

# Notice of Determination

Appendix D

**To:**

☒ Office of Planning and Research

U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

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

**From:**

Public Agency: County of San Mateo- Planning  
Address: 455 County Center, 2nd Floor  
Redwood City, CA. 94063

Contact: Samuel Becker, Project Planner

Phone: 650-382-4493

FILED

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

Lead Agency (if different from above):

Address: AUG 28 2026

Contact: MARK CHURCH, County Clerk  
Phone: By NILES LOPSHIRE

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

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

Project Title: Cordilleras Road Major Subdivision

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

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

**Project Description:**

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

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

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

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

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

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

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

Date: 08/28/2026

Date Received for filing at OPR: