

**SANITARY SEWAGE CONVEYANCE AGREEMENT FOR FIVE PROPERTIES ON WINDING WAY THROUGH THE DEVONSHIRE COUNTY SANITATION DISTRICT**

THIS AGREEMENT entered into this 6<sup>th</sup> day of April, 2021, by and between DEVONSHIRE COUNTY SANITATION DISTRICT (“DCSD”), a special district of the County of San Mateo, State of California, The City of San Carlos (“City”) and Canyon Vista Partners, LLC (“Owner”).

**WITNESSETH:**

**WHEREAS**, Owner of certain real property situated in the City and more particularly described in Exhibit “A,” which is, by this reference, incorporated herein and made a part hereof as though it were fully set forth herein (the “Property”); and

**WHEREAS**, the Property is known in the records of the Assessor of San Mateo County as Assessor Parcel Nos.: 049-141-750 (518 Winding Way), 049-141-740 (528 Winding Way), 049-141-730 (538 Winding Way), 049-141-720 (558 Winding Way) and 049-020-010 (521 Winding Way); and

**WHEREAS**, the Property will require sanitary sewer service, and the sanitary sewer system of the City does not currently extend to the Property; and

**WHEREAS**, the DCSD does not include the Property but does have existing sanitary sewer facilities in the vicinity of the Property; and

**WHEREAS**, the Owner, with the assent of the City has sought permission from the DCSD to discharge sewage effluent from the Property to the existing facilities of the DCSD for the purpose of having said sewage conveyed through DCSD’s sanitary sewer system; and

**WHEREAS**, the DCSD is willing to convey sewage effluent from the Property subject to the terms and conditions hereinafter set forth:

**NOW, THEREFORE**, in consideration of the above premises and of the mutual promises herein contained, the parties hereto agree as follows:

1. **Right to Discharge Sewage Effluent to DCSD’s Sewer Facilities.** DCSD hereby grants to Owner a right to discharge sewage effluent emanating from the five parcels in the Property to the sanitary sewer facilities of DCSD. Pursuant to this grant of revocable right by DCSD, DCSD will transport said sewage effluent through the DCSD sewer system. DCSD grants this right subject to the terms and conditions set forth in this Agreement and may, upon sixty (60) days’ written notice to Owner, revoke some or all of the rights granted by DCSD in this Agreement, if the five parcels in the Property do not comply with the terms of this Agreement.

2. **DCSD’s Rules, Regulations and Ordinances.** DCSD’s Rules, Regulations and Ordinances with respect to the nature and composition of sewage effluent permitted to be discharged to DCSD’s sewer facilities, as prescribed in Chapter 4.28 – Discharge of Waste into

Sewer System of the San Mateo County Ordinance Code, shall apply to all sewage effluent discharged to DCSD's sewer facilities pursuant to this Agreement. No effluent containing a constituent prohibited by DCSD shall be discharged to DCSD's sewer facilities from any of the parcels authorized by this Agreement to discharge sewage effluent to DCSD's facilities. Violation by Owner or any of its successors of any DCSD Rules, Regulations and Ordinances shall be cause to revoke the rights under this Agreement as to all five parcels identified in this Agreement. It shall be the Owners' and its successors obligation to be informed of the DCSD's Rules, Regulations and Ordinances and any updates thereto. The DCSD Rules, Regulations and Ordinances are available at:  
[https://library.municode.com/ca/san\\_mateo\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/san_mateo_county/codes/code_of_ordinances).

3. **Flow Limits.** The sewage flow emanating from any of the parcels authorized by this Agreement to discharge sewage effluent to District's sewer facilities will not exceed 220 gallons per day or any flow limit set by the City, whichever is less. Owner shall demonstrate compliance by performing flow metering or other methods every five (5) years or at the request of the City or DCSD and submit results to DCSD to the satisfaction of the DCSD.

4. **Sewage Treatment and Disposal.** Nothing in this Agreement extends any of DCSD's sewage treatment and disposal rights to any portion of the Property. Sewage treatment and disposal rights for all portions of the Property are a matter between Owners and the City; except that no sewage may be discharged to DCSD's facilities until sewage treatment and disposal rights have been secured by Owner from the City for those portions of the Property authorized by this Agreement to discharge sewage effluent to DCSD's sewer facilities.

5. **Point of Connection to DCSD Sewer Facilities.** The sanitary sewer facilities to be constructed by Owner to discharge the sewage effluent authorized by this Agreement to the DCSD's sewer facilities are to be connected to the sanitary sewer facilities of DCSD at DCSD's manhole at the intersection of Winding Way and Chesham Avenue.

6. **Construction of Connection to DCSD's Sewer Facilities.** The connection of the sanitary sewer facilities to be constructed by Owner at Owner's expense to discharge the sewage effluent authorized by this Agreement to DCSD's sewer facilities shall be constructed to DCSD's standards and in accordance with that certain Improvement Plan entitled Master Development Plan as referenced and attached here as Exhibit "B".

7. **Permit.** Owner shall obtain a Sewer Inspection Permit (Permit) from DCSD prior to constructing said connection to DCSD's sewer facilities and conform to all conditions of said Permit.

8. **Inspection.** Owner shall pay the cost of DCSD's inspection of work done pursuant to said Permit. Owner shall deposit \$1,000.00 with DCSD, prior to DCSD's issuance of said Permit, to be used to pay for said inspection cost. Owner shall pay to DCSD all inspection costs of DCSD in excess of said deposit. DCSD will refund to Owner all amounts remaining after DCSD's inspection cost is deducted from said deposit or any subsequent deposits.

9. **Acceptance of Work by DCSD.** All work constructed pursuant to said Permit

must be accepted by DCSD before any sewage effluent authorized by this Agreement may be discharged to the DCSD's sewer facilities.

10. **Connection Charges for Use of DCSD's Sewer Facilities.** Owner shall pay DCSD, as consideration for the use of the DCSD's sanitary sewer facilities provided by this Agreement, an amount equal to five (5) times DCSD's one residential unit Connection Charge in effect on the date payment is made. Said payment must be made to DCSD in a lump sum payment prior to the issuance of said Permit by DCSD.

11. **Non-DCSD Sanitary Sewer Facilities.** None of the sanitary sewer facilities constructed by Owner or others to convey the sewage effluent authorized by this Agreement to the DCSD's sewer facilities shall be constructed, owned, operated, maintained, repaired, rehabilitated, reconstructed, or replaced by DCSD. All aspects of said non- DCSD sanitary sewer facilities are a matter between the Owner and the City.

12. **"As-Built" Plans.** Owner shall deliver to DCSD a set of reproducible "As-Built" Plans, signed by a registered civil engineer, attesting to their accuracy, for all sanitary sewer facilities constructed pursuant to said above-mentioned improvement plans and said Permit. Said "As-Built" Plans must be accepted by DCSD before any sewage effluent authorized by this Agreement may be discharged to the DCSD's sewer facilities.

13. **Annual User Fee.** Owner shall pay to the City an annual user fee for each of the five parcels equal to the single family residential unit sewer service charge in effect in the City for that year, and Owner shall pay to DCSD an annual user fee for each of the five parcels in an amount equal to sixty (60) percent of the single family residential unit sewer service charge in effect in DCSD for that year. The DCSD fee will be collected by the City and transmitted to the DCSD upon receipt of an invoice from DCSD. An amount equivalent to ten (10) percent of the DCSD annual user fee will be charged by City to cover the City's administrative cost for collection and transmission of the fee. Owner agrees that Owner and its successors shall have no right to object (including participating in a majority protest) to DCSD sewer service charges as set by DCSD pursuant to the California Constitution.

14. **Restrictions on Ownership Change.** Owner shall not transfer title to any portion of the Property until this Agreement has been recorded in the Office of the Recorder for San Mateo County.

15. **Agreement to Run with the Land.** This Agreement shall be binding upon Owner, its members, successors, transferees and assignees, with respect to the Property.

CANYON VISTA PARTNERS, LLC

By:   
Ron Grove, Member

Date: 3-16-21

CITY OF SAN CARLOS

By: \_\_\_\_\_  
Jeff Maltbie, City Manager

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Crystal Mui, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Gregory J. Rubens, City Attorney

DEVONSHIRE COUNTY  
SANITATION DISTRICT

By: \_\_\_\_\_  
David J. Canepa,  
President, Board of Supervisors  
Ex-Officio Governing Board

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Clerk of the Board of Supervisors

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On March 16, 2021 before me, R DeChaine, Notary Public,  
(here insert name and title of the officer)

personally appeared \* Ron Grove \*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature



(Seal)

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 049-020-010, 049-141-720, 049-141-730, 049-141-740 and 049-141-750**

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

**PARCEL ONE:**

Portion of that certain 384 acre Tract described in the deed from San Francisco bank to Willie G. Frost, dated November 22, 1935 and recorded December 12, 1935 in Book 670 Official Records of San Mateo county, Page 259 (70414-c), more particularly described as follows:

Beginning at a point on the Southeasterly line of the above mentioned 384 acre tract of land, distant thereon North 46° 51' 45" East 1872.59 feet from the most Southerly corner of said tract; thence from said point of beginning, North 51° 00' West to a point on a line drawn parallel with and distant 150 feet, measured at right angles Northwesterly from the Southeasterly boundary of said 384 acre tract; thence North 46° 51' 45" East along said parallel line to the Southwesterly line of winding way (formerly Eaton Avenue) as shown on that certain Map entitled "Devonshire properties of municipal properties amended and supplementary Map of subdivision four", which Map was filed in the office of the recorder of the county of San Mateo, State of California on April 13, 1926 in Book 13 of Maps at Pages 49, 50 and 51; thence Southeasterly and Northeasterly along the Southwesterly and Southeasterly line of winding way, to the Southwesterly line of Lot 8, Block 21, as shown on said Map; thence Southeasterly along said Southwesterly line of Lot 8, Block 21, a distance of 38.45 feet to the Southeasterly line of said 384 acre tract; thence South 46° 51' 45" West along the last mentioned line, to the point of beginning.

APN: 049-020-010

JPN: 049-002-020-01

**PARCEL TWO:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being all of the lands of Canyon Vista Partners, LLC described as Parcel II in the deed recorded December 19, 2017, in Document No. 2017-113930, a portion of the lands of Canyon Vista Partners, LLC described as Parcel Three in the deed recorded December 1, 2017, in Document No. 2017-107820, and adjacent portions of the former right-of-way of Winding Way as abandoned by the City of San Carlos in Document 2019-082641, recorded 10-4-19, in the Office of the Recorder of said County, more particularly described as follows:

BEGINNING at the Southerly terminus of the course having a bearing and length of North 11°07'37" East 54.60 feet as described in Segment Two of said abandoned right-of-way;

Thence along said right-of-way North 11°07'37" East 54.60 feet to the beginning of a tangent curve to the left having a radius of 162.46 feet;

Thence Northerly along said right-of-way line and curve through a central angle of 22°32'30", an arc length of 63.92 feet;

Thence radial from said curve North 78°35'07" East 20.03 feet to the Westerly line of said Parcel Three of lands of Canyon Vista Partners, LLC;

Thence North 83°44'09" East 135.79 feet;

Thence North 71°54'53" East 3.05 feet to the Westerly line of Segment Three of said abandoned right-of-way,

**EXHIBIT "A"**  
Legal Description  
(continued)

Thence along said line South 18°05'07" East 9.44 feet to the beginning of a non-tangent curve concave to the West having a radius of 75.00 feet and to which a radial line bears North 54°24'08" East, said curve lying on the Easterly line of said Parcel II of lands of Canyon Vista Partners, LLC;

Thence Southerly along said curve through a central angle of 97°11'52", an arc length of 127.23 feet;

Thence tangent from said curve South 61°36'00" West, 42.58 feet to the Northeasterly terminus of the course having a bearing and length of South 58°04'00" West 65.04 feet as described in said Segment Two of said abandoned right-of-way;

Thence along said right-of-way South 58°04'00" West 65.04 feet to the beginning of a tangent curve to the right having a radius of 35.00 feet;

Thence Northwesterly along said right-of-way line and curve through a central angle of 133°03'37", an arc length of 81.28 feet to the point of beginning.

Pursuant to that certain Approval of Lot Line Adjustment recorded October 24, 2019 as Recording No.: 2019-088930, of Official Records.

**PARCEL THREE:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of the lands of Canyon Vista Partners, LLC described as Parcel I in the deed recorded December 19, 2017, in Document No. 2017-113930, a portion of the lands of Canyon Vista Partners, LLC described as Parcel Three in the deed recorded December 1, 2017, in Document No. 2017-107820, and adjacent portions of the former right-of-way of Winding Way as abandoned by the City of San Carlos in Document 2019-082641, recorded 10-4-19, in the Office of the Recorder of said County; more particularly described as follows:

BEGINNING at the Southerly terminus of the course having a bearing and length of North 25°29'34" West 54.72 feet as described in Segment Two of said abandoned right-of-way;

Thence along said right-of-way North 25°29'34" West 54.72 feet to the beginning of a tangent curve to the right having a radius of 238.46 feet;

Thence Northerly along said right-of-way line and curve through a central angle of 13°16'04", an arc length of 55.22 feet;

Thence tangent from said curve North 12°13'30" West, 5.97 feet;

Thence North 77°46'30" East 17.53 feet to the Westerly line of said Parcel I of lands of Canyon Vista Partners, LLC;

Thence North 7°36'22" East 126.11 feet to the Easterly line of said Parcel I of lands of Canyon Vista Partners, LLC;

Thence South 89°34'26" East 11.90 feet to the Westerly line of Segment Three of said abandoned right-of-way; Thence along said line South 00°25'34" West 26.89 feet to the beginning of a tangent curve to the left having a radius of 79.00 feet

Thence Southerly along said right-of-way line and curve through a central angle of 36°17'26", an arc length of 50.04 feet,

**EXHIBIT "A"**  
Legal Description  
(continued)

Thence tangent from said curve South 35°51'52" East, 36.74 feet to the beginning of a tangent curve to the right having a radius of 127.82 feet;

Thence Southerly along said curve through a central angle of 17°46'46", an arc length of 39.66 feet;

Thence tangent from said curve South 18°05'07" East, 29.45 feet;

Thence South 71°54'53" West 3.05 feet to the Easterly line of said Parcel Three of lands of Canyon Vista Partners, LLC;

Thence South 83°44'09" West 135.79 feet to the Easterly line of Segment Two of said abandoned right-of-way;

Thence radial South 78°35'07" West 20.03 feet to the beginning of a non-tangent curve concave to the West having a radius of 162.46 feet, said curve lying on said Westerly line of said Segment Two of said abandoned right-of-way;

Thence Northerly along said right-of-way line and curve through a central angle of 14°04'41", an arc length of 39.92 feet to the point of beginning.

Pursuant to that certain Approval of Lot Line Adjustment recorded October 24, 2019 as Recording No.: 2019-088930, of Official Records.

**PARCEL FOUR:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of the lands of Canyon Vista Partners, LLC described as Parcel I in the deed recorded December 19, 2017, in Document No. 2017-113930, a portion of the lands of Canyon Vista Partners, LLC described as Parcel Two in the deed recorded December 1, 2017, in Document No. 2017-107820, and adjacent portions of the former right-of-way of Winding Way as abandoned by the City of San Carlos in Document 2019-082641, recorded 10-4-19, in the Office of the Recorder of said County; more particularly described as follows:

BEGINNING at the Northerly terminus of the course having a bearing and length of North 02°25'34" East 124.86 feet as described in Segment Three of said abandoned right-of-way;

Thence along said right-of-way South 02°25'34" West 97.97 feet;

Thence North 89°34'26" West 11.90 feet to the Easterly line of said Parcel I of lands of Canyon Vista Partners, LLC;

Thence South 72°96'22" West 126.11 feet to the Westerly line of said Parcel I of lands of Canyon Vista Partners, LLC;

Thence South 77°46'30" West 17.53 feet to the Westerly line of Segment Two of said abandoned right-of-way;

Thence along said line North 12°13'30" West, 59.27 feet to the beginning of a tangent curve to the right having a radius of 495.00 feet;

Thence Northerly along said right-of-way line and curve through a central angle of 11°52'48", an arc length of 102.64 feet;

Thence radial from said curve North 89°39'18" East 21.35 feet to the Westerly line of said Parcel Two of lands of Canyon Vista Partners, LLC;



**EXHIBIT "A"**  
Legal Description  
(continued)

Thence North 86°10'47" East 146.26 feet to the Easterly line of said Parcel Two of lands of Canyon Vista Partners, LLC;

Thence radial South 79°04'33" East 9.60 feet to the beginning of a non-tangent curve concave to the East having a radius of 156.65 feet, said curve lying on the Westerly line of said Segment Three of said abandoned right-of-way;

Thence Southerly along said right-of-way line and curve through a central angle of 10°29'54", an arc length of 28.70 feet to the point of beginning.

Pursuant to that certain Approval of Lot Line Adjustment recorded October 24, 2019 as Recording No.: 2019-088930, of Official Records.

**PARCERL FIVE:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of the lands of Canyon Vista Partners, LLC described as Parcel Two in the deed recorded December 1, 2017, in Document No. 2017-107820, and adjacent portions of the former right-of-way of Winding Way as abandoned by the City of San Carlos in Document 2019-082641, recorded 10-4-19, in the Office of the Recorder of said County; more particularly described as follows:

**BEGINNING** at the Southerly terminus of the course having a bearing and length of North 00°00'14" East 101.91 feet as described in Segment Two of said abandoned right-of-way;

Thence along said right-of-way North 00°00'14" East 101.91 feet to the beginning of a tangent curve to the right having a radius of 530.55 feet;

Thence Northerly along said right-of-way line and curve through a central angle of 04°55'56", an arc length of 45.67 feet to the Northwest corner of said Segment Two of said abandoned right-of-way;

Thence South 74°23'00" East 6.98 feet to the Northwesterly corner of said Parcel Two of lands of Canyon Vista Partners, LLC;

Thence along the Northerly line of said lands South 74°07'30" East 212.84 feet to the Northwesterly corner of Segment Three of said abandoned right-of-way;

Thence along said right-of-way South 44°49'50" East 5.46 feet the beginning of a non-tangent curve concave to the Southeast having a radius of 156.65 feet, said curve lying on the Easterly line of said Segment Three of said abandoned right-of-way, a radial line to said beginning of curve having a bearing of North 46.18'35" West; Thence Southerly along said right-of-way line and curve through a central angle of 32°45'58", an arc length of 89.58 feet;

Thence radial North 79°04'33" West 9.60 feet to the Easterly line of said Parcel Two of lands of Canyon Vista Partners, LLC;

Thence South 86° 10'47" West 146.26 feet to the Westerly line of said Parcel Two of lands of Canyon Vista Partners, LLC;

Thence radial South 89°39'18" West 21.35 feet to the beginning of a non-tangent curve concave to the East having a radius of 495.00 feet, said curve lying on the Westerly line of said Segment Two of said abandoned right-of-way;

**EXHIBIT "A"**  
Legal Description  
(continued)

Thence Northerly along said right-of-way line and curve through a central angle of  $00^{\circ}20'55''$ , an arc length 3.01 feet to the point of beginning.

Pursuant to that certain Approval of Lot Line Adjustment recorded October 24, 2019 as Recording No.: 2019-088930, of Official Records.

JPN: 049-014-141-20.01; 049-014-141-20.03; 049-014-141-20.02; and 049-014-141-20

**PARCEL SIX:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of Winding Way, formerly Eaton Avenue, 50 feet wide, as shown on that certain Map filed for record on April 13, 1926 in Book 13 of Maps at Pages 49 through 51, in the Office of the Recorder of said County, and being more particularly described as follows:

BEGINNING at a point on the easterly Right-of-Way line of said Winding Way, being a point on the westerly line of Lot 70, Block 19, at the southerly terminus of the course having a bearing and length of South  $12^{\circ}29'30''$  West 62.72 feet, as shown on said Map;

Thence leaving said line South  $76^{\circ}19'19''$  West, 51.76 feet to a point on the westerly Right-of-Way line of said Winding Way, said point being a common corner to the lands described as Parcel One in the deed recorded December 1, 2017, in Document No. 2017-107820 and Parcel C as shown on that certain Map filed for record on May 14, 1993, in Book 123 of Maps at Pages 58 through 62, said point also lying on a curve concave to the north having a radius of 75.00 feet and to which a radial line bears South  $84^{\circ}41'39''$  West, said point also being the TRUE POINT OF BEGINNING;

Thence southerly and easterly along said Right-of-Way line of Winding Way and said curve through a central angle of  $113^{\circ}05'39''$ , an arc length of 148.04 feet;

Thence tangent from said curve and along the southerly Right-of-Way line of Winding Way North  $61^{\circ}36'00''$  East, 102.90 feet to the beginning of a tangent curve to the left having a radius of 125.00 feet,

Thence northeasterly along the southeasterly Right-of-Way line of said Winding Way and along said curve through a central angle of  $51^{\circ}44'18''$ , an arc length of 112.88 feet,

Thence leaving said Right-of-Way line North  $80^{\circ}08'18''$  West, 15.86 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 77.27 feet and to which a radial line bears South  $84^{\circ}40'32''$  East;

Thence southwesterly along said curve through a central angle of  $52^{\circ}44'32''$ , an arc length of 71.13 feet;

Thence tangent from said curve South  $58^{\circ}04'00''$  West, 132.03 feet to the beginning of a tangent curve to the right having a radius of 66.37 feet;

Thence westerly along said curve through a central angle of  $113^{\circ}55'21''$ , an arc length of 131.96 feet to the TRUE POINT OF BEGINNING

**PARCEL SEVEN:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of Winding Way, formerly Eaton Avenue, 50 feet wide, as shown on that certain Map filed for record on April 13, 1926 in Book 13 of Maps at Pages 49 through 51, in the Office of the Recorder of said County, and being

**EXHIBIT "A"**  
Legal Description  
(continued)

more particularly described as follows:

BEGINNING at a point on the easterly Right-of-Way line of said Winding Way, being a point on the westerly line of Lot 70, Block 19, at the southerly terminus of the course having a bearing and length of South 12°29'30" West 62.12 feet as shown on said Map, and at the beginning of a tangent curve concave to the northeast having a radius of 25.00 feet,

Thence southeasterly along the northerly Right-of-Way line of said Winding Way and said curve through a central angle of 130°53'30", an arc length of 57.11 feet;

Thence tangent from said curve and continuing along said northerly Right-of-Way line, North 61°36'00" East, 60.32 feet;

Thence leaving said Right-of-Way line, South 58°04'00" West, 65.04 feet to the beginning of a tangent curve to the right having a radius of 35.00 feet,

Thence northwesterly along said curve through a central angle of 133°03'37", an arc length of 8.1.28 feet,

Thence tangent from said curve North 11°07'37" East, 54.60 feet to the beginning of a tangent curve to the left having a radius of 162.46 feet;

Thence northerly along said curve through a central angle of 36°37'11", an arc length of 103.83 feet;

Thence tangent from said curve North 25°29'34" West, 54.72 feet to the beginning of a tangent curve to the right having a radius of 238.46 feet;

Thence northerly along said curve through a central angle of 13°16'04", an arc length of 55.22 feet,

Thence tangent from said curve North 12°13'30" West, 65.24 feet to the beginning of a tangent curve to the right having a radius of 495.00 feet;

Thence northerly along said curve through a central angle of 12°13'43", an arc length of 105.65 feet;

Thence tangent from said curve North 0°00'14" East, 101.91 feet to the beginning of a tangent curve to the right having a radius of 530.55 feet;

Thence northerly along said curve through a central-angle of 4°55'56", an arc length of 45.61 feet

Thence South 74°23'00" East, 6.98 feet to the northwest corner of Lot 59, Block 19, as shown on said Map, being a point of a non-tangent curve concave to the east having a radius of 75.00 feet and to which a radial line bears North 74°23'00" West; .

Thence southerly along the easterly Right-of-Way line of Winding Way as shown on said Map and along said curve through a central angle of 31°21'30", an arc length of 41.05 feet; .

Thence tangent from said curve and continuing along said easterly Right-of-Way line, South 15°44'30" East, 20.80 feet to the beginning of a tangent curve to the right having a radius 225.00 feet,

Thence southerly along said easterly Right-of-Way line and said curve through a central angle of 20°2'1'30", an arc length of 80.34 feet;

Thence tangent along said curve along said easterly Right-of-Way line South 4°43'00" West, 50.71 feet to the

**EXHIBIT "A"**  
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beginning of a tangent curve to the left having a radius of 175.00 feet,

Thence southerly along said easterly Right-of-Way line and said curve through a central angle of 22°59'00", an arc length of 70.20 feet,

Thence tangent from said curve along said easterly Right-of-Way line, South 18°16'00" East, 87.34 feet to the beginning of a tangent curve to the left having a radius of 475.00 feet;

Thence southerly along said easterly Right-of-Way line and said curve through a central angle of 7°18'00", an arc length of 60.52 feet;

Thence tangent from said curve along said easterly Right-of-Way line, South 25°34'00" East, 36.14 feet to the beginning of a tangent curve to the right having a radius of 125.00 feet;

Thence southerly along said easterly Right-of-Way line and said curve, through a central angle of 38°03'30", an arc length of 83.03 feet,

Thence tangent along said curve along said easterly Right-of-Way line, South 12°29'30" West, 62.96 feet to the POINT OF BEGINNING.

**PARCEL EIGHT:**

All that certain real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of Winding Way, formerly Eaton Avenue, 50 feet wide, as shown on that certain Map filed for record on April 13, 1926 in Book 13 of Maps at Pages 49 through 51, in the Office of the Recorder of said County, and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 72, Block 19, as shown on said Map, said corner lying on the northwesterly Right-of-Way line of said Winding Way and on a curve concave to the southeast having a radius of 175.00 feet, to which a radial line bears North 44°49'50" West;

Thence southwesterly and southerly along said Right-of-Way line of said curve through a central angle of 44°44'40", an arc length of 136.66 feet;

Thence tangent from said curve and continuing along said Right-of-Way line, South 0°25'30" West, 79.26 feet to the beginning of a tangent curve to the left having a radius of 225.00 feet;

Thence southerly along said Right-of-Way line and said curve through a central angle of 36°24'00", an arc length of 142.94 feet,

Thence tangent from said curve along said Right-of-Way line South 35°58'30" the beginning of a tangent curve to the right having a radius of 75.00 feet;

Thence southeasterly along said Right-of-Way line and said curve through a central angle of 0°22'38", an arc length of 0.49 feet,

Thence leaving said Right-of-Way line North 18°05'07" West, 38.89 feet to the beginning of a tangent curve to the left curve having a radius of 127.82 feet,

Thence northwesterly along said curve through a central angle of 17°46'46", an arc length of 39.66 feet,

Thence tangent from said curve North 35°51' 52" West, 36.74 feet to the beginning of a tangent curve to the right

**EXHIBIT "A"**  
Legal Description  
(continued)

having a radius of 79.00 feet;

Thence northerly along said curve through a central angle of  $36^{\circ}17'26''$ , an arc length of 55.04 feet,

Thence tangent from said curve North  $0^{\circ}25'34''$  East, 124.86 feet to the beginning of a tangent curve to the right having a radius of 156.65 feet;

Thence northerly along said curve through a central angle of  $43^{\circ}15'51''$ , an arc length of 118.29 feet,

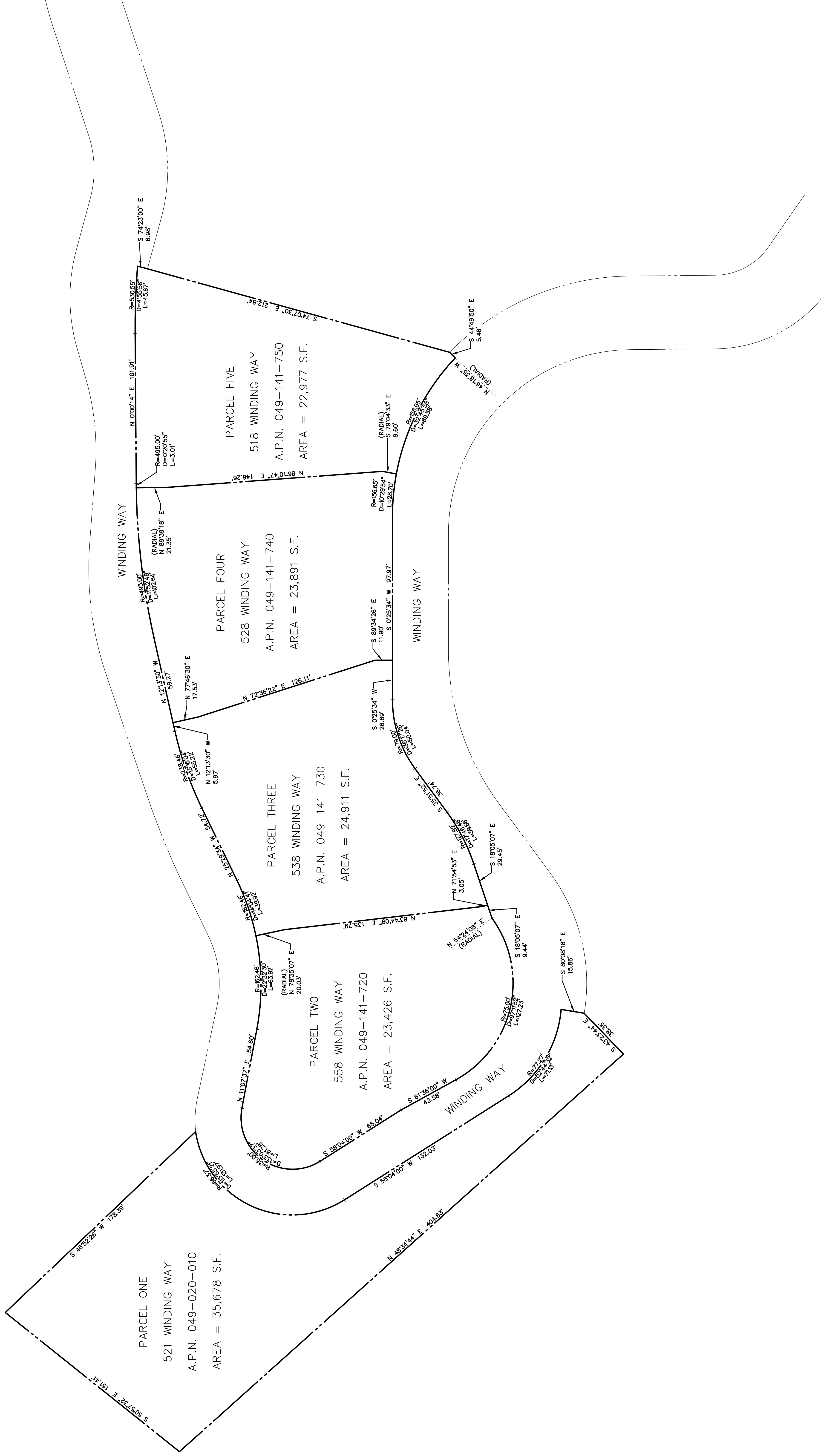
Thence North  $44^{\circ}49'50''$  West, 5.46 feet to the POINT OF BEGINNING.



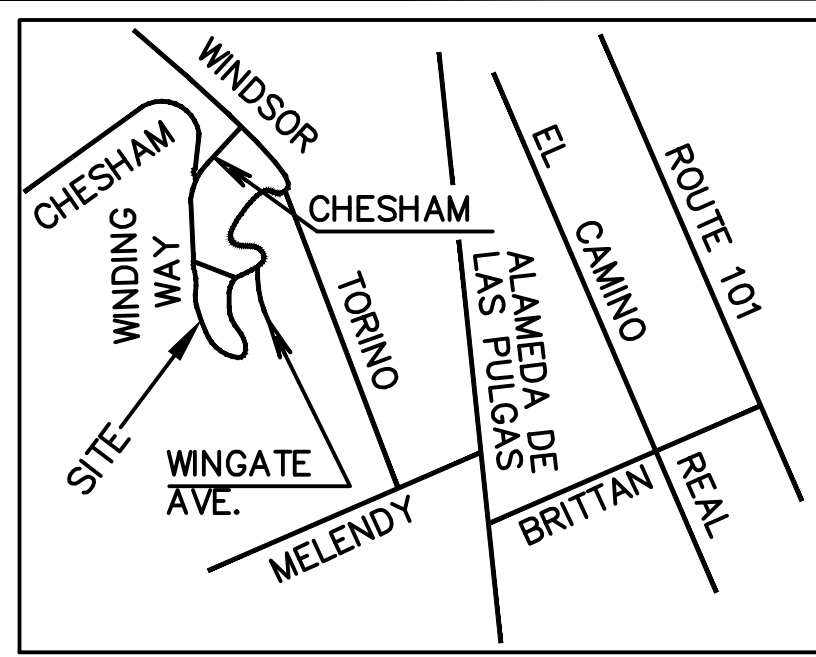
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



# EXHIBIT "B" - MASTER DEVELOPMENT PLAN STREET IMPROVEMENT PLANS FOR WINDING WAY CITY OF SAN CARLOS SAN MATEO COUNTY CALIFORNIA



**VICINITY MAP**  
(NOT TO SCALE)

**HAUL ROUTE**

FROM PROJECT SITE, NORTHEAST ON CHESHAM AVENUE SOUTHEAST ON WINDSOR DRIVE, SOUTHEAST ON TORINO DRIVE, EAST ON MELANDY DRIVE, SOUTH ON ALAMEDA DE LAS PULGAS, EAST ON BRITANN AVENUE TO FREEWAY 101 AND VICE VERSA.

**SHEET INDEX:**

- C-1 TITLE SHEET
- C-2 PLAN AND PROFILE
- C-3 PLAN AND PROFILE
- C-4 PLAN AND PROFILE
- C-5 PLAN AND PROFILE
- C-6 CIVIL DETAILS
- C-7 CIVIL DETAILS
- C-8 CROSS SECTIONS
- C-9 CROSS SECTIONS
- C-10 CROSS SECTIONS
- C-11 EROSION & SEDIMENTATION CONTROL PLAN
- C-12 TREE PROTECTION PLAN
- C-13 CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
- C-14 FIRE DEPARTMENT PLAN
- C-15 FIRE DEPARTMENT PLAN

**GRADING QUANTITIES:**

CUT = 3,375 C.Y. ±  
FILL = 3,375 C.Y. ±

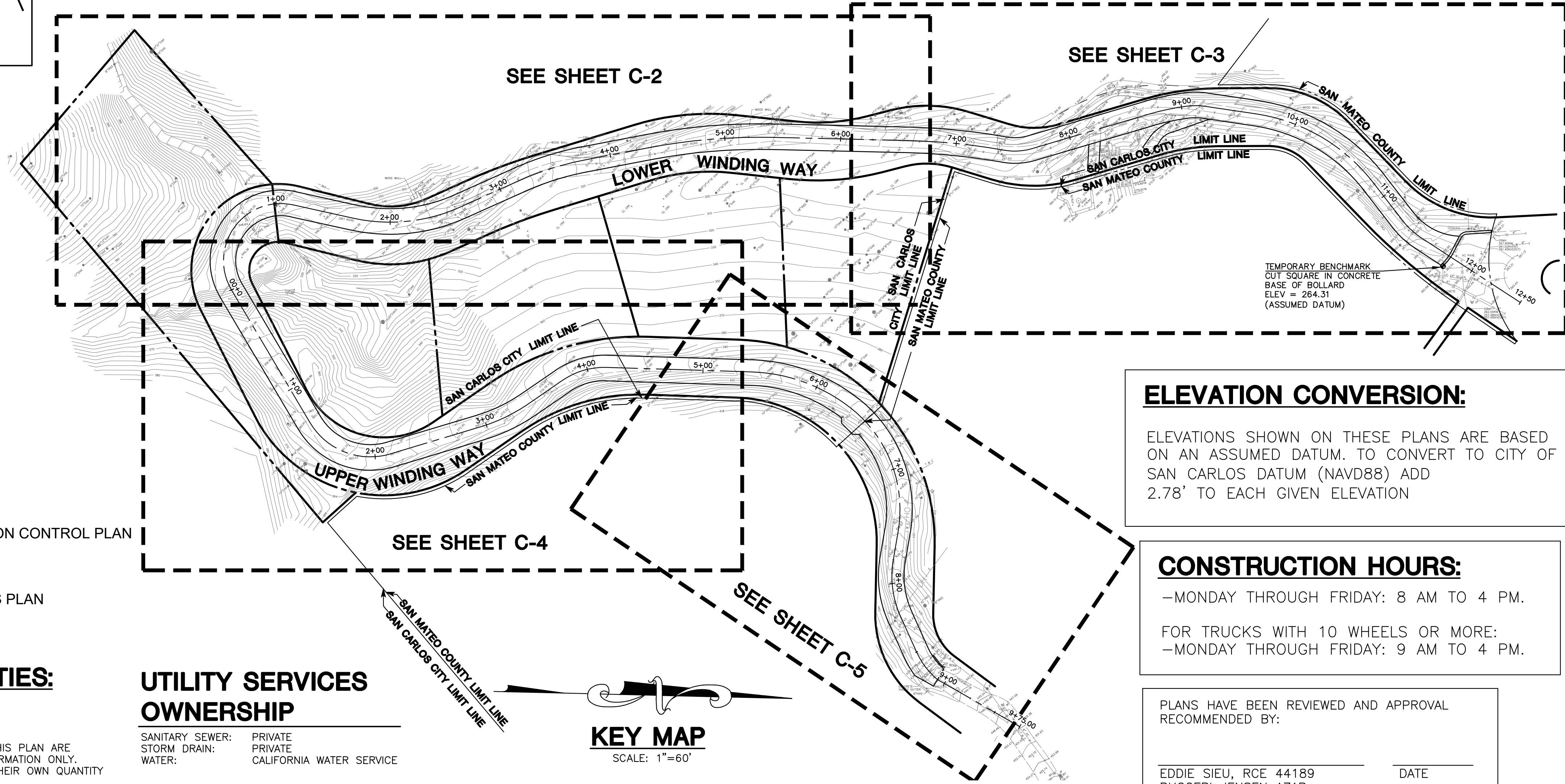
NOTE: GRADING QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

**UTILITY SERVICES OWNERSHIP**

SANITARY SEWER: PRIVATE  
STORM DRAIN: PRIVATE  
WATER: CALIFORNIA WATER SERVICE

**KEY MAP**

SCALE: 1"=60'



**ELEVATION CONVERSION:**

ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON AN ASSUMED DATUM. TO CONVERT TO CITY OF SAN CARLOS DATUM (NAVD88) ADD 2.78' TO EACH GIVEN ELEVATION

**CONSTRUCTION HOURS:**

— MONDAY THROUGH FRIDAY: 8 AM TO 4 PM.  
FOR TRUCKS WITH 10 WHEELS OR MORE:  
— MONDAY THROUGH FRIDAY: 9 AM TO 4 PM.

PLANS HAVE BEEN REVIEWED AND APPROVAL RECOMMENDED BY:  
  
EDDIE SIEU, RCE 44189  
RUGGERI JENSEN AZAR  
CITY PLAN CHECK CONSULTANT

**LEGEND:**

---	PROPERTY LINE
---	CENTERLINE
BC	BEGINNING OF CURVE
CATV	CABLE TELEVISION
COTG	CLEANOUT TO FINISHED GRADE
⊕	CENTERLINE
D.I.	DROP INLET
EC	END OF CURVE
ELEC	ELECTRIC
EM	ELECTRIC METER
FH	FIRE HYDRANT
FL	FLOWLINE
FF	FINISH FLOOR
GA	GUY ANCHOR
G.B.	GRADE BREAK
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
JP	JOINT UTILITY POLE
LT.	LEFT
RT.	RIGHT
SSCO	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
TELE	TELEPHONE
TBM	TEMPORARY BENCHMARK
TRANS	TRANSITE
WM	WATER METER
●	TREE W/ SIZE
⊗	EXIST. TREE TO BE REMOVED
⊕	TEMPORARY BENCHMARK
⊕	FIRE HYDRANT
⊕	ELECTROLYSER
X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
FM	FORCEMAIN
JT	JOINT TRENCH
N48	WOODRAT NEST LOCATION

**GENERAL NOTES AND SPECIFICATIONS:**

1. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF SAN CARLOS AND COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE: (800) 642-2444.
4. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAIN PIPES SHALL BE HDPE SURE-LOK F477 PER ASTM D3350 BY HANCOR OR APPROVED EQUAL WITH BELL AND SPIGOT GASKETED JOINTS.
5. UNLESS OTHERWISE SPECIFIED, ALL SANITARY SEWER PIPES SHALL BE P.V.C. PER ASTM D-3034 SDR 26 BELL AND SPIGOT RUBBER GASKET JOINTS OR BETTER. SANITARY SEWER INSTALLATION SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING ROADWAY PADS TO REQUIRED GRADE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
8. THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY J. YANG AND ENGINEERS, PROJ. NO. J11-1520, DATED JULY 31, 2011, SHALL BE MADE A PART OF THIS PLAN.
9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF SAN CARLOS MUNICIPAL CODE AND CONSTRUCTION REGULATIONS, AS WELL AS WITH THE REGULATIONS OF ALL OTHER GOVERNMENT AND PRIVATE AGENCIES WITH JURISDICTION.
11. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF SAN CARLOS PUBLIC WORKS DEPARTMENT.
12. NO CONNECTION IS ALLOWED BETWEEN THE STORM WATER COLLECTION AND THE SANITARY SEWER SYSTEM.
13. ALL DRAIN INLETS SHALL BE STENCILED "NO DUMPING - FLOWS TO BAY"
14. DEVELOPER SHALL COMPLY WITH THE GRADING AND HAULING HOURS AS FOLLOWS:
  - A. GRADING SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M. EXCLUDING SATURDAY, SUNDAY AND HOLIDAYS OR AT THE DISCRETION OF THE CITY ENGINEER OR PLANNING COMMISSION.
  - B. DIRT HAULING SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 9:00 A.M. AND 4:00 P.M. EXCLUDING SATURDAY, SUNDAY AND HOLIDAYS OR AT THE DISCRETION OF THE CITY ENGINEER OR BUILDING OFFICIAL.
15. APPLICABLE CITY CODES FOR GRADING AND EROSION CONTROL WILL BE OBSERVED. SITE GRADING WILL BE RESTRICTED BETWEEN OCTOBER 15 AND APRIL 15. OTHER MEASURES SUCH AS SILTATION FENCES AND FILTERING DEWATERING DISCHARGES THROUGH SEDIMENT TRAPS WILL BE USED TO PREVENT RUNOFF OF SEDIMENTS. AREAS WITH EXPOSED SOILS WILL BE LANDSCAPED AS SOON AS POSSIBLE TO REDUCE POST-GRADING EROSION AND RUN-OFF. THE APPLICANT SHALL ALSO BE REQUIRED TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SAN MATEO COUNTY STOPP PROGRAM.
16. THE APPLICANT SHALL SWEEP PUBLIC STREETS DAILY OR AS OFTEN AS NECESSARY TO KEEP STREETS FREE OF VISIBLE SOIL MATERIAL.
17. THE APPLICANT SHALL COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL AND/OR ENSURE THAT ALL TRUCKS HAULING SUCH MATERIALS MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
18. THE APPLICANT SHALL EQUIP ALL CONSTRUCTION AND HAUL TRUCKS WITH NOISE REDUCTION DEVICES, SUCH AS MUFFLERS, THAT ARE IN GOOD CONDITION AND OPERATING WITHIN MANUFACTURERS' SPECIFICATIONS.
19. THE APPLICANT SHALL UTILIZE "QUIETER" MODELS OF EQUIPMENT, (SUCH AS GAS OR ELECTRIC EQUIPMENT AS OPPOSED TO DIESEL-POWERED EQUIPMENT) WHERE TECHNOLOGY EXISTS.
20. UNNECESSARY IDLING, WARMING UP AND ENGINE REVING OF ALL VEHICLES AND/OR EQUIPMENT WITH INTERNAL COMBUSTION ENGINES SHALL BE PROHIBITED. PROPER MAINTENANCE AND LUBRICATION PROCEDURES SHALL BE UTILIZED TO REDUCE NOISE.
21. THE APPLICANT SHALL LOCATE STATIONARY NOISE-GENERATING EQUIPMENT, SUCH AS AIR COMPRESSORS, AS FAR AS POSSIBLE FROM RESIDENTIAL AREAS AND PERFORM FUNCTIONS SUCH AS CONCRETE MIXING AND EQUIPMENT REPAIR OFF-SITE.
22. THE APPLICANT SHALL DESIGNATE A "NOISE DISTURBANCE COORDINATOR" WHO WOULD BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE.
23. WITHIN 30 DAYS OF THE FIRST PROJECT-RELATED DISTURBANCE OF WATERS OF THE STATE OCCURS, THE APPLICANT SHALL PROVIDE THE WATER BOARD WITH WRITTEN AND ELECTRONIC NOTIFICATION THAT THE PROJECT HAS DISTURBED WATERS OF THE STATE.
24. THE APPLICANT SHALL OBTAIN COVERAGE UNDER AND COMPLY WITH THE STATEWIDE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT (STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2009-0009-DWQ, AS AMENDED). THIS INCLUDES THE FOLLOWING REQUIREMENTS:
  - A. PRIOR TO THE START OF THE RAINY SEASON, THE APPLICANT SHALL ENSURE THAT DISTURBED AREAS OF WATERS OF THE STATE AND DISTURBED AREAS THAT DRAIN TO WATERS OF THE STATE ARE PROTECTED WITH CORRECTLY INSTALLED EROSION CONTROL MEASURES (E.G., JUTE, STRAW, COCONUT FIBER EROSION CONTROL FABRIC, COIR LOGS, ETC.) AND/OR REVEGETATED WITH PROPAGULES (SEEDS, CUTTINGS, DIVISIONS) OF LOCALLY COLLECTED NATIVE PLANTS. EROSION CONTROL TEXTILES THAT INCLUDE PLASTIC MONOFILAMENT NETTING ARE PROHIBITED FROM USE AT THE PROJECT SITE OR AT THE MITIGATION SITES.
  - B. WHERE AREAS OF BARE SOIL ARE EXPOSED DURING THE RAINY SEASON, APPROPRIATE SEDIMENT AND SILT CONTROL MEASURES SHALL BE USED WHERE SILT AND/OR EARTHEN FILL THREATEN TO ENTER WATERS OF THE STATE, CONSISTENT WITH THE REQUIREMENTS. SILT CONTROL STRUCTURES SHALL BE MONITORED FOR EFFECTIVENESS AND SHALL BE REPAIRED OR REPLACED AS NEEDED. BUILDUP OF SOIL BEHIND SILT FENCES SHALL BE REMOVED PROMPTLY AND ANY BREACHES OR UNDERMINED AREAS REPAIRED AT ONCE.
25. THE PROJECT WORK SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE DESIGN PLANS, TITLED STREET IMPROVEMENT PLANS FOR WINDING WAY, CITY OF SAN CARLOS, SAN MATEO COUNTY (MACLEOD AND ASSOCIATES, INC., DECEMBER 13, 2010), AS REVISED ON MAY 23, 2016 (ATT. A, SHEETS C-1 TO C-11), AND AS DESCRIBED IN THE APPLICATION MATERIALS. THE MITIGATION WORK ON THE PROJECT SITE SHALL BE CONDUCTED IN CONFORMANCE WITH THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE WINDING WAY PROPERTY TAX EXCHANGE AGREEMENT (FEIR), AND THE APRIL 2009 ADDENDUM TO DECEMBER 2006 LANDS OF DOBEL-WOODRAT AND BUSH MALLOW MITIGATION STUDY REPORT (H.T. HARVEY & ASSOCIATES, APRIL 2009), AND AS SPECIFIED IN THIS CERTIFICATION. ANY CHANGES TO THESE PLANS THAT MAY IMPACT WATERS OF THE STATE SHALL BE SUBMITTED TO THE WATER BOARD'S EXECUTIVE OFFICER FOR REVIEW AND ACCEPTANCE BEFORE THEY ARE IMPLEMENTED.
26. NO EQUIPMENT SHALL BE OPERATED IN AREAS OF FLOWING OR STANDING WATER; NO FUELING, CLEANING, OR MAINTENANCE OF VEHICLES OR EQUIPMENT SHALL TAKE PLACE WITHIN WATERS OF THE STATE, OR WITHIN ANY AREAS WHERE AN ACCIDENTAL DISCHARGE TO WATERS OF THE STATE MAY OCCUR; CONSTRUCTION MATERIALS AND HEAVY EQUIPMENT MUST BE STORED OUTSIDE OF THE ACTIVE FLOW OF THE CREEK. WHEN WORK WITHIN WATERS OF THE STATE IS NECESSARY, THE ENTIRE STREAM FLOW SHALL BE DIVERTED AROUND THE WORK AREA.
27. ALL WORK PERFORMED WITHIN WATERS OF THE STATE SHALL BE COMPLETED IN A MANNER THAT MINIMIZES IMPACTS TO BENEFICIAL USES AND HABITAT; MEASURES SHALL BE EMPLOYED TO MINIMIZE DISTURBANCES ALONG THE EPHEMERAL CHANNEL AND WETLAND AREAS THAT WILL ADVERSELY IMPACT THE WATER QUALITY OF WATERS OF THE STATE. DISTURBANCE OR REMOVAL OF VEGETATION SHALL NOT EXCEED THE MINIMUM NECESSARY TO COMPLETE PROJECT IMPLEMENTATION.
28. WITHIN 60 DAYS OF COMPLETING THE PROJECT CONSTRUCTION ACTIVITIES THE APPLICANT SHALL SUBMIT AN AS-BUILT REPORT TO THE WATER BOARD. THE REPORT SHALL INCLUDE A DESCRIPTION OF THE AREAS OF ACTUAL DISTURBANCE DURING PROJECT CONSTRUCTION. THE REPORT SHALL CLEARLY IDENTIFY AND ILLUSTRATE THE PROJECT SITE, THE LOCATIONS OF PERMANENT AND TEMPORARY IMPACTS, AND THE QUANTITIES OF THE PLANTED SPECIES AT EACH PLANTING LOCATION.
29. THE APPLICANT IS RESPONSIBLE FOR CONSTRUCTING ALL STORMWATER TREATMENT MEASURES AND OPERATION AND MAINTENANCE (O&M) PROCEDURES (ATT.B) AT THE PROJECT SITE THAT WERE DISCUSSED IN THIS CERTIFICATION AND AS PRESENTED IN THE STORMWATER CONTROL PLAN FOR WINDING WAY ROADWAY IMPROVEMENTS (SWCP) (MACLEOD AND ASSOCIATES, INC., MAY 23, 2016). THE APPLICANT SHALL INSTALL AND ENSURE THE LONG-TERM OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT MEASURES.
30. THE APPLICANT SHALL PREPARE AND SUBMIT AS-BUILT PLANS FOR THE STORMWATER TREATMENT MEASURES FOR THE ROADWAY WITHIN 60 DAYS OF COMPLETING STORMWATER TREATMENT CONSTRUCTION. AS-BUILT PLANS SHALL ALSO BE SUBMITTED TO THE WATER BOARD WITHIN 60 DAYS OF COMPLETING STORMWATER TREATMENT MEASURES FOR THE FIVE LOTS WHEN THEY ARE DEVELOPED.
31. ARCHITECTURAL DESIGN (FINISH, COLOR, PATTERN, STYLE, COLUMN, CAPS, ETC.) OF THE RETAINING WALLS SHALL BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ANY INSTALLATION.

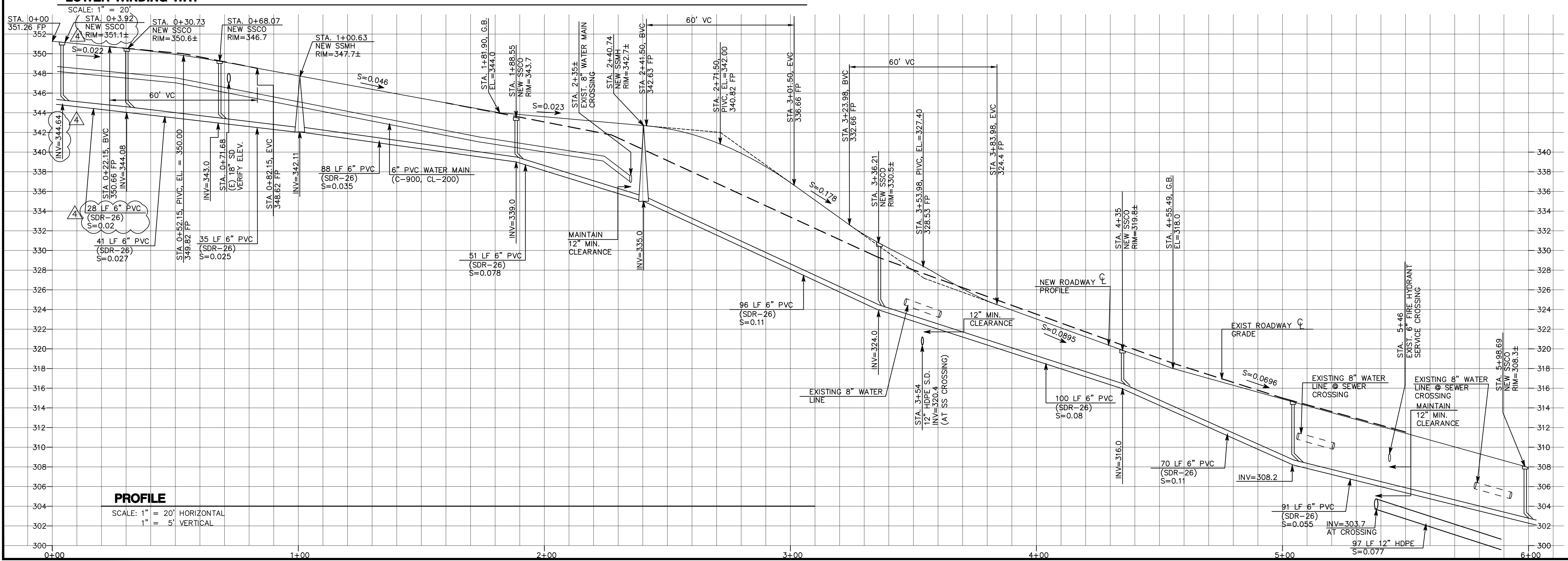
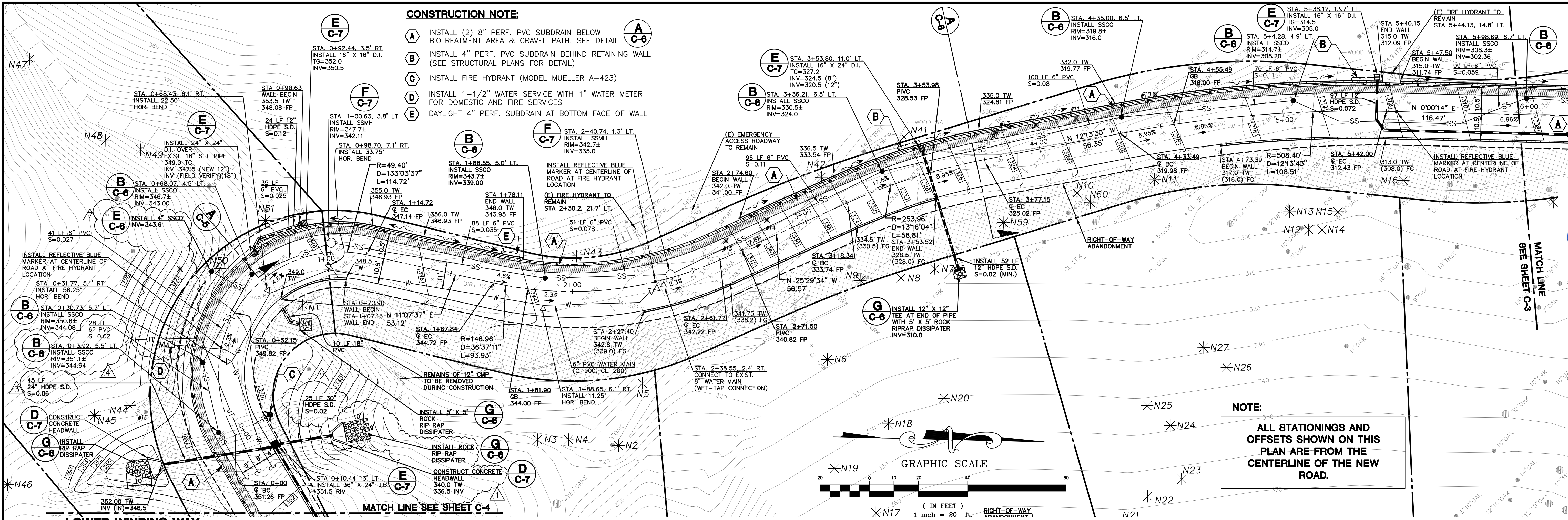
REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MACLEOD  
No. 35048  
CIVIL  
STATE OF CALIFORNIA

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

PREPARED FOR:  
CANYON VISTA PARTNERS, LLC

TITLE SHEET  
WINDING WAY  
SAN CARLOS  
SAN MATEO COUNTY  
CALIFORNIA

DRAWN BY: AAP  
DESIGNED BY: VPG  
CHECKED BY: DGM  
SCALE: NONE  
DATE: 12/13/10  
DRAWING NO. 1709-IMPROVE  
SHEET C-1 OF 15



DATE: 01/16/20	BY: [Signature]
DATE: 07/15/19	BY: [Signature]
DATE: 09/24/18	BY: [Signature]
DATE: 05/23/16	BY: [Signature]
DATE: 02/23/16	BY: [Signature]
DATE: 11/07/13	BY: [Signature]

REVISION	DATE	DESCRIPTION
4		REVISED UTILITY LATERALS
3		PER WATER DEPT. COMMENTS
2		PER CITY COMMENTS
1		REVISED PIPE DIAMETER
		REVISED PIPE SLOPE
		REVISED DISSIPATER LOCATION

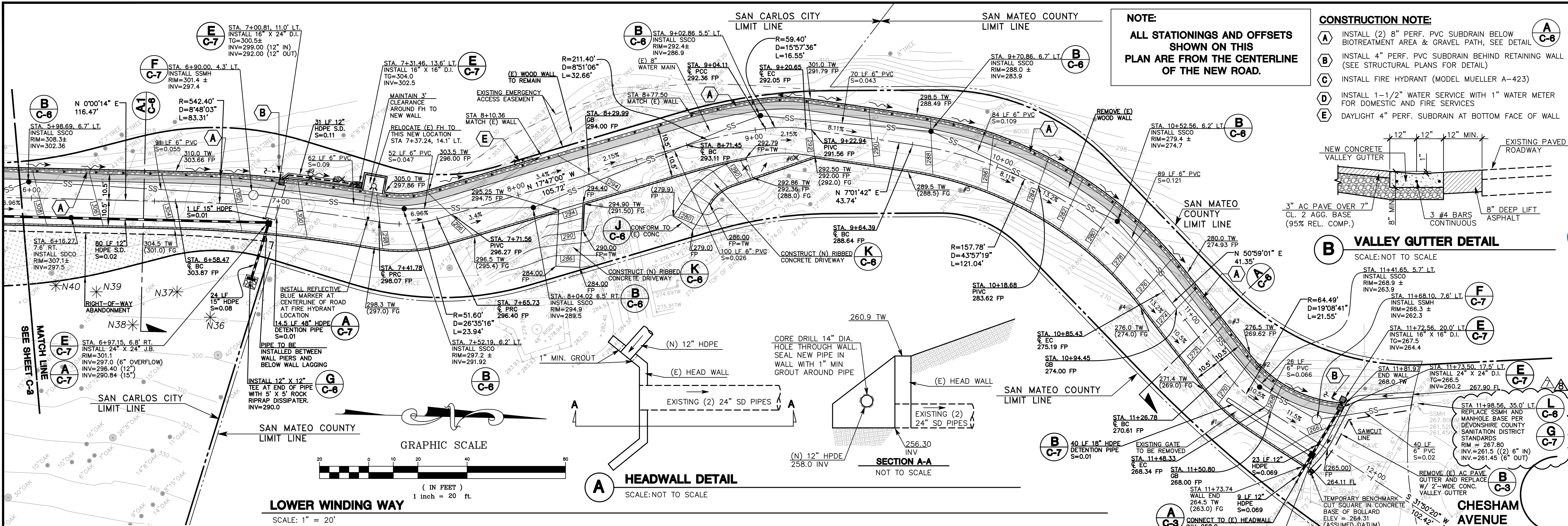
**REGISTERED PROFESSIONAL ENGINEER**  
 No. 35048  
 STATE OF CALIFORNIA

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

PREPARED FOR:  
 CANYON VISTA PARTNERS, LLC  
 SAN CARLOS, SAN MATEO COUNTY, CALIFORNIA

DRAWN BY: AAP  
 DESIGNED BY: VPG  
 CHECKED BY: DGM  
 SCALE: 1"=20'  
 DATE: 12/13/10  
 DRAWING NO. 1709-IMPROVE  
 SHEET C-2 OF 13





**REGISTERED PROFESSIONAL ENGINEER**  
DANIEL G. MACLEOD  
No. 35048  
STATE OF CALIFORNIA

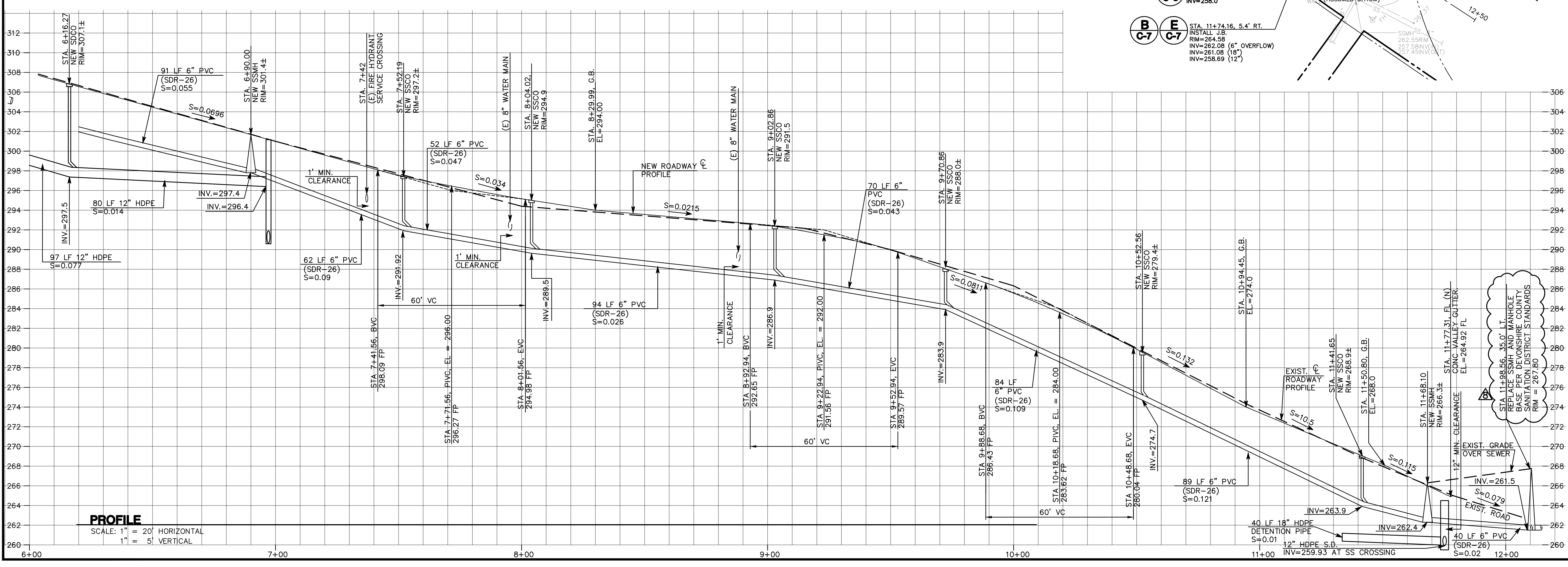
**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8590

REV.	DESCRIPTION	DATE
1	PER COUNTY SS COMMENTS	03/19/21
2	REVISE UTILITY LATERALS	07/17/20
3	PER CITY & COUNTY COMMENTS	11/06/16
4	PER CITY COMMENTS	09/24/18
5	PER CITY COMMENTS	08/30/16

PREPARED FOR:  
CANYON VISTA PARTNERS, LLC

PROJECT:  
LOWER WINDING WAY  
STA. 6+00 TO STA. 11+80

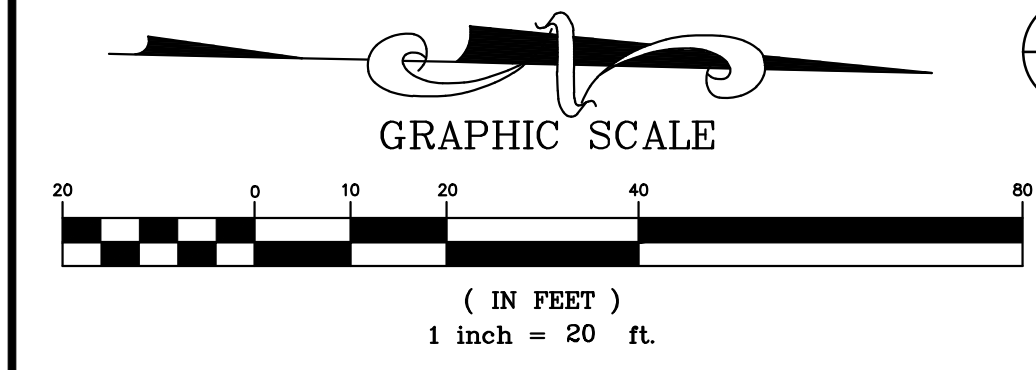
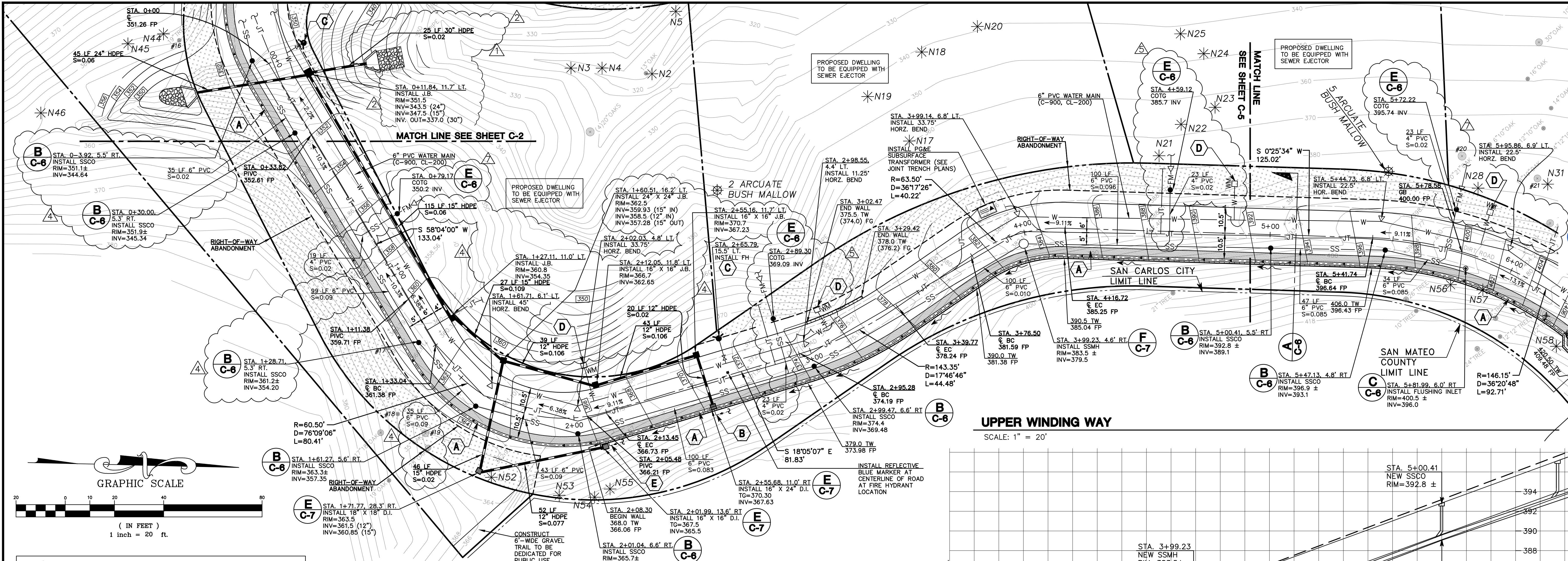
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DESIGNED BY: VPG  
CHECKED BY: DGM  
SCALE: 1"=20'  
DATE: 12/13/10  
DRAWING NO. 1709-IMPROVE  
SHEET C-3 OF 13



PREPARED FOR:  
CANYON VISTA PARTNERS, LLC

PROJECT:  
LOWER WINDING WAY  
STA. 6+00 TO STA. 11+80

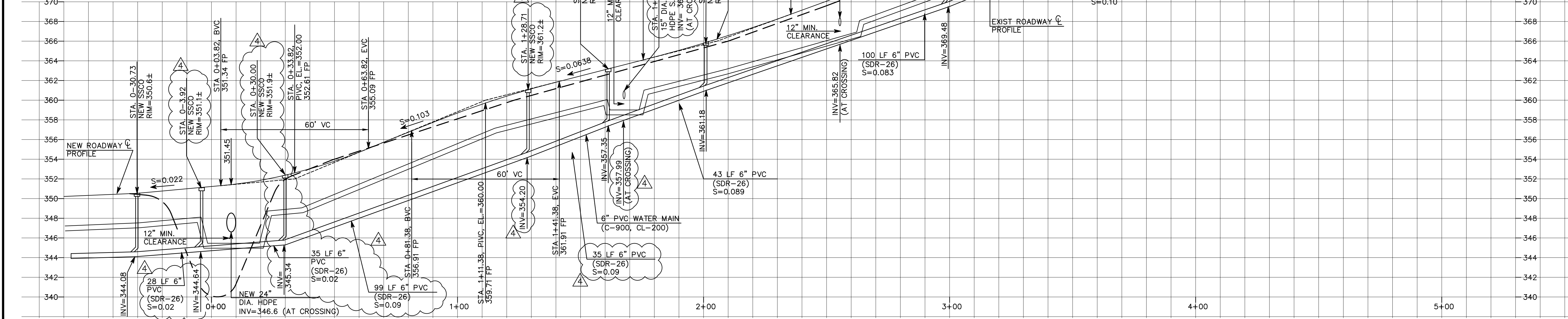
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DESIGNED BY: VPG  
CHECKED BY: DGM  
SCALE: 1"=20'  
DATE: 12/13/10  
DRAWING NO. 1709-IMPROVE  
SHEET C-3 OF 13



**NOTE:**  
ALL STATIONINGS AND OFFSETS SHOWN ON THIS PLAN ARE FROM THE CENTERLINE OF THE NEW ROAD.

**CONSTRUCTION NOTE:**

- (A) INSTALL (2) 8" PERF. PVC SUBDRAIN BELOW BIOTREATMENT AREA & GRAVEL PATH. SEE DETAIL (A) C-6
- (B) INSTALL 4" PERF. PVC SUBDRAIN BEHIND RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAIL)
- (C) INSTALL FIRE HYDRANT (MODEL MUELLER A-423)
- (D) INSTALL 1-1/2" WATER SERVICE WITH 1" WATER METER FOR DOMESTIC AND FIRE SERVICES
- (E) DAYLIGHT 4" PERF. SUBDRAIN AT BOTTOM FACE OF WALL



**PROFILE**  
SCALE: 1" = 20' HORIZONTAL  
1" = 5' VERTICAL

REV.	DATE	DESCRIPTION
1	11/07/13	VPG
2	02/23/16	VPG
3	07/15/19	VPG
4	08/22/19	VPG
5	10/16/20	VPG

REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MACLEOD  
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STATE OF CALIFORNIA

**MACLEOD AND ASSOCIATES**  
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PREPARED FOR:  
CANYON VISTA PARTNERS, LLC

**PLAN AND PROFILE**  
UPPER WINDING WAY  
STA. 0+00 TO STA. 5+00

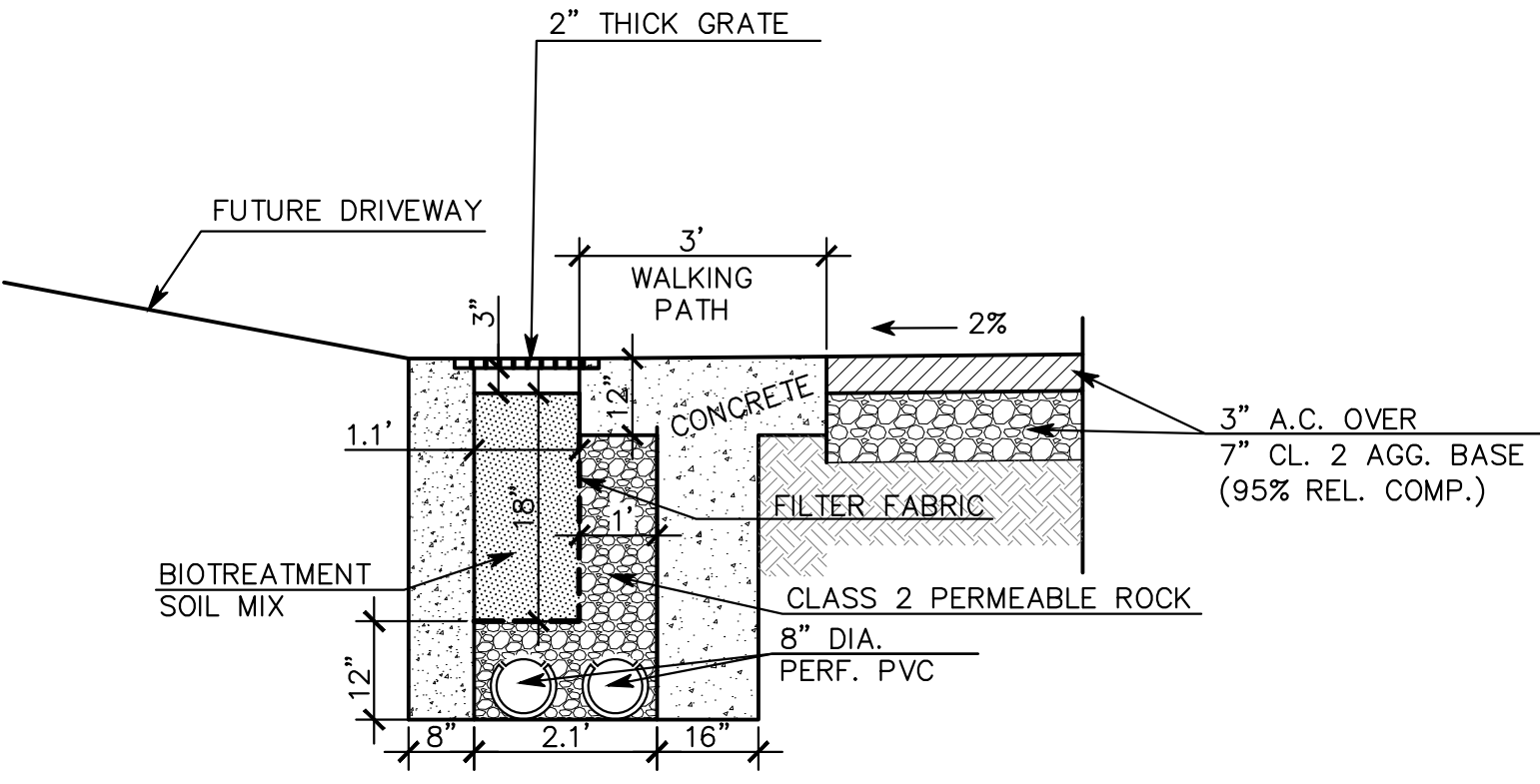
SAN CARLOS SAN MATEO COUNTY CALIFORNIA

DRAWN BY: AAP  
DESIGNED BY: VPG  
CHECKED BY: DGM  
SCALE: 1"=20'  
DATE: 12/13/10  
DRAWING NO. 1709-IMPROVE  
SHEET C-4  
4 OF 13

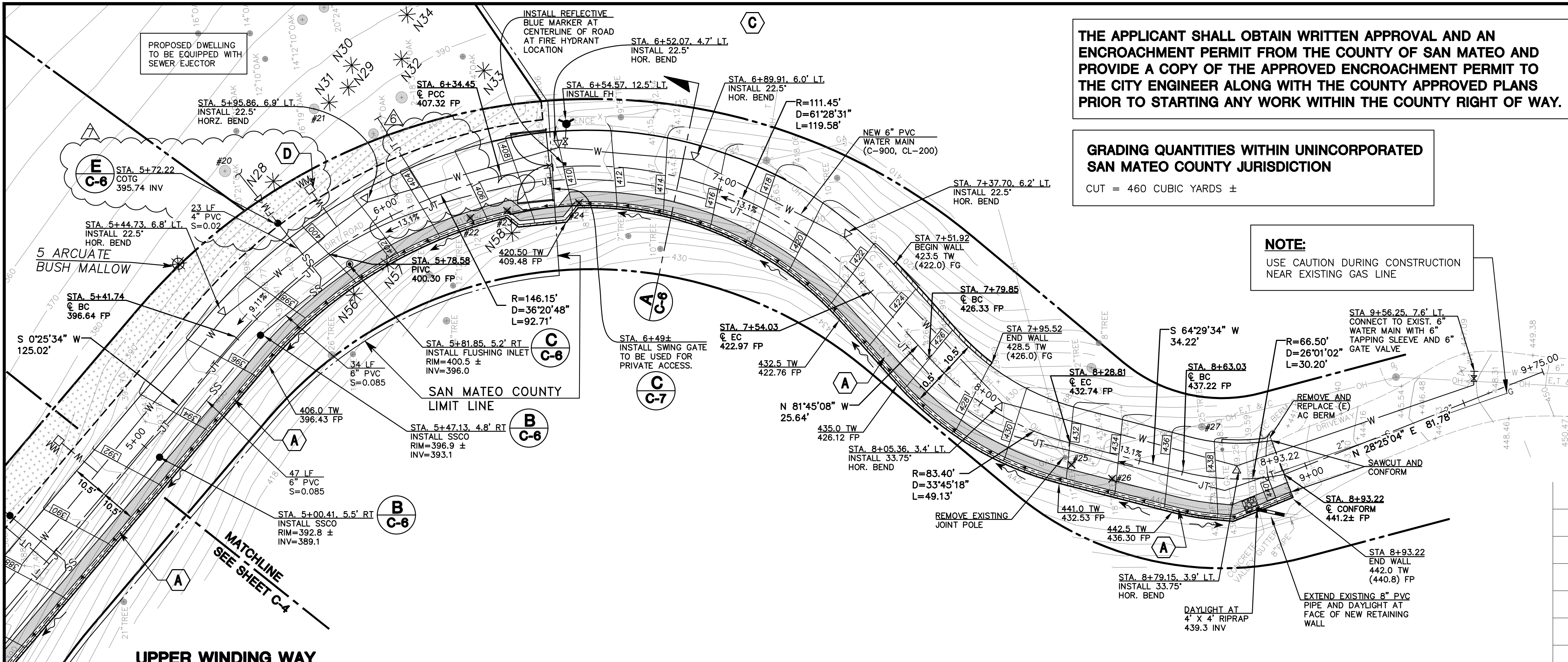
THE APPLICANT SHALL OBTAIN WRITTEN APPROVAL AND AN ENCROACHMENT PERMIT FROM THE COUNTY OF SAN MATEO AND PROVIDE A COPY OF THE APPROVED ENCROACHMENT PERMIT TO THE CITY ENGINEER ALONG WITH THE COUNTY APPROVED PLANS PRIOR TO STARTING ANY WORK WITHIN THE COUNTY RIGHT OF WAY.

**GRADING QUANTITIES WITHIN UNINCORPORATED SAN MATEO COUNTY JURISDICTION**  
CUT = 460 CUBIC YARDS ±

**NOTE:**  
USE CAUTION DURING CONSTRUCTION NEAR EXISTING GAS LINE



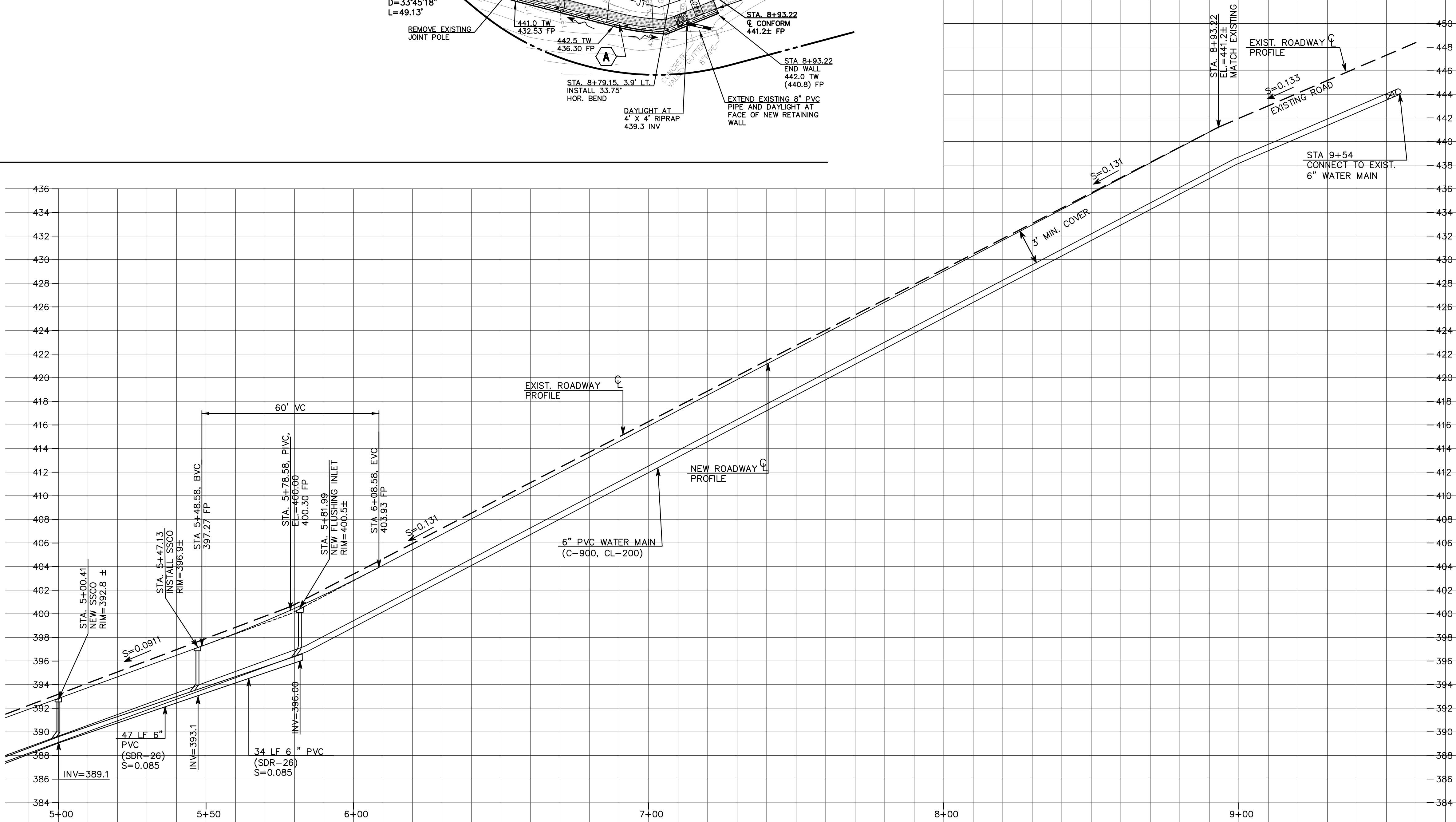
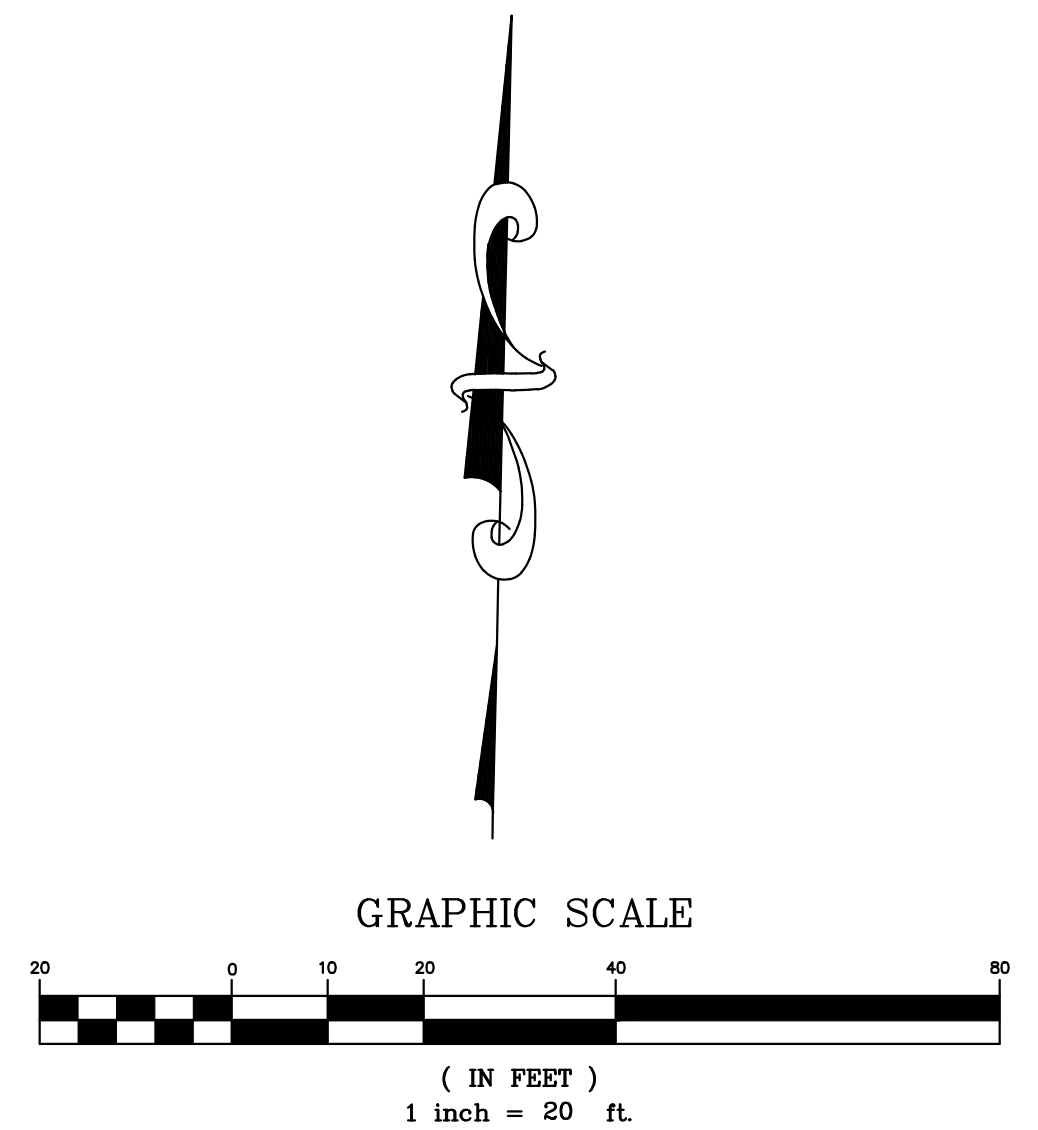
**A ROADWAY SECTION AT FUTURE DRIVEWAY**  
SCALE: NO SCALE



**UPPER WINDING WAY**  
SCALE: 1" = 20'

- CONSTRUCTION NOTE:**
- A** INSTALL (2) 8" PERF. PVC SUBDRAIN BELOW BIOTREATMENT AREA & GRAVEL PATH, SEE DETAIL **C-8**
  - B** INSTALL 4" PERF. PVC SUBDRAIN BEHIND RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAIL)
  - C** INSTALL FIRE HYDRANT (MODEL MUELLER A-423)
  - D** INSTALL 1-1/2" WATER LATERAL WITH 1" WATER METER FOR DOMESTIC AND FIRE SERVICES
  - E** DAYLIGHT 4" PERF. SUBDRAIN AT BOTTOM FACE OF WALL

**NOTE:**  
ALL STATIONINGS AND OFFSETS SHOWN ON THIS PLAN ARE FROM THE CENTERLINE OF THE NEW ROAD.



**PROFILE**  
SCALE: 1" = 20' HORIZONTAL  
1" = 5' VERTICAL

REVISE UTILITY LATERALS	DK 01/16/20	BY:	DATE:
REMOVE TRANSFORMER	DK 09/26/19	REV:	
PER CITY COMMENTS	DK 11/26/18		
PER CITY & COUNTY COMMENTS	DK 11/08/18		
PER CITY COMMENTS	DK 09/24/18		

REGISTERED PROFESSIONAL ENGINEER  
 DANIEL G. MACLEOD  
 No. 35048  
 CIVIL  
 STATE OF CALIFORNIA

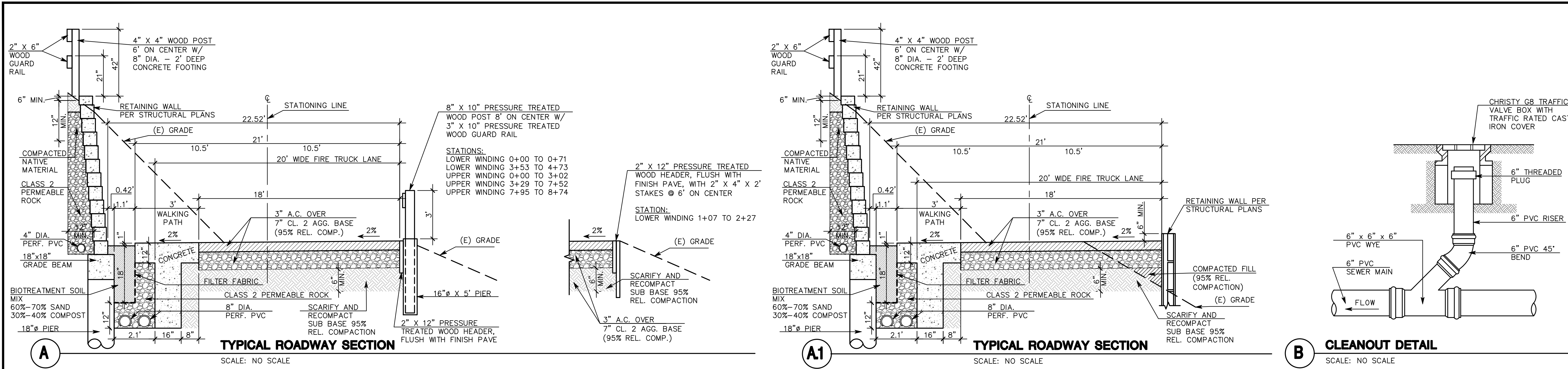
**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:  
 CANYON VISTA PARTNERS, LLC

**PLAN AND PROFILE**  
 UPPER WINDING WAY  
 STA. 0+00 TO STA. 9+00

SAN CARLOS SAN MATEO COUNTY CALIFORNIA

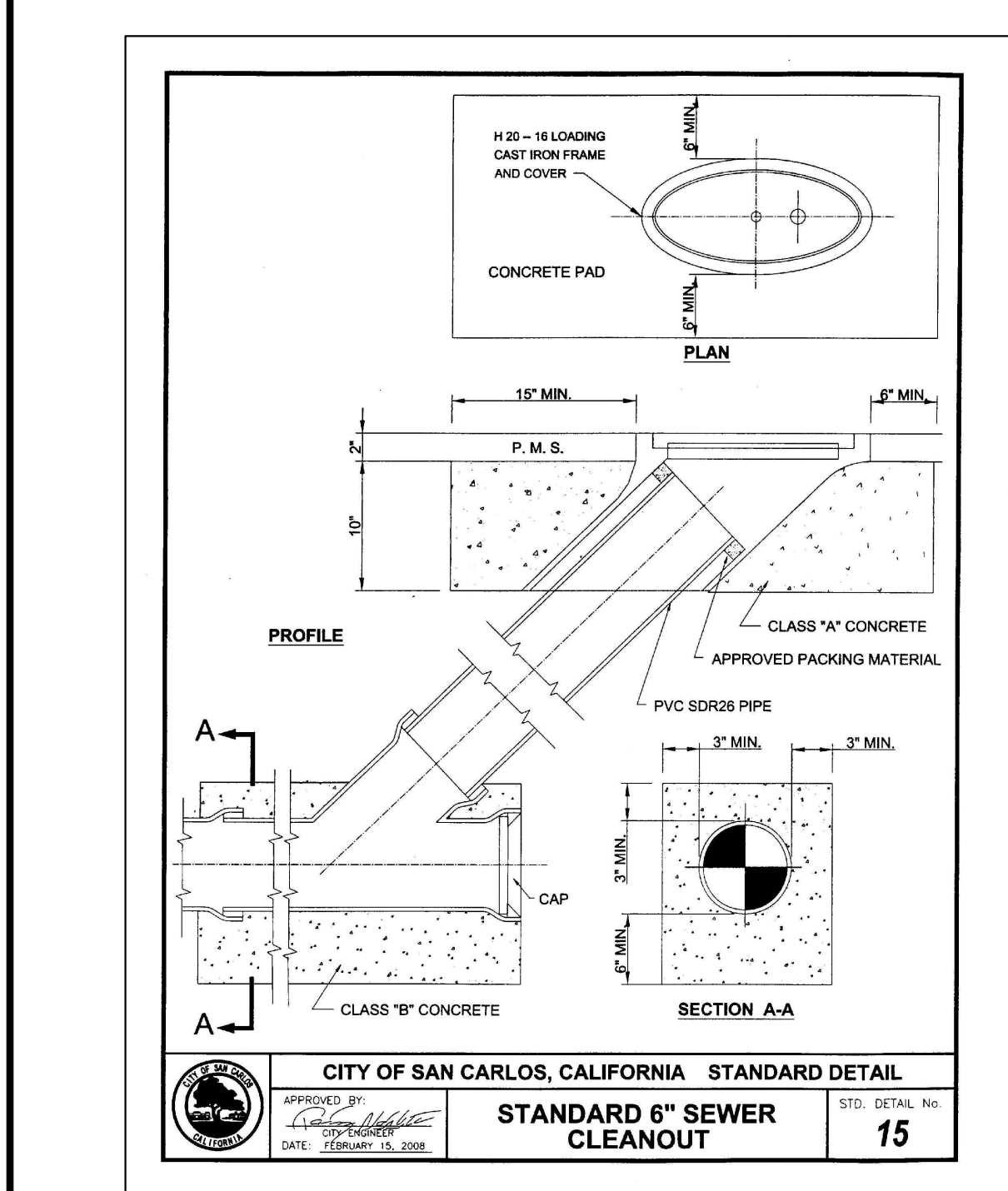
DRAWN BY: AAP  
 DESIGNED BY: VPG  
 CHECKED BY: DGM  
 SCALE: 1" = 20'  
 DATE: 12/13/10  
 DRAWING NO. 1709-IMPROVE  
 SHEET **C-5** OF 15



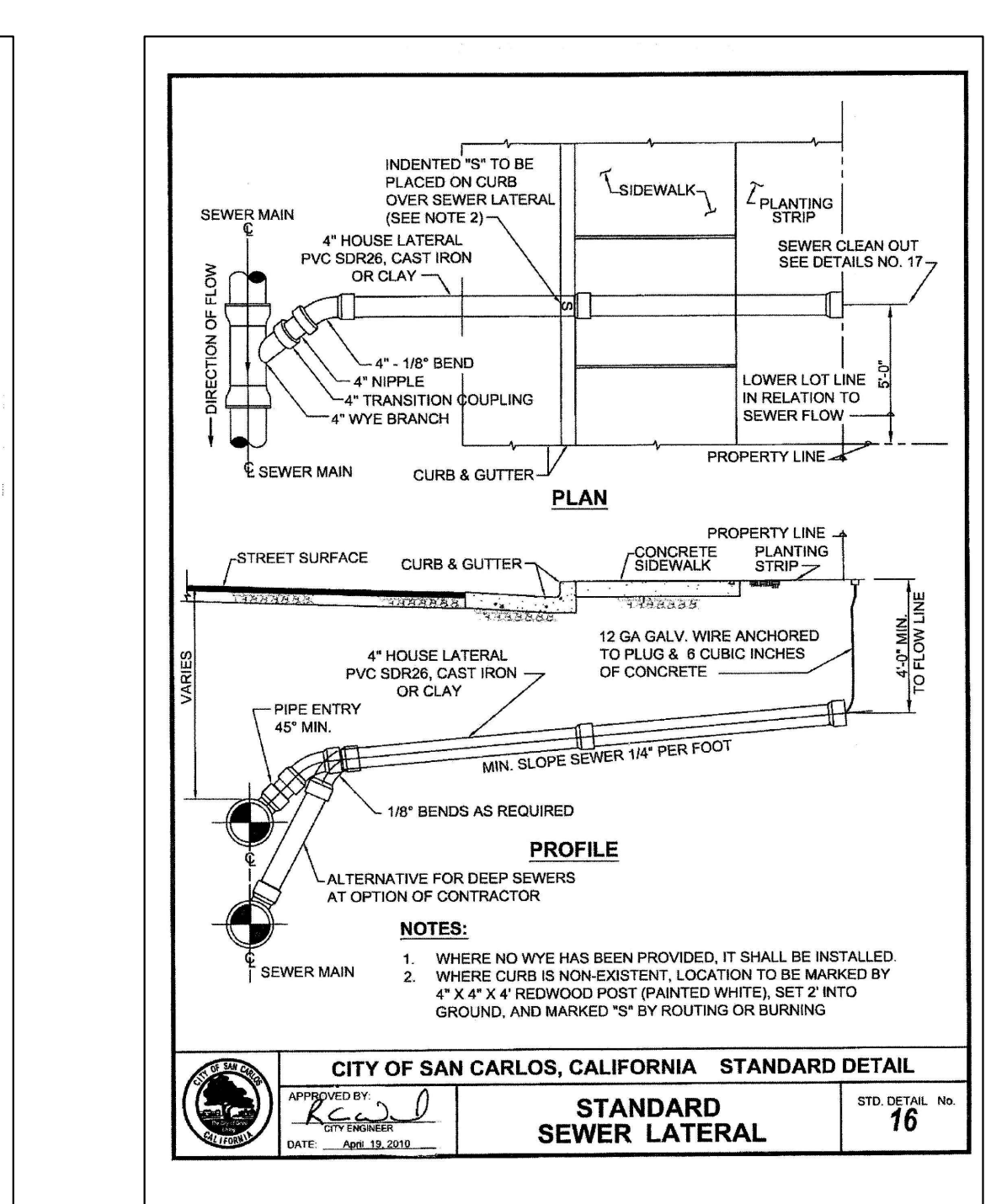
**A** TYPICAL ROADWAY SECTION SCALE: NO SCALE

**A1** TYPICAL ROADWAY SECTION SCALE: NO SCALE

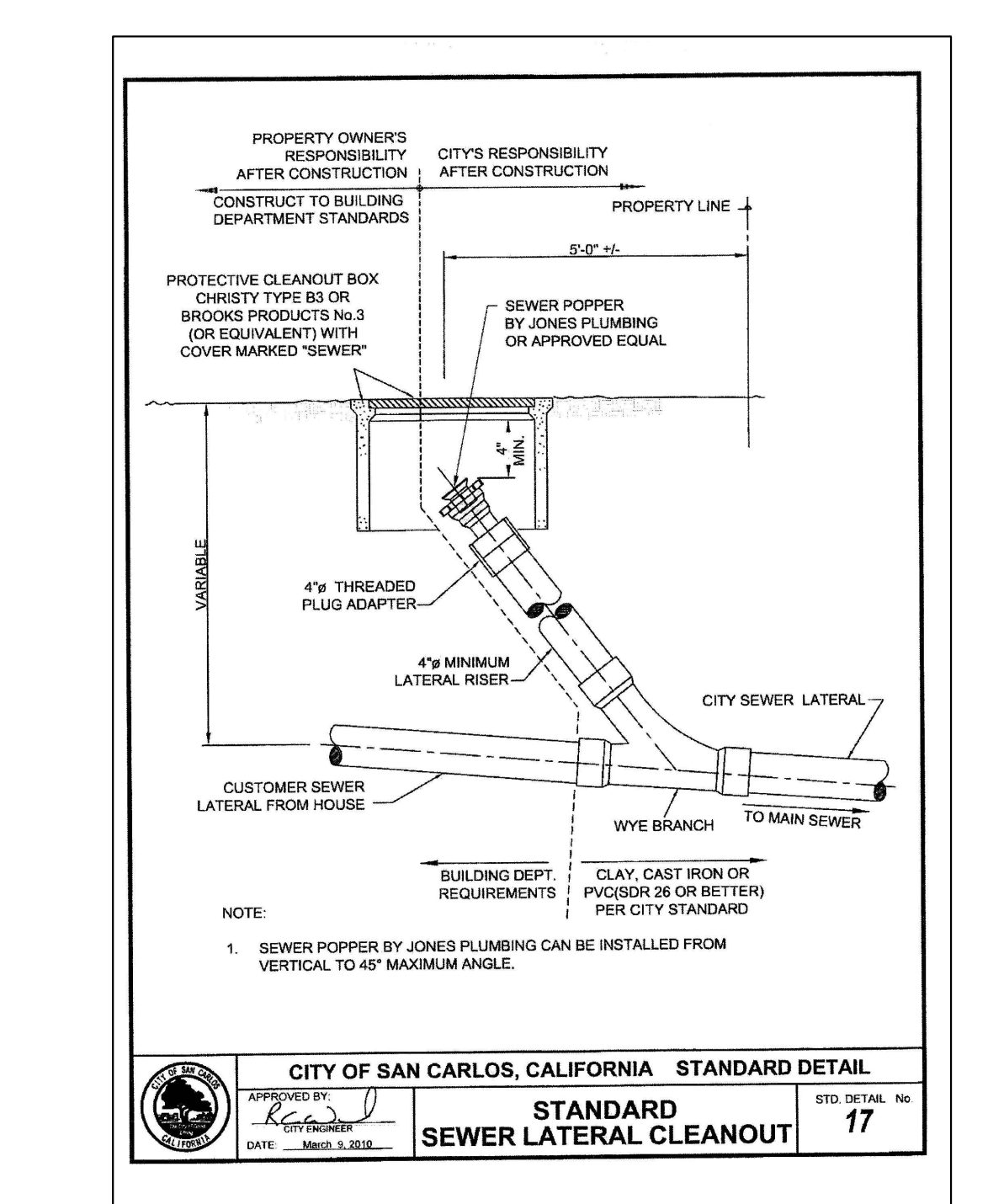
**B** CLEANOUT DETAIL SCALE: NO SCALE



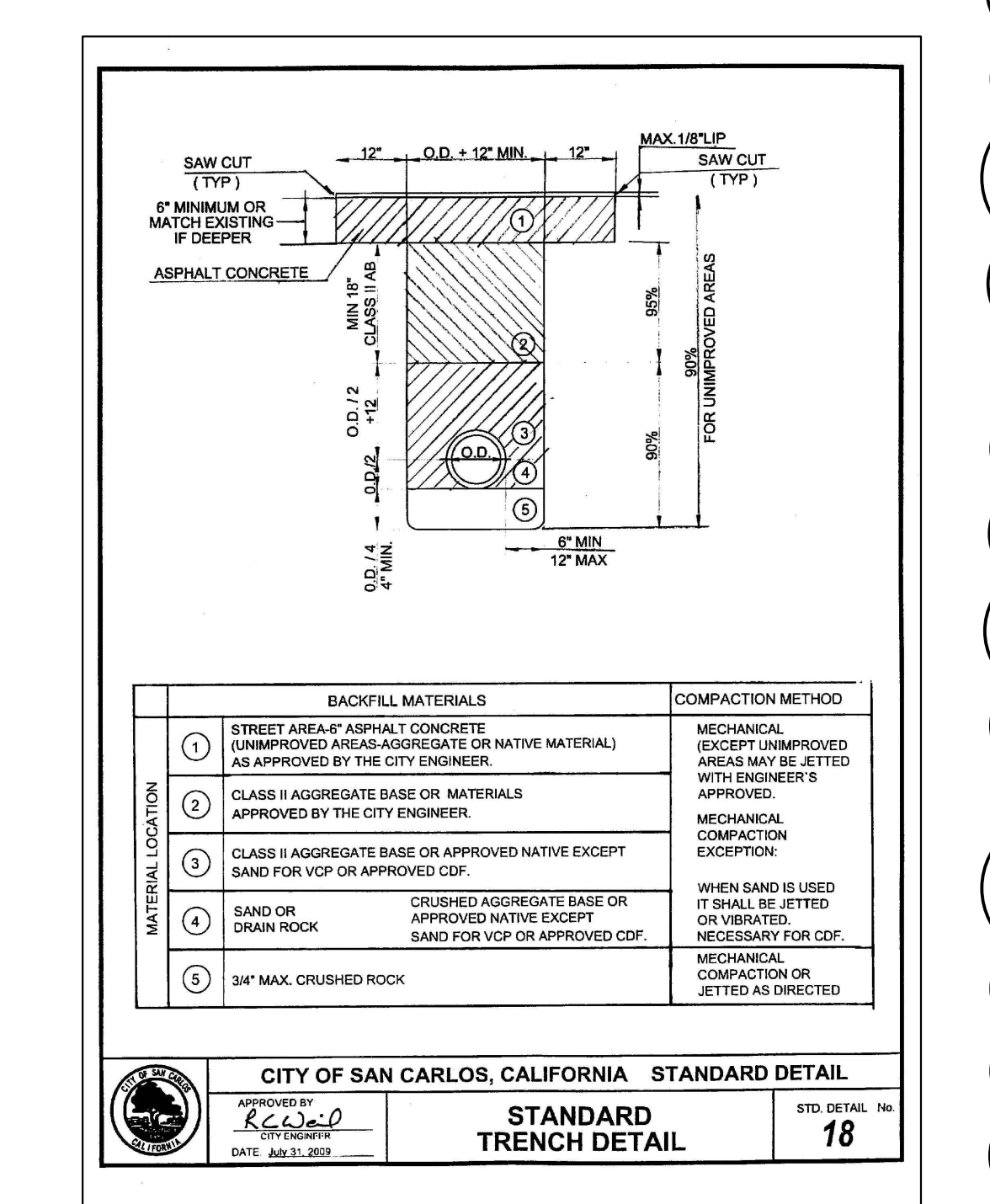
**C** STANDARD DETAIL SCALE: NO SCALE



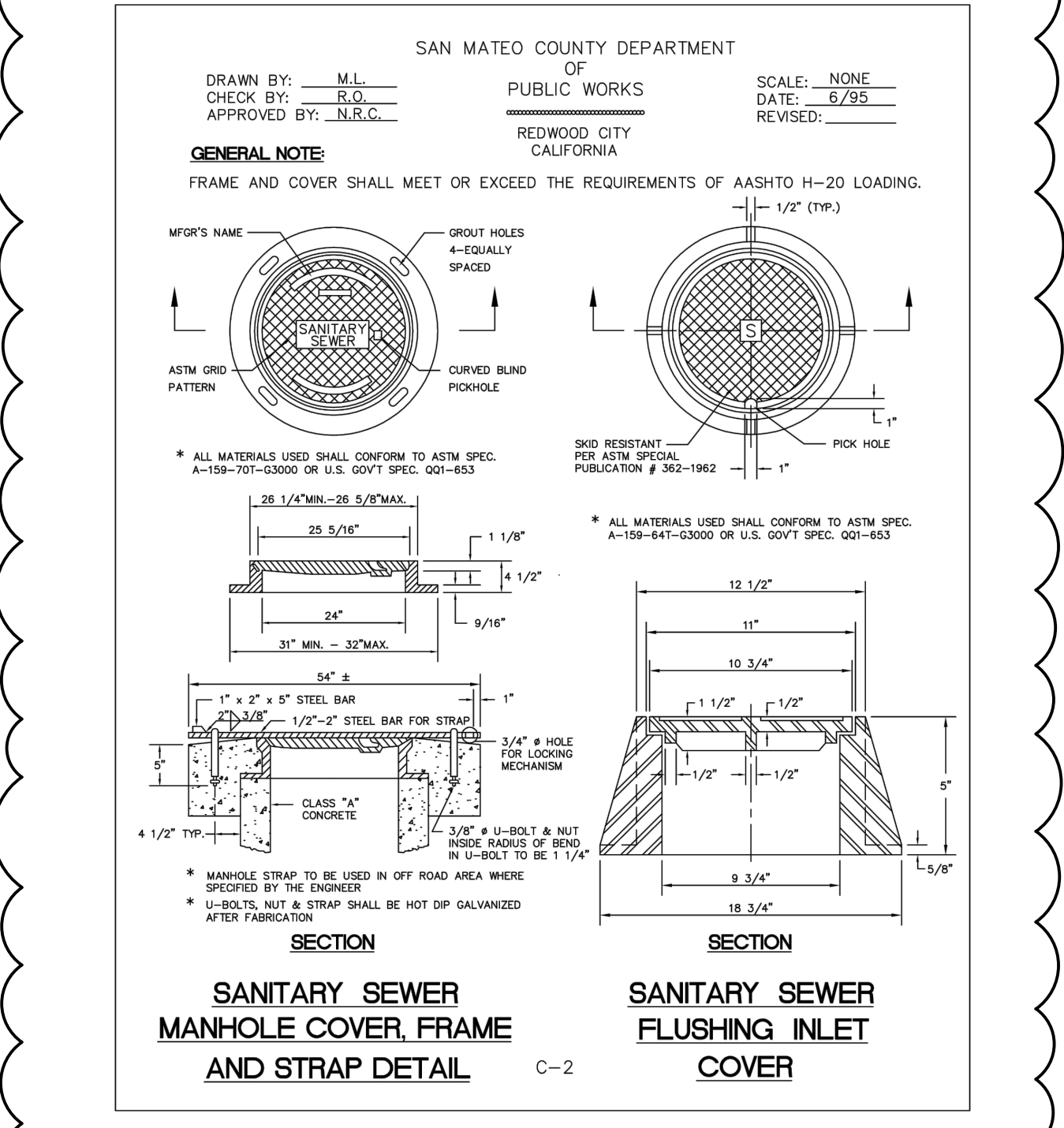
**D** STANDARD DETAIL SCALE: NO SCALE



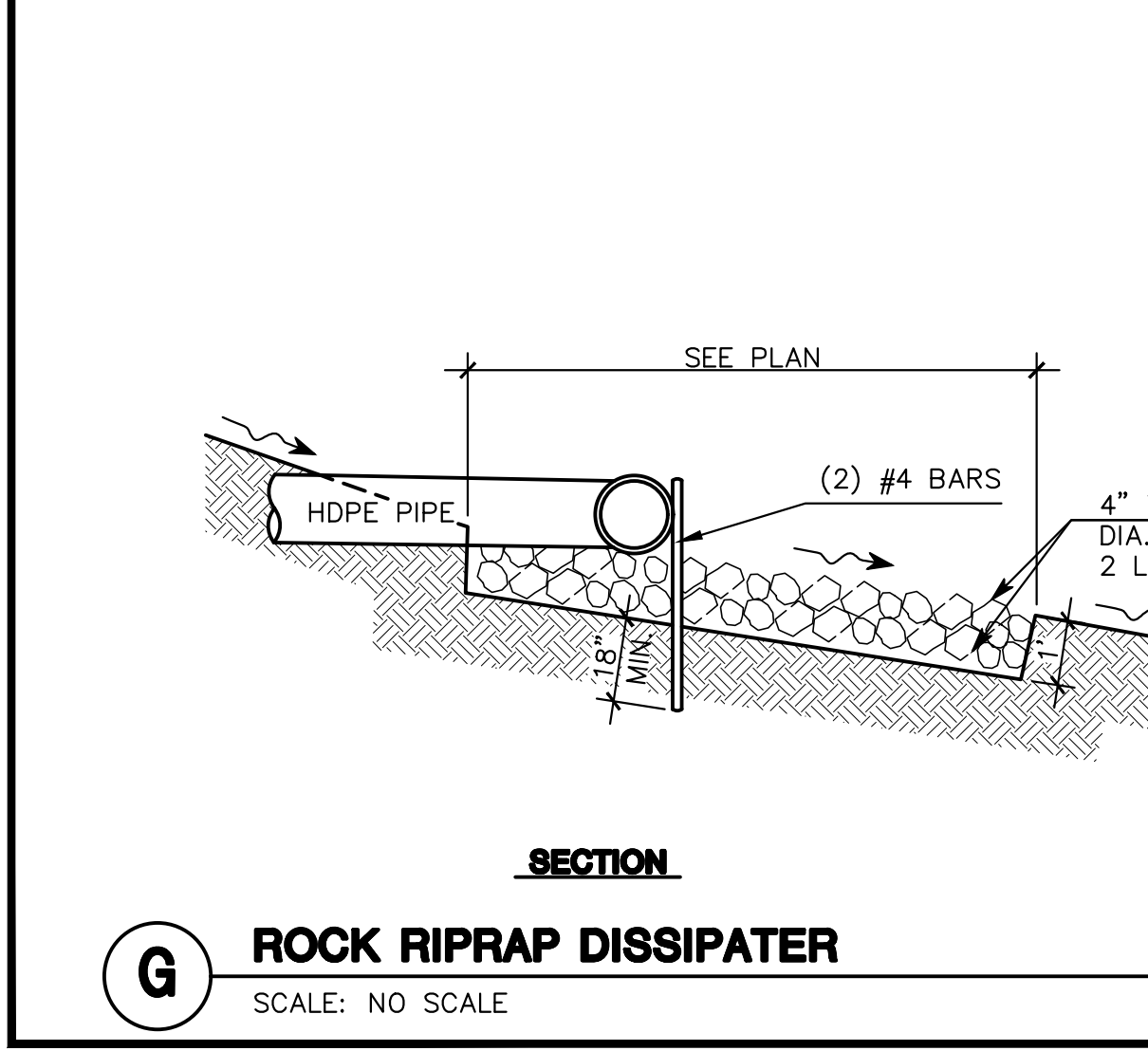
**E** STANDARD DETAIL SCALE: NO SCALE



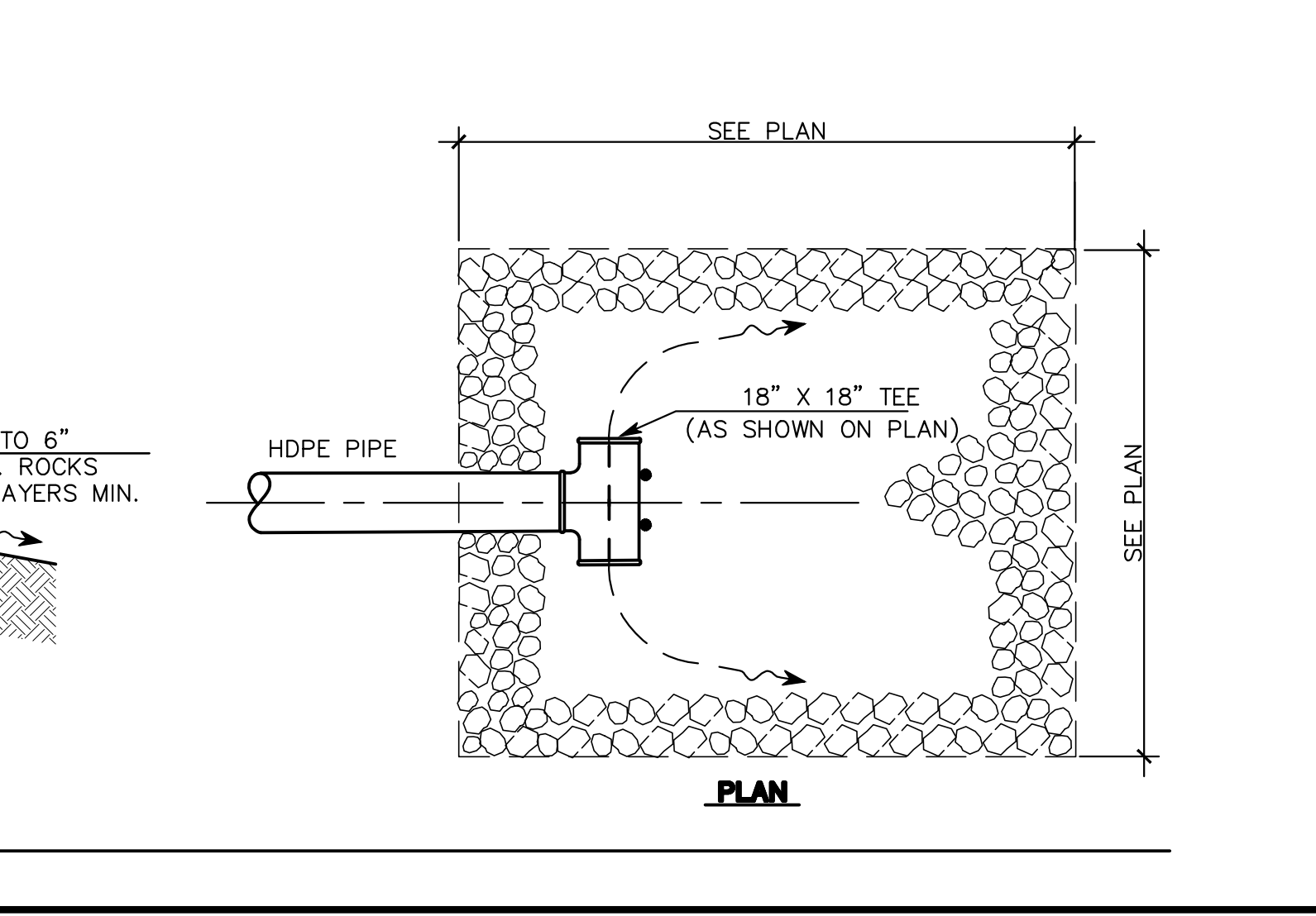
**F** STANDARD DETAIL SCALE: NO SCALE



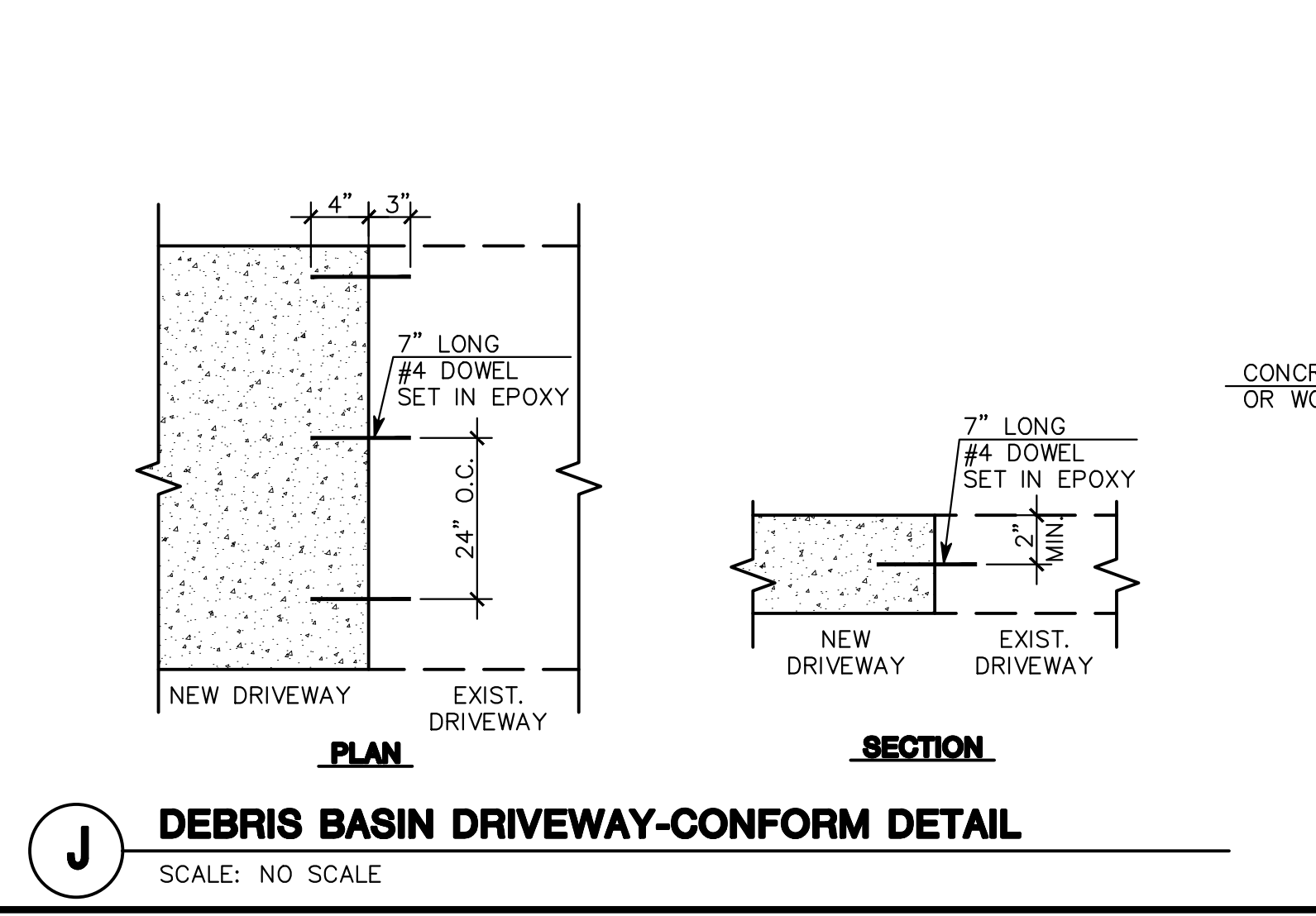
**L** COUNTY STANDARD DETAIL SCALE: NO SCALE



**G** ROCK RIPRAP DISSIPATER SCALE: NO SCALE



**J** DEBRIS BASIN DRIVEWAY-CONFORM DETAIL SCALE: NO SCALE



**K** DEBRIS BASIN ACCESS DRIVEWAY SECTION SCALE: NO SCALE

PER COUNTY SS COMMENTS: D.K. 03/18/21

PER CITY COMMENTS: D.K. 09/24/18

PER CITY COMMENTS: D.K. 05/24/18

PER CITY COMMENTS: D.K. 03/14/18

REVISED CRUSHED ROCK CALLOUT: VPG 05/23/16

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
 DANIEL G. MACLEOD  
 No. 35048  
 CIVIL  
 STATE OF CALIFORNIA

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

PREPARED FOR: CANYON VISTA LLC

CIVIL DETAILS  
 WINDING WAY  
 SAN CARLOS  
 SAN MATEO COUNTY  
 CALIFORNIA

DRAWN BY: AAP

DESIGNED BY: VPG

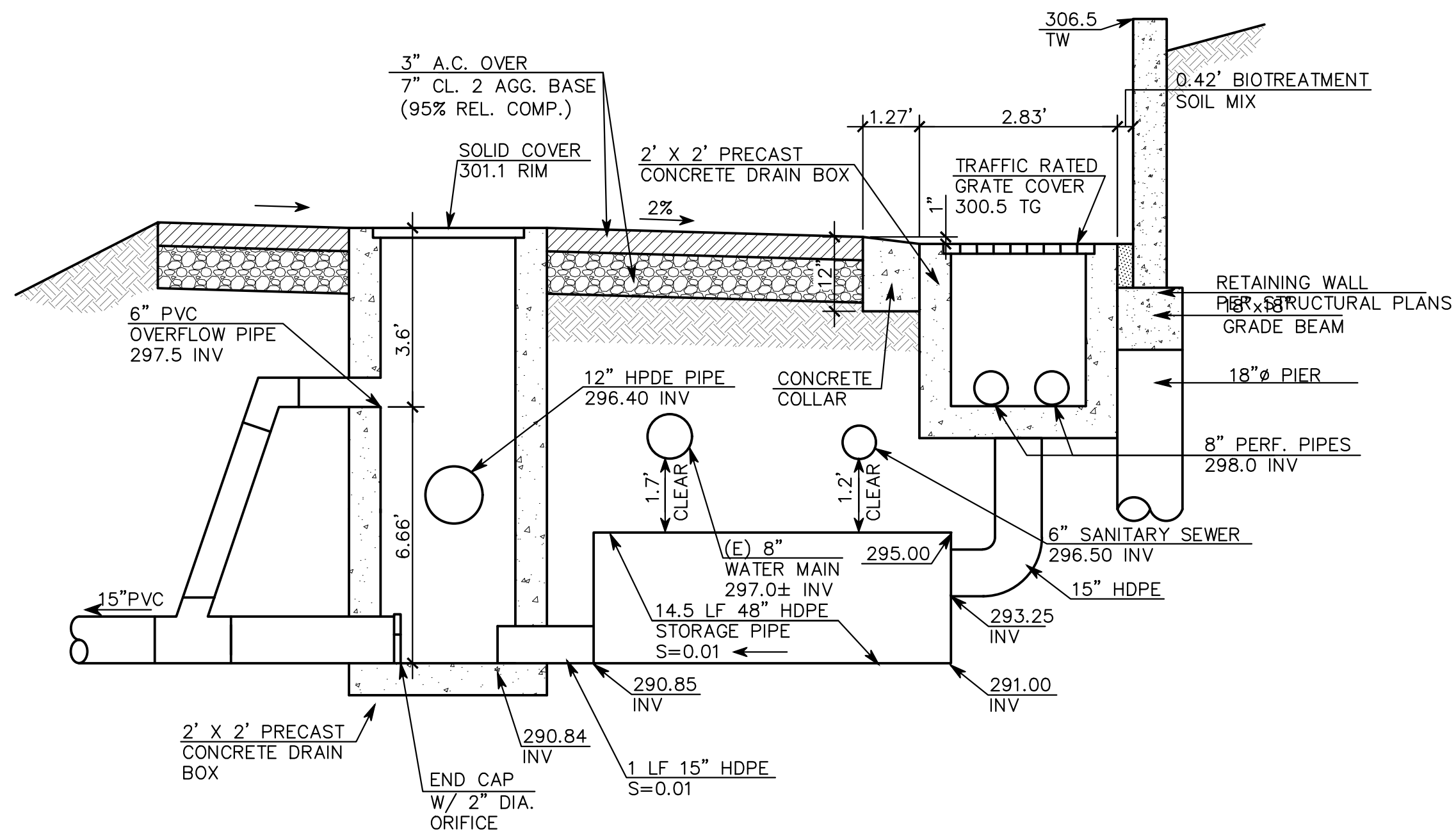
CHECKED BY: DGM

SCALE: NONE

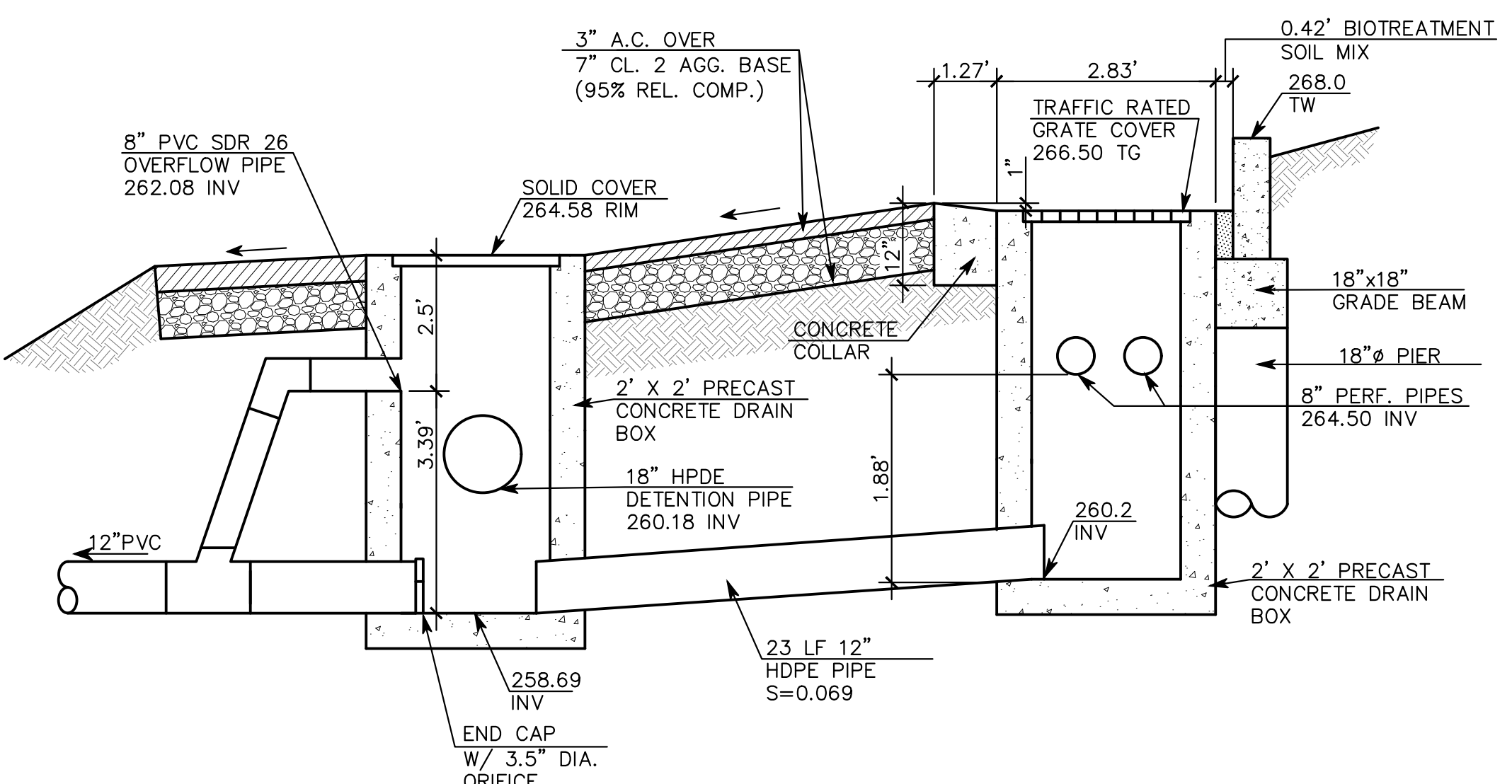
DATE: 12/13/10

DRAWING NO. 1709-IMPROVE

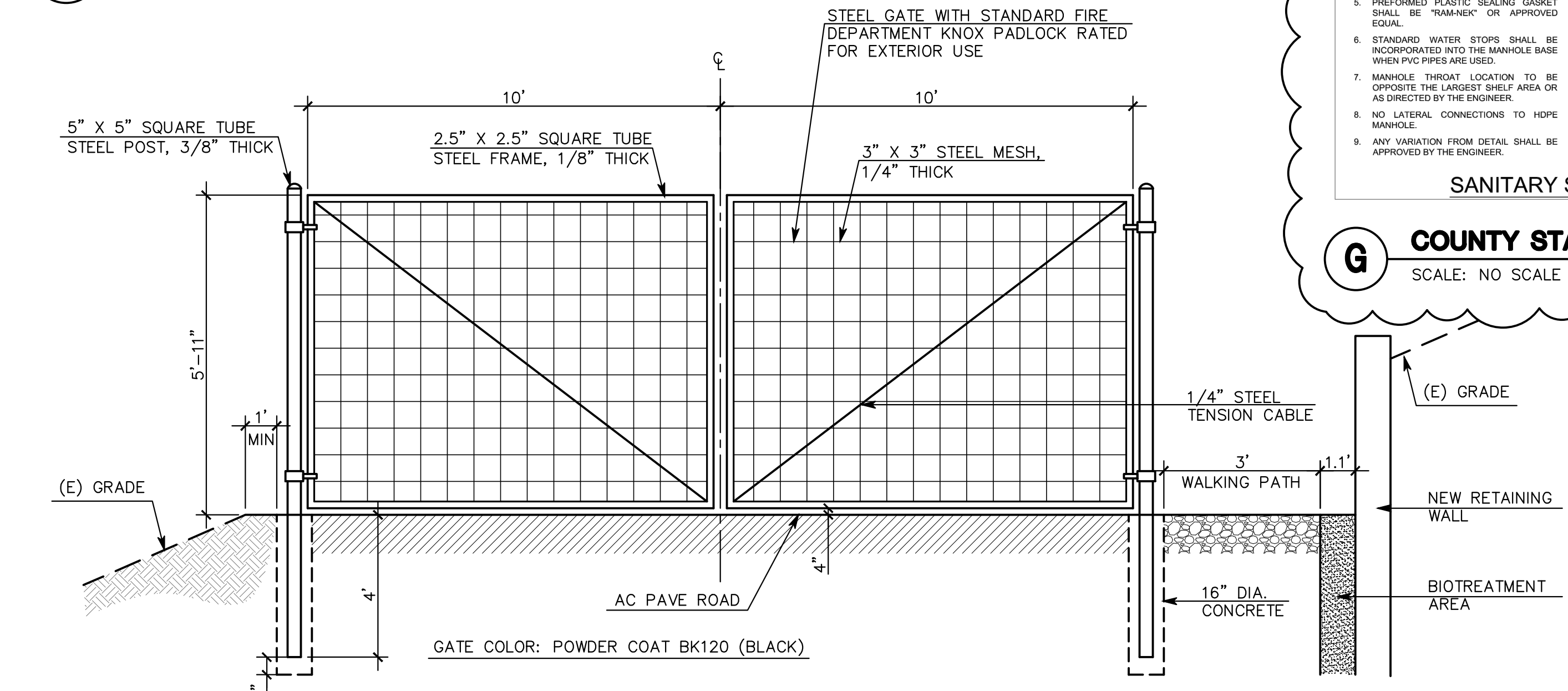
SHEET **C-6**  
 6 OF 15



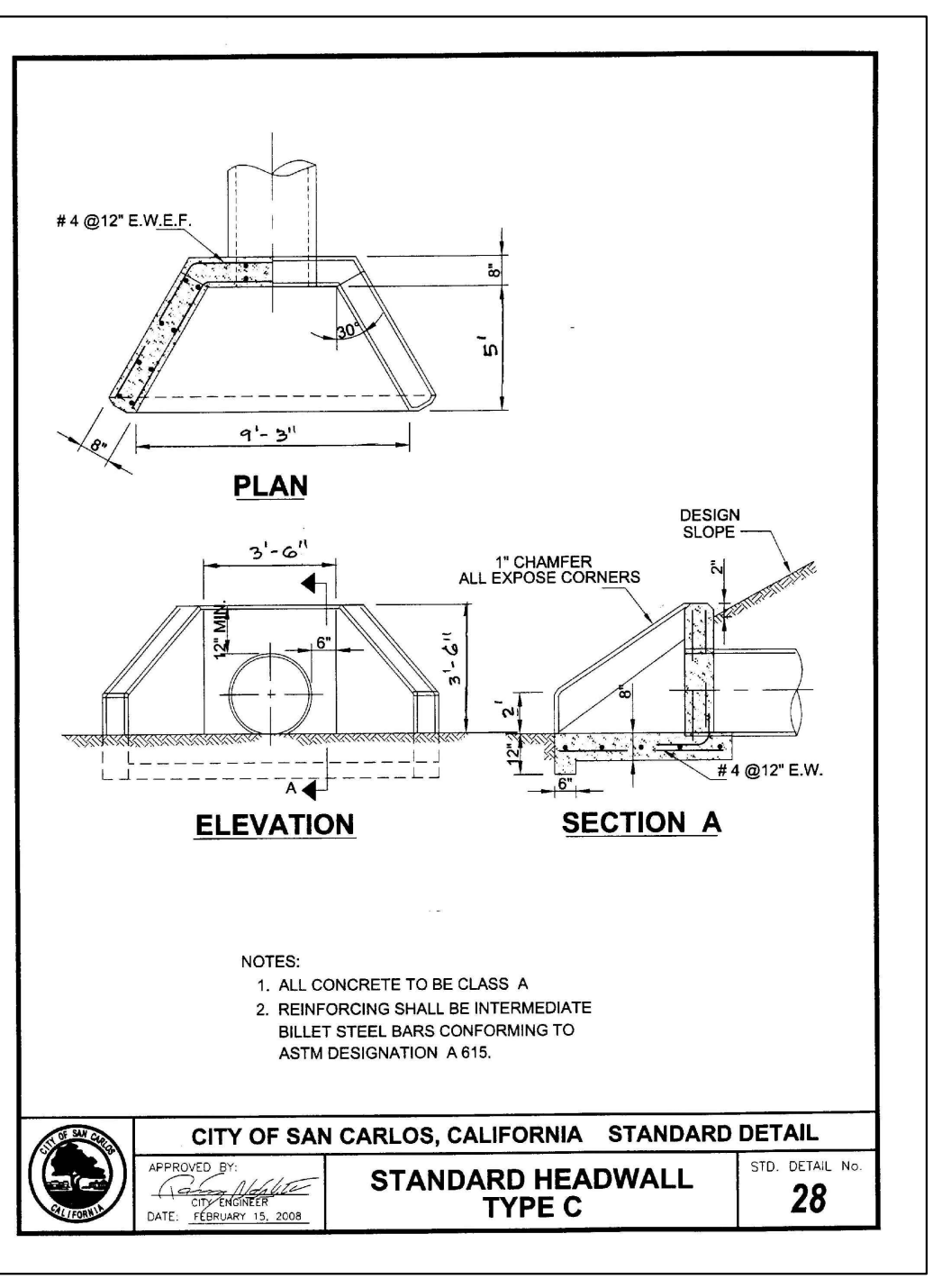
**A DETENTION PIPE & OVERFLOW DETAIL**  
SCALE: NO SCALE



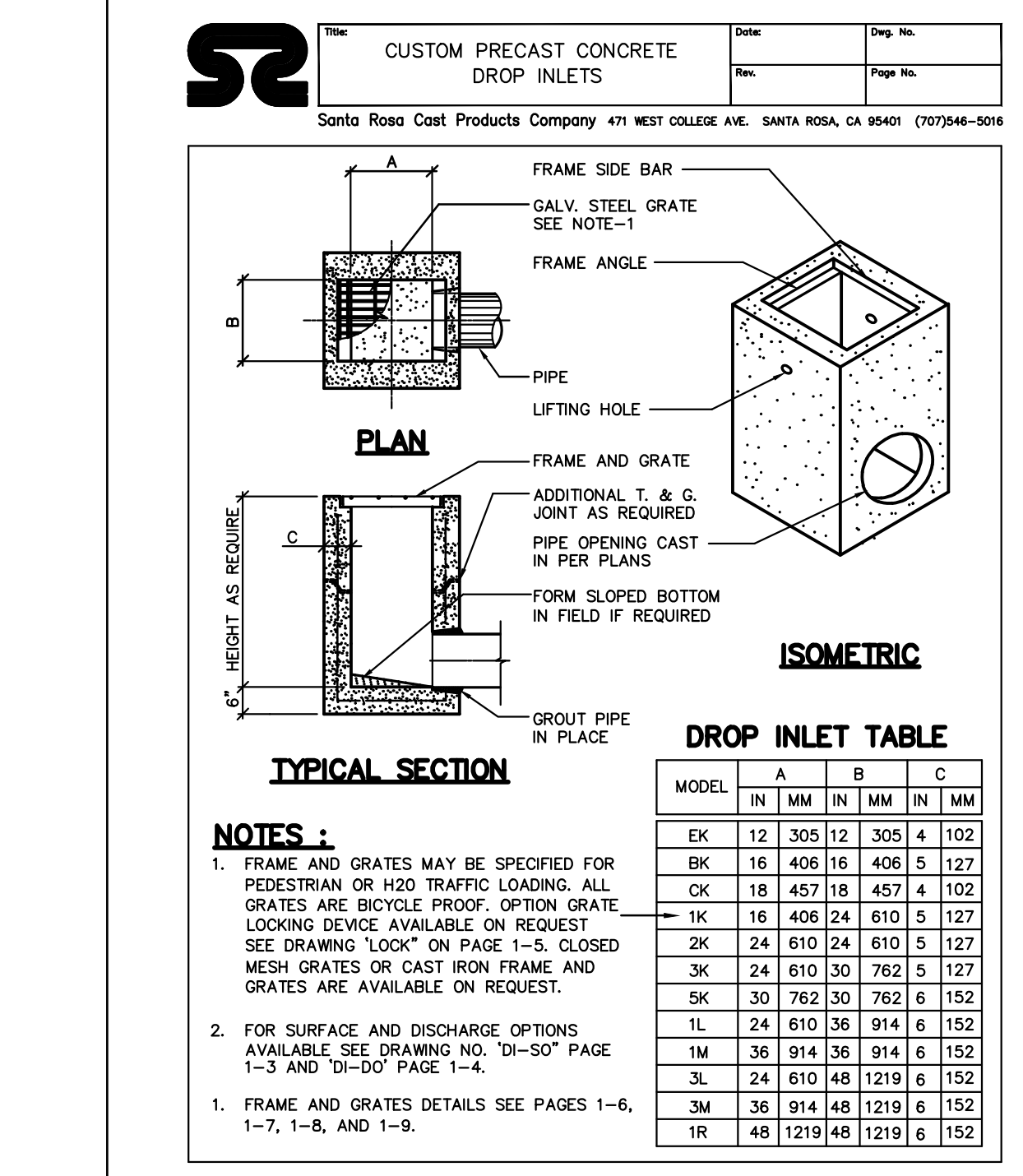
**B DETENTION PIPE & OVERFLOW DETAIL**  
SCALE: NO SCALE



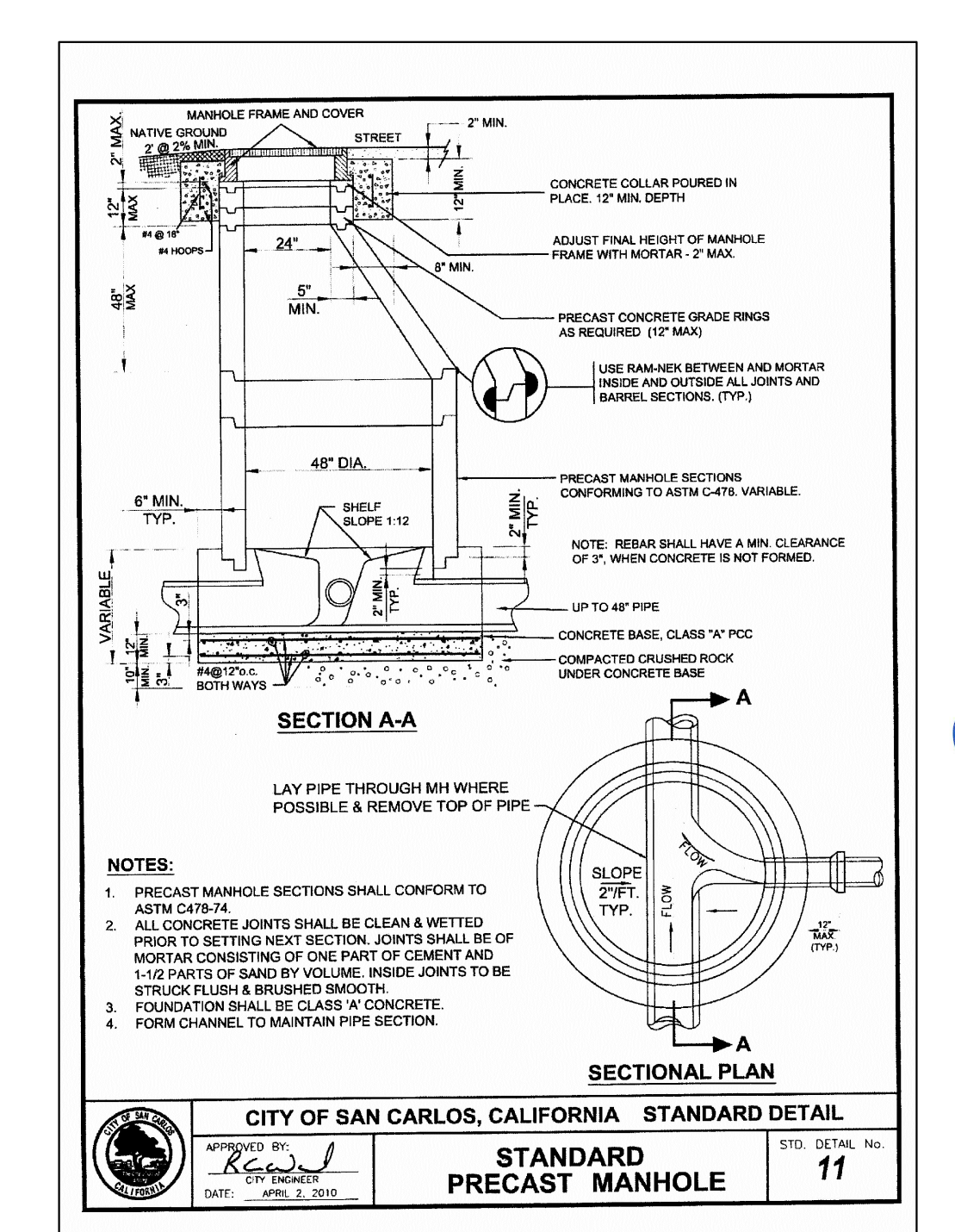
**C SWING GATE DETAIL**  
SCALE: (NOT TO SCALE)



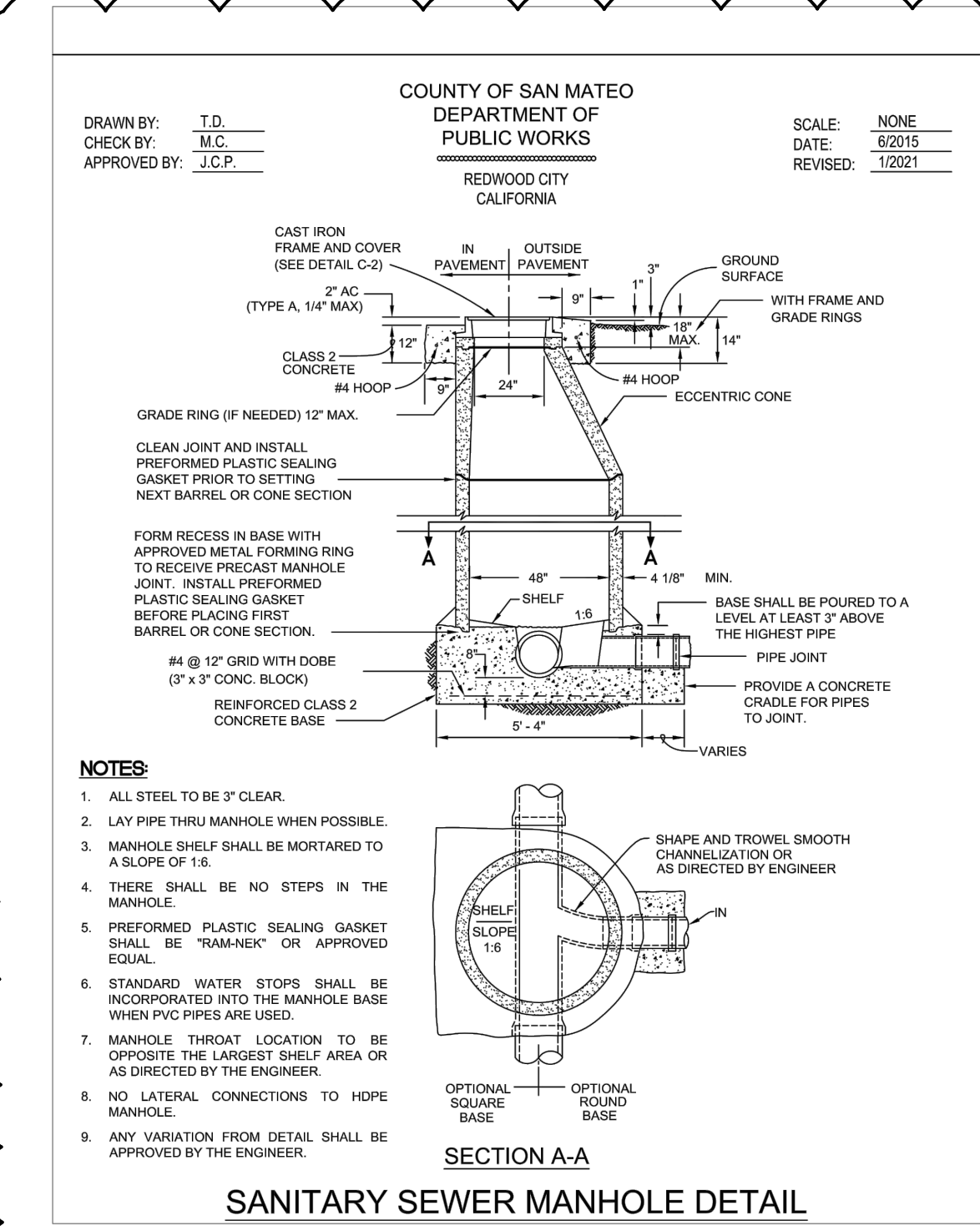
**D STANDARD DETAIL**  
SCALE: NO SCALE



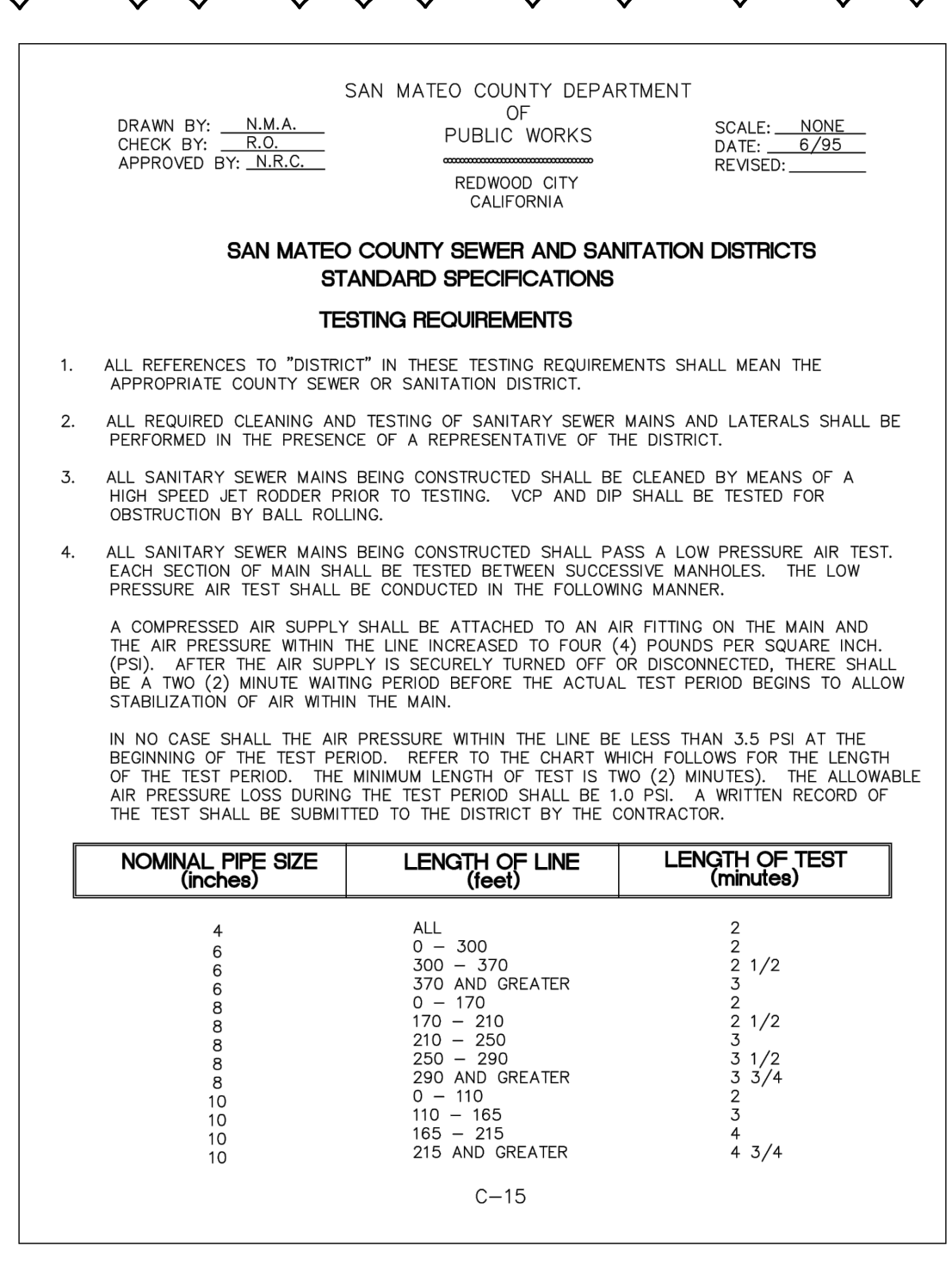
**E DROP INLET (ALL INLETS SHALL BE STENCILED "NO DUMPING-FLOWS TO BAY")**  
SCALE: NO SCALE



**F STANDARD DETAIL**  
SCALE: NO SCALE



**G COUNTY STANDARD DETAILS**  
SCALE: NO SCALE



**COUNTY SEWER CONSTRUCTION NOTES:**

- SANITARY SEWER CONNECTION AND TESTING MUST BE MADE IN THE PRESENCE OF A SEWER DISTRICT REPRESENTATIVE.
- THE SEWER DISTRICT OFFICE SHALL BE CONTACTED (650-363-4100) TO SCHEDULE INSPECTIONS. INSPECTIONS MUST BE SCHEDULED A MINIMUM OF ONE WORKING DAY PRIOR TO THE INSPECTION. NO INSPECTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS OR HOLIDAYS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE SEWER DISTRICT.
- CARE MUST BE TAKEN TO PROTECT THE EXISTING SEWER DISTRICT FACILITIES WHEN A MANHOLE IS REMOVED AND REPLACED AND WHEN INSTALLING A NEW SEWER MAIN CONNECTION. ANY DAMAGES TO THE SEWER DISTRICT FACILITIES DURING THE REMOVAL AND INSTALLATION OF THE SEWER DISTRICT MANHOLE AND INSTALLATION OF THE NEW SEWER MAIN SHALL BE REPAIRED BY THE APPLICANT PER THE SEWER DISTRICT STANDARD DETAILS AND AT THE APPLICANT'S EXPENSE. THE SEWER DISTRICT MUST BE NOTIFIED OF ANY DAMAGES TO THE SANITARY SEWER FACILITIES AND ANY REPAIRS MUST BE INSPECTED BY A SEWER DISTRICT REPRESENTATIVE.
- THE CONTRACTOR MUST REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS IN SEWER DISTRICT FACILITIES. CARE MUST BE TAKEN TO PREVENT CONSTRUCTION DEBRIS FROM ENTERING THE SEWER SYSTEM DURING REMOVAL AND REPLACEMENT OF THE SEWER DISTRICT MANHOLE AND THE INSTALLATION OF THE NEW SEWER MAIN CONNECTION. IF THE SEWER DISTRICT DISCOVERS THAT CONSTRUCTION DEBRIS HAS ENTERED THE SEWER SYSTEM, THE APPLICANT WILL BE RESPONSIBLE TO CLEAN AND TELEVIEW THE DOWNSTREAM PORTIONS OF THE SEWER MAINS AS DETERMINED BY THE SEWER DISTRICT TO THE SEWER DISTRICT'S SATISFACTION. SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.

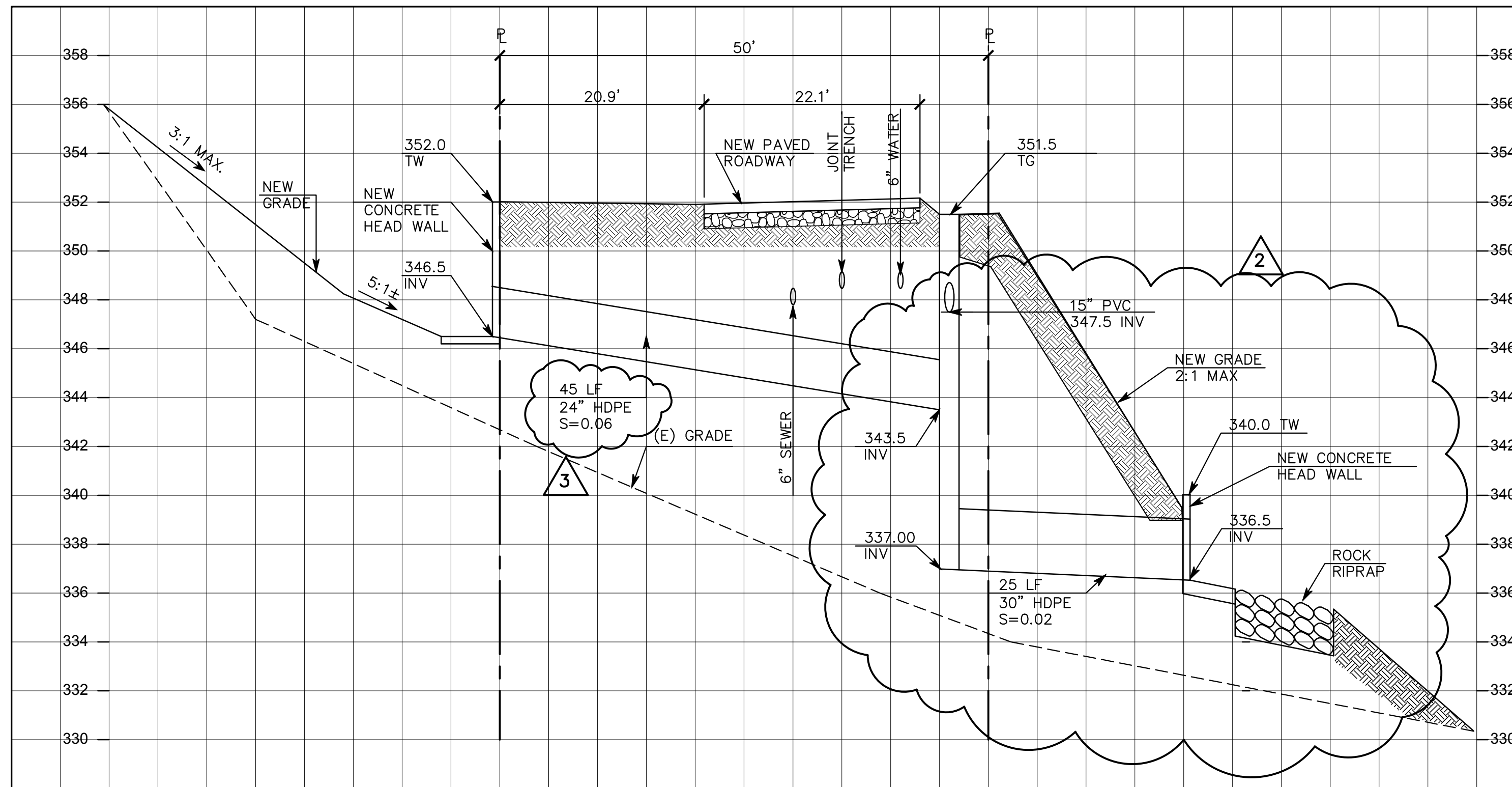
PER COUNTY SS COMMENTS: 03/19/21  
 ADD COUNTY SS DETAIL/NOTES: 01/16/20  
 PER CITY COMMENTS: 09/24/18  
 PER CITY COMMENTS: 05/24/16  
 DATE: \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
 DANIEL G. MACLEOD  
 No. 35048  
 CIVIL  
 STATE OF CALIFORNIA

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

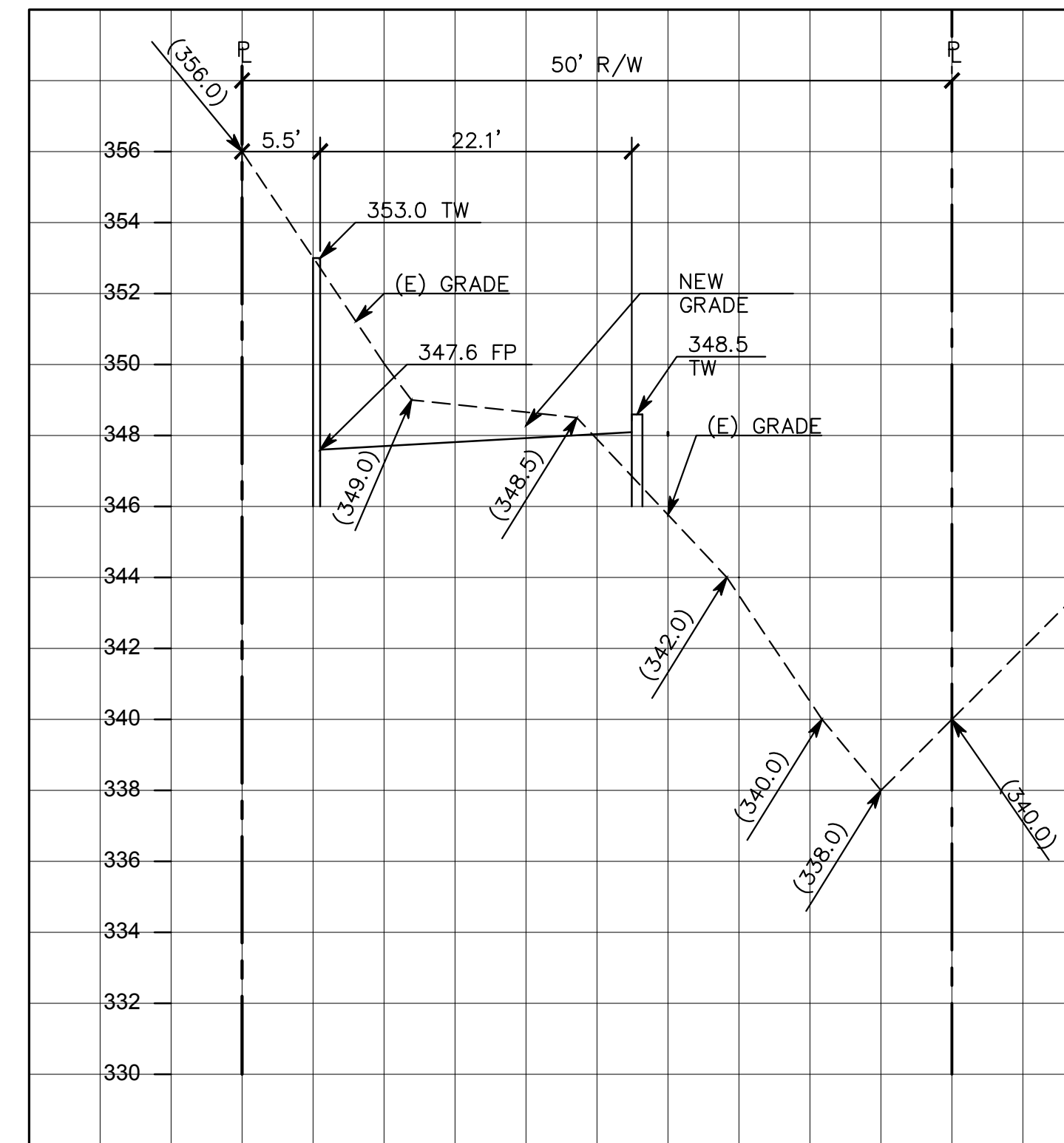
PREPARED FOR: CANYON VISTA LLC  
 WINDING WAY  
 SAN CARLOS, CALIFORNIA

DRAWN BY: DJK  
 DESIGNED BY: VPG  
 CHECKED BY: DGM  
 SCALE: NONE  
 DATE: 03/14/18  
 DRAWING NO. 1709-IMPROVE  
 SHEET C-7 OF 15



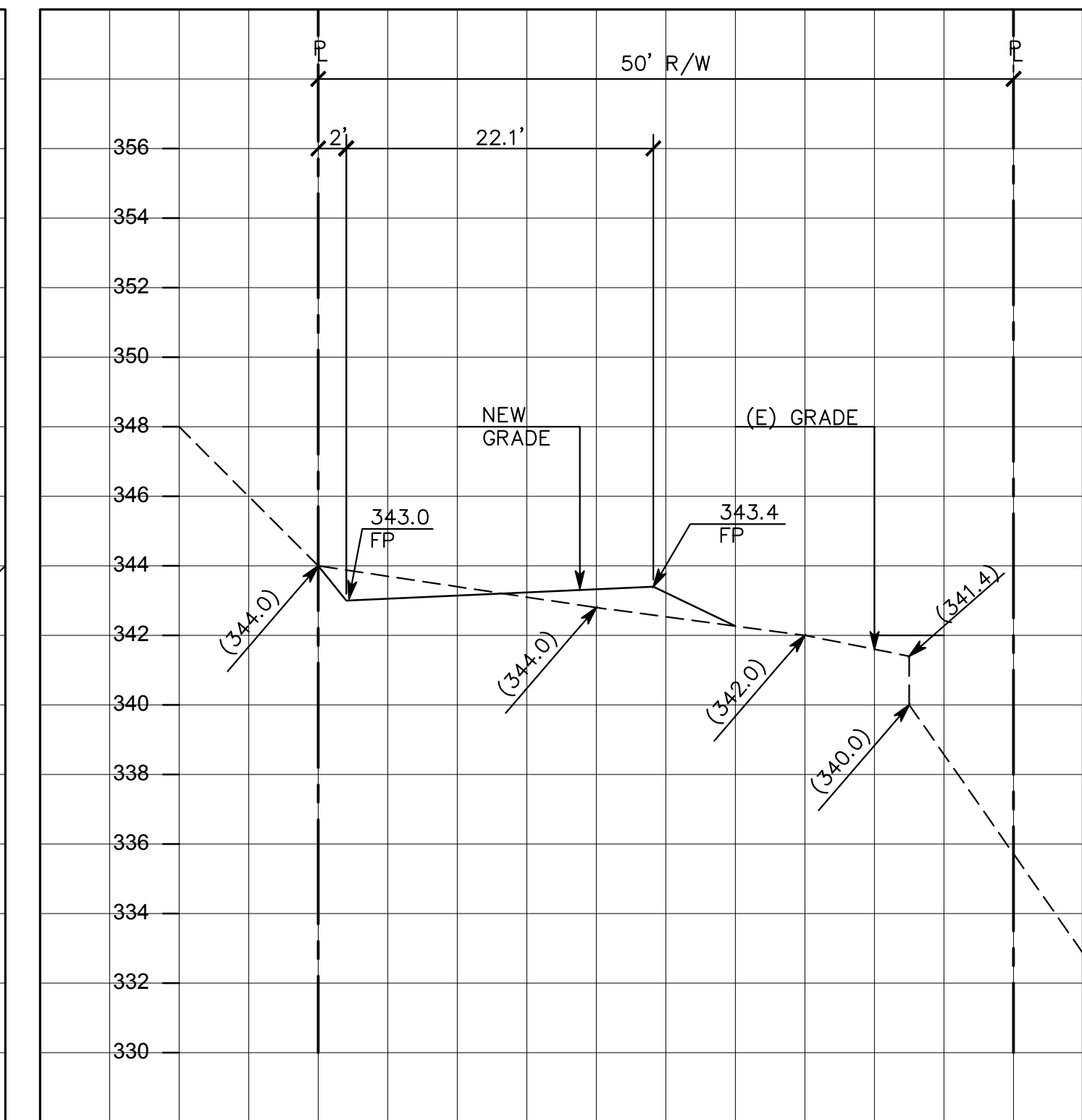
**A LOWER WINDING WAY (STA 0+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



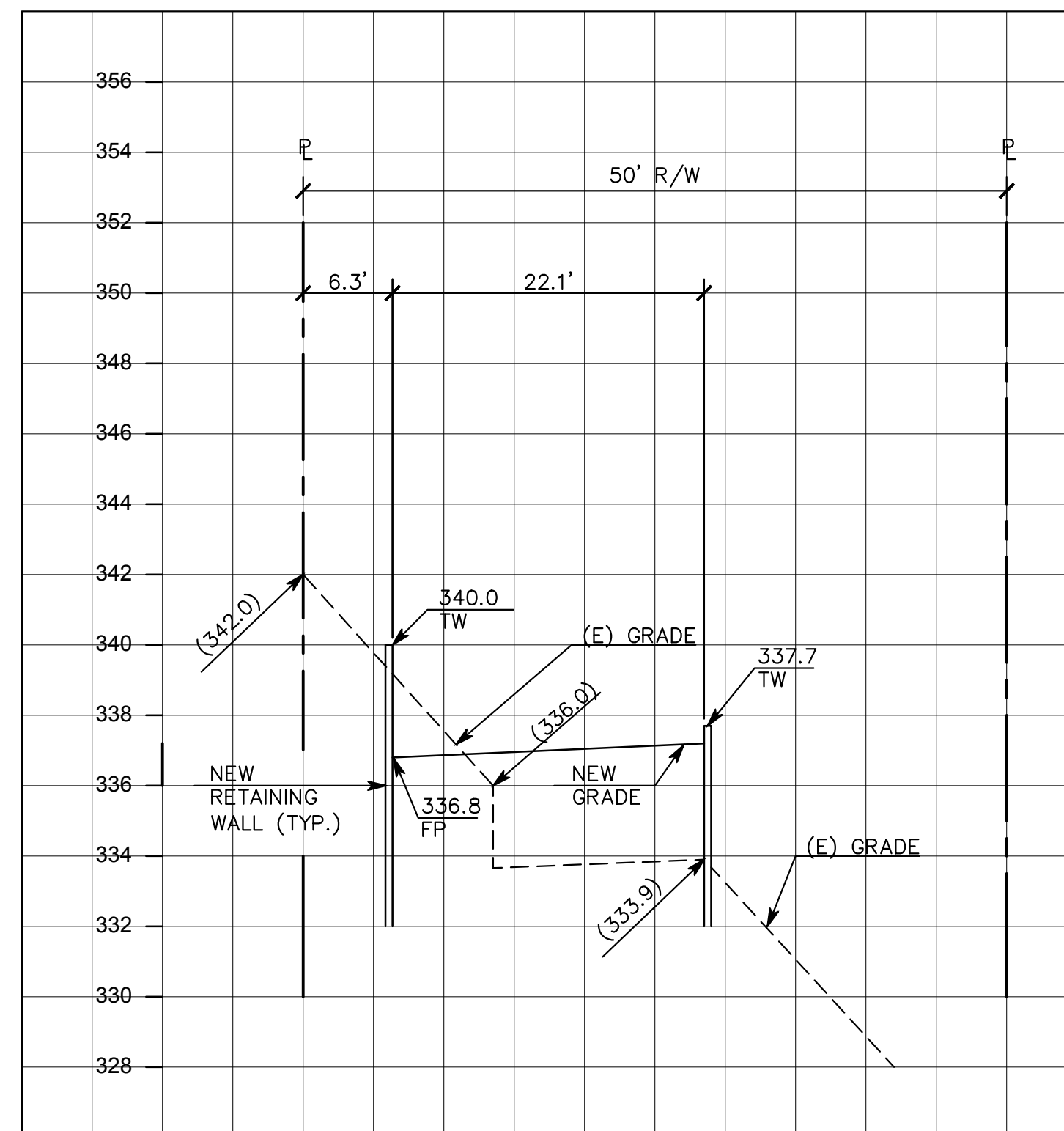
**B LOWER WINDING WAY (STA 1+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



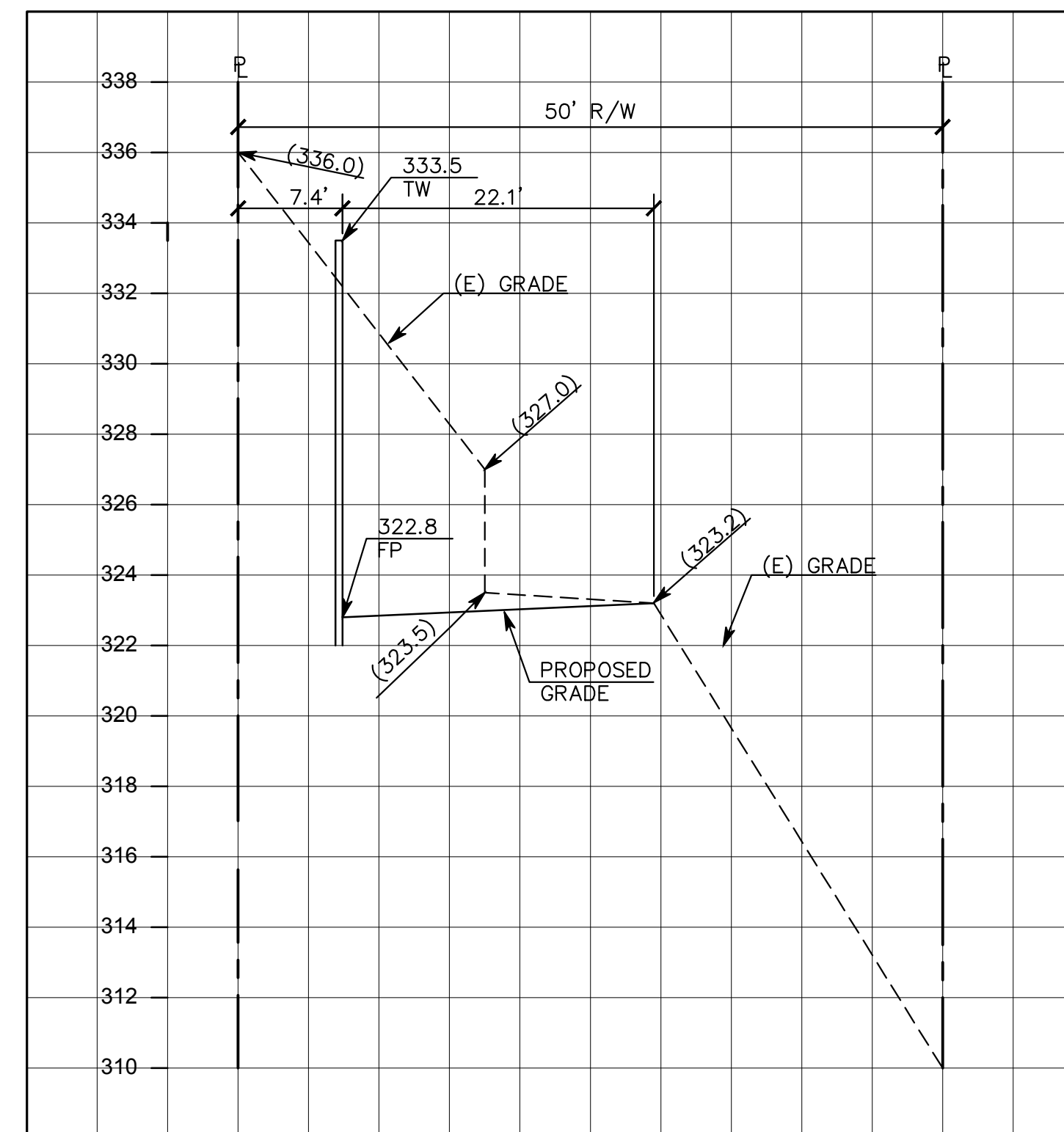
**C LOWER WINDING WAY (STA 2+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



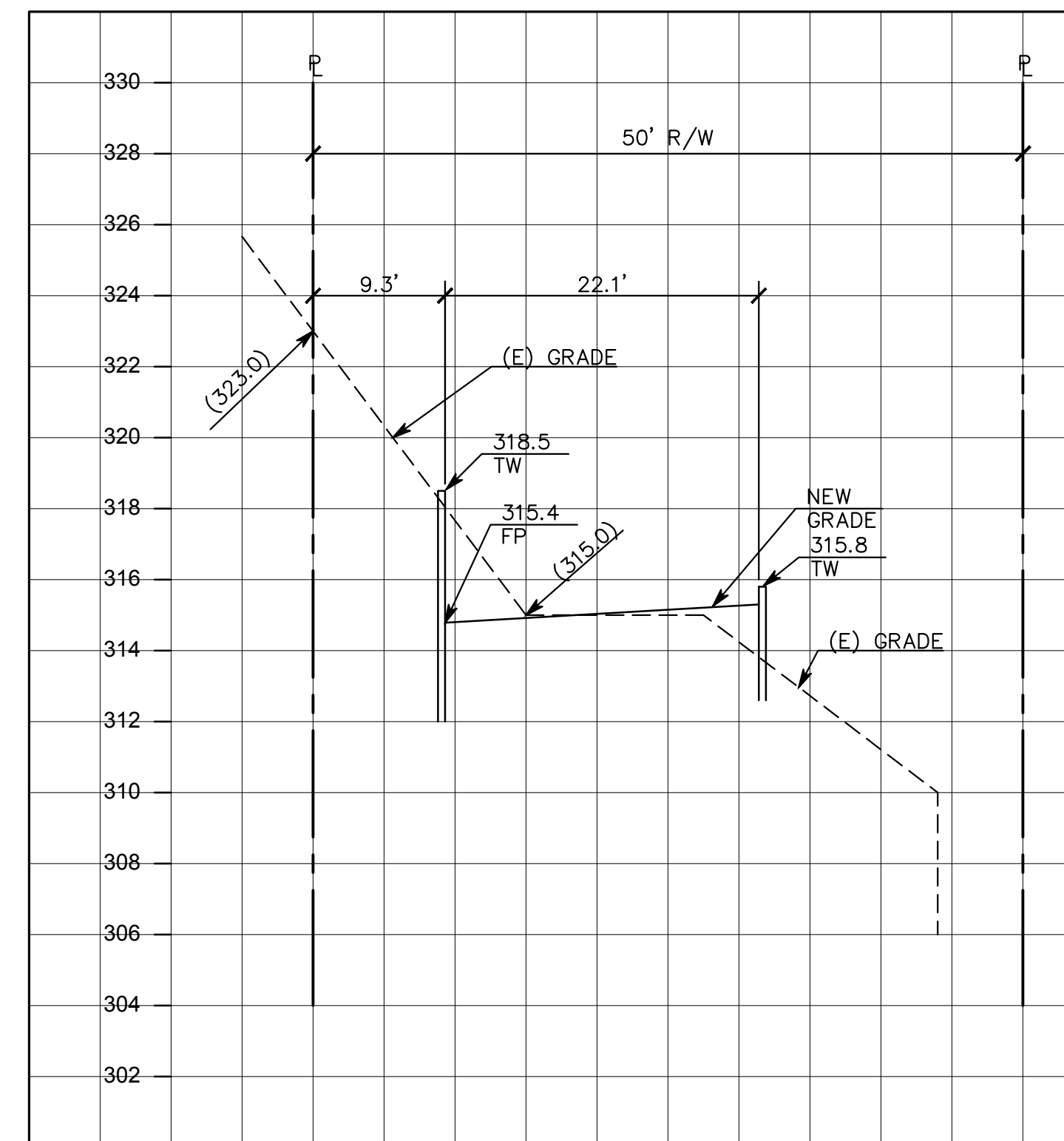
**D LOWER WINDING WAY (STA 3+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



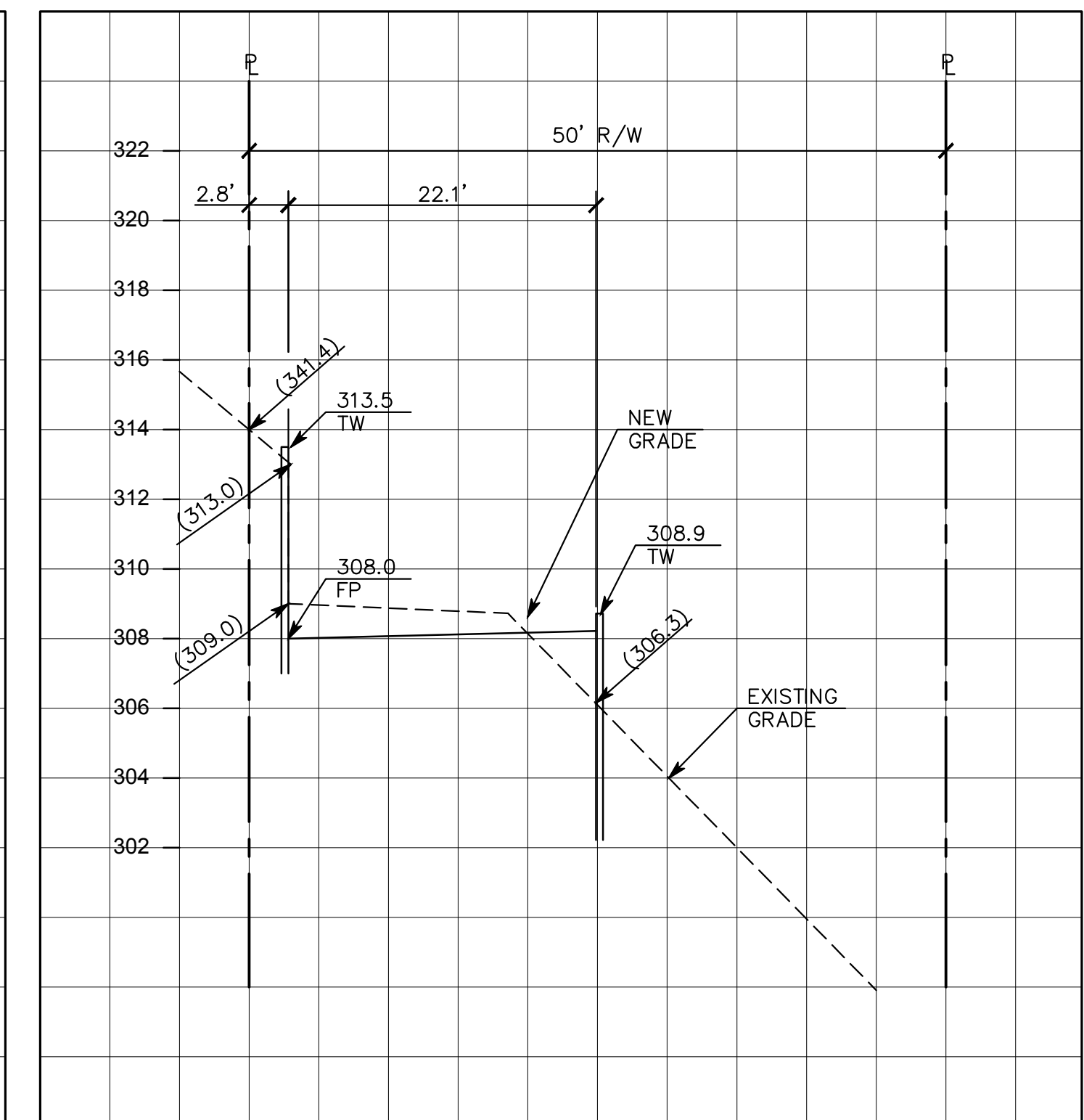
**E LOWER WINDING WAY (STA 4+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**F LOWER WINDING WAY (STA 5+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**G LOWER WINDING WAY (STA 6+00)**

HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'

PER CITY COMMENTS	D.K. 03/14/18	DATE:
PER CITY COMMENTS	D.K. 07/03/18	BY:
REVISED PIPE DIAMETER	VPG 05/23/16	
REVISED PIPE PROFILE	VPG 02/23/16	
PER CITY COMMENTS	VPG 11/26/12	
DESCRIPTION		

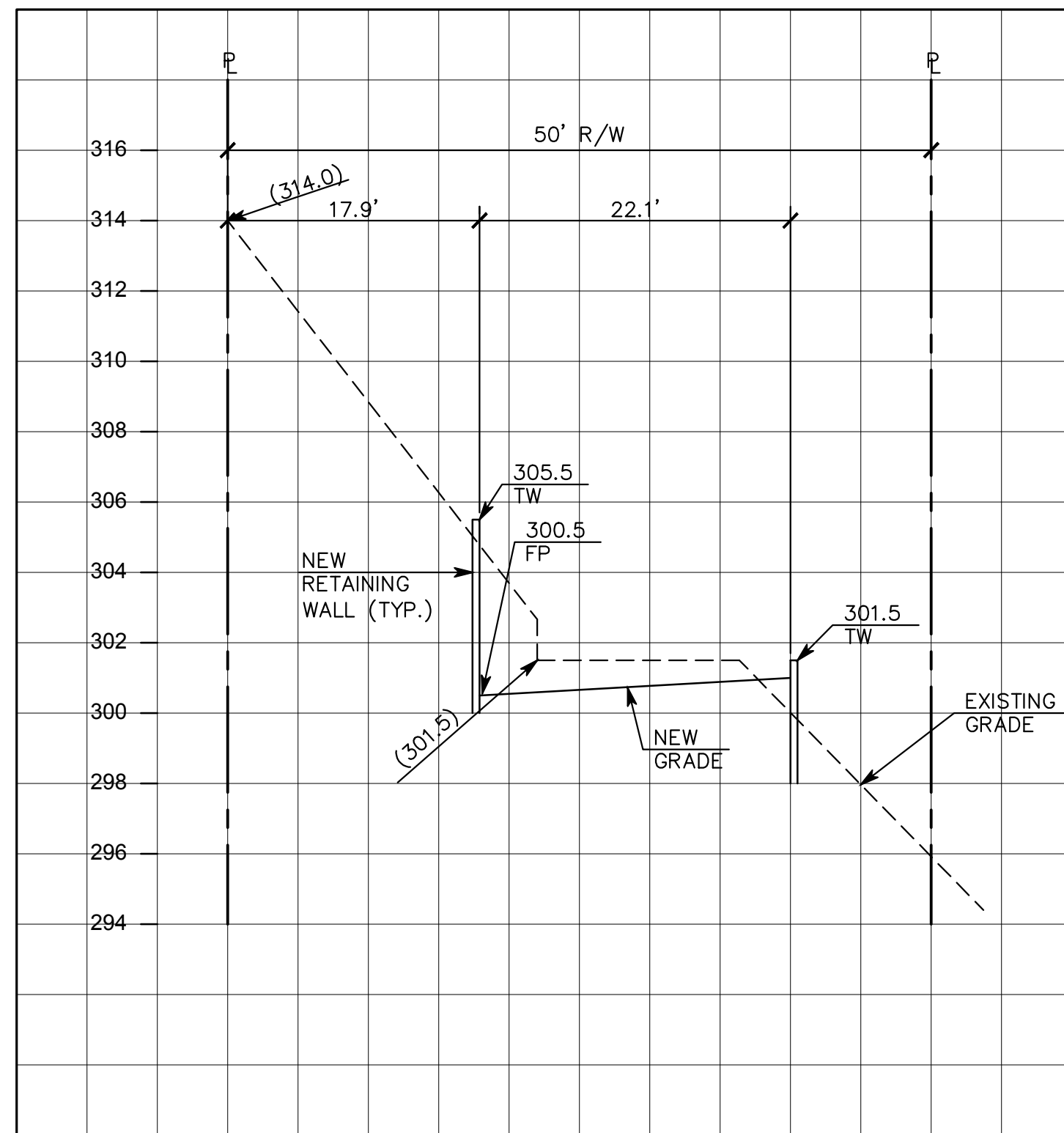
  

**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

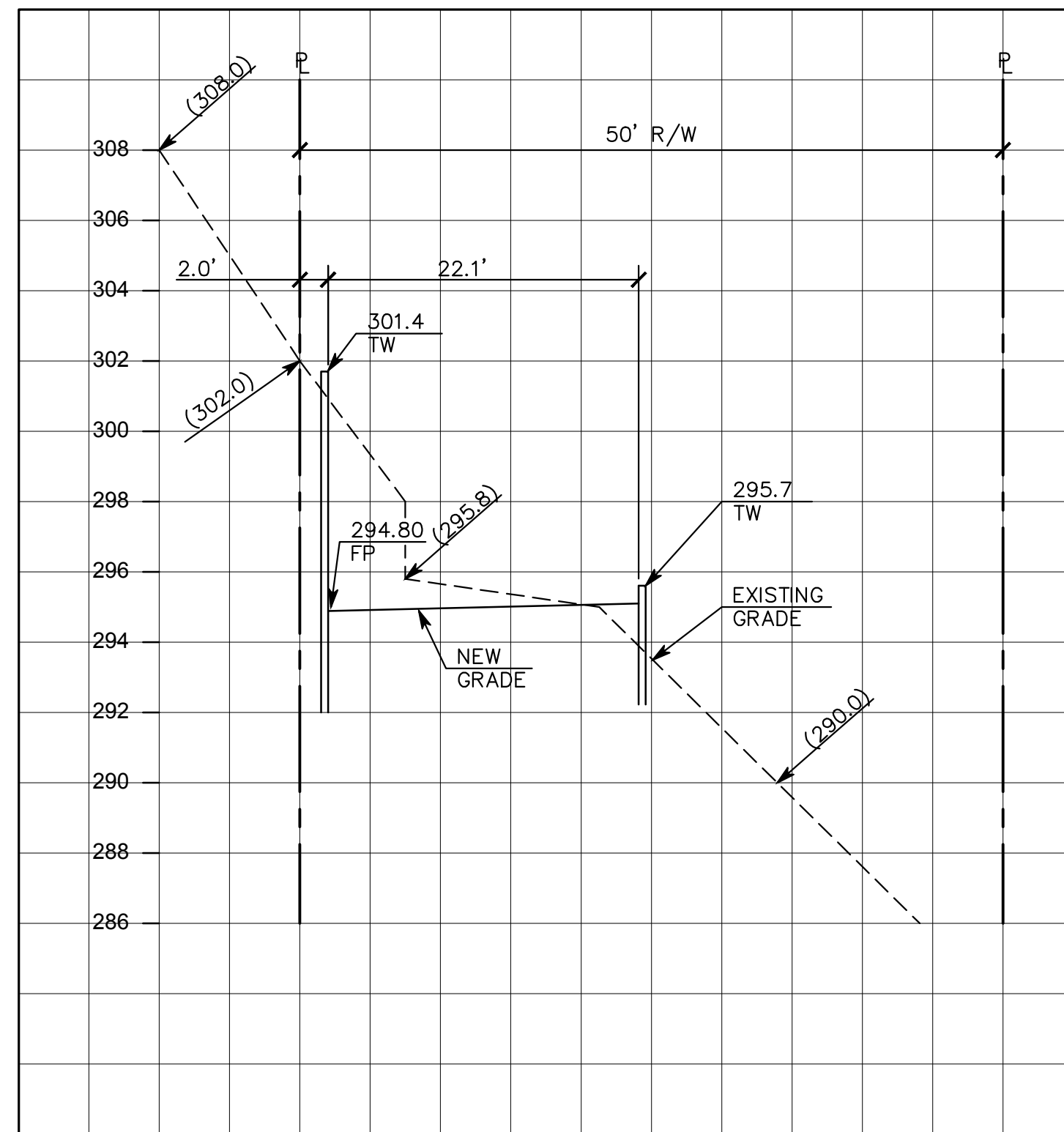
PREPARED FOR:  
 CANYON VISTA PARTNERS, LLC  
 SAN CARLOS SAN MATEO COUNTY CALIFORNIA

**CROSS-SECTIONS**  
 WINDING WAY

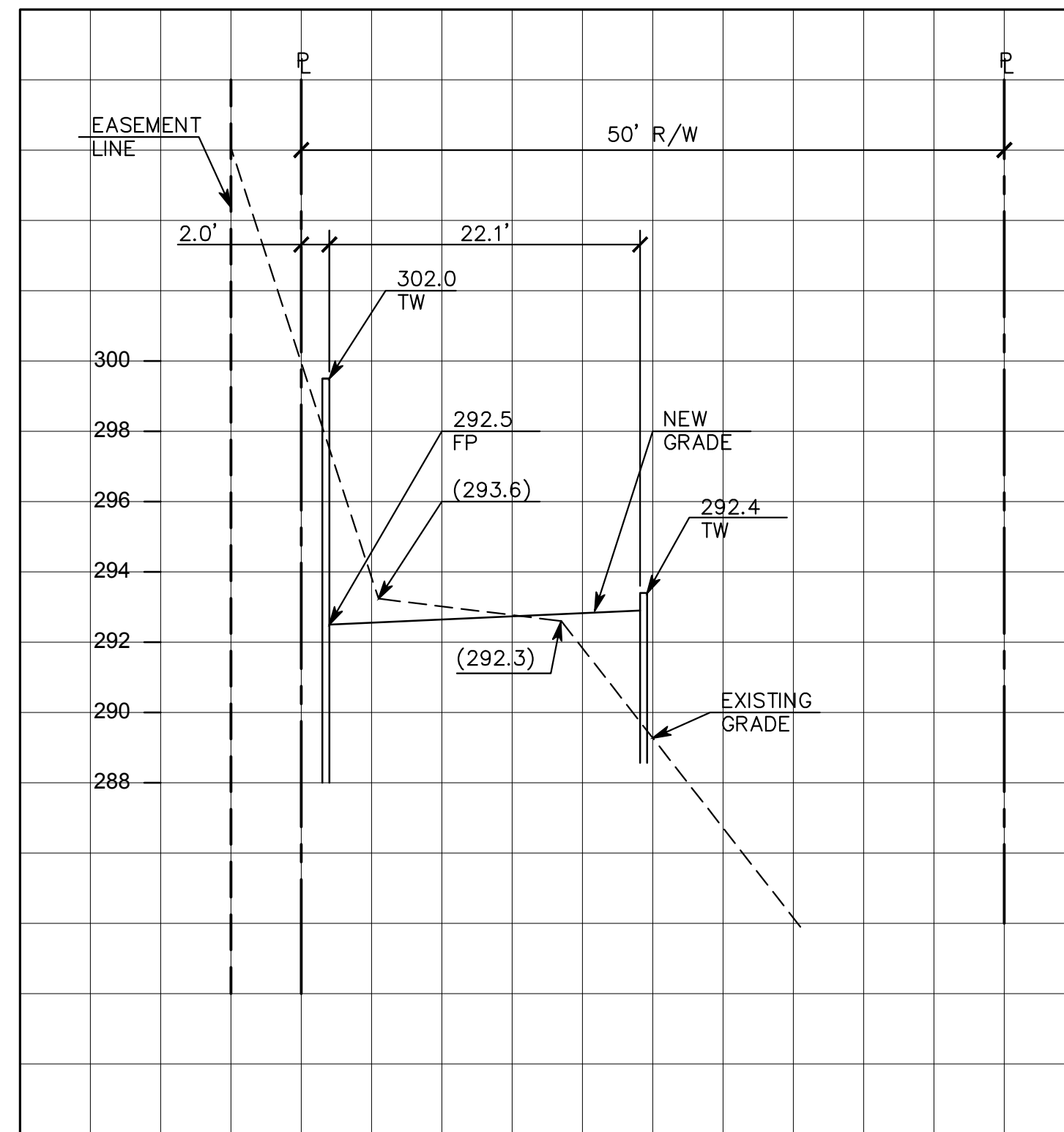
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 CHECKED BY: DGM  
 SCALE: NONE  
 DATE: 05/23/11  
 DRAWING NO. 1709-IMPROVE  
 SHEET **C-8**  
 8 OF 15



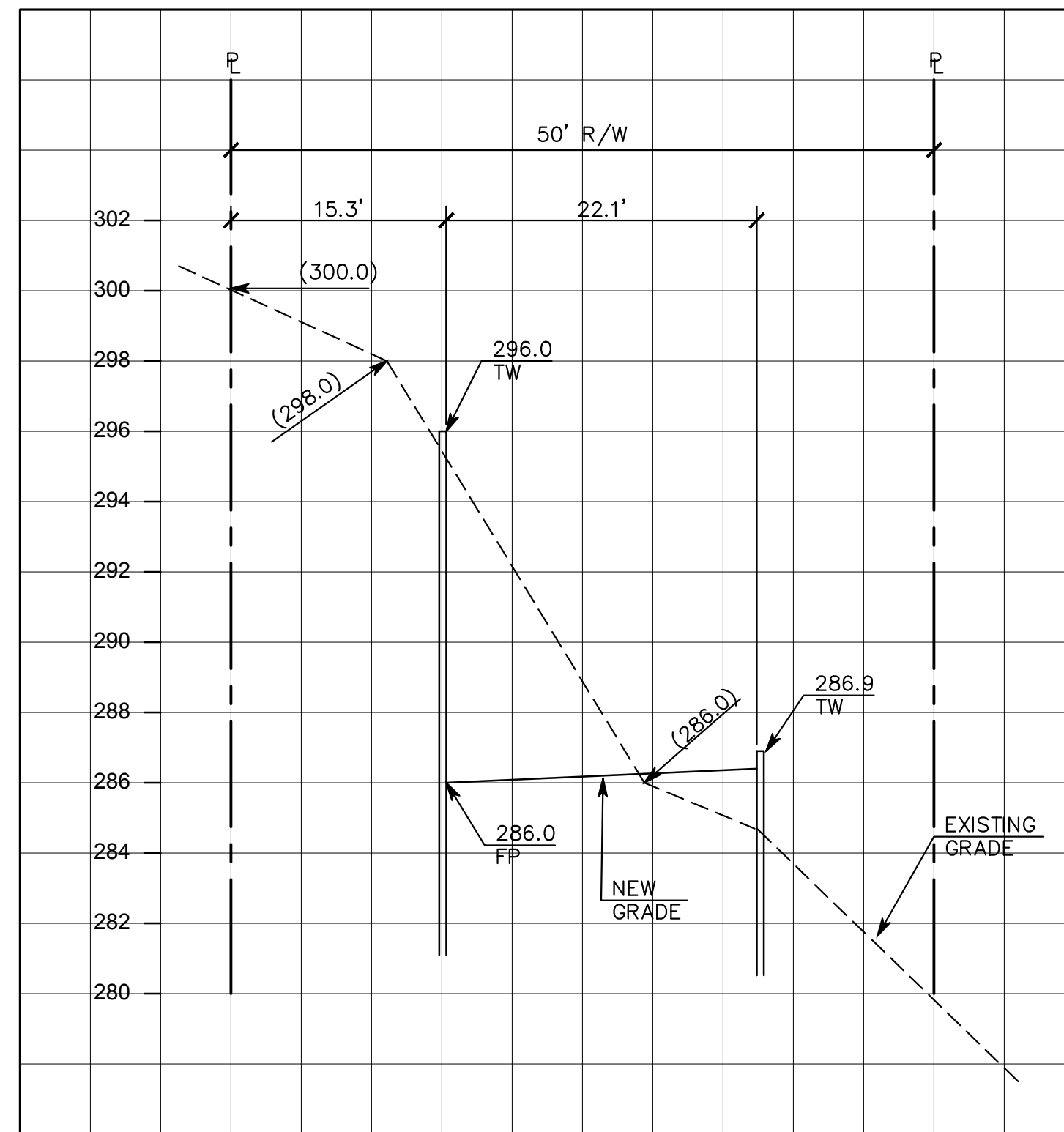
**H** LOWER WINDING WAY (STA 7+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



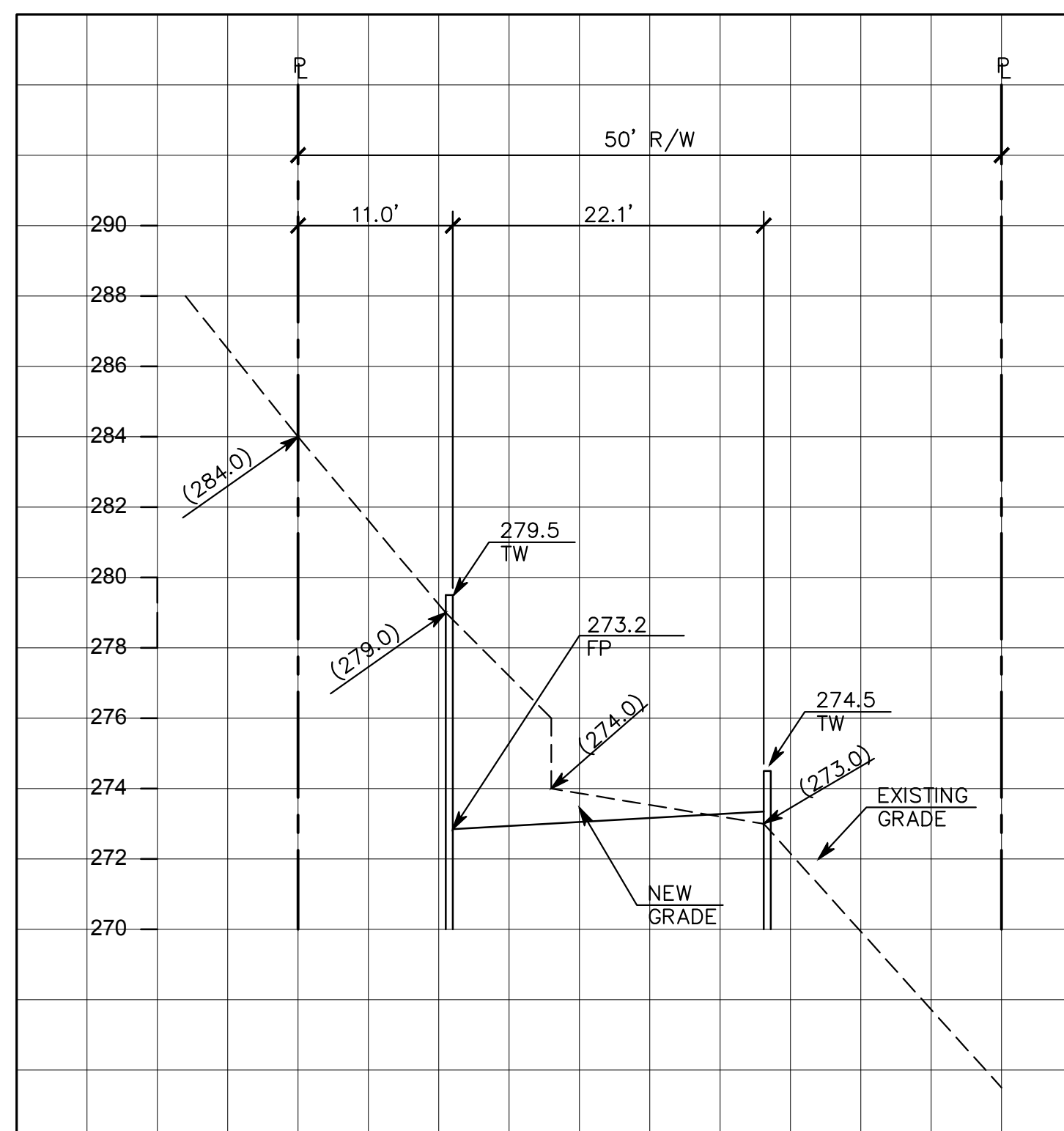
**I** LOWER WINDING WAY (STA 8+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



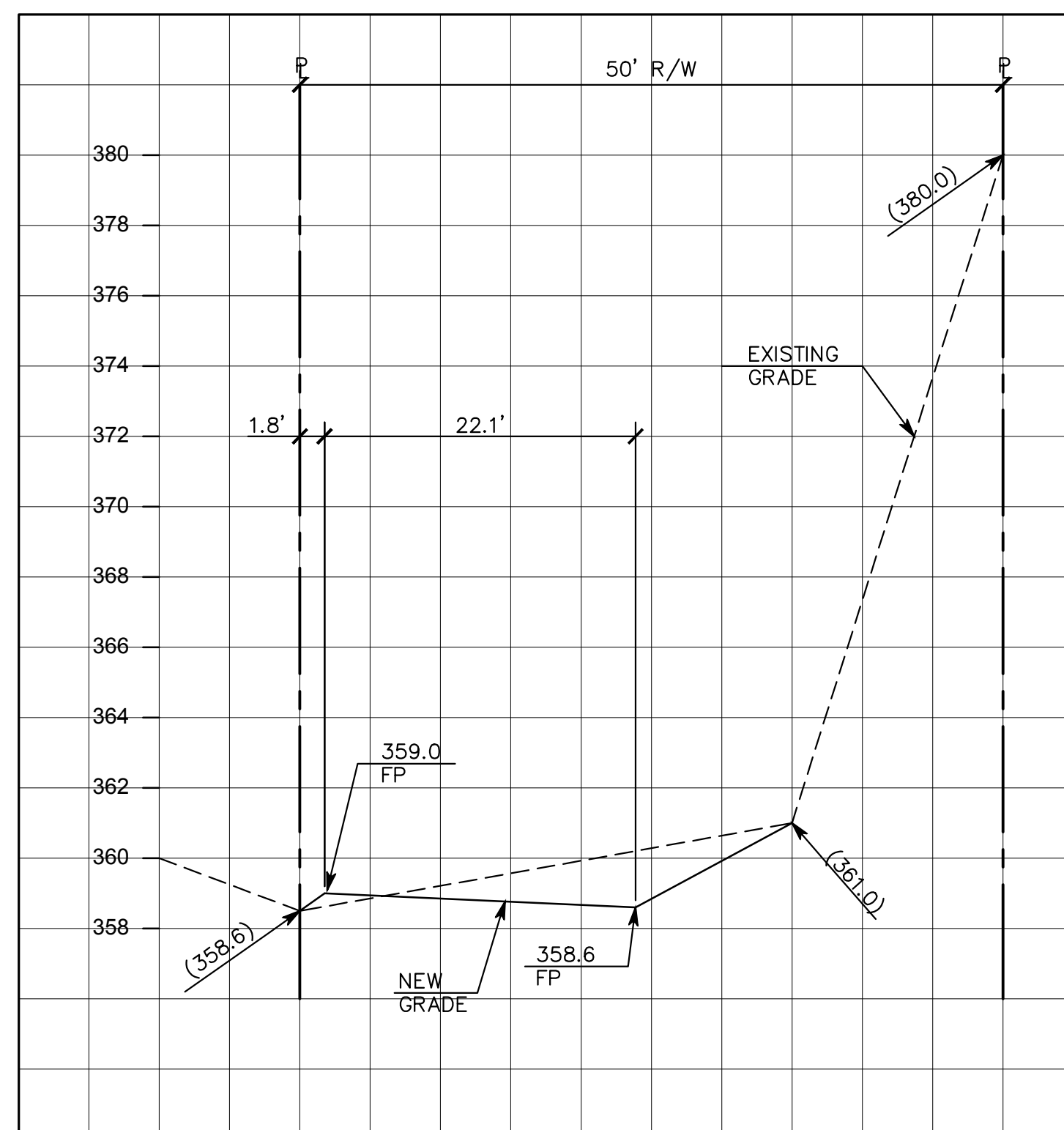
**J** LOWER WINDING WAY (STA 9+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



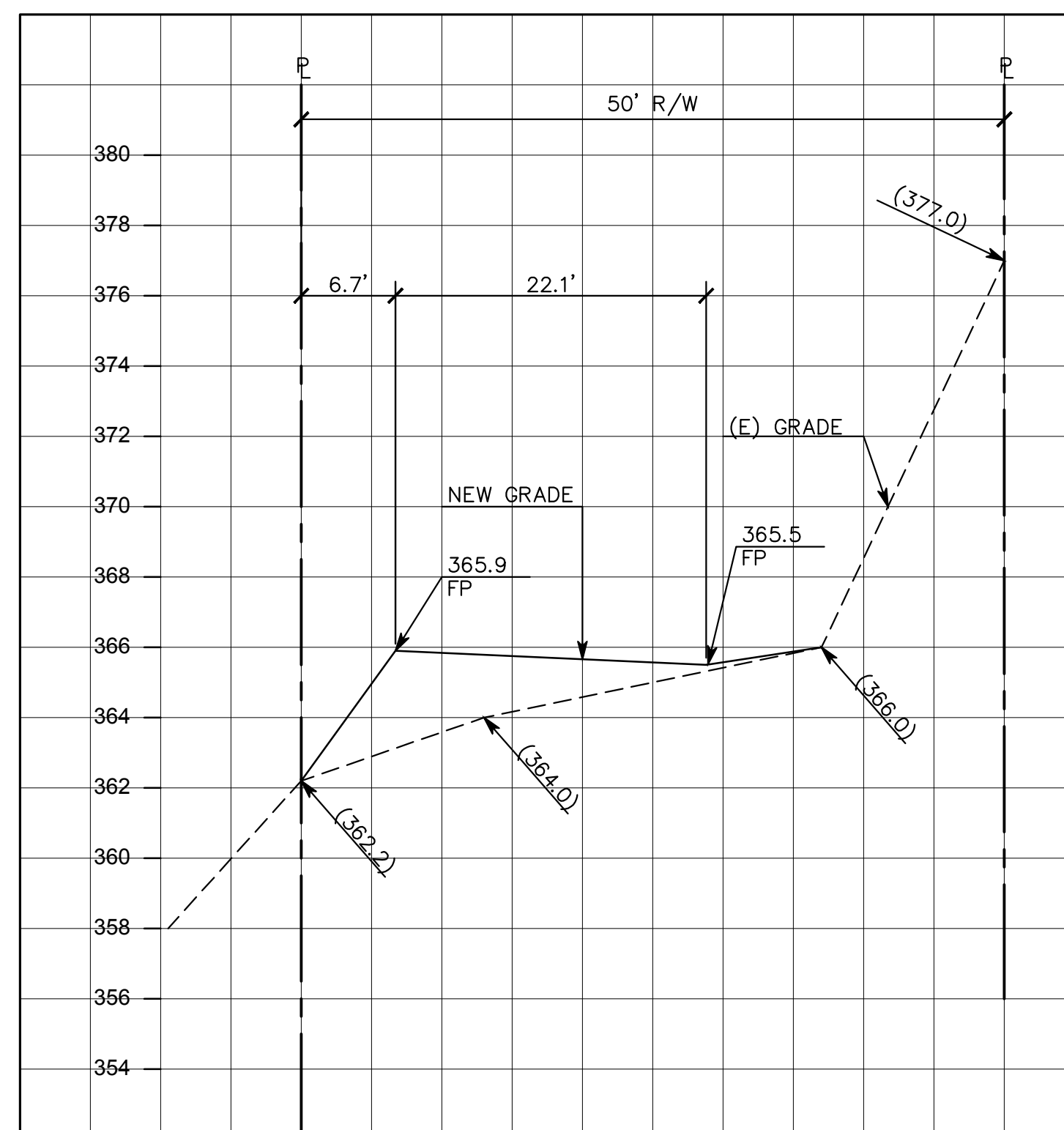
**K** LOWER WINDING WAY (STA 10+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



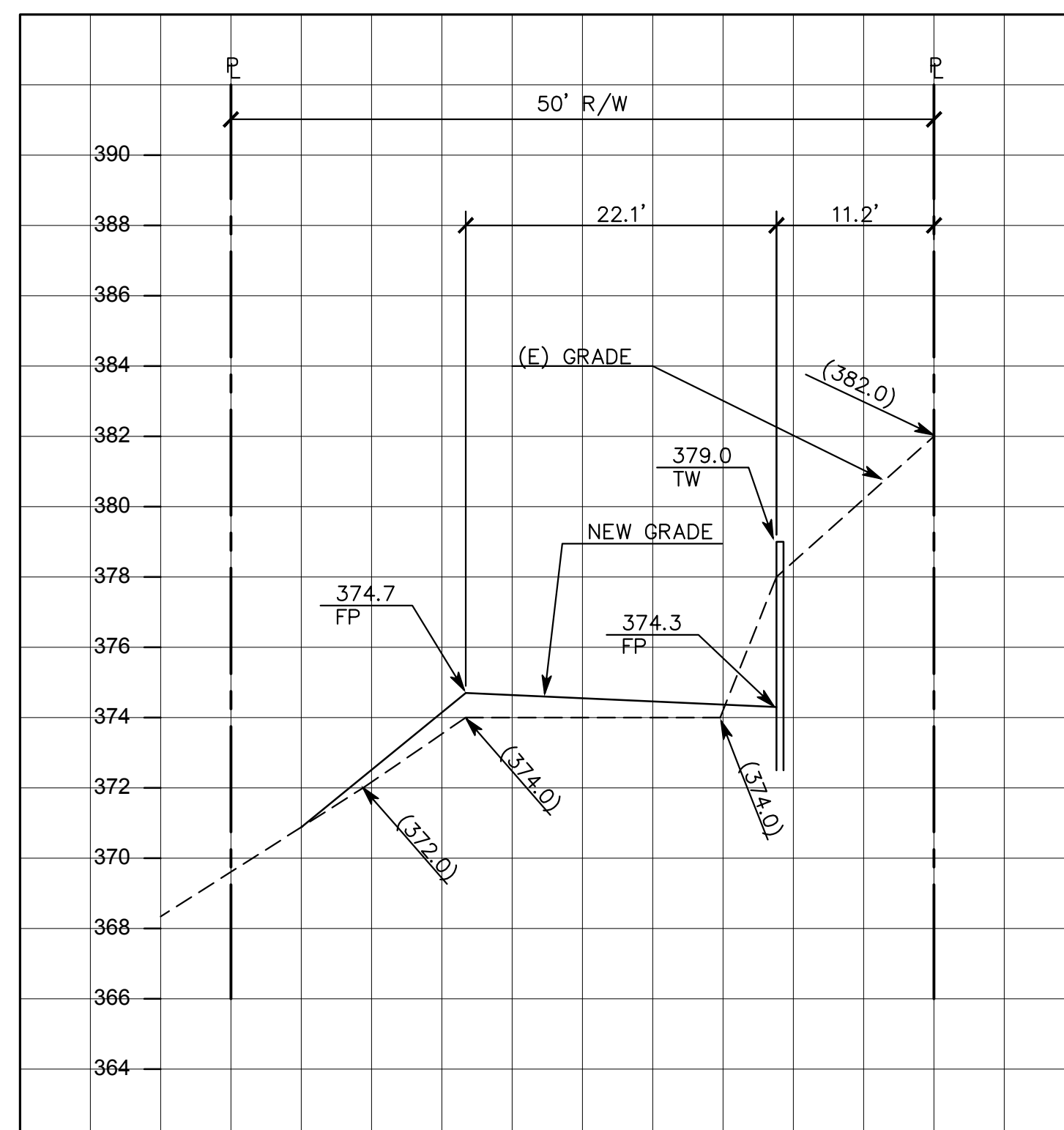
**L** LOWER WINDING WAY (STA 11+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**M** UPPER WINDING WAY (STA 1+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**N** UPPER WINDING WAY (STA 2+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**O** UPPER WINDING WAY (STA 3+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'

PER CITY COMMENTS	D.K.	05/14/18
PER CITY COMMENTS	D.K.	01/03/18
PER CITY COMMENTS	VPG	11/26/12
PER CITY COMMENTS	VPG	11/23/11
DESCRIPTION	BY:	DATE:

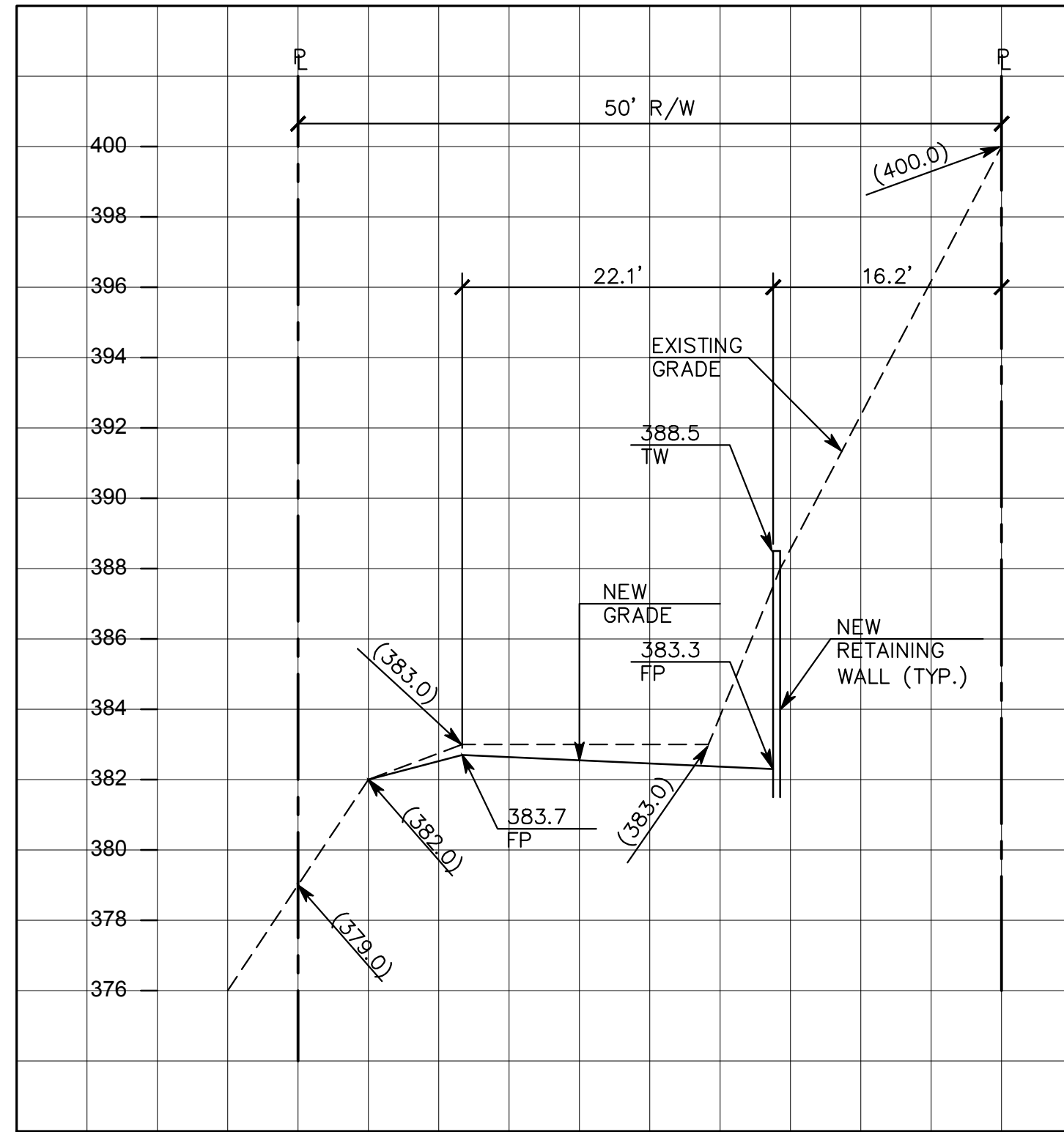
REGISTERED PROFESSIONAL ENGINEER  
 DANIEL G. MACLEOD  
 No. 35048  
 CIVIL  
 STATE OF CALIFORNIA

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

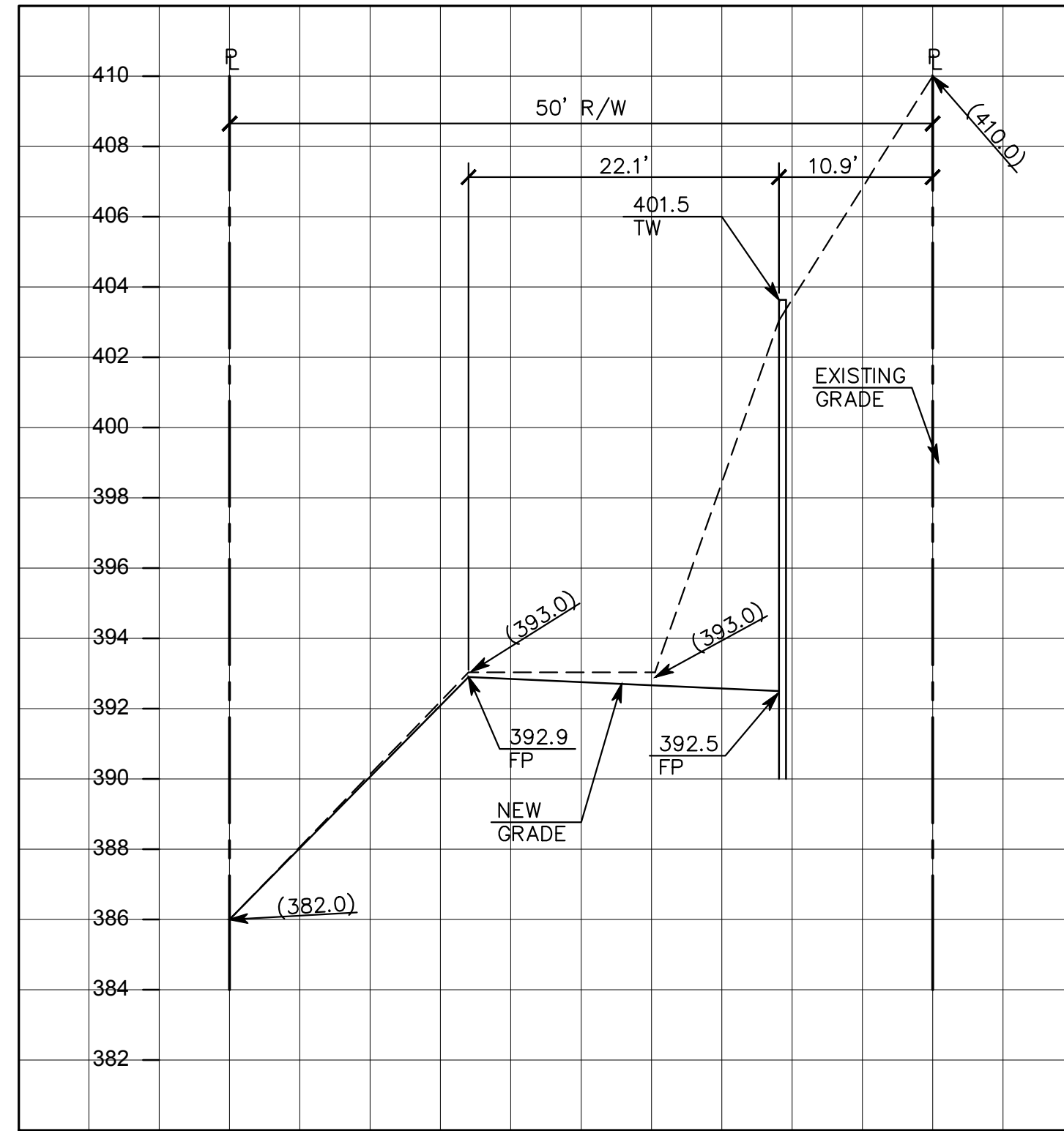
PREPARED FOR:  
 CANYON VISTA PARTNERS, LLC  
 SAN CARLOS SAN MATEO COUNTY CALIFORNIA

**CROSS-SECTIONS**  
 WINDING WAY

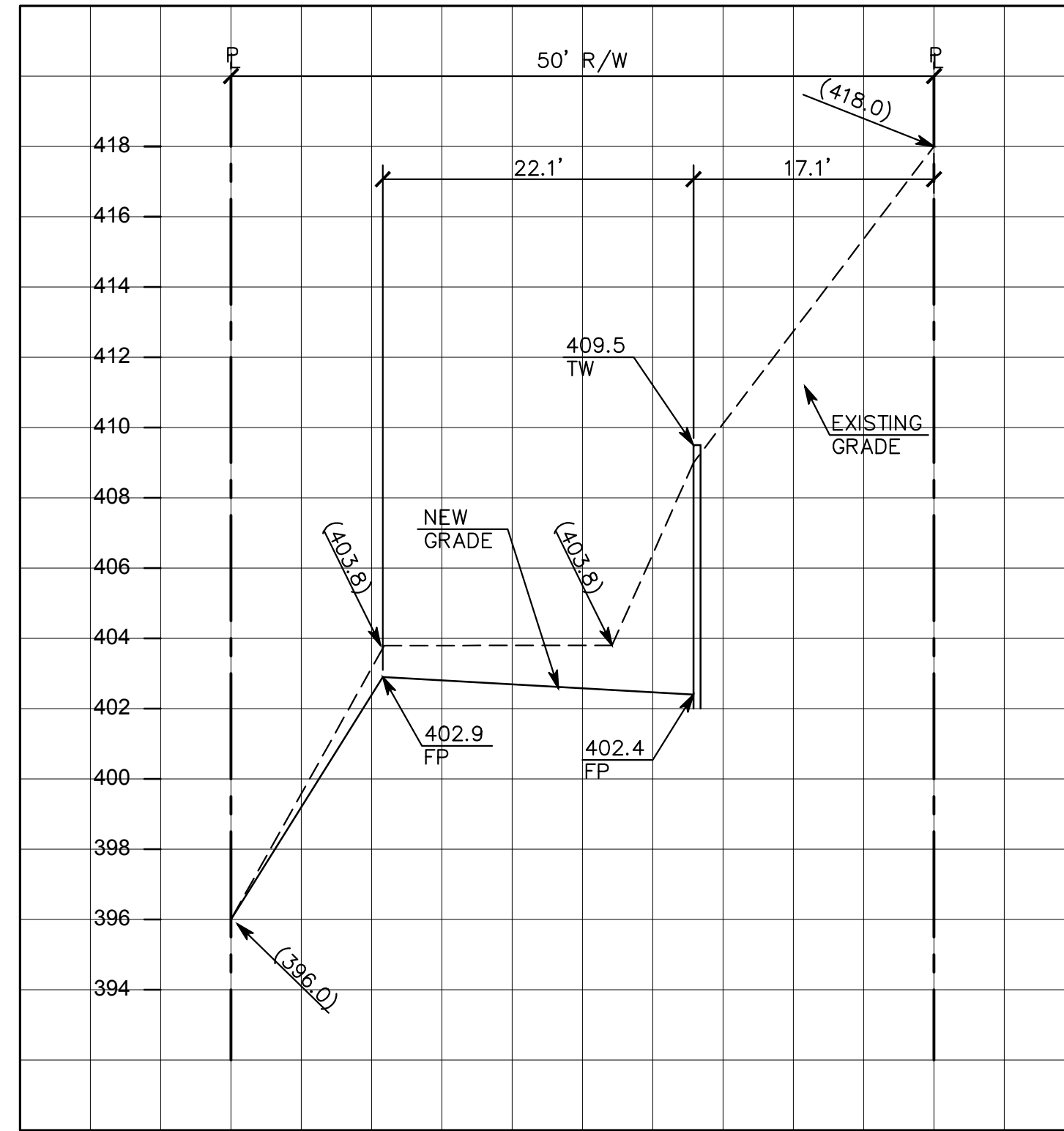
DRAWN BY: AAP  
 DESIGNED BY: VPG  
 CHECKED BY: DGM  
 SCALE: NONE  
 DATE: 05/23/11  
 DRAWING NO. 1709-IMPROVE  
 SHEET **C-9**  
 9 OF 15



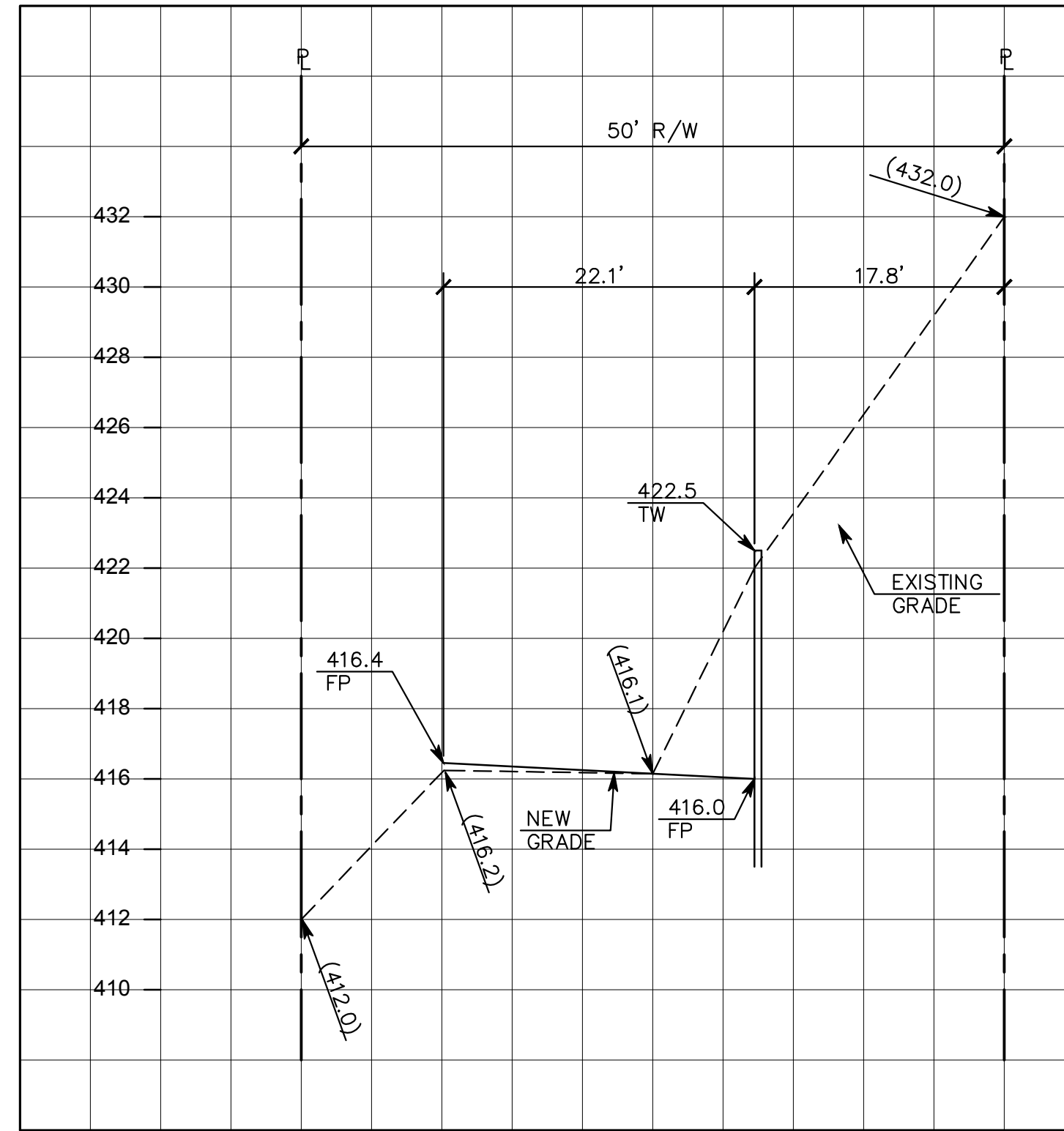
**P** UPPER WINDING WAY (STA. 4+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



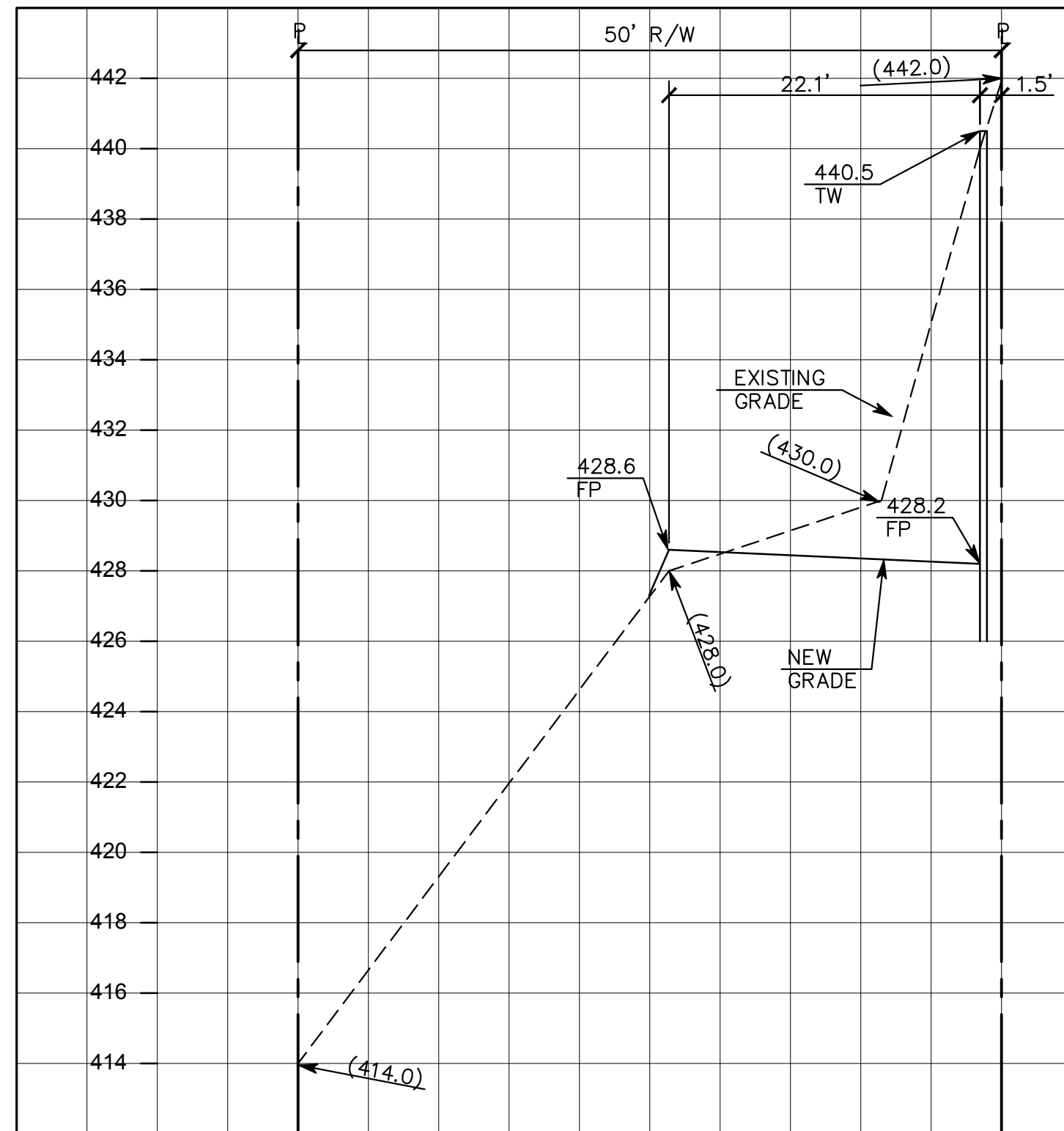
**Q** UPPER WINDING WAY (STA. 5+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



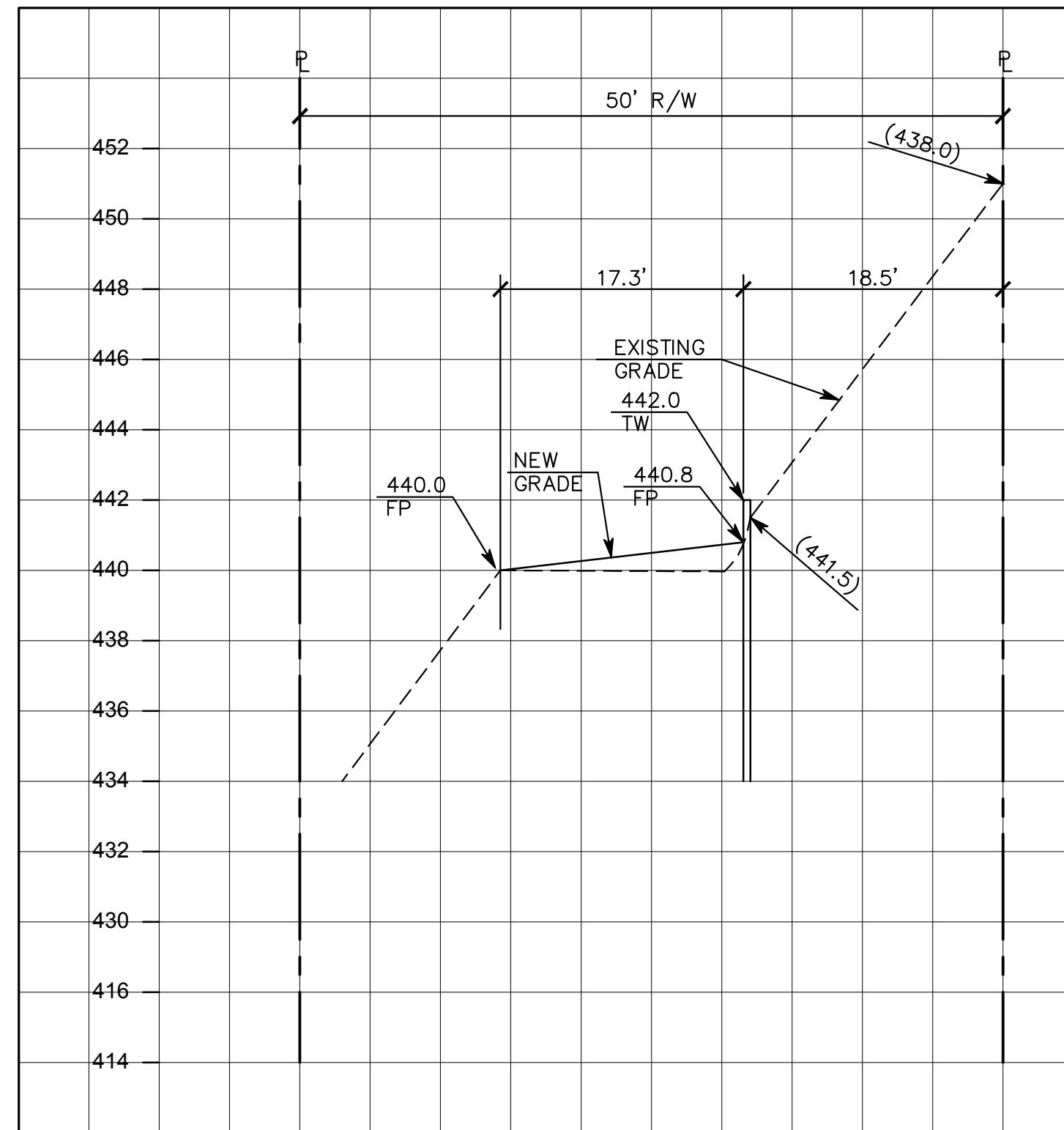
**R** UPPER WINDING WAY (STA. 6+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**S** UPPER WINDING WAY (STA. 7+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**T** UPPER WINDING WAY (STA. 8+00)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'



**U** UPPER WINDING WAY (STA. 8+93.22)  
 HORZ. SCALE: 1"=10' AND VER. SCALE: 1"=4'

PER CITY COMMENTS	D.K	03/14/18	BY:	
PER CITY COMMENTS	D.K	01/03/18	BY:	
PER CITY COMMENTS	VPG	11/23/11	DESCRIPTION	
REV.				

REGISTERED PROFESSIONAL ENGINEER  
 DANIEL G. MACLEOD  
 No. 35048  
 CIVIL  
 STATE OF CALIFORNIA

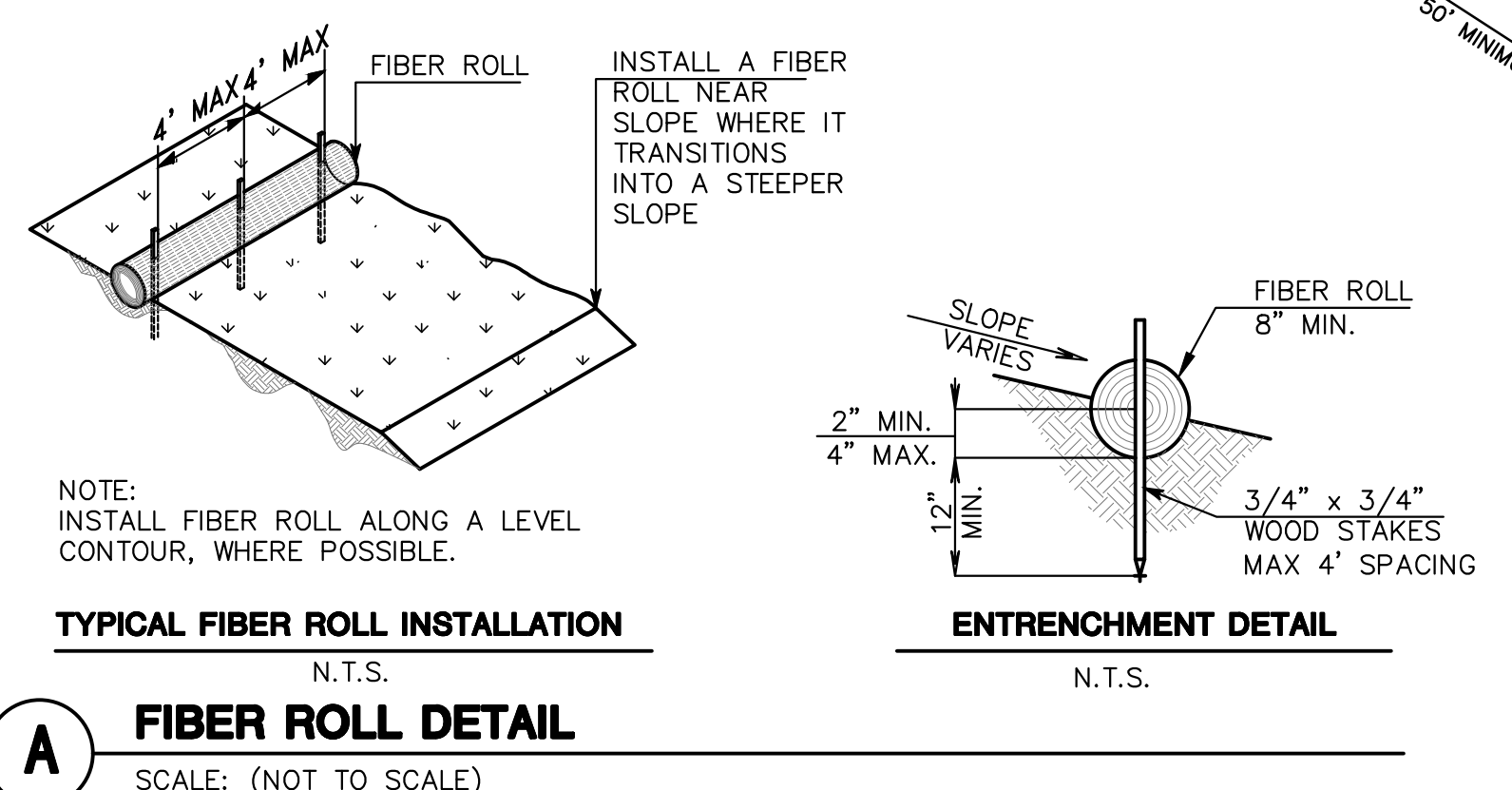
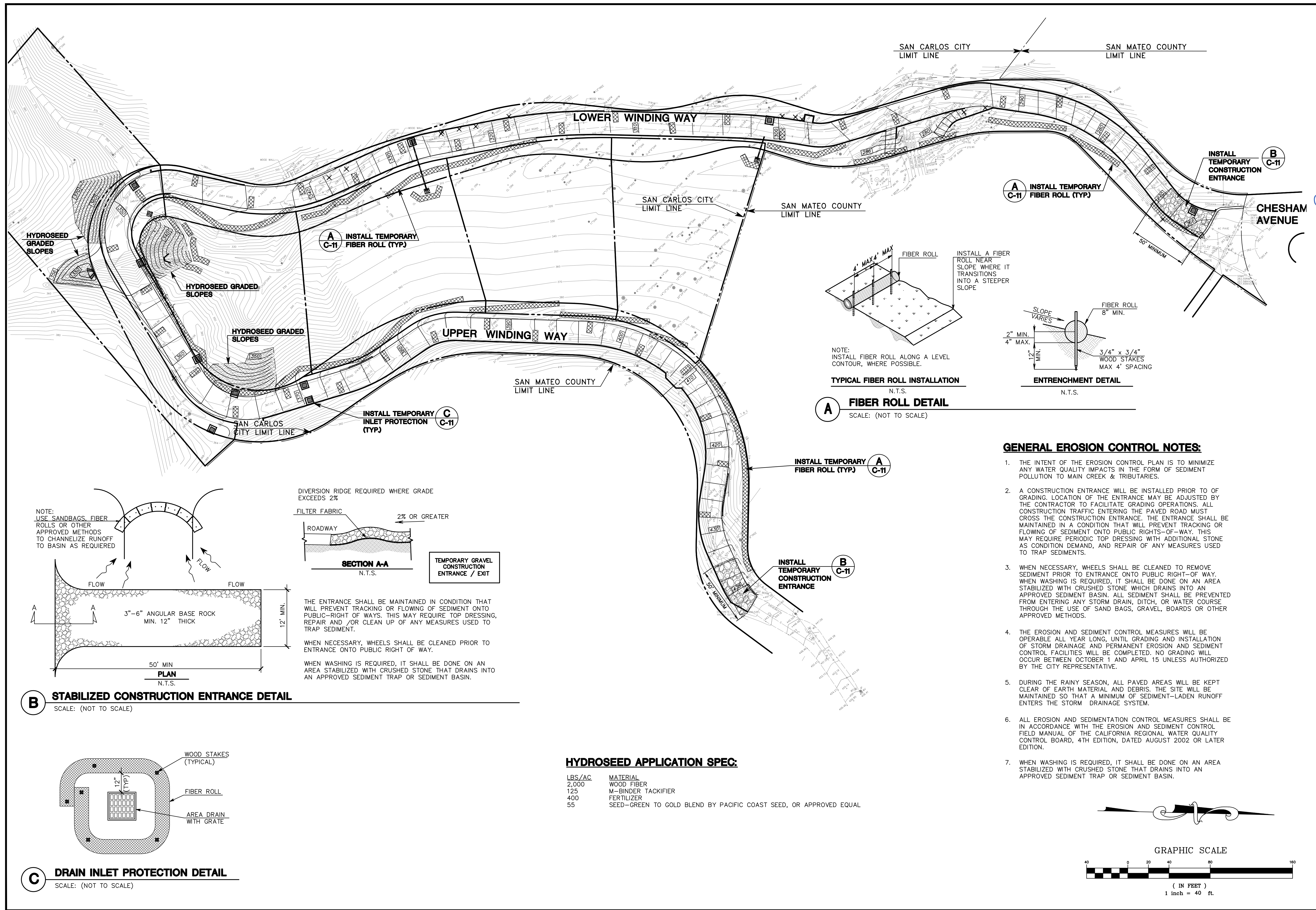
**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:  
 CANYON VISTA PARTNERS, LLC  
 SAN CARLOS SAN MATEO COUNTY CALIFORNIA

**CROSS-SECTIONS**  
 WINDING WAY

DRAWN BY: AAP  
 DESIGNED BY: VPG  
 CHECKED BY: DGM  
 SCALE: NONE  
 DATE: 05/23/11  
 DRAWING NO. 1709-IMPROVE  
 SHEET **C-10** OF 15



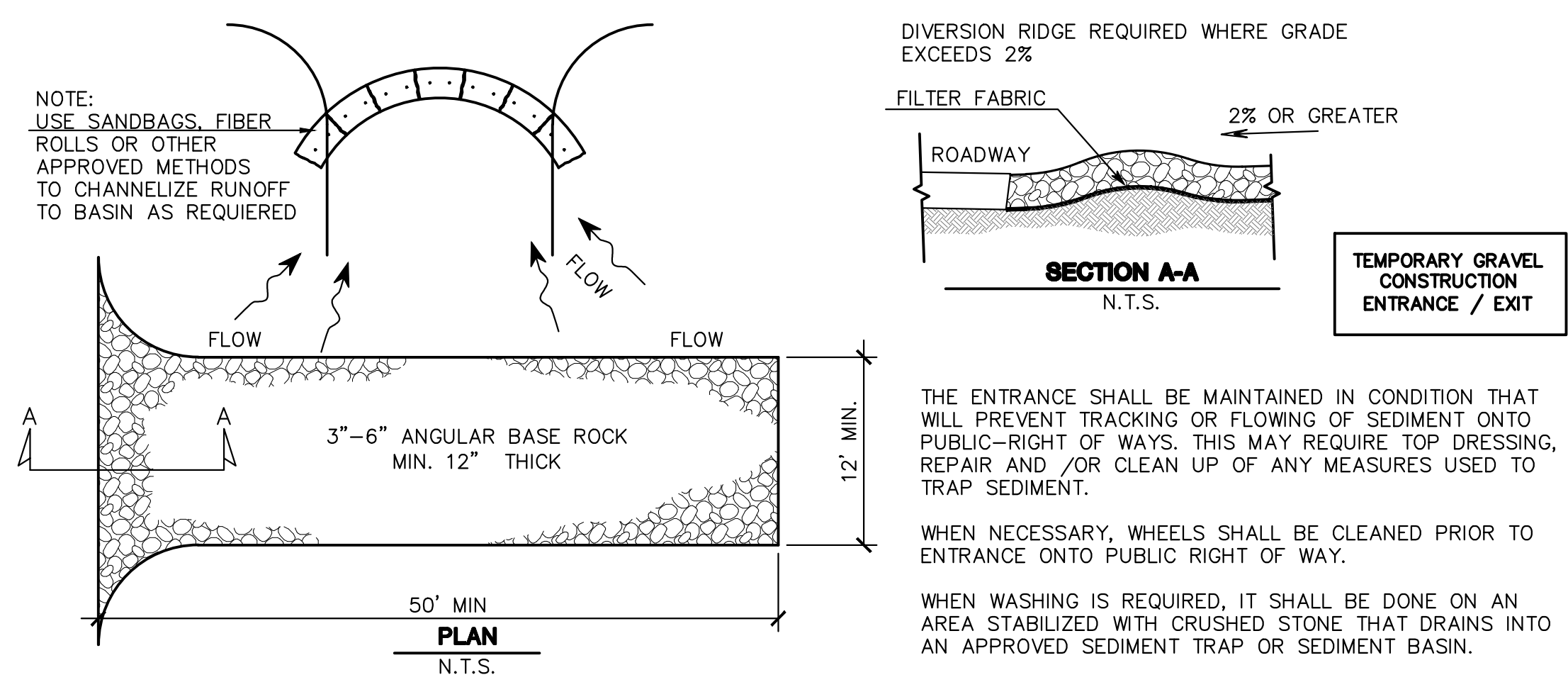


**TYPICAL FIBER ROLL INSTALLATION**  
N.T.S.

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

**GENERAL EROSION CONTROL NOTES:**

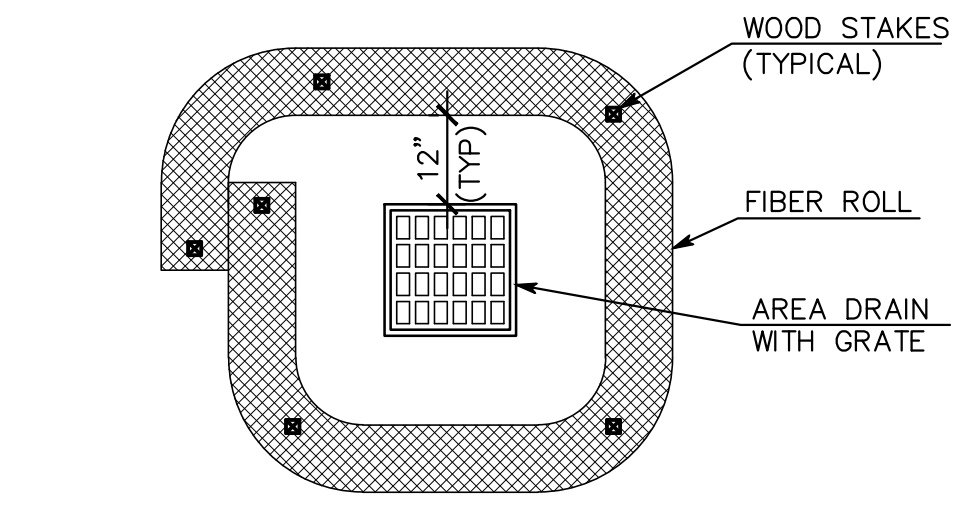
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. 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 WATER COURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE ALL YEAR LONG, UNTIL GRADING AND INSTALLATION OF STORM DRAINAGE AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE CITY 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 EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, 4TH EDITION, DATED AUGUST 2002 OR LATER EDITION.
7. 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.



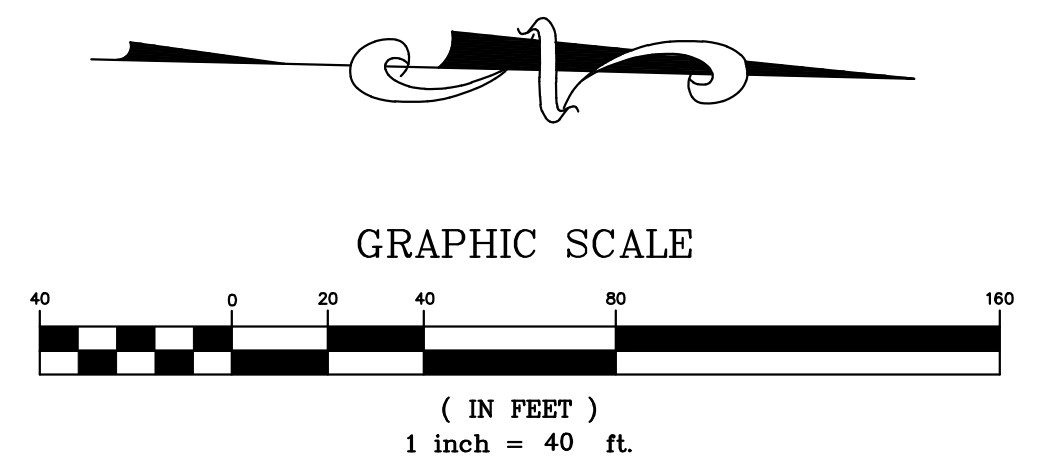
**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
SCALE: (NOT TO SCALE)

**HYDROSEED APPLICATION SPEC:**

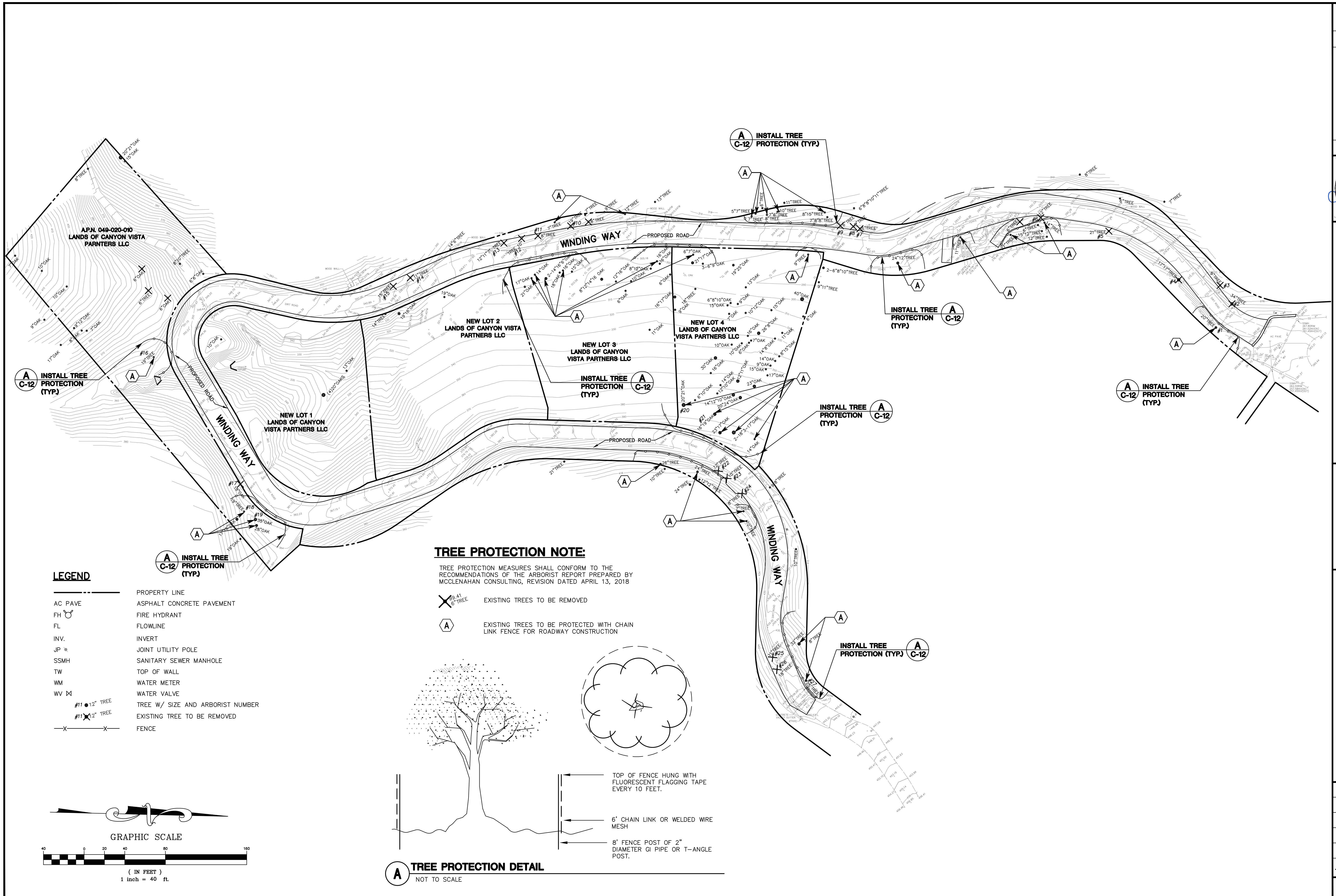
LBS/AC	MATERIAL
2,000	WOOD FIBER
125	M-BINDER TACKIFIER
400	FERTILIZER
55	SEED-GREEN TO GOLD BLEND BY PACIFIC COAST SEED, OR APPROVED EQUAL



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



<p>REGISTERED PROFESSIONAL ENGINEER DANIEL G. MACLEOD No. 35048 CIVIL STATE OF CALIFORNIA</p>	<p>DATE: 09/24/18 BY: DJK PER CITY COMMENTS REV. 03/17/18 DESCRIPTION</p>
<p><b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8590</p>	
<p>PREPARED FOR: CANYON VISTA PARTNERS, LLC</p>	<p>PROJECT: EROSION &amp; SEDIMENTATION CONTROL PLAN WINDING WAY</p>
<p>SAN CARLOS SAN MATEO COUNTY CALIFORNIA</p>	
<p>DRAWN BY: DJK DESIGNED BY: VPG CHECKED BY: DGM SCALE: 1"=40' DATE: 01/03/18 DRAWING NO. 1709-EROS SHEET <b>C-11</b> OF 13</p>	



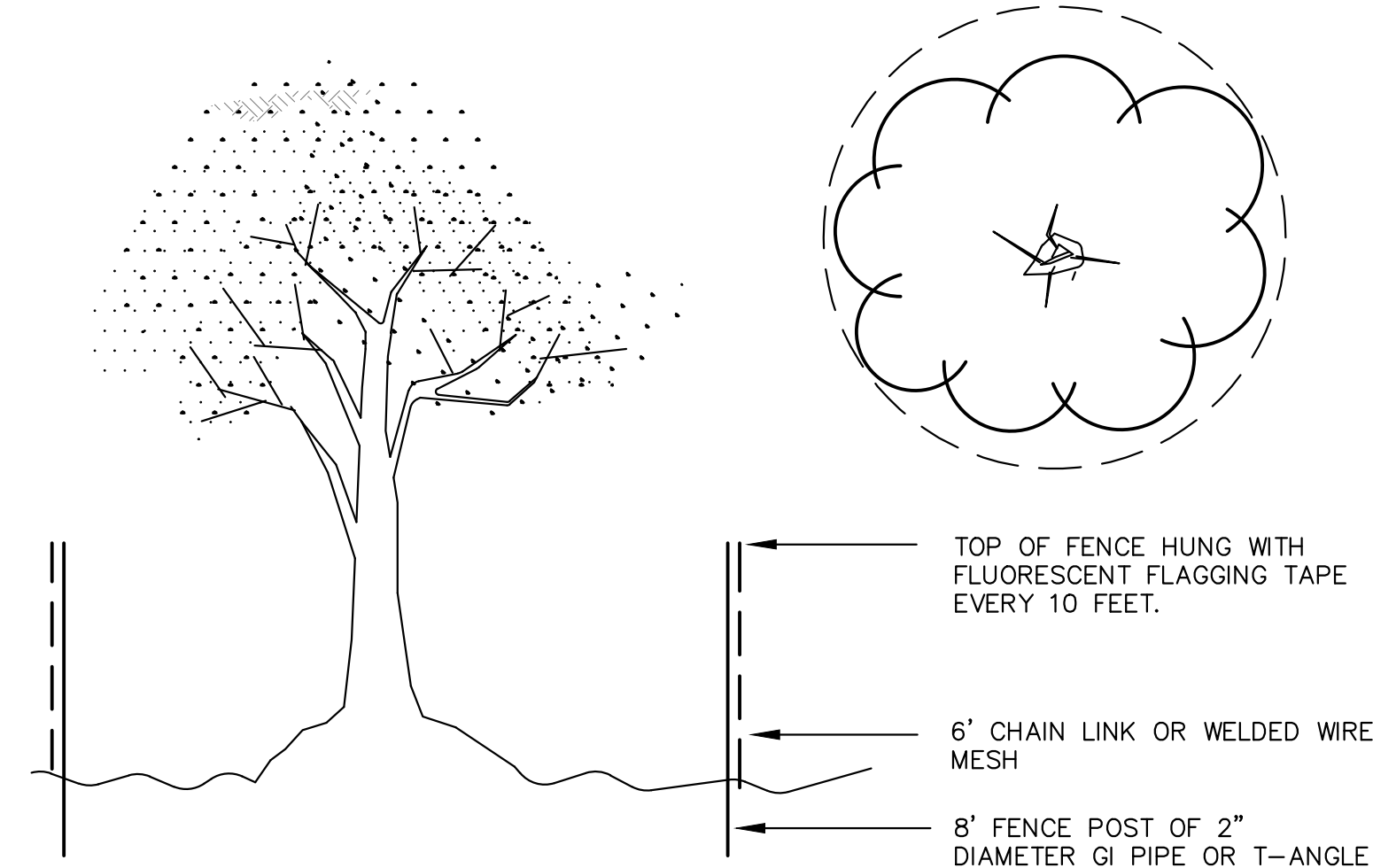
**LEGEND**

---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
INV.	INVERT
JP	JOINT UTILITY POLE
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
#11 12" TREE	TREE W/ SIZE AND ARBORIST NUMBER
#11 12" TREE	EXISTING TREE TO BE REMOVED
-X-X-	FENCE

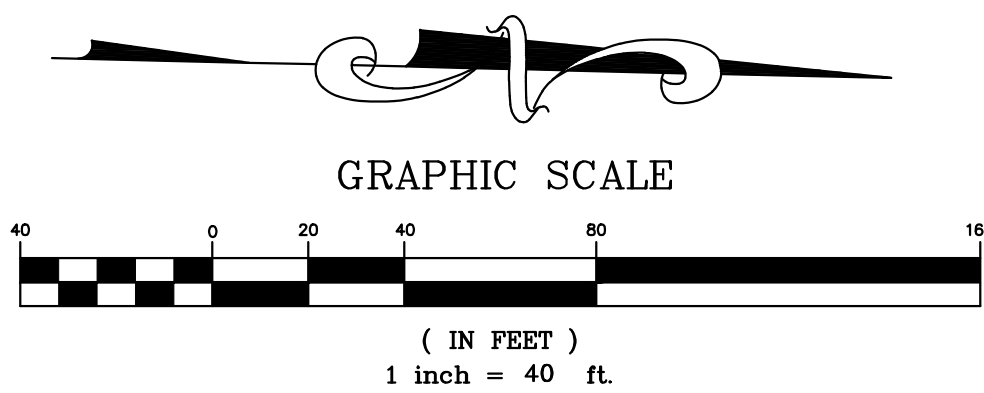
**TREE PROTECTION NOTE:**

TREE PROTECTION MEASURES SHALL CONFORM TO THE RECOMMENDATIONS OF THE ARBORIST REPORT PREPARED BY MCCLLENAHAN CONSULTING, REVISION DATED APRIL 13, 2018

- X 39.41 6" TREE EXISTING TREES TO BE REMOVED
- A EXISTING TREES TO BE PROTECTED WITH CHAIN LINK FENCE FOR ROADWAY CONSTRUCTION



**A TREE PROTECTION DETAIL**  
NOT TO SCALE



REV.	DESCRIPTION	BY:	DATE:
---	PER CITY & COUNTY COMMENTS	DJK	11/08/18
---	PER CITY COMMENTS	DJK	08/24/18
---	PER CITY COMMENTS	DJK	05/24/18
---	PER ARBORIST COMMENTS	DJK	04/19/18



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

PREPARED FOR:  
CANYON VISTA PARTNERS LLC

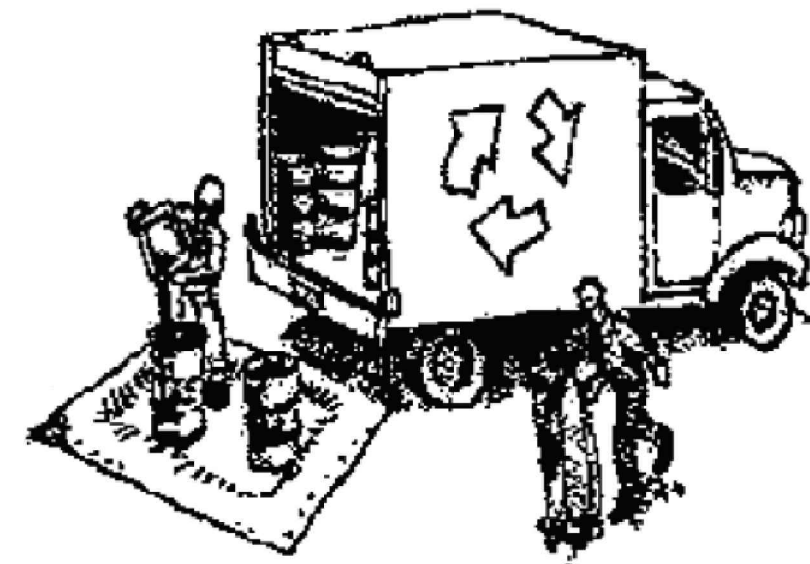
**TREE PROTECTION PLAN**  
WINDING WAY  
SAN CARLOS SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=40'
DATE:	03/14/18
DRAWING NO.	1709-TREE PLAN
SHEET	<b>C-12</b>
	12 OF 15

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



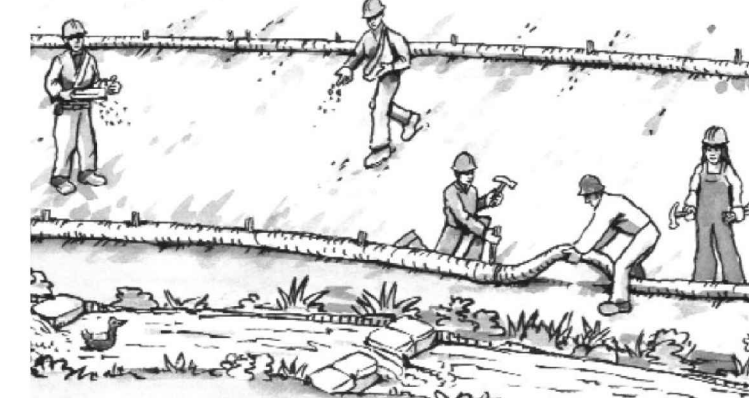
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

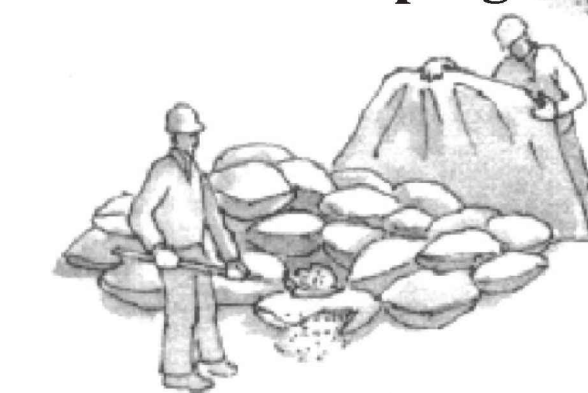
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



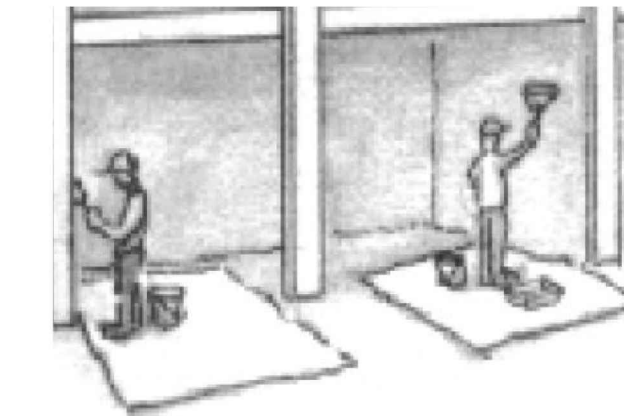
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

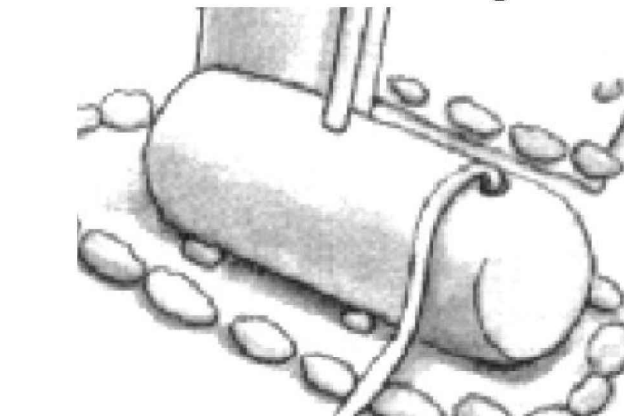
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.


## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

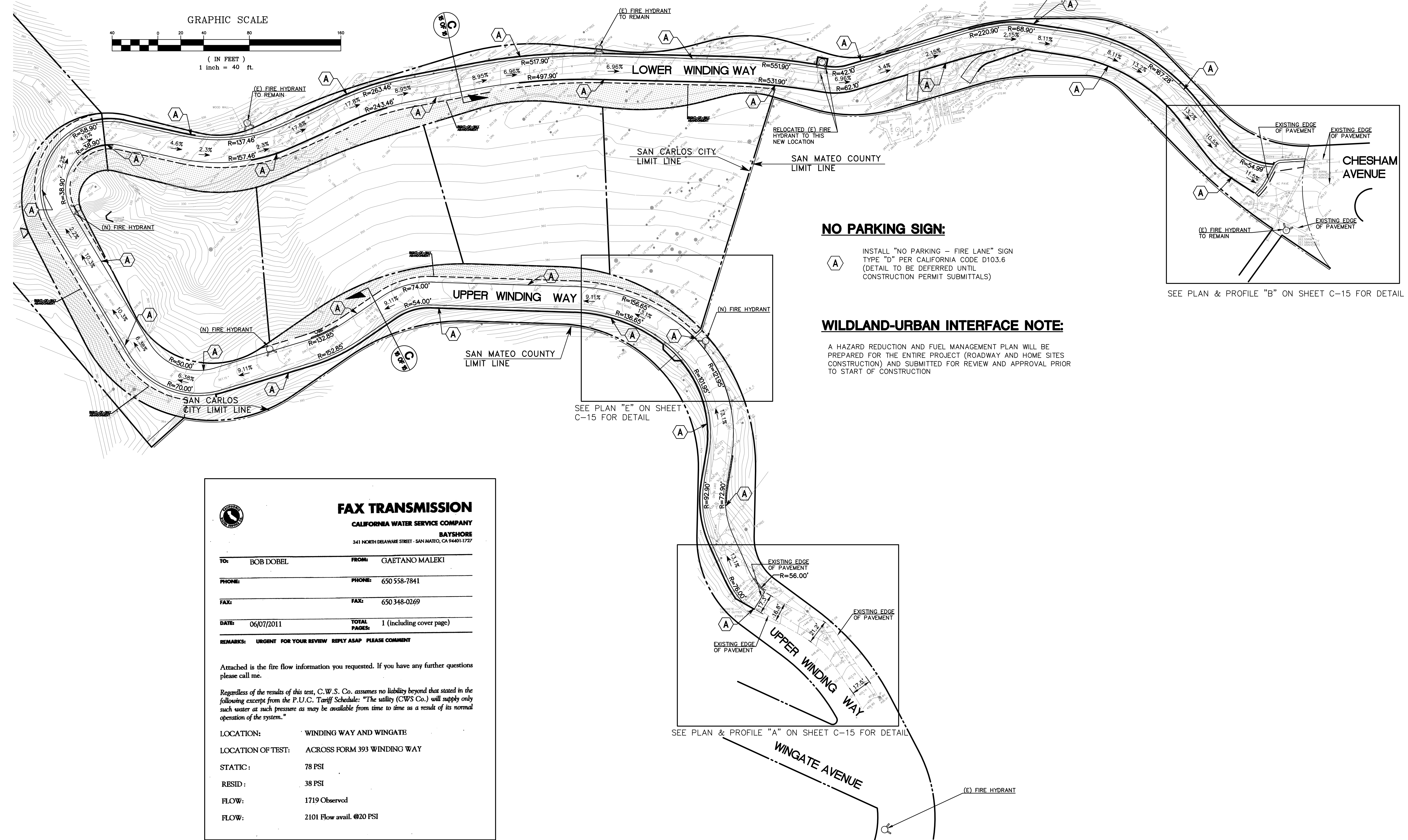
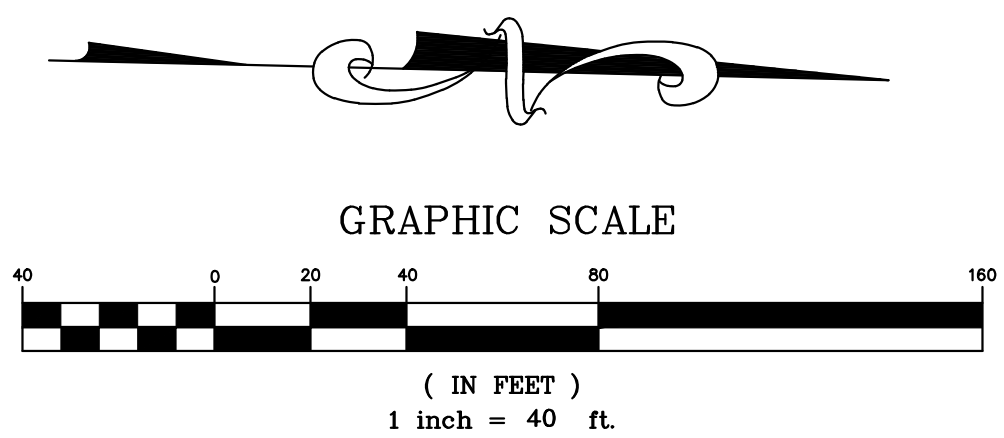
DATE:	
BY:	
DESCRIPTION:	
REV:	



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PREPARED FOR:	CANYON VISTA PARTNERS, LLC
<b>CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN</b>	WINDING WAY
	SAN CARLOS
	SAN MATEO COUNTY
	CALIFORNIA

DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	NONE
DATE:	04/04/13
DRAWING NO.	1709-IMPROVE
SHEET	<b>C-13</b>
	13 OF 19

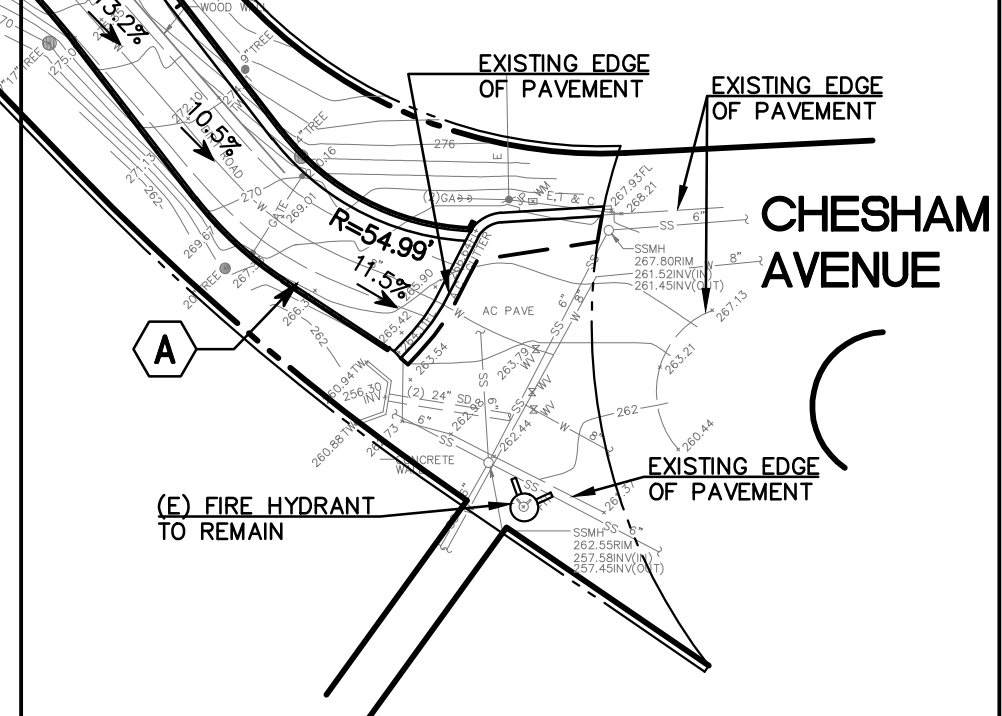


**NO PARKING SIGN:**

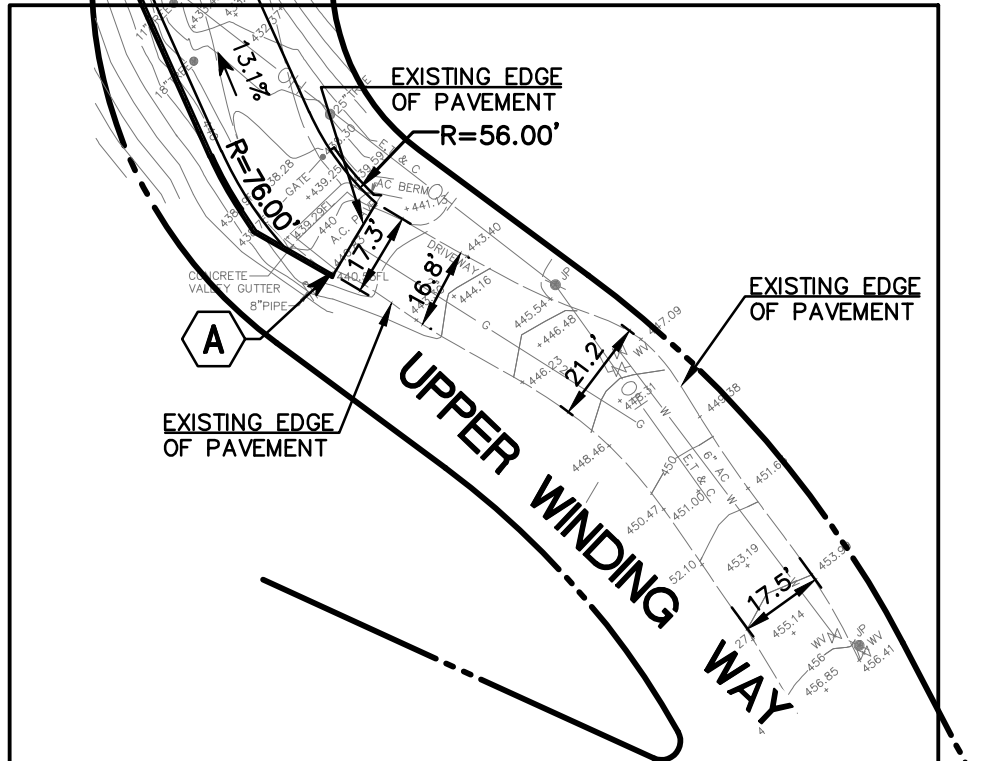
(A) INSTALL "NO PARKING - FIRE LANE" SIGN TYPE "D" PER CALIFORNIA CODE D103.6 (DETAIL TO BE DEFERRED UNTIL CONSTRUCTION PERMIT SUBMITTALS)

**WILDLAND-URBAN INTERFACE NOTE:**

A HAZARD REDUCTION AND FUEL MANAGEMENT PLAN WILL BE PREPARED FOR THE ENTIRE PROJECT (ROADWAY AND HOME SITES CONSTRUCTION) AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION



SEE PLAN & PROFILE "B" ON SHEET C-15 FOR DETAIL



SEE PLAN & PROFILE "A" ON SHEET C-15 FOR DETAIL

**FAX TRANSMISSION**  
CALIFORNIA WATER SERVICE COMPANY  
BAYSHORE  
341 NORTH DELAWARE STREET - SAN MATEO, CA 94401-1727

TO: BOB DOBEL FROM: GAETANO MALEKI

PHONE: 650 558-7841

FAX: 650 348-0269

DATE: 06/07/2011 TOTAL PAGES: 1 (including cover page)

REMARKS: URGENT FOR YOUR REVIEW REPLY ASAP PLEASE COMMENT

Attached is the fire flow information you requested. If you have any further questions please call me.

Regardless of the results of this test, C.W.S. Co. assumes no liability beyond that stated in the following excerpt from the P.U.C. Tariff Schedule: "The utility (CWS Co.) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

LOCATION: WINDING WAY AND WINGATE  
LOCATION OF TEST: ACROSS FORM 393 WINDING WAY  
STATIC: 78 PSI  
RESID: 38 PSI  
FLOW: 1719 Observed  
FLOW: 2101 Flow avail. @20 PSI

PER CITY & COUNTY COMMENTS	D.K. 11/08/18	BY:	DATE:
PER CITY COMMENTS	D.K. 06/24/18		
PER FIRE DEPT. COMMENTS	D.K. 07/03/18		
PER CITY COMMENTS	D.K. 05/24/18		
ADD SLOPES & EXIST. ROAD WIDTH	D.K. 03/29/18		
REV.	DESCRIPTION		

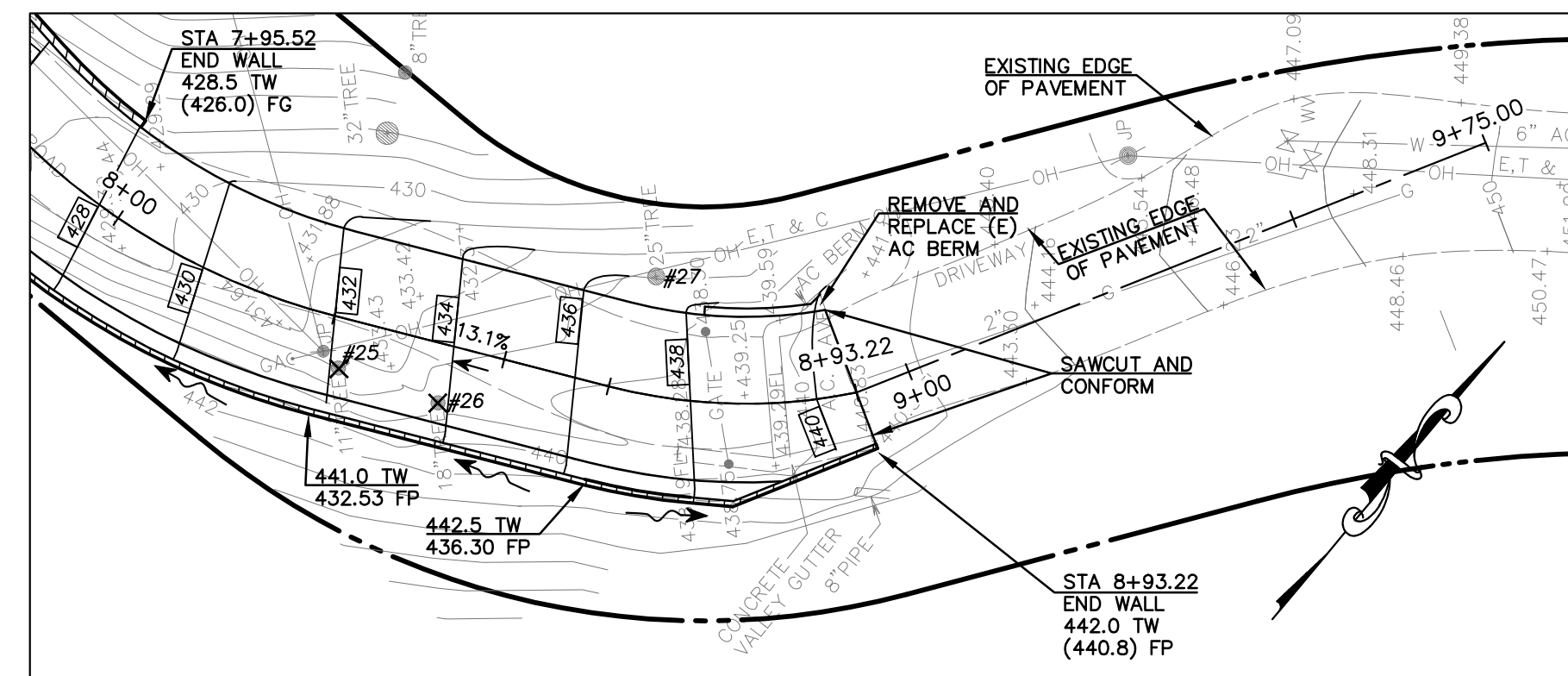
REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MACLEOD  
No. 35048  
CIVIL ENGINEER  
STATE OF CALIFORNIA

**MACLEOD AND ASSOCIATES**  
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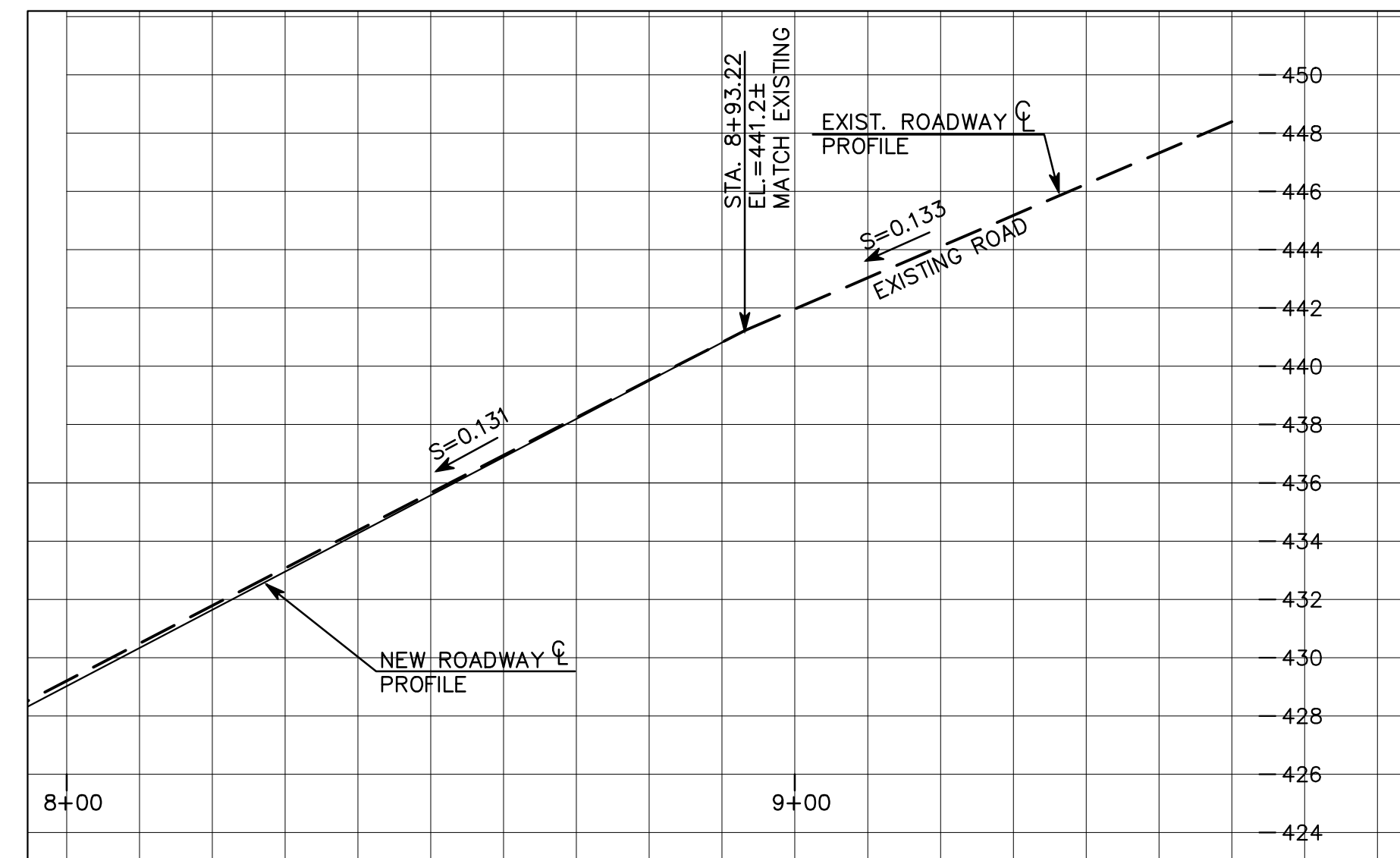
PREPARED FOR:  
CANYON VISTA PARTNERS, LLC

**FIRE DEPARTMENT PLAN**  
WINDING WAY  
SAN CARLOS SAN MATEO COUNTY CALIFORNIA

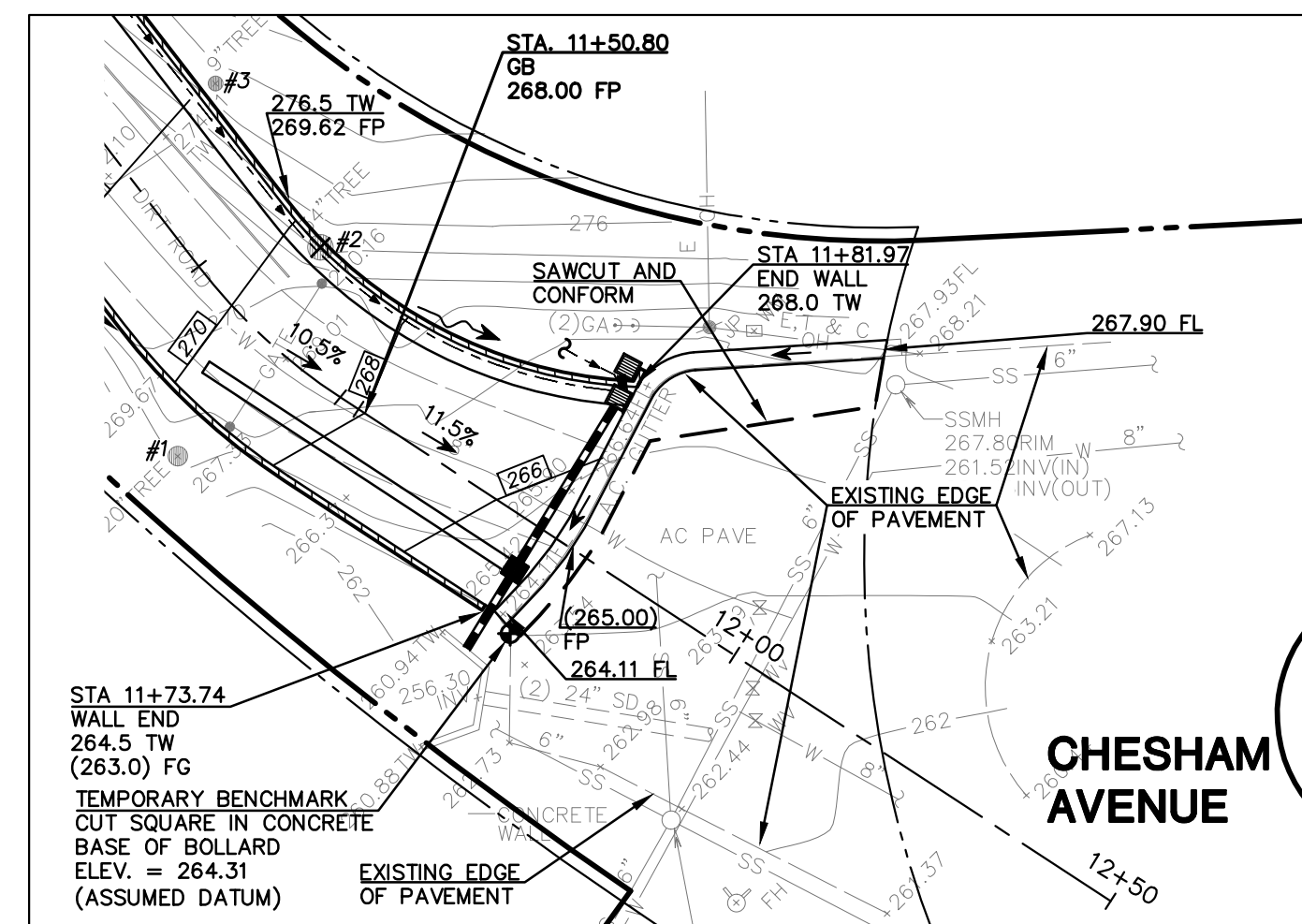
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DESIGNED BY: VPG  
CHECKED BY: DGM  
SCALE: 1"=40'  
DATE: 02-28-18  
DRAWING NO. 1709-FIRE  
SHEET **C-14** OF 15



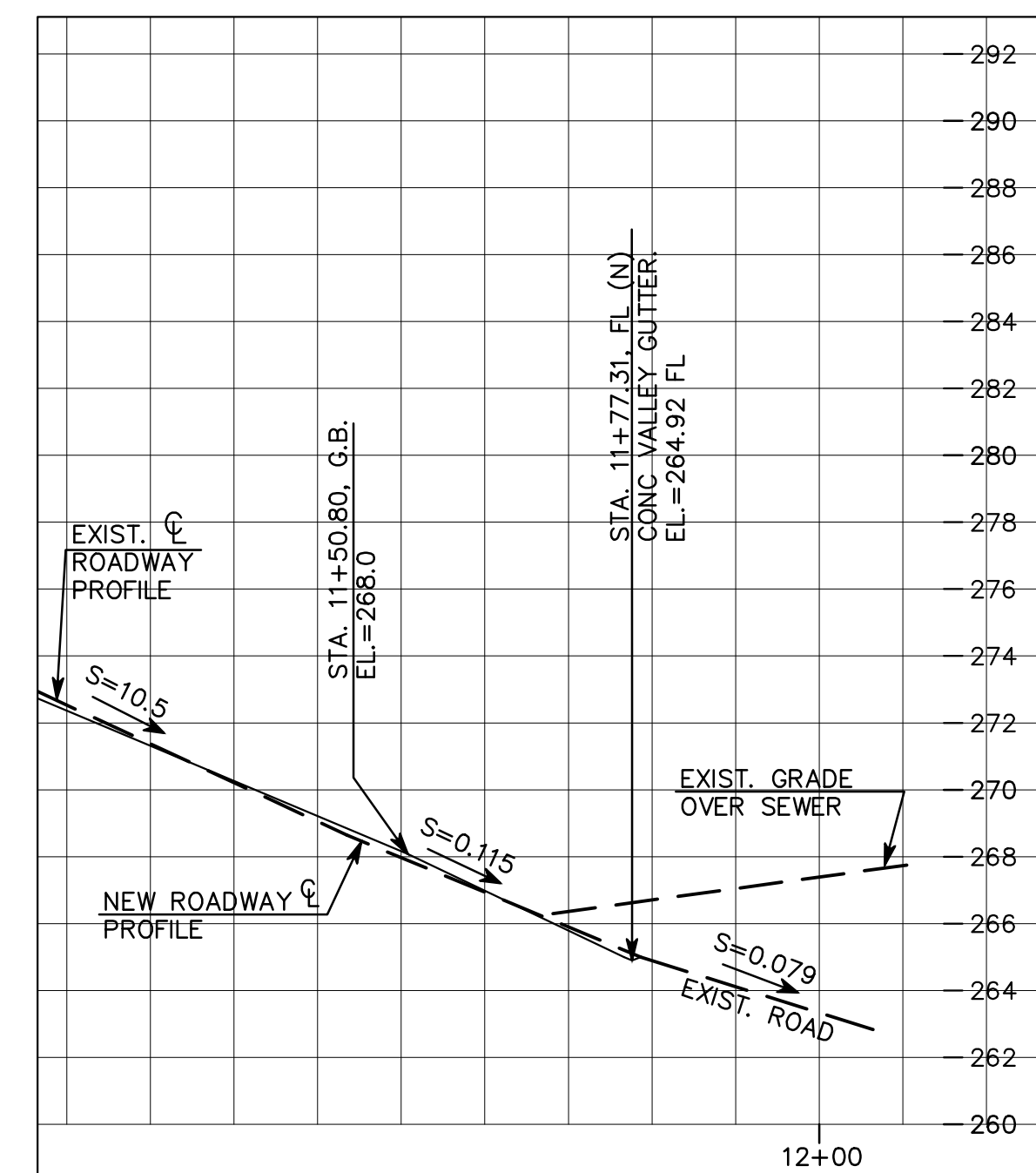
**PLAN "A"**  
SCALE: 1" = 20'



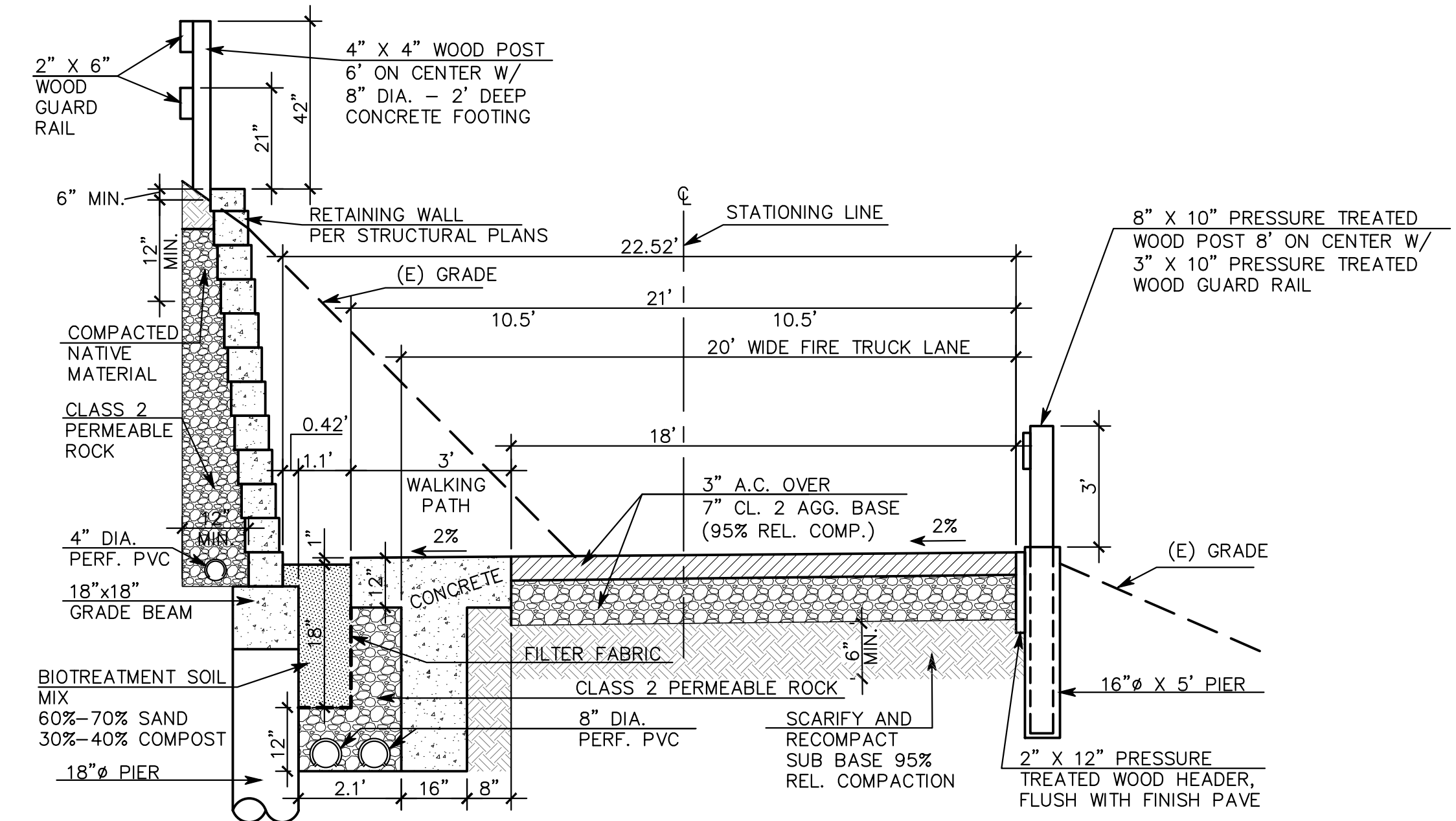
**PROFILE "A"**  
SCALE: 1" = 20' HORIZONTAL 1" = 5' VERTICAL



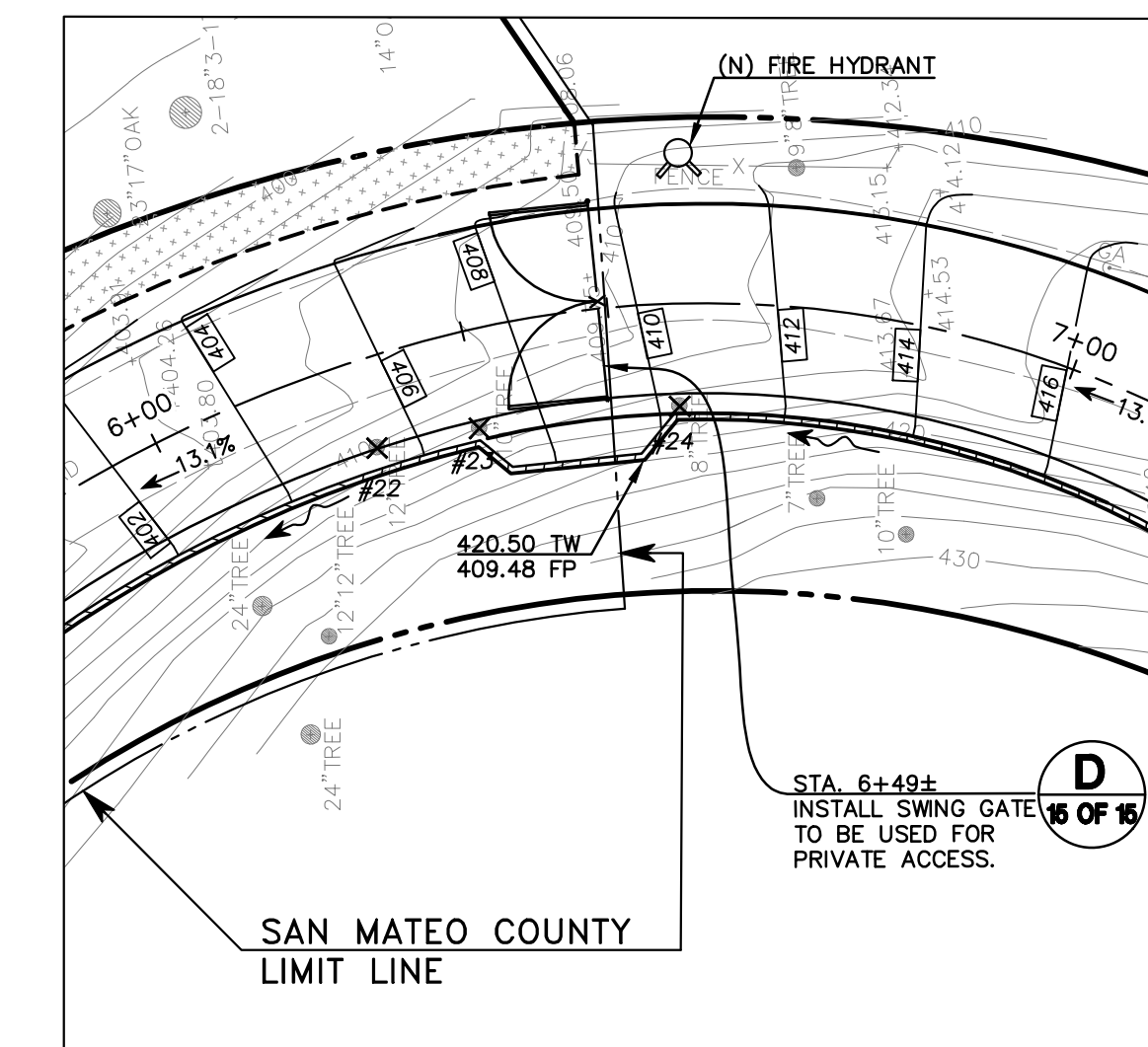
**PLAN "B"**  
SCALE: 1" = 20'



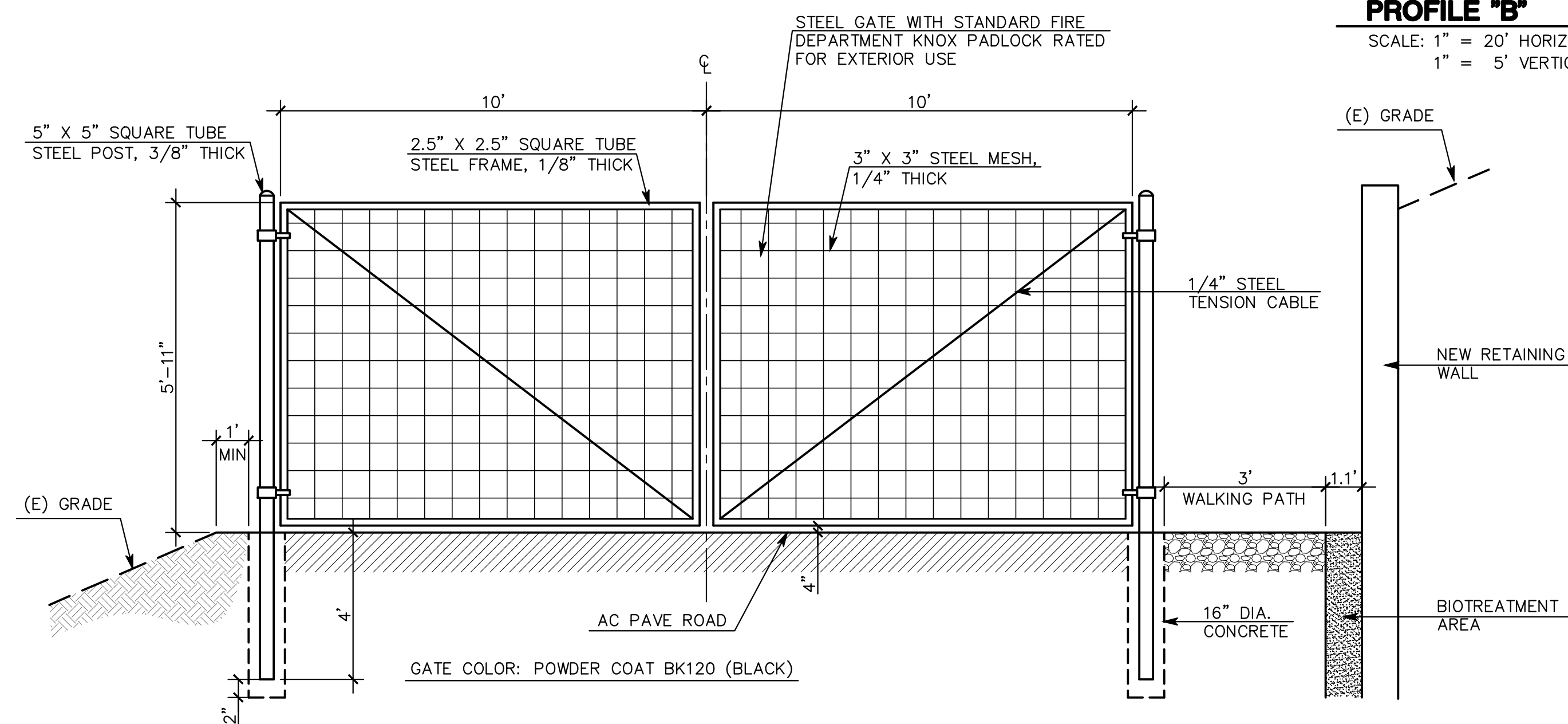
**PROFILE "B"**  
SCALE: 1" = 20' HORIZONTAL  
1" = 5' VERTICAL



**TYPICAL ROADWAY SECTION**  
SCALE: NO SCALE



**PLAN "E"**  
SCALE: 1" = 20'



**D SWING GATE DETAIL**  
SCALE: (NOT TO SCALE)

PER CITY & COUNTY COMMENTS	PER CITY COMMENTS	PER FIRE DEPT. COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	REV.	DESCRIPTION
D.K. 11/09/18	D.K. 09/24/18	D.K. 07/03/18	D.K. 05/24/18	D.K. 03/14/18		

**REGISTERED PROFESSIONAL ENGINEER**  
**MACLEOD AND ASSOCIATES**  
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 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:  
 CANYON VISTA PARTNERS, LLC

**FIRE DEPARTMENT PLAN**  
 WINDING WAY  
 SAN CARLOS SAN MATEO COUNTY CALIFORNIA

DRAWN BY: D.K.  
 DESIGNED BY: VPG  
 CHECKED BY: DGM  
 SCALE: 1"=40'  
 DATE: 02-28-18  
 DRAWING NO. 1709-FIRE  
 SHEET **C-15**  
 15 OF 15