

ITEM K.1

CAPISTRANO BAY DISTRICT

LANDSCAPE MAINTENANCE GENERAL REQUIREMENTS AND RESPONSIBILITIES

The majority of the maintenance requirements are focused on the community entrance area from the RR grade crossing southerly to the first residence at 35051 Beach Road, a distance of approximately 940 feet and from the fence/wall on the railroad side across to the curb/fence on the seaward side, a distance of approximately 60 feet. There is minor work in the District's northgate maintenance yard and a regular drive-through of the entire community for miscellaneous cleanup requirements.

A. The implementation of landscape maintenance shall be on a regular weekly cycle on the same day each week to the greatest extent possible. In order to effectively fit in with the pre-existing street sweeping schedule, the weekly maintenance shall be only on Fridays as a first preference and Thursdays as a second preference.

B. Contractor's field supervisor or project manager shall inspect the contract area no less than every other week with the District Manager or member of the Board if the Manager is absent and provide a functional daytime cell phone contact number, also, contractor shall provide a 24 hr. emergency number.

C. The weekly maintenance crew foreman must be able to communicate in English and regularly engage with the District Manager on quality and quantity of work.

D. All trimmings, clippings, leaves and debris created by the maintenance work and that which falls off the vegetation during the week shall be removed and disposed of offsite.

E. All hardscape surfaces including the paved roadway, curbs, gutters and sidewalks shall be blown and swept clean of accumulated debris including all lava stone walls and elevated horizontal surfaces such as stone planter walls, benches, sills around the guard building, etc. Drain catch basin traffic grates shall be protected during sweeping to keep debris from falling into the catch basins.

F. All surface drains and curb openings and channels shall be kept clean and free of debris, including the three curb openings along the seaward curblines southerly of the guard shack.

G. All vegetation shall be trimmed in a manner that promotes healthy growth and shaped in a manner that retains the original design and keeps walkways, entries, parking areas and streets nuisance free.

H. Turf areas shall be mowed at least weekly and of a height determined by the species.

I. Fertilizers shall be used as required by the plant species and applied according to mfg. specs.

J. Weeds shall be pulled when necessary and generally abated through the use of herbicides and/or pre-emergents.

K. Landscape accent lighting shall be weekly inspected and burned out bulbs replaced and, any lighting that has become loose and fallen out of position shall be repositioned. Lighting problems beyond burned out bulbs shall be reported to the District Manager.

L. Sprinkler systems, timers and controllers shall be checked regularly for proper timer intervals, spray coverages and damage.

M. Bamboo shall be trimmed on the railroad side so as not to hang over the line of the fence and on the sidewalk side so as not to be a hazard to pedestrians, and, the thick leafless stalks shall be regularly cut off and removed.

N. Bougainvillea on the fence on the seaward side shall be regularly trimmed tight against the fence.

O. White fly and other pest infestation shall be regularly watched for and controlled with the use of appropriate pesticides when necessary, especially with the hibiscus and bird of paradise plants along the railroad side of the area.

P. Wipe all bronze signs around the guard shack area weekly with WD-40 and cotton rag (9 signs total)

Maintenance of Northgate Area

- Pull/abate weeds along all fencelines and around in dumpster and storage areas and in iceplant area on railroad side of roadway
- Regularly monitor the sprinkler system to ensure proper irrigation of iceplant area
- Weekly sweep/blow the dumpster area and the paved area north to where the pavement ends
- Regularly maintain the planter area adjacent to the RR grade crossing on the northerly side

Maintenance and Weekly Community Drive Through Inspection

Check, clean and/or pick up the following:

- branches/trash/debris on the roadway
- dead rodents/birds on the roadway
- branches sticking out from the side of the road into traffic
- tipped over trash barrels
- debris collected around storm drain grates and surface drain swales at:
35577 and 35595
- debris accumulated in drainage outlets at south end of road at 35857
- scrape algae from concrete flood channel next to 35067 and remove debris offsite