

Landscape Based Maintenance Plan

Routine Maintenance Activities

The maintenance objectives for the landscaped stormwater treatment include keeping up the pollutant removal efficiency of the channel by maintaining a dense, healthy vegetated cover. Routine maintenance activities, and the frequency at which they will be conducted, are shown in the table below.

Routine Maintenance Activities for Landscape Based Treatment Areas		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from the treatment measure and dispose of properly.	Minimum 3 times/year. ¹
2	Inspect the treatment measure to ensure that it drains between storms and within five days after rainfall.	Minimum 3 times/year. ¹
3	Inspect downspouts, curb cuts, overflow pipes, inflow pipes, outflow pipes, and/or bubble ups to ensure flow to the treatment measure is unimpeded. Remove debris and repair damaged pipes. Check splash blocks or rocks and repair, replace and replenish as necessary.	Minimum 3 times/year. ¹
4	Inspect inlets for channeling, ruts and holes, soil exposure or other evidence of erosion.	Minimum 3 times/year. ¹
5	Clear obstructions and remove sediment accumulating near inlets when it builds up to 2 inches at any spot, or if it covers vegetation. Dispose of sediment properly.	Minimum 3 times/year. ¹
6	Inspect concrete lined measures to ensure that box is structurally sound (no cracks or leaks). Repair as necessary.	Annually
7	Evaluate health of vegetation. Remove and replace all dead and diseased vegetation. Replace with vegetation with similar growth requirements. List the plants to be used in the treatment area here, or attach a separate sheet:	Monthly
8	Maintain vegetation and the irrigation system. Irrigate vegetation when necessary. Mow, prune and/or weed to keep the treatment measure neat and orderly in appearance. Remove any invasive vegetation and/or weeds. Treat vegetation using preventative and low-toxic methods (Integrated Pest Management).	Monthly
9	Check that mulch, cobble, and/or treatment soil ² are at the appropriate depth/s (per design specifications) and replenish when necessary.	Minimum 3 times/year. ¹
10	Inspect the treatment measure using the inspection checklist provided in Exhibit D.	Minimum 3 times/year. ¹

Check the appropriate landscaped based measures that are located at this site:

- Bioretention Area
- Flow-Through Planter
- Tree Well Filter
- Vegetated Swale

Exhibit C: Landscape Based Maintenance Plan

Inspections: The Landscaped Based Inspection Checklist provided in the attachments to Exhibit D of the O&M Agreement shall be used to conduct inspections, identify needed maintenance, and record maintenance that is conducted.

Mosquito Abatement: Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Alameda County Mosquito Abatement District (ACMAD), as needed for assistance. Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the ACMAD and then only by a licensed professional or contractor. Contact information for ACMAD follows: Alameda County Mosquito Abatement District, 23187 Connecticut St., Hayward, CA 94545, Phone: (510) 783-7747.

- ¹ The 3 minimum times/year are as follows: 1) before wet season, 2) after rain events >1" or greater, and 3) after the wet season.
- ² Soil used shall meet the specifications included in the most recent version of Alameda Countywide Clean Water Program's C.3 Stormwater Technical Guidance Manual (accessible at <http://fremont.gov/stormwaterdevelopment>). Provide a laboratory analysis, from an approved testing laboratory, to the City of Fremont Environmental Services Division to confirm that the soils provided meet the above requirement.