

From: [barbara karvelis](#)
To: [Sam Becker](#)
Cc: [Barbara Karvelis](#)
Subject: 1815 Cordilleras Road, Emerald Hills, Ca 94962
Date: Friday, May 29, 2026 10:28:57 PM

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: URGENT: Public Comment on 1815 Cordilleras Road Subdivision (File No. PLN2025-00350) - Immediate Neighbor Impact

Dear Mr. Becker,

I am writing to submit my formal public comments regarding the proposed Major Subdivision at 1815 Cordilleras Road (File No. PLN2025-00350). I am the immediate next-door neighbor to this property.

I am 80 years old, and my husband is in his 90s and suffering from a serious illness. We are deeply concerned that the demolition, extensive grading (580 cubic yards of cut), private road construction, and multi-house building process will severely impact our health, well-being, and right to quiet enjoyment at this vulnerable end stage of our lives.

Because of our advanced age and my husband's medical fragility, the projected construction dust poses a direct respiratory health risk to him, and the prolonged heavy equipment noise will cause severe physical and emotional distress.

Before the County considers approving this Mitigated Negative Declaration or General Plan Amendment, I request that the following strict, legally binding mitigation measures be required of the developer (Edenbridge, Inc.):

1. Enhanced Dust Control: Continuous, daily water-spraying of all exposed soil and strict tarping of all dirt stockpiles to prevent any particulate matter from drifting onto our property.
2. Strict Noise and Time Limits: Restricting all heavy machinery, grading, and demolition strictly to weekdays between 9:00 AM and 4:00 PM (shorter than the standard county allowance) to give my husband adequate hours of rest. No weekend construction should be permitted.
3. Sound Barriers: Installation of temporary, professional-grade acoustic blankets/sound-absorbing fencing along our shared property line prior to any demolition or grading.
4. Direct Liaison: A requirement that the developer provide us with a direct, 24/7 phone number for an on-site manager who must immediately address any excessive dust or noise violations.

Please include this letter in the official public record for this project and notify me of all

future public hearings regarding this file.

Sincerely,

Dr. Barbara Karvelis

1817 Cordilleras Road, Emerald Hills, Ca 94062

(650) 305-9018

From: [Paul Montalvo](#)
To: [Planning Commission](#)
Cc: [Angela Montes](#)
Subject: Notice of Public Hearing Meeting No. 1798 June 10, 2026 Comments - File No. PLN2025-00350
Date: Tuesday, June 9, 2026 4:41:14 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Chair and Members of the San Mateo County Planning Commission,

I am writing to express my opposition to the proposed 5-Lot Subdivision and construction of five new single-family homes at 1815 Cordilleras Road in Emerald Hills, which is scheduled for consideration at the June 10, 2026, public hearing.

While I recognize the property owner's right to develop their land, I believe the scale and intensity of this project are incompatible with the surrounding neighborhood and will result in significant environmental and quality-of-life impacts that have not been adequately addressed.

My concerns include the following:

- Increased traffic congestion on Cordilleras Road and surrounding residential streets.
- Increased noise pollution during both the extended construction period and ongoing occupancy of the proposed homes.
- Increased air pollution resulting from construction activities, heavy equipment operation, and additional vehicle trips generated by the development.
- Removal of significant mature native Valley Oak and Heritage indigenous oak trees that contribute substantially to the environmental health, natural beauty, and character of Emerald Hills.
- Potential impacts to Native American cultural resources, including the possibility of burial grounds or other sensitive archaeological resources that may exist on the site.
- Drainage concerns, including increased stormwater runoff and potential downstream impacts to neighboring properties.
- Slope stability concerns associated with grading and construction on hillside terrain.
- Significant grading impacts that could permanently alter the natural topography of the site.
- Adverse impacts to neighboring properties with respect to light, air, and open-space enjoyment.
- Loss of privacy for existing residents due to the placement and density of the proposed homes.
- Additional burden on existing utility infrastructure, including water and sewer systems that already serve the area.

- Loss of the rural and semi-rural character that has long defined this portion of Cordilleras Road and the Emerald Hills community.
- Fire safety and emergency access concerns, particularly given the area's wildfire risk, evacuation challenges, and limited roadway capacity.
- The substantial disruption associated with a construction timeline expected to exceed two years, creating prolonged impacts on nearby residents.

In addition to these concerns, I would like to share a personal perspective that illustrates what is at stake. My parents purchased the property directly across the road from 1815 Cordilleras Road in 1962. It is the home where my brother, two sisters, and I were raised. More than sixty years later, my 91-year-old mother continues to live there.

Every morning, she looks out from her bedroom window across Cordilleras Road and sees one of the defining features of this property: the beautiful stone-gated entrance framed by a magnificent mature oak tree. That view has remained largely unchanged for decades and serves as a daily reminder of the natural beauty, open space, and rural character that have long distinguished Emerald Hills from other communities in San Mateo County.

The proposed development threatens to permanently alter this landscape. The removal of mature trees and the introduction of five new homes on the site would transform a scenic and historic gateway into a much denser suburban development, diminishing not only the visual character of the area but also the quality of life enjoyed by neighboring residents.

I also urge the Commission to evaluate this proposal in the context of cumulative impacts along the Cordilleras Road corridor. Of particular concern is the current development at 1750 Cordilleras Road, which included the removal of nineteen significant trees. When considered together, these projects represent a substantial and potentially irreversible change to the tree canopy, environmental resources, traffic conditions, infrastructure demands, and rural character of Emerald Hills.

For these reasons, I respectfully request that the Planning Commission deny the project as currently proposed or require substantial **reductions in its scale and intensity**, along with additional environmental review and mitigation measures to address the concerns of neighboring residents and the broader community.

Thank you for your consideration of these comments and for your service to the residents of San Mateo County.

Respectfully,
Paul Montalvo
1780 Cordilleras Road
Emerald Hills, CA 94062

pmontalvo@sbcglobal.net

From: [Sam Becker](#)
To: [Wu, Elton H](#); [Planning Commission](#)
Cc: [Read, Emily](#); [Wilson, Joanne](#)
Subject: RE: 1815 Cordilleras Road Subdivision- Public Record
Date: Tuesday, June 9, 2026 4:54:26 PM
Attachments: [image002.png](#)

Thanks, Elton.

And if you look at the staff report I included some conditions specific to SFPUC. Copied below.

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.

Thanks,
Sam



Sam Becker (He/Him)*

Planner III

County of San Mateo

Planning & Building Department

455 County Center 2nd Floor

Redwood City, CA 94063

650-382-4493

www.smcgov.org/planning

*Here is why I include my pronouns: It's important to get pronouns correct to support belonging and respect in the workplace for everyone, inclusive of our LGBTQ+ communities. Pronouns are words used to refer to people and are often gendered (for example, she/her, he/him, or they/them). We cannot assume we can tell the correct pronoun for a person. As an ally, an easy way to normalize the use of self-identified pronouns is to include them in your email signature. If cisgender individuals step up to normalize the inclusion of pronouns, it will be more affirming for

transgender and gender diverse people to share pronouns.
Will you join me, in solidarity, to include your pronouns in your
email signature? For more details on pronouns and how you
can be in solidarity with gender diverse and transgender
individuals visit: <http://mypronouns.org/>

From: Wu, Elton H <EWu@swater.org>

Sent: Tuesday, June 9, 2026 4:37 PM

To: Planning_Commission <planning_commission@smcgov.org>

Cc: Read, Emily <ERead@swater.org>; Wilson, Joanne <jwilson@swater.org>; Sam Becker <sbecker@smcgov.org>

Subject: 1815 Cordilleras Road Subdivision- Public Record

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Hello,

Attached are the previous comments and correspondence SFPUC had with Sam.

SFPUC would like to reiterate that any use of SFPUC property is subject to additional review and approval by SFPUC.

Thank you,

Elton Wu

Pronouns: He/ Him

Environmental Compliance and Land Planner

SFPUC Water Enterprise

Natural Resources and Lands Management Division

525 Golden Gate Avenue, 10th Floor

San Francisco, CA 94102

cell: (415) 971-7657

ewu@swater.org



From: [Sam Becker](#)
To: [Wu, Elton H](#)
Cc: [Wilson, Joanne](#); [Read, Emily](#); [Rodgers, Heather](#); [RES](#); [Leung, Tracy](#); [Feng, Stacie](#)
Subject: RE: 1815 Cordilleras Road Subdivision- Public Notice
Date: Tuesday, October 28, 2025 5:01:28 PM
Attachments: [image001.png](#)
[image003.png](#)

Hey Elton,

It was a short reply from the applicant: “we are not proposing any work on the SFPUC property at the vesting tentative map stage”.

At this point seems like they don’t have any proposed work on what you highlighted and didn’t have much else to supplement the answer I already provided.

Thanks,
Sam



Sam Becker (He/Him)*

Planner III

County of San Mateo

Planning & Building Department

455 County Center 2nd Floor

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650-382-4493

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From: Wu, Elton H <EWu@sflower.org>
Sent: Monday, October 27, 2025 2:27 PM
To: Sam Becker <sbecker@smcgov.org>
Cc: Wilson, Joanne <jwilson@sflower.org>; Read, Emily <ERead@sflower.org>; Rodgers, Heather <HeRodgers@sflower.org>; RES <res@sflower.org>; Leung, Tracy <TLeung@sflower.org>; Feng, Stacie <SFeng@sflower.org>
Subject: RE: 1815 Cordilleras Road Subdivision- Public Notice

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Hi Sam,

Thank you for letting us know. Please keep in contact with us when they do have any further updates.

Thanks,

Elton Wu

Pronouns: He/ Him

Environmental Compliance and Land Planner

SFPUC Water Enterprise

Natural Resources and Lands Management Division

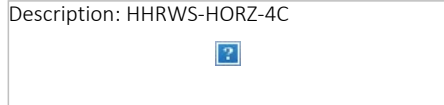
525 Golden Gate Avenue, 10th Floor

San Francisco, CA 94102

cell: (415) 971-7657

ewu@sfwater.org

Description: HHRWS-HORZ-4C



From: Sam Becker <sbecker@smcgov.org>

Sent: Tuesday, October 21, 2025 10:24 AM

To: Wu, Elton H <EWu@sfwater.org>

Cc: Wilson, Joanne <jwilson@sfwater.org>; Read, Emily <ERead@sfwater.org>; Rodgers, Heather <HeRodgers@sfwater.org>; RES <res@sfwater.org>; Leung, Tracy <TLeung@sfwater.org>; Feng, Stacie <SFeng@sfwater.org>

Subject: RE: 1815 Cordilleras Road Subdivision- Public Notice

Thanks all for reiterating the comments from May 13, 2025, they were previously shared with applicant and will be shared again.

Regarding your new questions, I can ask the applicant to respond. But there is no development proposed as part of this application, this subject permit is for review of the proposed subdivision to determine if allowable. So, I don't anticipate that the tentative map provided would show any work to that gate or driveway. For triangular lot ending in APN -010, its just been described to me as being part of lot 4, but again no development plans have been provided or required at this time, so I don't have specifics.

I will forward to applicant and follow up accordingly.

Thanks!

Sam



Sam Becker (He/Him)*

Planner III

County of San Mateo

Planning & Building Department

455 County Center 2nd Floor

Redwood City, CA 94063

650-382-4493

www.smcgov.org/planning

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transgender and gender diverse people to share pronouns.
Will you join me, in solidarity, to include your pronouns in your
email signature? For more details on pronouns and how you
can be in solidarity with gender diverse and transgender
individuals visit: <http://mypronouns.org/>

From: Wu, Elton H <EWu@sfwater.org>

Sent: Monday, October 20, 2025 2:58 PM

To: Sam Becker <sbecker@smcgov.org>

Cc: Wilson, Joanne <jwilson@sfwater.org>; Read, Emily <ERead@sfwater.org>; Rodgers, Heather <HeRodgers@sfwater.org>; RES <res@sfwater.org>; Leung, Tracy <TLeung@sfwater.org>; Feng, Stacie <SFeng@sfwater.org>

Subject: RE: 1815 Cordilleras Road Subdivision- Public Notice

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Hi Sam,

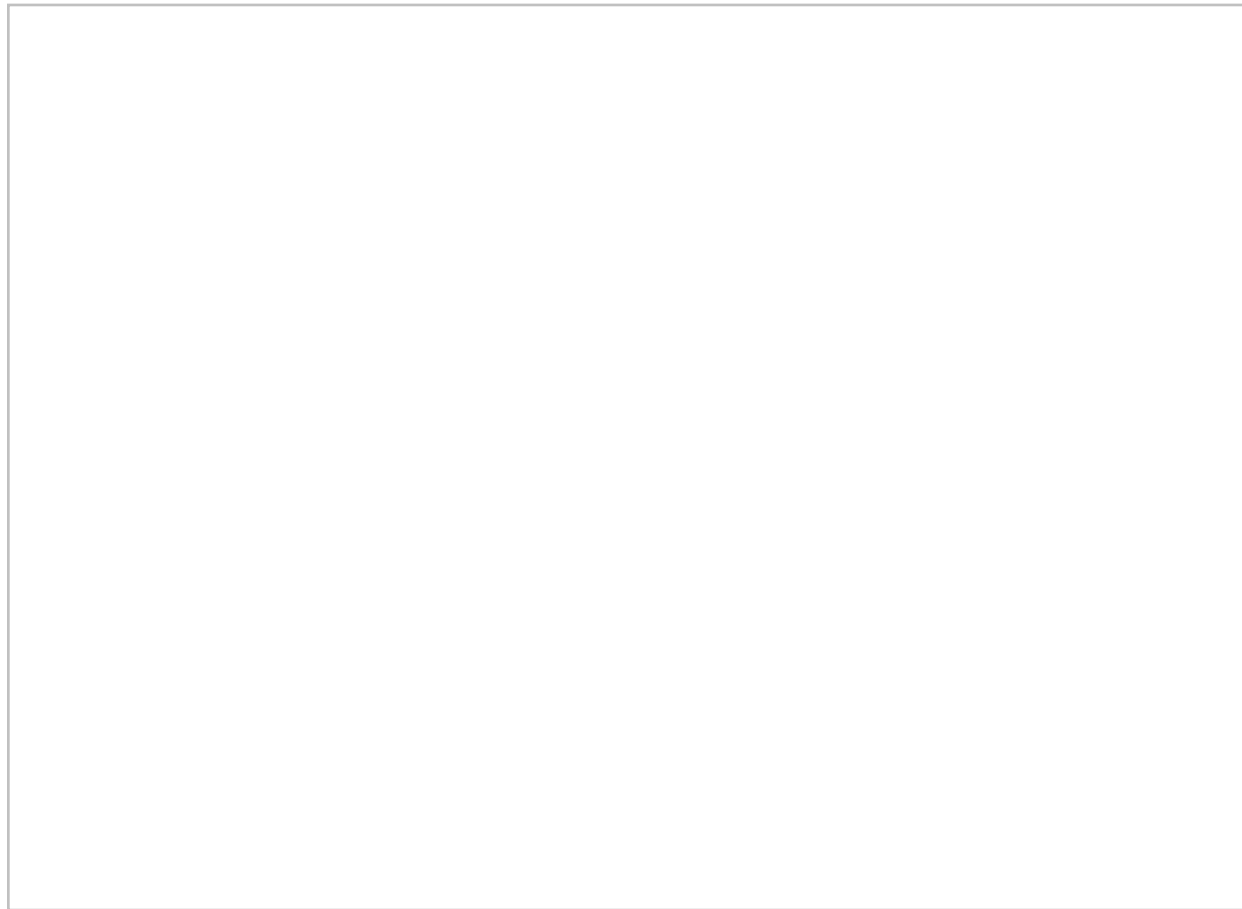
Thank you for following up with SFPUC on this project.

As you know, the SFPUC owns in fee the Assessor's Parcel Number (093-410-020) within the proposed project site. We have the same comments as previously submitted on May 13, 2025. In particular, any proposed use of SFPUC property requires [Project Review](#).

In addition, we have a couple of questions.

What is the extent of the proposed use and work on the SFPUC Property? From the Vesting Tentative Map, it is unclear if the project proponent is seeking to continue have the gate and AC driveway. Please see screenshot below.

In addition, what is the proposed work or use for Lot 4?



Thanks,

Elton Wu

Pronouns: He/ Him

Environmental Compliance and Land Planner

SFPUC Water Enterprise

Natural Resources and Lands Management Division

525 Golden Gate Avenue, 10th Floor

San Francisco, CA 94102

cell: (415) 971-7657

ewu@sfgwater.org

Description: HHRWS-HORZ-4C



From: Sam Becker <sbecker@smcgov.org>

Sent: Wednesday, October 15, 2025 1:56 PM

To: Wu, Elton H <EWu@sfgwater.org>

Cc: Wilson, Joanne <jwilson@sfgwater.org>; Read, Emily <ERead@sfgwater.org>; Rodgers, Heather <HeRodgers@sfgwater.org>; RES <res@sfgwater.org>; Leung, Tracy <TLeung@sfgwater.org>; Feng, Stacie <SFeng@sfgwater.org>

Subject: RE: 1815 Cordilleras Road Subdivision- Public Notice

Hey all!

Following up on this project now that the applicant has provided formal submittal to the County and we are no longer in the pre application stage, County file no. PLN2025-00350 for a 5 lot subdivision at 1815 Cordilleras. I provided this group with a copy of the summary letter on 08.26 that noted SFPUC's comments from Elton's 05.13 email.

At this time, I am attaching updated plans that now include APN 057-063-010 as part of lot 4 of the 5 lot subdivision. And reattaching the Cal Water will serve letter from earlier this year.

Please let me know if you have any additional comments/conditions of approval, or if you require any further coordination with Cal Water, they will also be referred during this agency referral process.

Thanks,
Sam



Sam Becker (He/Him)*
Planner III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
650-382-4493
www.smcgov.org/planning

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From: Sam Becker
Sent: Friday, May 16, 2025 10:20 AM
To: Wu, Elton H <EWu@sfwater.org>
Cc: Wilson, Joanne <jjwilson@sfwater.org>; Read, Emily <eread@sfwater.org>; Rodgers, Heather <herodgers@sfwater.org>; RES <res@sfwater.org>; Leung, Tracy <TLeung@sfwater.org>; Feng, Stacie <SFeng@sfwater.org>
Subject: RE: 1815 Cordilleras Road Subdivision- Public Notice

Thank you for your email. I do not have any further questions at this time, but as I review other public comments from Cal Water, etc. I may reach out.

Thanks,
Sam



Sam Becker (He/Him)*
Planner II

County of San Mateo
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455 County Center 2nd Floor
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www.smcgov.org/planning

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From: Wu, Elton H <EWu@sfwater.org>
Sent: Tuesday, May 13, 2025 3:40 PM
To: Sam Becker <sbecker@smcgov.org>
Cc: Wilson, Joanne <jwilson@sfwater.org>; Read, Emily <eread@sfwater.org>; Rodgers, Heather <herodgers@sfwater.org>; RES <res@sfwater.org>; Leung, Tracy <TLeung@sfwater.org>; Feng, Stacie <SFeng@sfwater.org>
Subject: 1815 Cordilleras Road Subdivision- Public Notice

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Hello Sam,

Thank you for providing information regarding the proposed subdivision of 1815 Cordilleras Road into 5 residential lots. Below are the SFPUC's preliminary comments on the proposed subdivision.

1. The SFPUC's GIS indicates that Assessor's Parcel Number (093-410-020) within the proposed project site is owned in fee by the SFPUC. Preliminary research shows that APN 093-410-020 was acquired by the SFPUC in 1949, and the grantors (sellers) retained certain rights (such as landscaping and utility crossings). The SFPUC parcel, or pipeline right-of-way (ROW) contains Bay Division Pipeline Nos. 3 and 4. SFPUC Real Estate Services will verify the above information.
2. The use of the SFPUC's ROW for staging or construction access is not allowed without prior authorization.
3. Installation of structures on the SFPUC ROW is generally not allowed.
4. Any alteration of SFPUC property is not allowed without prior authorization.
5. The SFPUC requests that 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.
6. The San Francisco Public Utilities Commission (SFPUC) Hetch Hetchy Regional Water System provides drinking water directly to 1815 Cordilleras in San Mateo County. SFPUC is currently working with California Water Service, a local water service provider, to transfer retail customers to the California Water Service distribution system. 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.

If the proposed project involves digging, excavation, or other construction work within the SFPUC's parcel, further review will be required through the SFPUC's Project Review process. Additional information regarding Project Review can be found here: <https://sfpuc.org/construction-contracts/lands-rights-of-way/project-review-and-land-use-bay-area>


If you have any questions or need more information, please contact me.

Thanks,

Elton Wu

Pronouns: He/ Him
Environmental Compliance and Land Planner
SFPUC Water Enterprise
Natural Resources and Lands Management Division
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102
cell: (415) 971-7657
ewu@sfgwater.org

Description: HHRWS-HORZ-4C



Elton