

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
September 29, 2015

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*Admin Office*

## ITEM 12

### Administrative Office & Entry Area Discussion Items

1. EXTERIOR IMPROVEMENTS TO OFFICE – Zornosa Construction is currently working on pre-fabrication of some carpentry items in their shop and will be on site on Monday 9/28 to commence with actual work on the building. Bids are not in yet for the sidewalk phase but are expected very soon and then that portion can get underway concurrent with the façade work.
2. LANDSCAPING and GRASS – The sprinkler system was interrupted three weeks ago while the concrete slab was being constructed. This was during a very humid heat wave and much of the grass and strawberry ground cover was damaged. Irrigation has been restored and the grass is starting to come back. With the addition of the office slab and the sidewalk, the overall grass area will be reduced by about 75%. Bemus will have to replant strawberry groundcover in those areas where it was burned from the excessive heat.
3. ACCENT LIGHTING and SIGNAGE – The landscape lighting was originally set up with photo cell sensors to activate the six separate lighting stations when it gets dark. Over time, the vegetation has grown and has covered and shaded some of the sensors, causing them to read the shade as darkness and nightfall, thus keeping those light circuits on during the day. Bemus is in the process of refitting the light controllers with manual timers as a solution to the shade problem. This will only be required at the three control stations that are currently deep behind the bamboo and bird of paradise trees where there is unusually dark shade during the day.

Regarding signage, out of some desperation and in an effort to expedite the movement of incoming rental vehicles on Saturdays in the summer, a large red/white instructional sign was placed along the guest driveway instructing drivers to stop behind the speed bump to keep back far enough so as not to block the view of the license plate camera that captures the plates of the first vehicle in the lineup. This worked with a minimal degree of success and will most likely not be implemented next rental season – its unsightliness far outweighs the limited usefulness of the sign.