

## Inspection Details



**Total Score** : **1200/1500 (80%)**

Property Name : **CFD 5-Riverpark**

Reference Number : **INS-3448**

Last Inspected Time : **2/21/2025 02:20 PM**

Address : **3150 London Ln, Oxnard -  
93036, California, United  
States**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	General Site Maintenance - Graffiti	Open			Remove all graffiti as necessary. Report to District representative if out of scope.			NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
2	General Site Maintenance - Blowing hardscape	Open			Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).			NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
3	Planters - Shrub pruning	Open			Prune all shrubs and planter areas as scheduled.			NA
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
4	Planters - Weed control	Open			Remove and control all weeds in planter areas.			NA
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
5	Irrigation - Run-Off	Open			Inspect areas of service for water run-off. Repair and replace irrigation when necessary.			NA
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
6	Irrigation - Wet spots	Open			Inspect areas of service for wet spots in turf and planters. Adjust and			NA





#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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Feb 19, 2025 10:44:58 AM PST












#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
 <p>Feb 19, 2025 10:45:26 AM PST</p>								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	General Site Maintenance - Debris control	Completed	UNNACC EPTABLE	50/100(50%)	Remove any debris throughout parks and right of ways.	Thomas Lisiak	2/21/2025 02:15 PM	NA

**Notes:** Gazebo area and sidewalk at Windrow Park will need to be pressure washed. Broken glass in planter next to Women's restroom at Vineyards Park needs to be removed. Debris not properly removed prior to rains has backed up drainage outlet in south detention basin. Water in basin is currently stagnant.



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After Image:











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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	Planters - Plant material	Completed	UNNACC EPTABLE	50/100(50%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Thomas Lisiak	2/21/2025 02:15 PM	NA

**Notes:** Several medians still need to be transplanted with missing succulent ground cover. (1) median has been transplanted by contractor. Several missing Pomegranate shrubs missing in median along Ventura Rd. Gopher activity noted in planters. Roots are being eaten by gophers. Several plants have been removed by contractor. Contractor to address



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issue. Succulents increasingly dying back. May be overwatered and possibly pest issues. Noted in previous reports. Contractor to address issue. Contractors have trimmed down Wild Iris plants.

After Image:









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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	Irrigation - Coverage	Completed	UNNACCEPTABLE	50/100(50%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Thomas Lisiak	2/21/2025 02:14 PM	NA

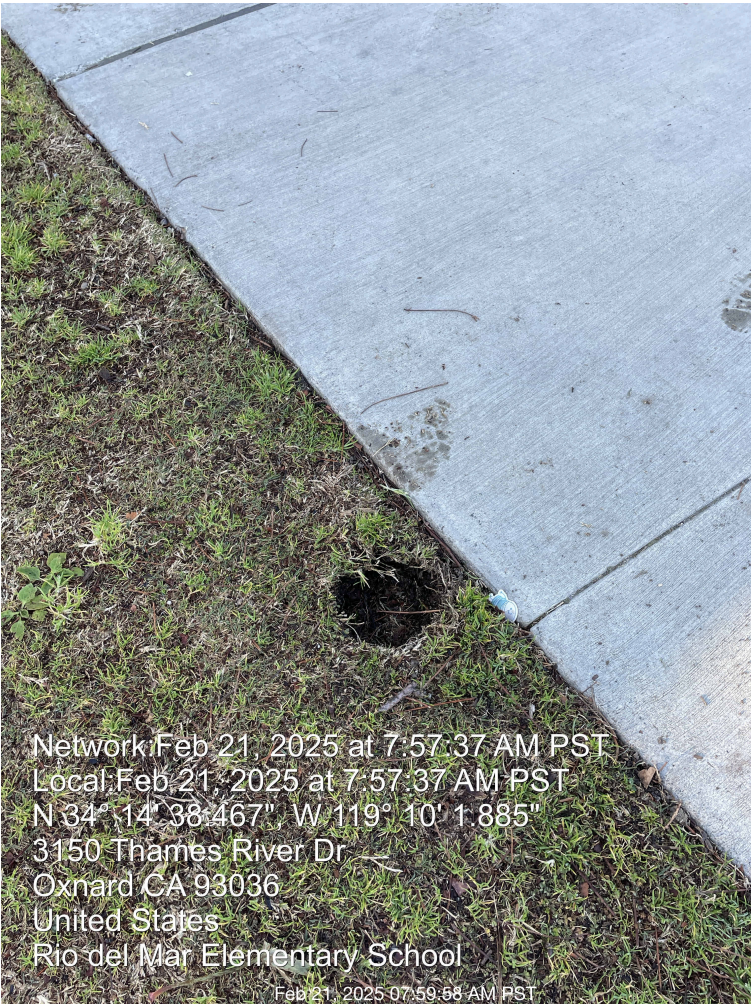
**Notes:** Several holes throughout turf in front of Del Mar School. Several sprinklers are too low and need to be lifted up.

**After Image:**



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
								



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
					 <p>Network: Feb 21, 2025 at 7:57:37 AM PST Local: Feb 21, 2025 at 7:57:37 AM PST N 34° 14' 38.467" W 119° 10' 1.885" 3150 Thames River Dr Oxnard CA 93036 United States Rio del Mar Elementary School</p> <p>Feb 21, 2025 07:59:58 AM PST</p>			



#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	Trees - Weed control	Completed	UNNACC EPTABLE	50/100(50%)	Inspect tree wells for weeds. Remove and treat as needed.	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Poa and clover throughout all parks in Riverpark. Weeds in tree wells throughout Gateway Park. Poa and clover noted throughout parkways on Forest Park Blvd. Weeds have been treated throughout Windrow Park.



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After Image:













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Feb 21, 2025 10:44:44 AM PST								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	Pest Control - Pest Control	Completed	UNNACC EPTABLE	50/100(50%)	Inspect site for pest issues.	Thomas Lisiak	2/21/2025 02:16 PM	NA

**Notes:** Gopher issues in South Detention basin. Vines have been treated for pest issues along Nature Trail. Several missing Pomegranate shrubs missing in median along Ventura Rd. Gopher activity noted in planters. Roots are being eaten by gophers. Several have been removed by contractor. Contractor to address issue.

**After Image:**



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Feb 21, 2025 11:18:38 AM PST







#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Turf has been mowed at Vineyards Park, East Park, Crescent Park, and Windrow Park. Parkways along Riverpark Blvd and American River Ct have not been mowed. Contractors currently mowing Central Park. Quadrants on Oxnard Blvd/Forest Park Blvd have not been mowed.

**After Image:**



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Feb 21, 2025 10:44:06 AM PST












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Feb 21, 2025 11:09:37 AM PST								

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Turf has been edged at Vineyards Park, East Park, Crescent Park, and Windrow Park. Parkways along Riverpark Blvd and American River Ct have not been edged. Contractors currently mowing Central Park.

**After Image:**











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16	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Thomas Lisiak	2/21/2025 02:13 PM	NA

**Notes:** Turf has been whipped at Vineyards Park, East Park, Crescent Park, and Windrow Park. Parkways along Riverpark Blvd and American River Ct have not been whipped. Contractors currently mowing Central Park.



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After Image:



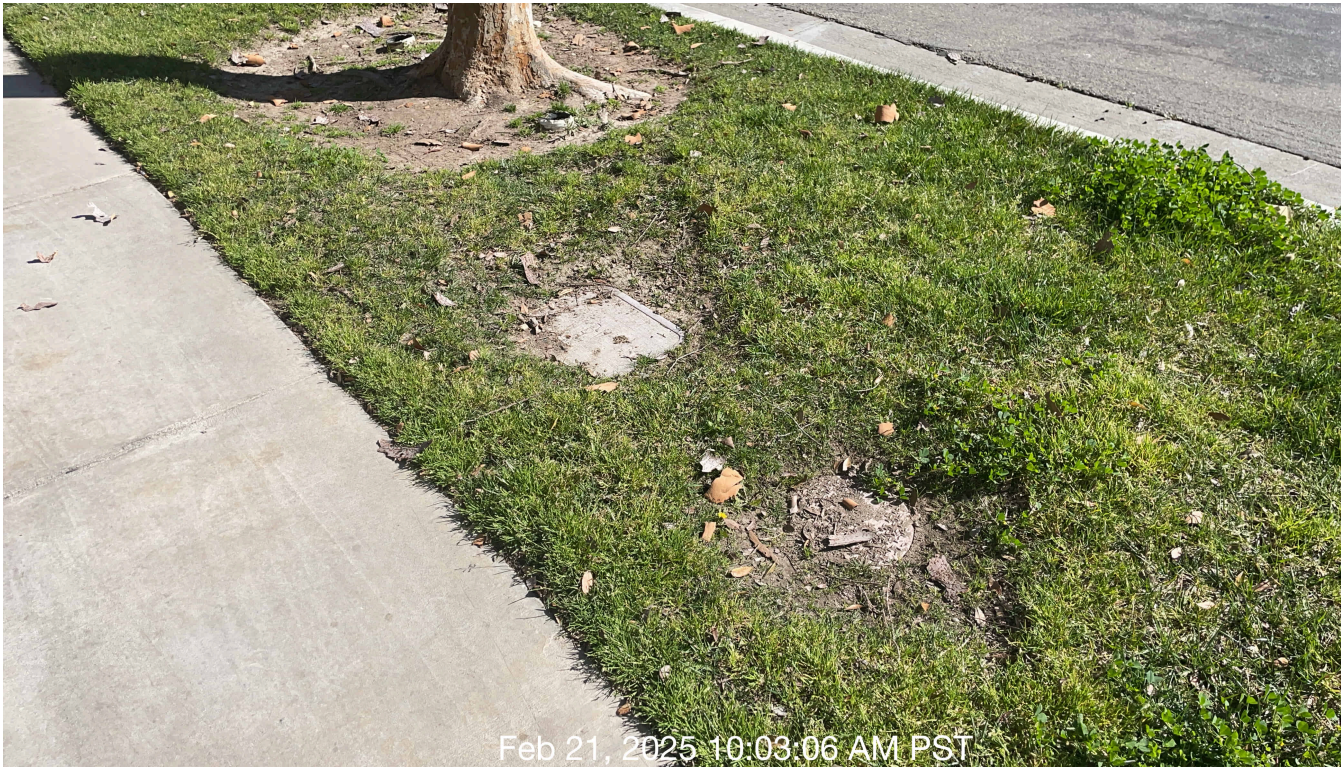


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17	Turf - Bare spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage.	Thomas Lisiak	2/21/2025 02:15 PM	NA



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**Notes:** Contractor has mulched 1 planter at Central Parks Rose garden. Contractor was sent back to clean up around roses since they were covered with mulch.

After Image:


















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18	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Thomas Lisiak	2/21/2025 02:15 PM	NA

**Notes:** Multiple new piles of mulch dumped by basin next to Krispy Kreme. Several piles with pine needle.

**After Image:**











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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	General Site Maintenance - Amenities	Completed	ACCEPTABLE	100/100(100%)	Check all amenities (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Thomas Lisiak	2/21/2025 02:15 PM	NA



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**Notes:** Multiple expansion joints need to be repaired at Crescent Park.

**After Image:**






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20	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Thomas Lisiak	2/21/2025 02:14 PM	NA

**Notes:** All clocks are currently being adjusted to watering (2) days per week maximum 10 minutes per station throughout Riverpark.

**After Image:**







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22	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Thomas Lisiak	2/21/2025 02:14 PM	NA

**Notes:** Cracked sidewalk near Forest Park/ Ventura Rd.

**After Image:**



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