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal.</p> <p><b>Source:</b> Project Plans.</p>				

<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (USFWS) or National Marine Fisheries Service?		X		
<p><b>Discussion:</b> A Biological Resources Assessment was prepared for the project by MIG, dated August 19, 2025. The assessment included a background review of the California Natural Diversity Database (CNDDDB), California Native Plant Inventory, and USFWS database, and other relevant databases, as well as a reconnaissance-level field survey conducted on September 19, 2024. Cordilleras Creek, a perennial watercourse supporting riparian habitat with the potential to support special-status aquatic species, is located approximately 100 feet north of the project site on the opposite side of Cordilleras Road. No direct impacts to Cordilleras Creek would result from the proposed project, as all development activity is confined to the project site.</p> <p>The assessment identified two habitat types on the project site: developed/landscaped areas and California Bay Forest. The developed portions of the site contain mature native and ornamental trees that provide moderate-quality habitat for nesting birds, roosting bats, and dusky-footed woodrat. Two tree crevices with potential bat roosting habitat were observed, and a remnant mud structure consistent with a black phoebe nest was noted under the eaves of an existing structure. No special-status wildlife was directly observed during the field survey. MIG evaluated the potential for 50 special-status animal species and 10 special-status plant species documented in the project region. No special-status plant species were determined to have a moderate or high potential to occur on site given the developed and landscaped condition of the property. For wildlife, MIG concluded that potential habitat exists for dusky-footed woodrat (<i>Neotoma fuscipes</i>), nesting raptors</p>				

and migratory birds protected under the California Fish and Game Code and the Migratory Bird Treaty Act, and special-status bat species including pallid bat (*Antrozous pallidus*) and western red bat (*Lasiurus blossevillii*). It was further determined that the project site does not provide suitable habitat for Mission blue butterfly, monarch butterfly, Crotch's bumble bee, California red-legged frog, San Francisco garter snake, or western pond turtle due to the absence of required host plants, aquatic breeding habitat, or grassland foraging areas.

With implementation of Mitigation Measures 2 through 8, the project's potential impacts on candidate, sensitive, or special-status species would be less than significant.

**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.

**Source:** Project Location; Biological Resources Assessment conducted by MIG, dated August 19, 2025, CNDBB Layer on County GIS Map viewer.

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
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**Discussion:** The biological resource assessment concluded no riparian habitat was observed within the project area that possessed the field characteristics used by the federal and state resource/regulatory agencies in defining their jurisdiction (i.e., waters of the U.S., under the Clean Water Act, or waters of the state, under the Porter-Cologne Water Quality Control Act). Therefore, no jurisdictional or regulated waters or aquatic habitats were found in the project area. However, one sensitive vegetation alliance (natural community), California Bay Forest and Woodland Alliance, is present in the southwestern corner of the project area. The development plan for the project area has not been finalized, nor is required since the subject project is for subdivision, but this habitat patch is not currently proposed for development. Thus, there will be no impact on the California Bay Forest and Woodland Alliance. Future development of Lot 3, southwest corner lot of the proposed subdivision, will be required to comply with County’s Tree Protection Ordinance for any removals and/or protection of protected trees, but no trees in this area are proposed for removal as part of this proposal. Additionally, the CNDDDB identified five sensitive habitats as occurring within this nine-

quadrangle area: northern coastal salt marsh, northern maritime chaparral, serpentine bunchgrass, valley needlegrass grassland, and valley oak woodland. Based on the site visit, these five habitats were determined to be absent from the project area, and none were mapped on the project site using the CNDDDB layer for County GIS map viewer.

Since the project avoids all riparian areas, does not remove or disturb any sensitive natural community, and incorporates required stormwater and erosion control measures, it would not result in a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by CDFW, USFWS, or NMF

**Source:** Project Location; Biological Resources Assessment conducted by MIG, dated August 19, 2025. County GIS Map viewer.

4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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**Discussion:** As discussed under 4.b., no riparian habitat or other wetlands were found at the site. Cordilleras Creek is a waterway with potential of riparian habitats but its located approximately 70 feet north of the project's northern property line, and the creek is physically separated from the project site by a paved roadway (Cordilleras Road) and related roadside drainage infrastructure. No activity proposed under this project is to take place within the creek, or in proximity to its banks. With any potential indirect impacts already mitigated pursuant to on-site stormwater treatments and erosion and sediment control requirements, this project would not result in any effect by means of fill, degradation, or loss of wetlands or other protected waters.

**Source:** Project Location; Biological Resources Assessment conducted by MIG, dated August 19, 2025.

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
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**Discussion:** As discussed under 4.a. and 4.b., the project site and surrounding area were investigated for the presence of wildlife movement corridors, migratory pathways, and wildlife nursery sites. The assessment concluded that the project site does not function as a movement corridor or nursery for local wildlife. Due to the project area already being developed with single family residential structures and uses, and proximity of residential development to the north, northwest, and east, this level and intensity of urbanization shows the site does not serve as a regional movement pathway for any native wildlife. While wildlife could occasionally traverse the upland slopes South of the site, undeveloped, wooded area, the developed portion of the project area doesn't serve as a movement pathway between larger habitat areas, as concluded by the assessment. The assessment also found no evidence of wildlife nursey sites (e.g. rookeries, denning areas, bat maternity roosts) within the project site. The vegetation on site, like lawn and common residential landscaping, wouldn't serve as a habitat for nursey or breeding, and while native trees on site could provide nesting habitat for bird species, although none were observed, the project

shall comply with the Migratory Bird Treaty Act (MBTA), including pre-construction nesting bird surveys if vegetation removal occurs during the nesting season—in order avoid potential impact. See Mitigation Measure 2-8 in discussion 4.a. for this item.

Therefore, the project would not interfere with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridor, and does not create a substantial adverse effect

**Source:** Project Location; Biological Resources Assessment conducted by MIG, dated August 19, 2025.

4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
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**Discussion:** The project does not conflict with any local policies or ordinance but does require compliance with the County Tree Ordinance, specifically Section 8.400.150 Required Findings for Protected Tree Permit Approval. Based on review of applicant submitted arborist report, the proposal to remove two oak trees in connection with access road for proposed subdivision, meets the necessary findings for removal, with those removals to be mitigated by the replanting of 5- 24” box native, oak trees. Additionally, the report and project plans outline industry-standard tree protection measures for the protected trees on site where site improvements have the potential to take place within their proximity. Compliance with this relevant regulation, supplemented by replacement plantings, ensures impacts remain less than significant.

**Source:** San Mateo County Protected Tree Ordinance; Arborist Report by Mayne Tree Expert Company, Inc. dated November 16, 2024.

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
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**Discussion:** The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, other approved regional or state habitat conservation plan.

**Source:** Project Plans; Project Location; County GIS; San Mateo County General Plan; California Natural Communities Conservation Plan Map, Accessed December 17, 2025.

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
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**Discussion:** The site is not located within 200 feet of a marine or wildlife reserve.

**Source:** Project Plans; Project Location; County GIS; National Wildlife Refuge System Locator, Accessed December 17, 2025.

4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
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**Discussion:** There are no oak woodlands or other non-timber woodlands are proposed for removal as part of this permit. As discussed in 4.e., two individual Oak trees are proposed for removal. These oaks are located at least 50' away from one another in the center area of the already developed property along the existing driveway. They are proposed for removal as they are in conflict with the location of the future road and accompanying utilities necessary to serve the site. These two trees are not part of a woodlands, and all other individual oak and other protected trees, will remain onsite and will be protected for the duration of site improvements necessary to complete the subdivision.

**Source:** Project Plans; Project Location.

<b>5. CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

**Discussion:** A records request was sent to the California Historical Resources Information System (CHRIS). In a letter dated November 6, 2025, CHRIS identified that the proposed project area contains or is adjacent to the archeological site that was identified in a reconnaissance level survey or in an area that has not been evaluated. Additionally, the project area has the potential to contain unrecorded archeological sites. While the project site was included in a previous study area, it was recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation to further investigate the entirety of the project to confirm if there are any unrecorded resources.

A cultural resources study, including archeological evaluation, was conducted by Basin Research Associates, dated July 7, 2025, that evaluated the project site in its entirety for historical resources. Firstly, the study confirmed that none of the site's current development (a single-family residence and appurtenant structures) meet the criteria for listing on the California Register of Historical Resources (CRHR) or any other local historical resource listing. None of these buildings have been moved from their original locations, and none of the owners/occupants associated with property historically have been identified as significant figures in local history. The Basin study also included full records search, pedestrian survey, and targeted subsurface auger testing to address the CHRIS records search that confirmed that a single prehistoric archaeological resource located adjacent to the project site. This resource is historically associated as a tribal resource from historical occupation area along Cordilleras Creek, but the portions of the site within and near the project area have been subject to extensive disturbance from decades of residential development, grading, and utility installation. The report specifically cites the 1990 Stanford University re-recording, which noted that cultural materials were sparse and lacked integrity in the vicinity of the project area. To verify the current condition within the project boundaries, Basin conducted a pedestrian archaeological survey on December 16, 2024, followed by a systematic auger testing program on January 2, 2025. Auger probes were placed in areas of highest sensitivity based on the mapped site boundary and prior studies. As documented in the Basin report, the auger tests encountered no intact midden deposits, no concentrations of cultural material, and no features that would indicate the presence of a subsurface archaeological deposit with integrity. This finding is consistent with the 2008 William Self Associates testing program conducted immediately east of the site within the

SFPUC-owned lands, which similarly concluded that this area lacked integrity and contained only “minor amounts of fragmentary shell and baked clay/fire-cracked rock.”. Overall, the evaluation was done in recognition of CEQA Guidelines §15064.5 and determined that the portion of cited resource within the project site does not appear to retain the physical characteristics necessary to qualify as a historical resource. The available evidence, including the 1990 Stanford recordation, the 2008 WSA testing, and Basin’s 2024–2025 fieldwork and report, demonstrates the remaining cultural traces are too sparse, discontinuous, and disturbed to yield information to history of location, and association. Therefore, the report concluded that no additional archaeological testing is warranted, because the remaining cultural traces are too sparse, discontinuous, and disturbed to yield information important to prehistory or history. The conclusion does not dismiss the cultural importance of the broader Cordilleras Creek corridor, which is recognized as an area of prehistoric occupation. Rather, the conclusion is specific to the physical integrity of the archaeological deposit within the project footprint, which CEQA requires for a resource to be considered historically significant. The Basin report also notes that the NAHC Sacred Lands File returned positive results, and the County is in charge of conducting AB 52 consultation, which resulted in no formal consultations.

Based on the Basin study, the NWIC records search, and the results of the auger testing, the project would not cause a substantial adverse change in the significance of a historical resource, because no intact or significant archaeological deposits are present within the project area. An archaeological inadvertent discovery condition and other relevant mitigation measures will be implemented to ensure that any unanticipated finds are appropriately evaluated and treated. With these measures in place, impacts to historical resources would be less than significant.

**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.

**Source:** Project Location; County GIS; California Register of Historic Resources; California Historical Resources Information System Review Letter, dated November 6, 2025; Cultural Resources Report, (Basin Research Associates), July 7, 2025.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
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**Discussion:** Refer to section 5.a. for discussion.

**Source:** Project Location; County GIS; California Register of Historic Resources; California Historical Resources Information System Review Letter, dated November 6, 2025; Cultural Resources Report, (Basin Research Associates), July 7, 2025.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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**Discussion:** No known human remains or burial sites have been identified within or adjacent to the project site. The Cultural Resources Assessment prepared by Basin Research Associates, dated July 7, 2025, did not identify evidence of human interments on the property. However, because the project involves ground-disturbing activities in an area with a cited cultural resource(s), a mitigation measure for any inadvertent encounter is required. In the event that human remains are encountered during ground-disturbing activities, all work within 50 feet of the discovery shall cease immediately and the San Mateo County Coroner shall be notified in accordance with California

Health and Safety Code Section 7050.5. See Mitigation Measure 14.

**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.

**Source:** Project Location; County GIS; California Register of Historic Resources; California Historical Resources Information System Review Letter, dated November 6, 2025; Cultural Resources Report, (Basin Research Associates), July 7, 2025.

<b>6. ENERGY.</b> Would the project:				
	<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X	
<b>Discussion:</b>				
<b><u>Construction</u></b>				
<p>The subdivision related physical improvements of the project include demolition, grading, clearing, tree removal and construction of ingress/egress road. These actions would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.</p>				
<b><u>Operation</u></b>				
<p>The project is for residential subdivision project served by existing road infrastructure. Pacific Gas and Electric (PG&amp;E) provides electricity to the project area. Due to the proposed construction of a</p>				

single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percentage increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

**Source:** Project Proposal; Project Plans.

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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**Discussion:** The proposed subdivision does not conflict with or obstruct any state or local renewable energy plans, and would not have a significant impact. Furthermore, any future development on the newly created lots would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards in order to prevent inefficient and wasteful energy consumption.

**Source:** Project Proposal; Project Plans.

7. <b>GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X

**Discussion:** According to the Earthquake Fault Zones Map of the Woodside Quadrangle, the property is not located in an earthquake fault zone as designated by the state of California, therefore the potential for ground surface rupture to a fault crossing the site is low, according to Geotechnical

Study prepared by Stevens, Ferrone, and Bailey (SFB) Engineering Company, Inc. dated December 18, 2024. This conclusion is consistent with regional mapping for the Woodside Quadrangle and with the County’s geotechnical review, who conducted three review cycles for this project and identified liquefaction and seismic landslide as the only state-mapped geo-hazards affecting the site. Fault rupture was not identified as a geo-hazard in any review cycle. No evidence of surface fault rupture or fault-related ground deformation was observed during geotechnical field investigation, which included six exploratory borings and multiple site reconnaissance visits. Although strong seismic shaking has potential to occur in the region, the absence of mapped faults on the site and the lack of any observed fault-related geomorphic features during SFB’s engineering geologic reconnaissance support the conclusion that fault rupture risk is less than significant.

**Source:** Project Location; County GIS; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024, and Supplemental Study, dated February 5, 2026.

ii. Strong seismic ground shaking?			X	
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**Discussion:** Per the geotechnical study prepared by SFB, as the site is located in an active seismic area. Moderate to large earthquakes are probable along with several active faults in the greater Bay Area over a 30-to-50-year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. All future homes will be required to comply with the California Building Code, which provides prescriptive and performance-based seismic design standards intended to reduce the risk of structural failure during strong shaking. Therefore, no mitigation is necessary as the project will be required to incorporate CBC-compliant structural design and a geotechnical engineer will prepare design-level reports for each lot prior to building permit issuance. ~~compliance.~~

**Source:** Project Location; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026.

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
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**Discussion:** The project site is located within a State-mapped liquefaction hazard zone. As such, there were multiple geotechnical investigations performed for the project: original December 18, 2024 Geotechnical Investigation, December 4, 2025 response letter, February 5, 2026 Supplemental Geotechnical Investigation, which all together demonstrate that the potential for liquefaction to create substantial risks to life or property is low with implementation of standard engineering design measures. Across six exploratory borings advanced to depths of 21.5 to 40 feet, the subsurface profile was found to consist primarily of firm to hard clays underlain by very dense clayey gravels and, ultimately, moderately hard sandstone bedrock encountered at depths of approximately 33–40 feet. Subsurface exploration did also identify thin, discontinuous sand and gravel lenses were identified between roughly 10 and 28 feet below ground surface; these lenses represent the only materials with any liquefaction susceptibility. As documented in both the 2024 and 2026 reports, these lenses occur as isolated pockets only 2–4 feet thick, rather than as continuous stratigraphic layers that typically display damaging liquefaction settlement. Stevens, Ferrone & Bailey (SFB) performed liquefaction triggering and post-liquefaction deformation analyses in accordance with standard industry procedures. The supplemental 2026 study expanded the investigation to 40 feet and evaluated three groundwater scenarios: (1) groundwater at the depth observed during drilling (~15–27 feet), (2) groundwater at 10 feet, and (3) groundwater at the ground surface (0 feet), which is the most conservative assumption. Even under the most conservative groundwater scenario, calculated liquefaction-induced settlements ranged from 0 to approximately 2 inches, depending on

boring location. These results are consistent with the December 4, 2025 technical explanation that thin, isolated liquefiable pockets at depth contribute minimally to surface deformation. Additionally, the report notes that the project site and surrounding Woodside Quadrangle have no recorded instances of liquefaction-related ground failure, even during the 1906 San Francisco (Mw 7.7–7.9) and 1989 Loma Prieta (Mw 7.0) earthquakes. This historical performance aligns with the subsurface conditions documented at the site.

The County's request for deeper investigation was fully addressed in the supplemental study, dated February 5, 2026, which advanced borings to refusal in bedrock at ~40 feet and provided complete liquefaction calculations for all borings. The County Geotechnical Reviewer subsequently issued a conditional approval, confirming that the supplemental investigation satisfied all County requirements and that the project may proceed to building permit level design. In order to mitigate any potential significant impact to a less than significant level, Mitigation Measure 15 was added. This mitigation measure will ensure that the proposed project will adhere to all recommendations and conditions, including re-compaction near surface soils, engineered fill placement, site wide drainage controls, and future residences on post-tension slab foundations. Therefore, the potential for liquefaction to result in substantial direct or indirect risks to life or property would be less than significant.

**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.

**Source:** Project Location; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026. County Geotechnical Conditional Approval Letter, dated February 25, 2026.

iv. Landslides?		X		
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**Discussion:** County GIS Maps and mapping by the California Geological Survey identifies some portions of the project site, the southwestern hillside area, as being within a State-mapped earthquake-induced landslide hazard zone. However, geotechnical investigations conducted for the

proposed subdivision demonstrate that the project site is not subject to substantial landslide hazards, and that with implementation of standard engineering measures, the potential for landslides is low. The site-specific investigations consistently showed that no active landslide features are present on or immediately upslope of the development area, only minor soil creep, which is a common and expected condition on natural hillsides in the Emerald Lake Hills area. This conclusion was reaffirmed in supplemental geotechnical reporting which included additional field reconnaissance by a Certified Engineering Geologist and confirmed the absence of active or incipient slope failures. Additionally, supplemental reporting provided evidence that the on-site slopes themselves are supported by well-performing stone retaining walls and exhibit no cracking, bulging, scarps, or drainage patterns indicative of active instability, by performing subsurface borings (B-1 through B-6) to confirm soil type and density. The report notes that they encountered firm to hard clays, dense gravels, and ultimately moderately hard sandstone bedrock at depths of 33–40 feet, confirming that the site is underlain by competent materials not prone to deep-seated failure. While minor soil creep is present, which is typical on north-facing slopes in the surrounding area, this condition can be mitigated through a combination of industry standard practice as well as the proposed project components that include installation of surface and subsurface drainage improvements along the southern boundary to intercept hillside runoff and prevent saturation of near-surface soils.

Lastly, the supplemental reporting that further investigated this sloped area concluded that the proposed 10-foot lateral setback from the existing stone retaining wall at the future Lot 3, southwest corner of project site, is geotechnically appropriate, and that the planned development footprint lies entirely outside any zone of potential slope deformation. Based on staffs final review and conditional approval, the County Geotechnical Section has no objection to the subdivision project as proposed. With the incorporation of Mitigation Measures 15-18 that ensure drainage standards are met, all recommendations and conditions are followed, and the subsequent lots have design level reports when proposed for future development, the impact of is less-than-significant under CEQA.

**Source:** County GIS; Project Plans; Project Location; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026

<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
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**Discussion:** The project site is not located on a coastal cliff or bluff. Therefore, there would be no impact on coastal cliffs or bluff instability or erosion.

**Source:** Project Location; County GIS.

<p>7.b. Result in substantial soil erosion or the loss of topsoil?</p>		X		
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**Discussion:** The construction of the project involves approximately 585 cubic yards (cy.) of grading for the private road and biotreatment areas. Including 580 cy. of cut and 5 cy. of fill. Mitigation Measures 16-18 are included to control erosion and tree protection during construction of proposed project. The subdivision project requires a grading permit, which requires compliance with Grading Ordinance and other related grading conditions of approval. Any future permits for developing the subsequent divided lots would require their own respective permits for grading if on-site grading, not including grading for the building pad, exceeds 250 cy. In total volume. With those standards

<p>conditions and the additional mitigation measures, the potential impact would be less-than-significant.</p> <p><b>Source:</b> Project Plans; Project Location; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026.</p>					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
<p><b>Discussion:</b> Pursuant to the discussions in Sections 7.a and 7.b, the associated Mitigation Measures would minimize the potential for an on-site or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Therefore, the mitigation measures would minimize impacts to a less-than-significant level.</p> <p><b>Source:</b> Project Location; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026.</p>					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
<p><b>Discussion:</b> Pursuant to the discussions in Sections 7.a and 7.b, the associated Mitigation Measures would minimize the potential for an on-site or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse as part of the required work for the subdivision. And as recommended in the applicants geotechnical study, buildings shall not be underlain in area with both expansive soils or fills and non-expansive soils or fills. The proposed grading will be performed so subsequent lots of development will be supported on fills with proper expansion potential. Therefore, the mitigation measures would minimize impacts to a less-than-significant level.</p> <p><b>Source:</b> Project Location; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026.</p>					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p><b>Discussion:</b> The project does not propose to utilize septic tanks or alternative wastewater disposal systems. The project proposes to connect to the existing County Sewer District which serves this community.</p> <p><b>Source:</b> Project Plans.</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

**Discussion:** Per the Cultural Resources Report completed by Basin, and staff review of potential impacts, staff has included Mitigation Measures 9-14 to mitigate any potential, unanticipated future discoveries during execution of the project. See full discussion in Section 5.a.

**Source:** Project Location; Cultural Resources Report, (Basin Research Associates), July 7, 2025.

8. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		

**Discussion:** Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction for the private road, Kulchin Court, and construction of any future single family development on the proposed 5 lots will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Under the BAAQMD May 2017 CEQA Guidelines, a 5-lot subdivision is typically considered a small project that falls well below the operational criteria air pollutant thresholds. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, Mitigation Measure #1 requiring project to conform to all BAAQMD best practices, would ensure that any impacts are less than significant. As part of the subdivision, construction of the proposed ingress/egress would include approximately 585 c.y. of grading. Any subsequent development from the resulting lots would be required to comply with all Erosion and Sediment Control requirements, BAAQMD standards, and all other guidelines for development in the building code. There is insufficient evidence to suggest that these activities will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District (BAAQMD). The District’s CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year. To ensure new development projects are compliant with the County’s General Plan Climate Element, the County provides the Climate Beneficial Actions by Project Developers Form (Form). According to the applicant-completed Form, the project incorporates several measures, such as water-efficient landscaping with native plants exceeding the 1:1 tree replacement per removal ratio, proposing five 24” box trees in replacement of two trees for removal. Additionally, the proposed subdivision tentative map includes drainage plans that incorporate Green Infrastructure (GI) stormwater treatment measures with bioretention basins that exceed local and state regulations in compliance. Future development permits will be required to incorporate Water Efficient Landscape Ordinance (WELO) compliant landscaping that includes installation of climate adapted plants, and other best practices. Future construction would also be required to comply with the California Green Building Standards Code (CALGreen). While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management

Practices (BMPs) to further reduce GHG emissions during construction, including, but not limited to: dust control, use of alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment; utilizing local building materials; and recycling or reuse of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 19 below in order to further reduce project related GHG emissions. Compliance with and/or consideration of the Climate Element and BAAQMD measures is required in order to reduce project related GHG emissions.

**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.

**Source:** Project Plans; BAAQMD CEQA Thresholds of Significance Guidelines, 2017, Climate Beneficial Actions by Project Developers Form.

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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**Discussion:** The project does not conflict with the San Mateo County General Plan Climate Element or BAAQMD regulations, provided that Mitigation Measure 19, above, is implemented to ensure items from Climate Beneficial Actions by Project Developers Form and BAAQMD Best Management Practices (BMPs) are followed throughout course of project.

**Source:** BAAQMD CEQA Thresholds of Significance Guidelines, 2017; Climate Beneficial Actions by Project Developers Form.

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
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**Discussion:** The project parcel and surrounding area are not considered forestland. Therefore, the project has no impact.

**Source:** Project Location; BAAQMD CEQA Thresholds of Significance Guidelines, 2017.

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
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**Discussion:** The project site is not located on a coastal bluff.

**Source:** Project Plans; County GIS.

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?			X	
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<p><b>Discussion:</b> The project is not located on or adjacent to San Francisco Bay or Pacific Ocean. Therefore, this project will not place structures in proximity to the sea or bay which would be susceptible to sea level rise.</p> <p><b>Source:</b> Project Plans; County GIS.</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map (FIRM) or other flood hazard delineation map?			X	
<p><b>Discussion:</b> The subject parcel, and specifically the land to be subdivided, is located in Flood Zone X (Area of Minimal Flood Hazard), usually depicted on FIRMs as above the 500-year flood level, per FEMA Panel No. 06081C0282E, effective October 16, 2012.</p> <p><b>Source:</b> Project Plans; County GIS.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
<p><b>Discussion:</b> See discussion in 8.g.</p> <p><b>Source:</b> Project Plans; County GIS.</p>					

<p><b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p><b>Discussion:</b> The proposed project does not involve the routine use, transport, or disposal of hazardous materials.</p> <p><b>Source:</b> Project Plans.</p>					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> See discussion in 9. a. above.</p> <p><b>Source:</b> Project Plans.</p>					

9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p><b>Discussion:</b> The emission or handling of hazardous materials, substances, or waste is not proposed for this project. Additionally, there are no existing or proposed schools within .25 miles of the project site.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment.</p> <p><b>Source:</b> Project Location; California Department of Toxic Substances Control.</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The nearest airport to the project site is the San Carlos airport, which is approximately 4.5 miles to the northeast of the project site. The project site is not within the boundaries of any existing or planned airport land use plan.</p> <p><b>Source:</b> Project Location; County GIS.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The proposed subdivision would be located on privately-owned parcels. These parcels would be accessed via Cordilleras Road and there is no evidence to suggest that the project would interfere with any emergency response plan. Additionally, all work in the public right-of-way will be reviewed and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Therefore, the project has no impact.</p> <p><b>Source:</b> Project Plans; Project Location; County GIS.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk			X	

of loss, injury or death involving wildland fires?				
<p><b>Discussion:</b> The project site is located within a State Responsibility Area identified as having a Moderate Fire Risk. The project was reviewed by San Mateo County Fire Department (SMCFD) and received conditional approval. No further mitigation, beyond compliance with the standards and requirements of SMCFD, is necessary.</p> <p><b>Source:</b> Project Location; California State Fire Severity Zones Maps; SMCFD Review letter, dated October 29, 2025.</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Plans; County GIS; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0282E, effective October 16, 2012.</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The project site is not within the boundaries of a mapped flood hazard area.</p> <p><b>Source:</b> Project Plans; County GIS.</p>				
9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p><b>Discussion:</b> While the project site does not appear to be downstream of it, there is a dam in the vicinity. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p> <p><b>Source:</b> Project Plans; Project Location; County GIS; California Department of Water Resources-Division of Safety of Dams, California Dam Breach Inundation Maps.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p><b>Discussion:</b> The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area.</p> <p><b>Source:</b> Project Plans; Project Location; County GIS; MTC/ABAG Hazard Viewer Maps.</p>				

**10. HYDROLOGY AND WATER QUALITY.** Would the project:

	<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?		X		
<p><b>Discussion:</b> The project is subject to compliance with both the Municipal Regional Stormwater NPDES Permit (MRP) requirements for treating stormwater runoff and the County of San Mateo Drainage Requirements for retaining and detaining stormwater runoff. A Preliminary Drainage Analysis was prepared for the project by Macleod and Associates, Inc., dated January 29, 2026, and Drainage Conditions of Approval were issued by the County Drainage Section on March 4, 2026. During construction, the project is required to implement a Stormwater Pollution Prevention Plan (SWPPP) and associated erosion and sediment control measures, including Construction Best Management Practices (BMPs), to prevent the discharge of pollutants to waters. As proposed and conditioned, each lot will be served by its own on-site stormwater drainage and treatment facility in accordance with Drainage Conditions 18 and 19. Stormwater treatment measures will be designed consistent with MRP Provision C.3 and the technical guidance in Chapter 6 of the C.3 Regulated Projects Guide. Each lot will also be subject to an individual Operation and Maintenance (O&amp;M) Agreement to ensure long-term maintenance of treatment facilities. A separate maintenance agreement will govern the tie-in connection to allow a gravity connection to the project's shared detention system. Based on the adherence to relevant regulations and conditions, a drainage analysis demonstrating that project does not increase stormwater runoff from the site or add flow to the existing storm drain after onsite detention and metering, and Mitigation Measures 16-18, and 20-21, the potential impact would be less than significant.</p> <p><b>Mitigation Measure 20:</b> 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.</p> <p><b>Mitigation Measure 21:</b> Implement All Recommendations of the Drainage Reports and Conditions of Approval</p> <p>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.</p> <p><b>Source:</b> Project Plans; Storm Drain Study prepared by Macleod and Associates, Inc. dated January 29, 2026. County Drainage Section Conditional Approval Letter, dated March 4, 2026.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with			X	

groundwater recharge such that the project may impede sustainable groundwater management of the basin?				
<p><b>Discussion:</b> The proposed project is not expected to deplete any groundwater supplies or interfere with the groundwater recharge. Stormwater will be treated and detained on-site, not infiltrated, consistent with County C.3 requirements. Although impervious surfaces will increase with future development of resulting lots, the project mitigates that impact by including bioretention areas that provide limited infiltration and water quality treatment. Additionally, the site does not rely on groundwater from the municipal water connection that serves surrounding area, since its relying on private connection. Therefore, the project will not substantially reduce groundwater recharge or deplete groundwater supplies in the area and is a less than significant impact.</p> <p><b>Source:</b> Project Plans; Storm Drain Study prepared by Macleod and Associates, Inc. dated January 29, 2026.</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		
<p><b>Discussion:</b> The project on-site involves approximately 29,296 sq. ft. of existing impervious surface with 4,028 sq. ft. of new impervious surface to be created, associated with the construction of the access road for the proposed subdivision, for a total of 33,324 sq. ft. of post project impervious surface. Off-site area is minimal, 173 sq. f.t exists pre project and will increase by 70 sq. ft. for a post project total of 243 sq. ft. Additionally, the project involves approximately 580 cubic yards of cut and 5 cubic yards of fill for site grading, utility installation, and private road construction. These ground-disturbing activities have the potential to result in short-term erosion and sedimentation during the construction phase Compliance with the project's erosion and sediment control plan and drainage requirements to maintain the site post-construction with permanent drainage infrastructure, pursuant to Mitigation Measures 16-18, 20-21, will ensure the project does not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less-than-significant impact.</p> <p><b>Source:</b> Project Plans; Storm Drain Study prepared by Macleod and Associates, Inc. dated January 29, 2026. Project C.3 and C.6. Development Review Checklist, dated January 29, 2026.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;		X		

<p><b>Discussion:</b> The Drainage Analysis prepared by applicant demonstrates that the project's detention system is designed to attenuate post-development runoff at or below pre-development flow rates. The treatment of storm water with the proposed detention system (bioretention areas, rock storage, outflow metering) allows for the discharge from the detention system to not exceed the pre-development flow rate. The project would not result in on- or off-site flooding. Mitigation measures 20-21 that came from Drainage Section review of the proposed, will ensure each lot has a stormwater management facility and that flooding will not be increased by this subdivision and subsequent development(s).</p> <p><b>Source:</b> Project Plans; Storm Drain Study prepared by Macleod and Associates, Inc. dated January 29, 2026.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p><b>Discussion:</b> As demonstrated in the drainage analysis, the project's detention and biotreatment system is designed to meter post-development discharge at or below pre-development flow rates. The project would not add flow to the existing storm drain system beyond what currently exists. Each lot will be equipped with its own on-site stormwater treatment facility designed in compliance with MRP Provision C.3 to treat runoff and remove pollutants prior to discharge. Multi-parcel stormwater facilities that collect runoff from more than one lot are designed to detain and retain stormwater from a 100-year, 1-hour storm event per County Drainage Section requirements. The existing downstream drainage infrastructure has adequate capacity to convey the metered project flows. The project would not exceed the capacity of existing stormwater systems or generate substantial sources of polluted runoff. Therefore, with Mitigation Measures 20-21 in place, the project will be compliant with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Permit would prevent the creation of significant, additional sources of polluted runoff.</p> <p><b>Source:</b> Project Plans; Storm Drain Study prepared by Macleod and Associates, Inc. dated January 29, 2026.</p>				
iv. Impede or redirect flood flows?		X		
<p><b>Discussion:</b> The project would not impede or redirect flood flows with implementation of Mitigation Measures 20-21, see discussion in 10.a.</p> <p><b>Source:</b> Project Plans; Storm Drain Study prepared by Macleod and Associates, Inc. dated January 29, 2026.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
<p><b>Discussion:</b> The project site is not located in an area mapped for flood hazard, tsunami, or seiche area.</p> <p><b>Source:</b> Project Location; County GIS Maps.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or		X		

sustainable groundwater management plan?				
<p><b>Discussion:</b> The project includes stormwater treatment facility for each resulting lot to facilitate on-site drainage and two biotreatment areas with detention basins to temporarily store water but is designed to remain dry between rain events. No permanent holding of water via groundwater basin is proposed. The project is a C3 Regulated project and both the subdivision and subsequent development of the lots are subject to the provisions. Additionally, the project will be required to enter into an Operation and Maintenance Agreement (O&amp;M Agreement) with the County (executed by the Director of Planning and Building) and the property owner to ensure long-term maintenance and servicing of stormwater site design and treatment control and measures according to the approved maintenance plan(s), for the life of the project. To conclude, no substantial increase in polluted runoff will occur because all the stormwater will be treated onsite prior to any discharge. Mitigation Measures 20-21 are put in place to ensure stormwater treatment on site and that each lot has its own treatment facility.</p> <p><b>Source:</b> Project Plans; Drainage Conditions of Approval Letter, dated March 4, 2026.</p>				
10.f. Significantly degrade surface or ground-water water quality?		X		
<p><b>Discussion:</b> The project adherence to require compliance with C.3 treatment requirements, erosion control, and construction BMPs will ensure no degradation of surface or groundwater quality. Any discharge or run-off from the project would be allowable and would be mitigated with the implementation of erosion control measures under Mitigation Measure 16.</p> <p><b>Source:</b> Project Plans.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p><b>Discussion:</b> The proposed project would increase both the on-site and off-site impervious surfaces, 4,028 sq. ft. newly created on-site and 70 sq. ft. newly created off-site. Pursuant to the discussion(s) in Section(s) 7.a. and 10. a. and implementation of Mitigation Measures 16, and 20-21, the proposed project impact would be less-than-significant</p> <p><b>Source:</b> Project Plans; Project C.3 and C.6. Development Review Checklist, dated January 29, 2026.</p>				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?				X
<p><b>Discussion:</b> The project proposes a major subdivision of an existing 1.834-net-acre parcel into five residential lots. The project also proposes a General Plan Amendment to increase the allowable density from Low Density Residential (0.3–2.3 du/net acre) to Medium-Low Density Residential (2.4–6.0 du/net acre). The site is located within the unincorporated Emerald Lake Hills community, a built-out residential neighborhood characterized by single-family homes on hillside lots. The subdivision would occur entirely within an already developed residential area and would not introduce new barriers, road closures, or infrastructure that would physically divide the community. The proposed internal access road is intended solely to serve the new lots and does not alter existing neighborhood circulation patterns. The project would be compliant with all zoning district regulations for minimum lot size, lot width, etc. Therefore, the project does not physically divide an established community and has no impact that requires mitigation.</p> <p><b>Source:</b> Project Plans; San Mateo County General Plan.</p>				
b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
<p><b>Discussion:</b> The project requires a General Plan Amendment because the existing Low Density Residential designation does not allow the density implied by a five-lot subdivision. Five dwelling units on approximately 1.834 acres result in a density of approximately 2.73 du/ac, which is just above the maximum allowed under existing Low Density Residential designation of .3 – 2.3 du/ac. However, the proposed project would be on the low end of the range with a General Plan Amendment to Medium Low Density Residential designation of 2.4 – 6 du/ac. However, there are other instances of Medium Low Density Residential designations throughout the Emerald Lake Hills community. Further, there are nearby, incorporated Emerald Lake Hills parcels within the City of Redwood City that are designated for low density and dwelling units per acre of upwards of 7.0 du/ac, so the overall environmental impact of the proposed subdivision would not be inconsistent with similar development in the immediate project vicinity.</p> <p><b>Source:</b> Project Plans; San Mateo County General Plan; Zoning Regulations.</p>				
c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X

**Discussion:** The proposal would increase the development intensity of the subject parcel. All required public service infrastructure from utility providers has been confirmed to have capacity to serve the future development of the site. All new parcels can be serviced through standard connections, as outlined in the Cal Water and DPW Sewers letters, and no system upgrades or expansions are required. The project is strictly for residential development and does not introduce any commercial, industrial, or recreational components that would induce further growth, and all improvements, for example a private road, are contained within the project boundaries. Although, the Department of Public Works (DPW) will not require off-site improvements, like sidewalks, as part of the project. The project will be conditioned upon approval that a dedication of 5' along the property/Cordilleras for road ROW be required. This will allow this area to be used in future, if necessary, for the purpose of public roadway improvements or sidewalk construction. DPW also conditioned approval relative to the dedication requirement that if sidewalks are to be built in future through an assessment district, or similar instrument, the property owners in the development will be required to participate and may be required to pay for the improvements adjacent to project road frontage.

**Source:** Project Plans; County GIS.

<b>12. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p><b>Discussion:</b> The proposed project neither involves nor results in any extraction or loss of known mineral resources. Therefore, the project has no impact.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Discussion:</b> There are no known mineral resources on the project parcel; therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan or other land use plan.</p> <p><b>Source:</b> Project Plans; Project Location; San Mateo County General Plan.</p>				

<b>13. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><b>Discussion:</b> The residential nature of the project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control and County of San Mateo Construction Best Management Practices (BMPs). Implementation of Mitigation Measure 1 would ensure that the impact during construction is reduced to less than significant</p> <p><b>Source:</b> Project Plans; Project Location; San Mateo County Ordinance Code.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?		X		
<p><b>Discussion:</b> See discussion 13.a., temporary, minor noise may take place related to construction activities, however, such noises will be temporary, where the volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code and County of San Mateo Construction Best Management Practices (BMPs). Additionally, based on the geotechnical information provided, the project will not include any pile driving or other high-vibration construction methods, rather project will involve standard low to moderate vibration activities like grading, trenching, foundation excavation. Implementation of Mitigation Measure 1 would ensure that the impact during construction is reduced to less than significant.</p> <p><b>Source:</b> Project Plans; Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The project site is not located within 2 miles of a public airport or public use airport.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				

<b>14. POPULATION AND HOUSING.</b> Would the project:				
	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
14.a. Induce substantial unplanned population growth in an area, either directly (for			X	

example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
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**Discussion:** The proposed subdivision does result in a net increase of four homes. All resulting development would be required to comply with local zoning and Design Review regulations that would ensure the development is compatible with the character of the area in both its design and placement on the lots. The proposed increase in housing would comply with all local regulations as stated, notwithstanding the necessary General Plan Amendment to increase du/ac to accommodate for the proposed development. This modest increase from Low, to Medium Low Density Residential is not uncommon in the unincorporated Emerald Lake Hills Community, or within vicinity of this project within incorporated Redwood City that includes even higher du/ac allowance. Also, the relevant utility service providers have reviewed the project and provided “will serve” letters indicating that there is capacity to accommodate the future developed spurred by the major subdivision within their existing service infrastructures. Because the project is located in an established residential area and does not introduce new employment centers, commercial uses, or infrastructure extensions, it would not induce substantial unplanned population growth.

**Source:** Project Plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
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**Discussion:** The subject project site contains an existing single-family residence with appurtenant structures (office/workshop, storage, garage). As indicated on vesting tentative parcel map and on application forms, the existing 1950s residence will be demolished along with all existing structures and driveways. Overall, this proposal creates a net increase in housing supply, and no residents are being displaced in a manner that would require replacement housing stock elsewhere.

**Source:** Project Plans.

<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?			X	
15.b. Police protection?			X	
15.c. Schools?			X	
15.d. Parks?			X	

15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p><b>Discussion:</b> The proposed major subdivision and subsequent single-family residences by way of a General Plan Amendment, would exist in an area already developed with other single-family homes in the surrounding vicinity. No new fire stations, police stations, schools or parks would be required for the proposed lot split or any future developments on site, and all other public utilities such as water and sewage systems would be provided at site, as confirmed by utility service providers. Also, the payment of development fees, such as school fees, user fees, and additional property taxes generated, will allow the maintenance of the existing service levels. Hence, the project will have less than significant impact.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				

<b>16. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
<p><b>Discussion:</b> The project may result in a nominal increase to usage of nearby recreational facilities due to the increase in residents. In proximity and in every direction from subject parcels, there are examples of parks/recreational facilities like local, neighborhood parks, nature and open space preserves, and community center(s). Overall, the increase of single-family developments in this already urbanized area results in a nominal change and will not create such an impact that significant physical deterioration of any public recreation facility would occur or be accelerated.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> The project does not include any recreational facilities nor does it require the construction or expansion of any recreational facilities.</p> <p><b>Source:</b> Project Plans. Project Location.</p>				

**17. TRANSPORTATION.** Would the project:

	<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
<p><b>Discussion:</b> The traffic trips (comprised of both owners of and guests/visitors) generated for the subject property and subdivision proposal were calculated as part of the traffic analysis report conducted by Hexagon Transportation Consultants Inc., dated December 16, 2024. This report noted that one single family home being replaced with five, new single-family homes would result in a net increase of four homes and a very low level of trip operation. Per the report, “according to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, a single-family detached home generates an average of 9.43 trips per day. Based on this data, the proposed project, consisting of five homes, is expected to generate approximately 47 vehicle trips per day.” This increase of 9.43 to 47 daily vehicle trips does not reach the threshold for a transportation impact to be considered significant, 110 or more vehicle trips per day according to California Office of Planning and Research (OPR) Vehicle Miles Traveled (VMT) guidelines. To summarize, an estimated 47 trips per day will have a less than significant impact on local transportation, and the projections fail to reach 50% of the minimum threshold that would be considered significant impact. Furthermore, the SMCFD provided review of this project and granted conditional approval related to fire department access for the proposed private road, and that the proposal does not conflict with any fire related requirement for proper circulation, ingress and egress.</p> <p><b>Source:</b> Project Plans; Project Location; Traffic Study, (Hexagon Transportation Consultants), December 16, 2024; County Fire Review Letter, dated October 29, 2025.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?  <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
<p><b>Discussion:</b> Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Regarding VMT, as discussed in 17.a., 47 daily trips is well below the 110 vehicle trips threshold from California Governors Office of Land Use and Climate Innovation (LCI), does not warrant further VMT analysis. Also, there are not County maintained, non-motorized facilities along Cordilleras Road, nor are there public transit routes that require considerations.</p> <p><b>Source:</b> Project Location; Traffic Study, (Hexagon Transportation Consultants), December 16, 2024; CEQA Guidelines Section 15064.3, Subdivision (c) Applicability, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA.</p>				

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
<p><b>Discussion:</b> The project would create a private road accessed via Cordilleras Road, a County DPW maintained road, which was reviewed and approved with conditions by San Mateo County Fire Department and Department of Public Works. The proposed ingress/egress and emergency vehicle access meet the required dimensions and design considerations. Therefore, the project provides adequate access which shall be required to be maintained in conformance with all Fire Code standards at the building permit stage for future development. Additionally, a 5-foot right-of-way dedication along Cordilleras Road is required by DPW, which is a standard improvement, and also doesn't substantially increase hazards due to design features, the ROW requirement will create further separation from road to future development. Also, see discussion in Section 17.a. above.</p> <p><b>Source:</b> Project Plans; Project Location; County Fire Review Letter, dated October 29, 2025.</p>				
17.d. Result in inadequate emergency access?			X	
<p><b>Discussion:</b> See 17.c. discussion, SMCFD has provided conditional approval, confirm that the proposal meets their standards for adequate emergency access.</p> <p><b>Source:</b> Project Plans; County Fire Review Letter, dated October 29, 2025.</p>				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)		X		

**Discussion:** Staff submitted a Sacred Lands File Search request to the Native American Heritage Commission (NAHC) for the project area. A response was received on October 17, 2025, stating that the search results were positive, recommending that the tribes on the included list be contacted, as they may have knowledge about the cultural resources within the project area. Staff contacted the following tribes on November 12, 2025:

1. Amah Mutsun Tribal Band
2. Amah Mutsun Tribal Band of Mission San Juan Bautista
3. Costanoan Rumsen Carmel Tribe
4. Indian Canyon Mutsun Band of Costanoan
5. Muwekma Ohlone Indian Tribe of the SF Bay Area
6. The Ohlone Indian Tribe
7. Wuksache Indian Tribe/Eshom Valley Band
8. Tamien Nation

Based on this referral to identified tribes, staff did hold an informal meeting with a representative of the Ramaytush Tribe on November 19, 2025. There was a general discussion of the project and its location in proximity to Cordilleras Creek, approximately 100 feet north of the project's northern boundary and across Cordilleras Road. Although this meeting took place and project information was shared with the tribal representative, no formal consultation or monitoring were subsequently requested.

Relevant mitigation measures for proper training for any groundwork and outlining of steps to take should any resources be inadvertently discovered are listed in Section 5, Mitigation Measures 9-14.

**Source:** Project Plans; Cultural Resources Report, (Basin Research Associates), July 7, 2025.

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
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**Discussion:** See discussion under question 5.a. and 18.a. above.

**Source:** Project Plans; Cultural Resources Report, (Basin Research Associates), July 7, 2025.

<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		X		
<p><b>Discussion:</b> The existing single family residential use is currently serviced by San Francisco Public Utilities Commission (SFPUC) for drinking water. However, SFPUC is working with the California Water Service Company (Cal Water) to transfer service to the subject property and the proposed future lots, which would result in a net increase of four single-family residences. According to Cal Water Conditional Will Serve Letter, dated January 10, 2025, the lots within APNs 057-070-090, 057-063-010 are outside of California Water Service Company service area, but California Water Service can provide water service to the two lots once they have been officially released by SFPUC. Cal Water has confirmed that water is available to serve the subject subdivision with potable water. In order for Cal Water to provide adequate water for domestic use and fire protection service, developer-funded facilities may be required in addition to cost of mains and service. These improvements, if required by Cal Water, would occur within the project site and would not require an expansion of regional water infrastructure where the construction or relocation could cause significant environmental impacts.</p> <p>For wastewater, the newly created parcels will connect to the existing sanitary sewer system, the Emerald Lake Hills Sewer Maintenance District (ELHSMD), governed by the County of Department of Public Works (DPW)-Sewers. In a letter dated November 4, 2025, ELHSMD confirmed that it is able to provide sewer service to the proposed subdivision. No request for an additional wastewater treatment facility was required but each resulting parcel must obtain individual sewer lateral per the conditions outlined.</p> <p>For stormwater and drainage infrastructure, the project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which require the construction of new site design measures to reduce stormwater runoff and associated negative environmental impacts. As proposed, each lot will have its own stormwater facility to facilitate on-site drainage, which will discharge to the proposed new private road. There is no proposed cross drainage among the lots, and no impact of flooding of neighboring parcels due to the elevation of the proposed biotreatment/detention areas and of the proposed lots of the subdivision, which are directed to flow into proposed drainage facilities, and if needed, existing storm drains along frontage of Cordilleras Road. Additionally, the provided drainage analysis demonstrates that the project does not increase stormwater runoff from the site or add flow to the existing storm drain after onsite detention and metering, pursuant to a gravity storm drain connection. See discussion in Section 10a. and Mitigation Measure 21, the project will be required to confirm that each lot, and the stormwater facility for the subdivision, meet the County's Peak Flow and Volume Requirement of collecting stormwater runoff from a 10-year, 1 hour storm event. Therefore, the project would comply with San Mateo County C.3 Regulated Projects Guide for requirements and Site Design Measures as well as the San Mateo County Drainage Manual, and a less than significant impact if mitigated is anticipated.</p>				

<p>Overall, all new utility distributions (electric, communication, cable) are generally required to be placed underground for new residential subdivisions, and none of these new, or upgraded utility distributions are shown to have a significant or adverse impact that would result in environmental impacts if they abide by the regulations and conditions outlined by utility providers.</p> <p><b>Source:</b> Project Plans; San Mateo County Drainage Division; Department of Public Works (DPW)-Sewers; California Water Service (Cal Water).</p>					
19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<p><b>Discussion:</b> See discussion for Question 19.a. for the discussion about sufficient water supplies service to the project site.</p> <p><b>Source:</b> Project Plans; San Mateo County Drainage Division; Department of Public Works (DPW)-Sewers; California Water Service (Cal Water).</p>					
19.c.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
<p><b>Discussion:</b> See discussion for Question 19.a for the discussion about sufficient wastewater service to the project site.</p> <p><b>Source:</b> Project Plans; San Mateo County Drainage Division; Department of Public Works (DPW)-Sewers; California Water Service (Cal Water).</p>					
19.d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
<p><b>Discussion:</b> The construction of the proposed project would generate some solid waste, both during construction and after completion (on an ongoing basis typical waste generated by residential uses). Similar to all other properties in the area, the residence would receive municipal trash and recycling pick-up service from Recology. Therefore, the project is not expected to result in a significant impact.</p> <p><b>Source:</b> Project Plans; San Mateo County Drainage Division; Department of Public Works (DPW)-Sewers; California Water Service (Cal Water).</p>					
19.e.	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	
<p><b>Discussion:</b> Solid waste generated by a new single-family residence(s) is expected to be minimal and comply with all relevant standards. The project site would receive solid waste service by Recology.</p>					

**Source:** Project Plans; San Mateo County Drainage Division; Department of Public Works (DPW)-Sewers; California Water Service (Cal Water).

<p><b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
<p><b>Discussion:</b> The project site is located within a Moderate Fire Hazard State Responsibility Area as identified by the County's GIS maps. However, the project was reviewed by the responsible fire agency for the area, San Mateo County Fire Department (SMCFD), and in their review of the project did not cite impacts to an adopted emergency response plan. The project was conditionally approved by SMCFD.</p> <p><b>Source:</b> Google Maps, Project Plans, County GIS Maps.</p>					
20.b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p><b>Discussion:</b> The proposed project does not introduce a change in slope, winds, or any other factors that would exacerbate wildfire risks or the spread of wildfire. The subdivision of these lots was conditionally approved by SMCFD with standard conditions of approval, none specific to this topic were necessary or requested. Therefore, by following conditions of approval from the reviewing fire agency, this project will not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p> <p><b>Source:</b> Project Location; California Department of Forestry and Fire Protection (Fire Hazard Severity Maps; County Slope Analysis for Subdivision.</p>					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
<p><b>Discussion:</b> In order to access the proposed subdivision, a private road is proposed for construction, this road would provide routine and emergency access to serve future development. The grade of the road meets the slope requirements, as reviewed the responsible agencies, and is designed to allow for proper vehicle and emergency personnel access. This road would serve as the purpose of emergency</p>					

access and does not introduce an exacerbated fire risk that has temporary or lasting impact to wildfire risk in this area of moderate wildfire risk. While new utilities are proposed, they are required to be installed underground. In review by the responsible fire agency, no request for fuel breaks were required. Any construction on the resulting lots would be required to comply with all building and fire code requirements, including the installation of fire sprinklers. As a result, and with compliance to all relevant conditions, the project will provide a less than significant impact.

**Source:** Google Maps; Project Plans; County GIS.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
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**Discussion:** See discussion in Section 10.a. and 19.a. that the project is reviewed for proper drainage and stormwater maintenance and controls. Based on the findings of those sections there is no reason to expect significant impacts

**Source:** Project Location; Project Plans; San Mateo County Drainage Section.

**21. MANDATORY FINDINGS OF SIGNIFICANCE.**

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

**Discussion:** The project as proposed with all the recommended mitigation measures discussed in the previous sections minimize the potential impacts to a less-than-significant level.

**Source:** All applicable sources previously cited in this document.

<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>		X		
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**Discussion:** As defined by the CEQA Guidelines, cumulative impacts reflect “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time” (CEQA Guidelines, Section 15355[b]). To the best of Staff’s knowledge, there are no other construction projects currently under way or proposed near the project site.

As discussed in previous sections, there are cumulative projects impacts related to the future projects that will be required in order to develop each of the subsequent five lots proposed for subdivision. Each of those lots would be required to adhere to all relevant County regulations and standards, and due to location within a Design Review district, development would be required to be considered at a public hearing. These projects would be properly reviewed and vetted at time of their individual submittal.

For the reasons presented above, the proposed project is not expected to result in adverse cumulative impacts to human beings, either directly or indirectly. All impacts identified in this document are less than significant, or reduced to less than significant levels with the implementation of mitigation measures, and the project’s incremental contribution to potential cumulative impacts will not be cumulatively considerable. Therefore, the project’s impact is considered significant unless mitigated.

**Source:** All applicable sources previously cited in this document

<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X		
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**Discussion:** As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to less than significant levels.

**Source:** All Applicable Sources Previously Cited in This Document.

**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	

City		X	
California Coastal Commission (CCC)		X	
California Department of Food and Agriculture		X	
County Airport Land Use Commission (ALUC)		X	
Other: NA		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board	X	X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> Basic Construction Air Quality Measures</p> <p>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:</p> <p>a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved</p>		

- 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.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

X

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

*Samuel Becker*

(Signature)

May 11, 2026

Samuel Becker

Date

(Project Planner, San Mateo County)

**ATTACHMENTS**

(Available at: [https://www.smcgov.org/planning/mitigated-negative-declaration-edenbridge-inc-1815-cordilleras-road-emerald-lake-hills-ca?auHash=6LmsQk-AV56U7iflov\\_WakuB-oyuk7hnQOD0NUbNQHo](https://www.smcgov.org/planning/mitigated-negative-declaration-edenbridge-inc-1815-cordilleras-road-emerald-lake-hills-ca?auHash=6LmsQk-AV56U7iflov_WakuB-oyuk7hnQOD0NUbNQHo))

- A. Vicinity Map
- B. Project Narrative
- C. Project Plans
- D. Biological Resources Assessment, (MIG), August 19, 2025
- E. Geotechnical Study prepared by Stevens, Ferrone, and Bailey Engineering Company, Inc. dated December 18, 2024 and Supplemental Study, dated February 5, 2026.
- F. Arborist Report, (Mayne Tree Expert Company), November 16, 2024
- G. Storm Drain Study, (Macleod and Associates, Inc.), January 29, 2026.
- H. Traffic Study, (Hexagon Transportation Consultants), December 16, 2024



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT I**

## In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. **For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)**

Value of Land = \_\_\_\_\_

2. **Determine the size of the subject parcel in acres.**

Acres of Land = \_\_\_\_\_

3. **Determine the value of the property per acre.**

- a. **Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.**

<b><u>Formula:</u></b>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<b><u>Fill Out:</u></b>	
_____	_____
1 Acre	Value of Land/Acre

- b. **Solve for X by cross multiplying.**

<b><u>Formula:</u></b>	
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____
<b><u>Fill Out:</u></b>	
Value of Land	= _____ = \$

4. **Determine the number of persons per subdivision.**

<b>Formula:</b>				
Number of New Lots Created*	X	2.87**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
<b>Fill Out:</b>				
	X	2.87**	=	
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. **Determine the parkland demand due to the subdivision.**

<b>Formula:</b>				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
<b>Fill Out:</b>				
	X	0.003*** Acres/Person	=	
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 acres of parkland property for each person residing in the County.				

6. **Determine the parkland in-lieu fee.**

<b>Formula:</b>				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
<b>Fill Out:</b>				
	X		=	