



VENTURA PORT DISTRICT BOARD OF PORT COMMISSIONERS

Michael Blumenberg, Chair
Jackie Gardina, Vice-Chair
Anthony Rainey, Secretary
Brian Brennan, Commissioner
Chris Stephens, Commissioner

Brian D. Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager
Tom Bunn, Legal Counsel
Jessica Rauch, Clerk of the Board

REGULAR MEETING WEDNESDAY, MAY 1, 2024

VENTURA PORT DISTRICT OFFICE
1603 ANCHORS WAY DRIVE
VENTURA, CA 93001

CLOSED SESSION – 6:00PM
OPEN SESSION – 7:00PM

PUBLIC PARTICIPATION OPTIONS

MEETINGS WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

WATCH THE MEETING LIVE

<https://us02web.zoom.us/j/83276329300>

Webinar ID: 832 7632 9300

1-669-900-6833

1-253-215-8782

PUBLIC COMMENT VIA ZOOM

To request to speak on an item, use the “raise hand” button to notify the Clerk. The Clerk will announce public speakers and unmute participants to speak. Please be mindful that the meeting will be recorded, and all rules of procedure and decorum apply for in-person attendees and those participating virtually.

SUBMIT PUBLIC COMMENT VIA EMAIL

To submit written comments on a specific agenda item, please do so via email by 4:00PM on the day of the meeting. When sending an email, please indicate in the subject line, the agenda item number (i.e. General Public Comment or Consent Item A). Written comments should be no more than 1,000 characters in length. Written comments will be distributed to the Commission and will be posted as a supplemental packet on the District’s website at <https://venturaharbor.com/board-meeting-documents/>. Please submit your comment to the Clerk of the Board at jrauch@venturaharbor.com.

**CLOSED SESSION
6:00PM**

CALL TO ORDER: *By Chair Michael Blumenberg.*

ROLL CALL: *By the Clerk of the Board.*

PUBLIC COMMUNICATIONS (3 minutes)

The Public Communications period is set aside to allow public testimony on items only on the Closed Session Agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair.

CONVENE IN CLOSED SESSION

CLOSED SESSION AGENDA

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - PER GOVERNMENT CODE SECTION 54956.8:

- a) Property: **1410 Angler Court**
District Negotiators: Brian D. Pendleton, Todd Mitchell, Tom Bunn
Negotiating Parties: Katherine Sparks-Jones dba Ventura Harbor Fisherman's Storage
Under Negotiation: **Price and Terms of Payment for Sublease Agreement**

2. CONFERENCE WITH LEGAL COUNSEL – PER GOVERNMENT CODE SECTION 54956.9(d)(2) – ANTICIPATED LITIGATION: (ONE CASE)

ADJOURNMENT

**OPEN SESSION
7:00PM**

CALL TO ORDER: *By Chair Michael Blumenberg.*

PLEDGE OF ALLEGIANCE: *By Chair Michael Blumenberg.*

ROLL CALL: *By the Clerk of the Board.*

ADOPTION OF AGENDA

Consider and approve, by majority vote, minor revisions to agenda items and/or attachments and any item added to or removed/continued from the Port Commission's agenda. Administrative Reports relating to this agenda and materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the Port District's office located at 1603 Anchors Way Drive, Ventura, CA during business hours as well as on the District's website - www.venturaharbor.com.

APPROVAL OF MINUTES

The Minutes of the April 17, 2024 Port Commission Regular Meeting will be considered for approval.

PUBLIC COMMUNICATIONS

The Public Communications period is set aside to allow public testimony on items not on today's agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair.

CLOSED SESSION REPORT

Closed Sessions are not open to the public pursuant to the Brown Act. Any reportable actions taken by the Commission during Closed Session will be announced at this time.

BOARD COMMUNICATIONS

Port Commissioner's may present brief reports on port issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole. Port Commissioner's must provide a brief summary and disclose any discussions he or she may have had with any Port District Tenants related to Port District business.

STAFF AND GENERAL MANAGER REPORTS

Ventura Port District Staff, Legal Counsel and General Manager will give the Commission updates on important topics or items of general interest if needed.

STANDARD AGENDA:

1) Sustainable Landscape Master Plan for Ventura Harbor Village

Recommended Action: Voice Vote.

That the Board of Port Commissioners receive and file a report on the Ventura Harbor Village Sustainable Landscape Master Plan.

2) Approval of Amendment No. 1 to a Restaurant Lease Agreement with Aarmark Beer Garden, Inc. dba The Loose Cannon

Recommended Action: Voice Vote.

That the Board of Port Commissioners approve Amendment No. 1 to the Restaurant Lease Agreement with Aarmark Beer Gardens, Inc. a California corporation dba The Loose Cannon, and the Ventura Port District dba Ventura Harbor Village, for the premises located at 1567 Spinnaker Drive, Suite #100 consisting of approximately 5,736 square feet of commercial space and 600 of patio area.

ADJOURNMENT

This agenda was posted on April 26, 2024 by 5:30 p.m. at the Port District Office and online at <https://venturaharbor.com/board-meeting-documents/>

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Ventura Port District at (805) 642-8538 or the California Relay Service at 711 or (800) 855-7100. Notification 72 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)



VENTURA
PORT DISTRICT

Established 1952

BOARD OF PORT COMMISSIONERS
MAY 1, 2024

APPROVAL OF MINUTES
APRIL 17, 2024
REGULAR MEETING

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS REGULAR MEETING MINUTES OF APRIL 17, 2024



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chair Blumenberg at 6:01PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Michael Blumenberg, Chair
Jackie Gardina, Vice-Chair
Anthony Rainey, Secretary
Brian Brennan via Zoom

Commissioners Absent:

Chris Stephens

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:

Tom Bunn, Lagerlof LLP
Deborah Wilder, Wilder Law Firm via Zoom

Number of interested persons:

0 via zoom; 0 in-person

PUBLIC COMMUNICATIONS: None. Closed at 6:01PM.

CONVENED TO CLOSED SESSION AT 6:02PM.

ADJOURNMENT: Closed Session was adjourned at 6:55PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chair Blumenberg at 7:01PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

PLEDGE OF ALLEGIANCE: By Chair Blumenberg.

ROLL CALL:

Commissioners Present:

Michael Blumenberg, Chair
Jackie Gardina, Vice-Chair
Anthony Rainey, Secretary

Commissioners Absent:

Brian Brennan
Chris Stephens

Port District Staff:

Brian D. Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager
Jessica Rauch, Clerk of the Board
Gloria Adkins, Accounting Manager
Joe Gonzalez, Capital Projects Manager
Sergio Gonzalez, Facilities Manager
Wayne Hatch, Maintenance Supervisor via Zoom
John Higgins, Harbormaster
Pat Hummer, Senior Harbor Patrol Officer via Zoom
Jessica Snipas, Business Operations Analyst
Jennifer Talt-Lundin, Marketing Manager
Dave Werneburg, Marina Manager via Zoom

Legal Counsel:

Tom Bunn, Lagerlof Lawyers LLP

City of Ventura Liaisons

Councilmember McReynolds, City Council Liaison – Absent

Number of interested persons:

2 via zoom; 0 in person

ADOPTION OF AGENDA

ACTION: Vice-Chair Gardina moved to adopt the April 17, 2024 agenda.

Commissioner Rainey seconded. The vote was unanimous.

APPROVAL OF MINUTES

The Minutes of the April 3, 2024 Port Commission Regular Meeting were considered as follows:

ACTION: Vice-Chair Gardina moved to approve the Minutes of the April 3, 2024 Port Commission Regular Meeting.

Commissioner Rainey seconded. The vote was unanimous.

PUBLIC COMMUNICATIONS: Brian Bargiel, CEO of Andria’s Seafood Restaurant, announced that he received a call from Assemblymember Bennett’s office that they dropped AB2220 and commented on the City of Ventura’s Director’s Hearing for the Paid Parking Program. Closed at 7:05PM

CLOSED SESSION REPORT: Mr. Bunn stated that the Board met in closed session and discussed and reviewed all items on the closed session agenda. Staff was given instructions on how to proceed as appropriate and no action was taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: None. Closed at 7:06PM.

STAFF AND GENERAL MANAGER REPORTS: Mr. Pendleton reported on upcoming events at Harbor Village, announced the open recruitment for Commissioner Brennan’s board seat, his term ending June 30, 2024. Also, staff attended a Chamber event that was held at Portside. Closed at 7:20PM.

STANDARD AGENDA:

1) Adoption of Ordinance No. 60 for a New 10-Year Lease between the Ventura Port District and The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners

- a) Conduct a public hearing for the purpose of receiving input on proposed Ordinance No. 60.
- b) Waive reading and direct Clerk to place Ordinance No. 60 in the record of this meeting.
- c) Adopt Ordinance No. 60 authorizing execution of a new Restaurant Lease Agreement between Ventura Port District dba Ventura Harbor Village and The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood with a commencement date of May 1, 2024.

Report by Jessica Snipas, Business Operations Analyst.

Public Comment: None.

ACTION: Chair Blumenberg opened the public hearing at 7:22PM for the purpose of receiving input on Ordinance No. 60. The reading of proposed Ordinance No. 60 was waived. There were no public speakers. The public hearing was closed at 7:23PM.

ACTION: Commissioner Rainey moved to adopt Ordinance No. 60 as follows:

ORDINANCE NO. 60

**AN ORDINANCE OF THE BOARD OF PORT COMMISSIONERS
OF VENTURA PORT DISTRICT APPROVING A NEW
RESTAURANT LEASE AGREEMENT WITH OPTIONS
BETWEEN THE VENTURA PORT DISTRICT AND THE GREEK AT THE HARBOR
RESTAURANT, INC. DBA THE GREEK MEDITERRANEAN STEAK & SEAFOOD
(California Harbors and Navigation Code section 6270)**

The Board of Port Commissioners of the Ventura Port District hereby ordains as follows:

The General Manager of the Ventura Port District is authorized and directed to execute the New Restaurant Lease Agreement between Ventura Port District dba Ventura Harbor Village and The Greek at the Harbor Restaurant, Inc. dba The Greek Mediterranean Steak & Seafood with a commencement date of May 1, 2024.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the Board of Port Commissioners of the Ventura Port District held on April 17, 2024.

Vice-Chair Gardina seconded. The vote was as follows:

AYES: Commissioners Blumenberg, Gardina, Rainey

NOES: None

ABSTAINED: None

ABSENT: Commissioners Stephens, Brennan

Motion carried 3-0.

2) Acceptance of Bid for the Ventura Harbor Public Boat Wash Down Station Replacement Project

Recommended Action: Voice Vote.

That the Board of Port Commissioners:

- a) Accept the bid from J & H Engineering General Contractors, Inc. in the amount of \$160,000.00.
- b) Approve staff to procure two washdown units in the amount of \$31,843.94 for the Ventura Harbor Public Boat Wash Station Replacement Project.

Report by Joe Gonzalez, Capital Projects Manager.

Public Comment: None. Closed at 7:26PM.

ACTION: Vice-Chair Gardina moved to accept the bid from J & H Engineering General Contractors, Inc. in the amount of \$160,000.00 and approve staff to procure two washdown units in the amount of \$31,843.94 for the Ventura Harbor Public Boat Wash Station Replacement Project.

Commissioner Rainey seconded. The vote was unanimous.

3) Quarterly Update on the Ventura Port District 5-Year Objectives

Recommended Action: Voice Vote.

That the Board of Port Commissioners receive and file the quarterly update on the Ventura Port District 5-Year Objectives.

Report by Brian D. Pendleton, General Manager and Todd Mitchell, Sr. Business Operations Manager.

Public Comment: None.

ACTION: That the Board of Port Commissioners received and filed the quarterly update on the Ventura Port District 5-Year Objectives.

No action was taken.

ADJOURNMENT: The meeting was adjourned at 8:11PM.

The next regular meeting is Wednesday, May 1, 2024.

Anthony Rainey, Secretary



**BOARD OF PORT COMMISSIONERS
MAY 1, 2024**

**STANDARD AGENDA ITEM 1
SUSTAINABLE LANDSCAPE MASTER
PLAN FOR VENTURA HARBOR VILLAGE**

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

STANDARD AGENDA ITEM 1
Meeting Date: May 1, 2024

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager
Sergio Gonzalez, Facilities Manager
SUBJECT: Sustainable Landscape Master Plan for Ventura Harbor Village

RECOMMENDATION:

That the Board of Port Commissioners receive and file a report on the Ventura Harbor Village Sustainable Landscape Master Plan.

SUMMARY:

On September 8, 2023, the General Manager executed a Professional Services Agreement (PSA) with Design Studios Landscape Development, LLC (DSLDD) to develop a sustainable plant/vegetation/tree Master Plan for Ventura Harbor Village as well as a Plant Catalogue for plant options to be used for all future landscaping. Having begun using this plan with new tree planting in Harbor Village parking lots, staff have invited DSLDD to present the plan to the Board.

GUIDING PRINCIPLES:

- 5) Establish and implement harbor-wide environmental sustainability policies and practices through collaboration with our business partners.
- 7) Provide high-quality Harbor and coastal visitor-serving amenities, services, facilities and infrastructure.

5-YEAR OBJECTIVES:

- V) Maintain and improve Harbor Village facilities, infrastructure, and amenities.
 - 1) Ongoing investment in Harbor Village infrastructure

BACKGROUND:

In August 2023, Facilities staff met with multiple landscape architectural consultants to discuss the District's goals of developing a sustainable landscape plant palette for Ventura Harbor Village. After receiving proposals from multiple firms, staff selected DSLDD to design and develop a master plan document to guide the Ventura Port District team on future planting and entered into a PSA to produce these plan documents. Staff's selection was based on a combination of experience, cost effectiveness, and understanding of the District's goals.

Over the following months, several meetings were held in person at the District's offices and on site at Ventura Harbor Village to discuss the District's goals of sustainability and the need to develop both a plant catalogue and Village-wide master plan specifically for plants. Another deliverable added later included developing a quick-reference poster for staff to easily reference on a regular basis.

Staff is pleased with the resulting plans and have already utilized the master plan for procuring trees for the Village parking lot and intend to retain DSLDD to oversee the transformation of a grass planter between 1567 B and 1567 C buildings in the next fiscal year.

FISCAL IMPACT:

The initial PSA with DSLDD was for not-to-exceed amount of \$10,000 during the current fiscal year. Using the Master Plan, Facilities staff contracted with Fourest Tree Service Inc. to plant 15 trees in the Harbor Village parking lots in the amount of \$22,056. Staff intend to retain DSLDD to

implement and oversee some planter transformations in Harbor Village to replace some small areas of grass in the next fiscal year.

ATTACHMENTS:

Attachment 1 – Sustainable Landscape Master Plan

VENTURA PORT DISTRICT

MASTERPLAN - DESIGN STUDIOS LANDSCAPE DEVELOPMENT

VENTURA PORT DISTRICT

Ventura Port District Master Plan
Design Studios Landscape Development

January 2024

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PREPARED BY

DESIGN INTENT

To maintain a consistent theme that can be carried throughout the entirety of the site, our site theme has been established as: strappy, succulent and grassy. Plant selection has been made in response to the extremes of the coastal environment including but not limited to wind, salt, heat and sun exposure to ensure the longevity of plant life.

STRAPPY

SUCCULENT

GRASSY

SITE INTRODUCTION



Location: Spinnaker Dr. Ventura CA, USA

Manual Introduction:

The Maintenance manual shall serve as a general management plan that is always evolving, manual is dynamic. The site has been broken down into zones which respond to the sites unique microclimates and assimilate the most ideal plant choices for each area.

Contact:

Roberto Leo, Landscape Architect
 Keeley Thompson, Design Associate
 88 N Oak St, Suite 1A Ventura CA 93301
 T: 661-295-1970
 www.designstudiosld.com

ZONES 1 & 3 Promenade & Plaza

Microclimate:

- South Facing
- Full Sun
- Direct winds
- Combination of small & large planters along buildings, and isolated from buildings.

ZONE 2

Interior Courtyards

Microclimate:

- North facing
- Building shadow providing full to part shade all day.
- Wind protected
- Generally narrow planters alongside buildings.

ZONES 4 & 5 Parking lot & Streetscapes

Microclimate:

- South Facing
- Full Sun
- Direct & strong winds
- Larger perimeter planters
- Medium to small median planters



PLANTING ZONES

ZONE 1

ZONE 2

ZONE 3

ZONE 4

ZONE 5

A PERSPECTIVE LOCATIONS

N.T.S.

SITE PLAN

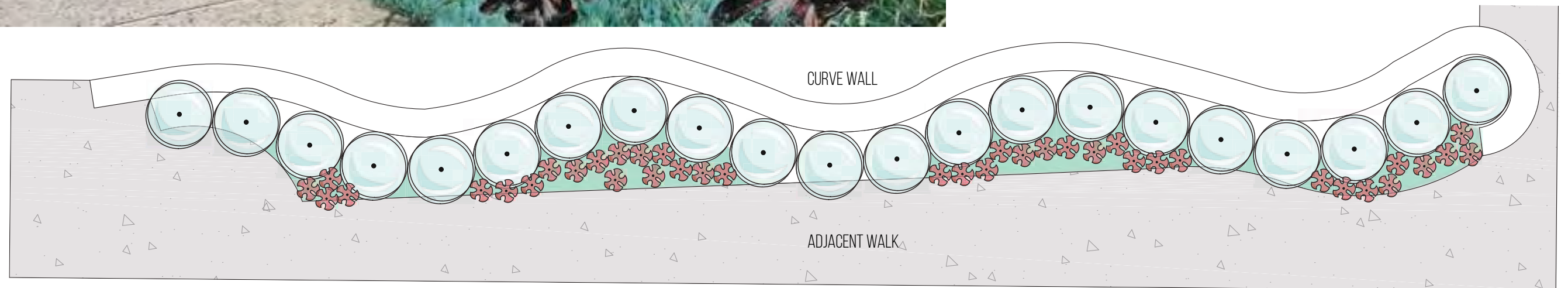




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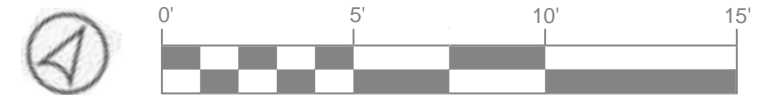
PLANT SCHEDULE ZONE 1 CURVE WALL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS				
	AEONIU ARBOREUM 'ZWARTKOP'	ZWARTKOP TREE AEONIU	5 GAL	LOW
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
GROUND COVERS				
	SENECIO MANDRALISCAE	BLUE FINGERS	FLAT	LOW



A

ZONE 1 PERSPECTIVE: CURVE WALL

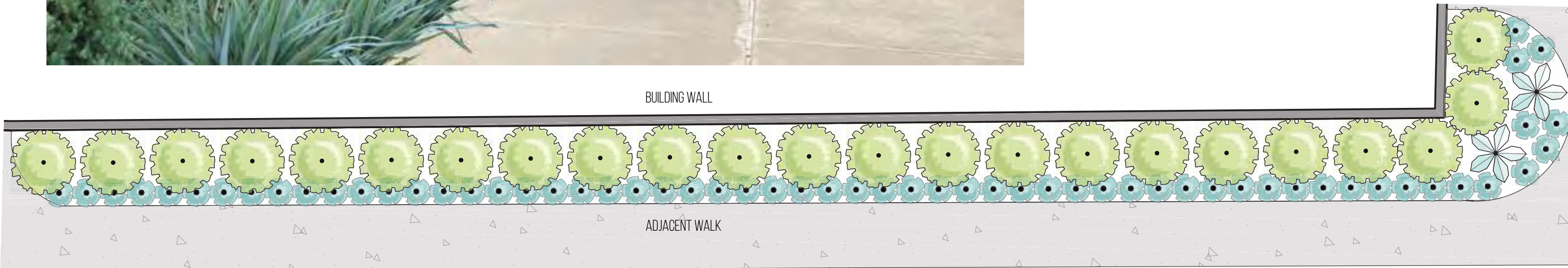




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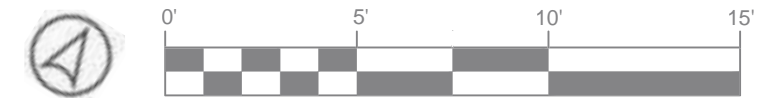
PLANT SCHEDULE ZONE 1 RESTAURANT

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
SHRUBS					
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE FOXTAIL AGAVE	5 GAL	LOW	2
	DIANELLA CAERULEA 'DBB03'	CASSA BLUE™ FLAX LILY	5 GAL	LOW	60
	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	LOW	23



B

ZONE 1: PERSPECTIVE: RESTAURANT WALL

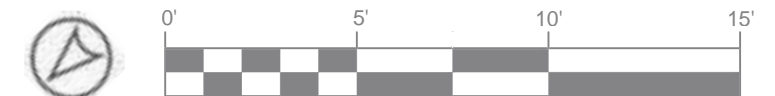
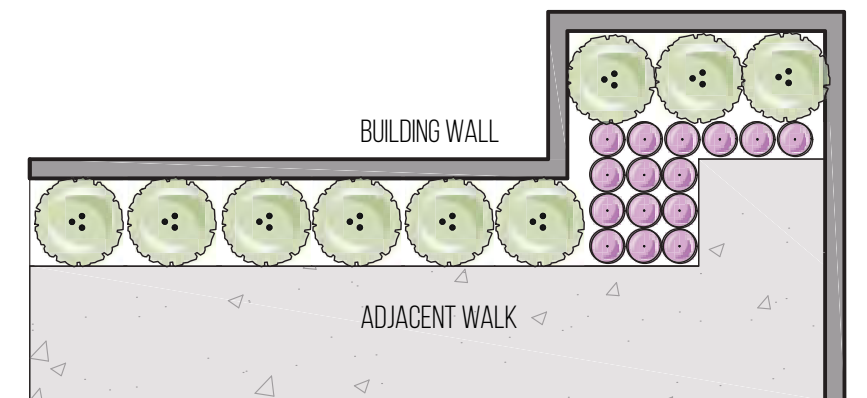




EXISTING

PLANT SCHEDULE ZONE 2 COURTYARD

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
SHRUBS					
	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	5 GAL	MODERATE	15
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN STANDARD	5 GAL	MODERATE	9



C

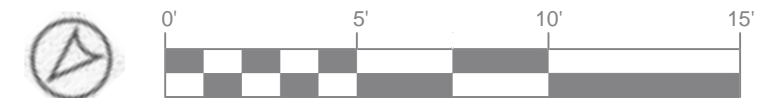
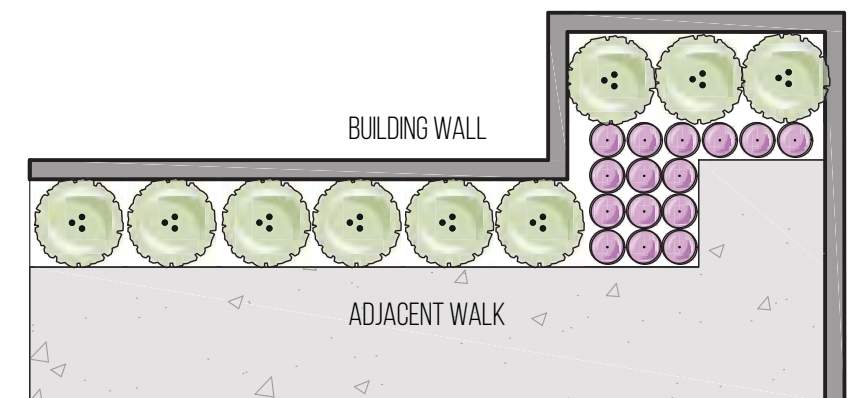
ZONE 2 PERSPECTIVE: COURTYARD



EXISTING

PLANT SCHEDULE ZONE 2 COURTYARD

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
SHRUBS					
	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	5 GAL	MODERATE	15
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN STANDARD	5 GAL	MODERATE	9



D

ZONE 2 PERSPECTIVE: COURTYARD CONTINUED





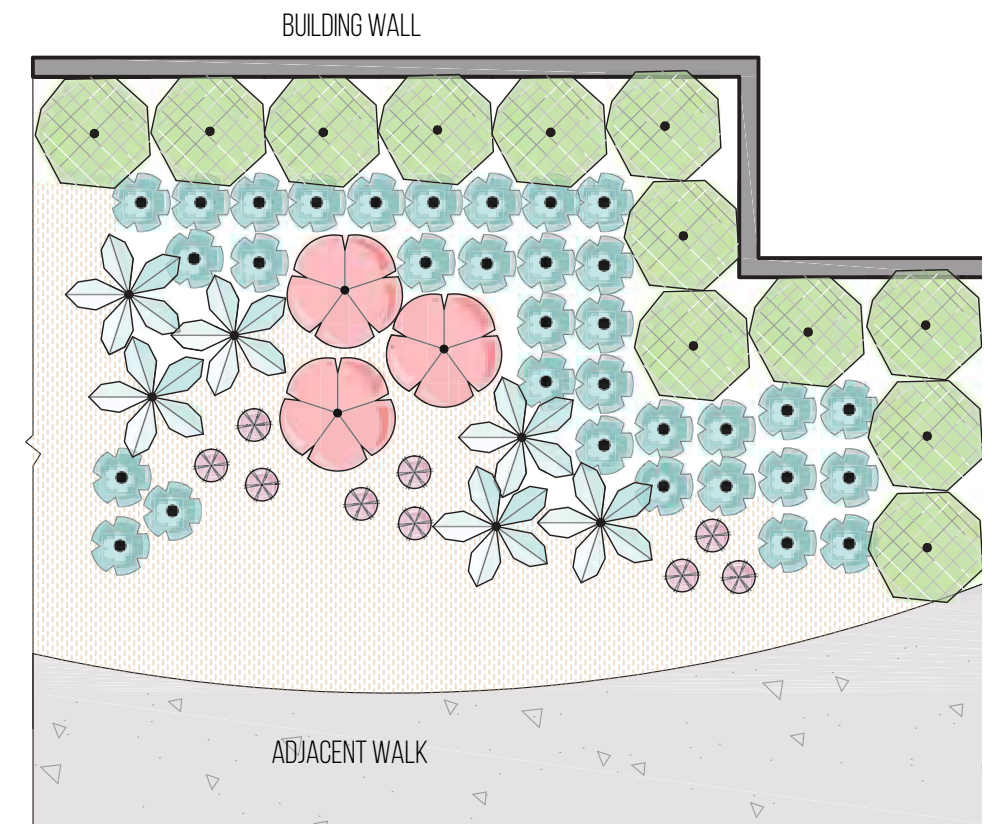
PLANT SCHEDULE ZONE 3 LARGE PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
SHRUBS					
	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE FOXTAIL AGAVE	5 GAL	LOW	6
	DIANELLA CAERULEA 'DBB03'	CASSA BLUE™ FLAX LILY	5 GAL	LOW	33
	ECHEVERIA X 'AFTERGLOW'	AFTERGLOW ECHEVERIA	5 GAL	LOW	9
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW	3
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW	12

DECORATIVE ROCK
SIZE: 3/4"
COLOR: 'GOLD'



EXISTING



ZONE 3 PERSPECTIVE: LARGE PLANTER



EXISTING

PLANT SCHEDULE PLANTER ALONG WALL

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WUCOLS</u>
<u>SHRUBS</u>				
1	DIANELLA CAERULEA 'DBB03'	CASSA BLUE™ FLAX LILY	1 GAL	LOW
2	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW



ZONE 3 PERSPECTIVE: PLANTER ALONG WALL





EXISTING

PLANT SCHEDULE CENTRAL PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS				
1	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	LOW
2	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	LOW
3	DIANELLA CAERULEA 'DBB03'	CASSA BLUE™ FLAX LILY	1 GAL	LOW
4	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW

6

ZONE 3 PERSPECTIVE: CENTRAL PLANTER



EXISTING

PLANT SCHEDULE EXTERIOR PLANTER

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WUCOLS</u>
<u>SHRUBS</u>				
1	AEONIUM ARBOREUM	TREE AEONIUM	4" POT	LOW
2	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE FOXTAIL AGAVE	1 GAL	LOW
3	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL	LOW
4	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW
<u>GROUND COVERS</u>				
5	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	1 GAL	LOW



ZONE 3 PERSPECTIVE: EXTERIOR PLANTER





EXISTING

PLANT SCHEDULE PARKING LOT

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>WUCOLS</u>
<u>TREES</u>				
1	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	15 GAL	LOW
<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WUCOLS</u>
<u>SHRUBS</u>				
2	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW
<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>WUCOLS</u>
<u>GROUND COVERS</u>				
3	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	1 GAL	LOW



ZONE 4 PERSPECTIVE: PARKING LOT



EXISTING

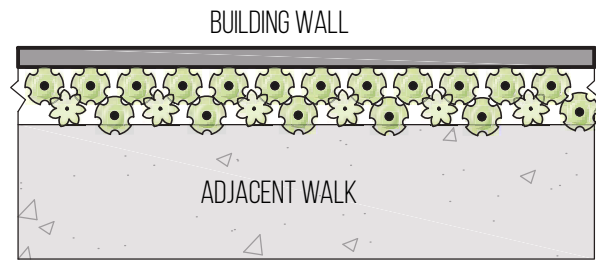
PLANT SCHEDULE STREET SCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
<u>SHRUBS</u>				
1	ABRONIA MARITIMA	RED SAND VERBENA	1 GAL	VERY LOW
2	CAMISSONIOPSIS CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE	1 GAL	LOW
3	FURCRAEA FOETIDA 'VARIEGATA'	VARIEGATED FALSE AGAVE	5 GAL	LOW
4	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW
5	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW

J

ZONE 5 PERSPECTIVE: STREET SCAPE



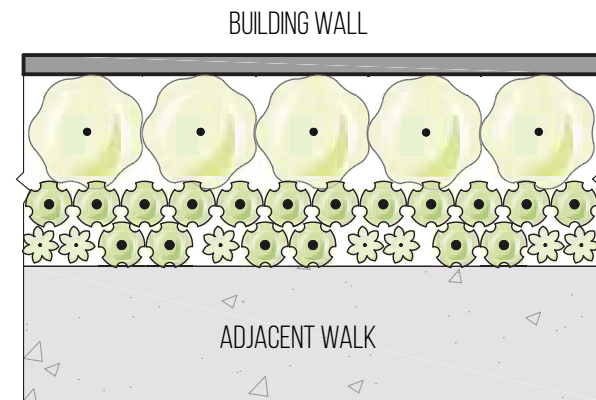


PLANT SCHEDULE SMALL PLANTER OPTION 2

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS

SHRUBS

	SHRUB B		1 GAL	LOW
	SHRUB C		4"POT	LOW

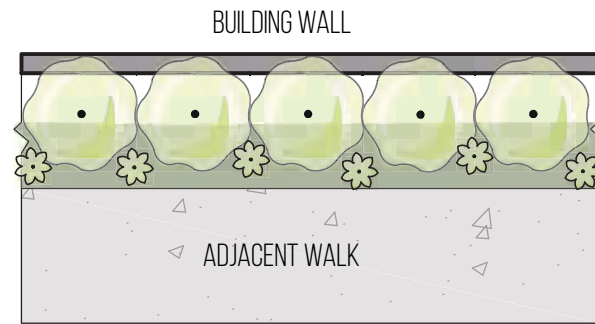


PLANT SCHEDULE LARGE PLANTER

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS

SHRUBS

	SHRUB A		5 GAL	LOW
	SHRUB B		1 GAL	LOW
	SHRUB C		4"POT	LOW



PLANT SCHEDULE MEDIUM PLANTER OPTION 2

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS

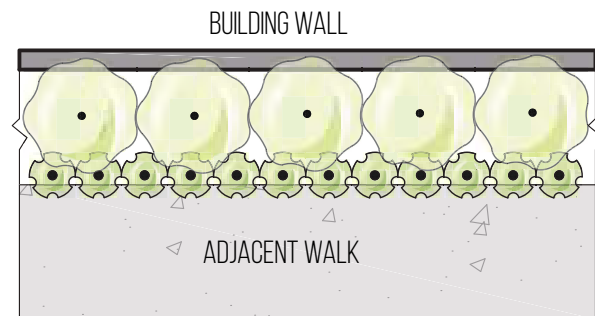
SHRUBS

	SHRUB A		5 GAL	LOW
	SHRUB C		4"POT	LOW

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS SPACING

GROUND COVERS

	GROUND COVER		1 GAL	LOW
--	--------------	--	-------	-----

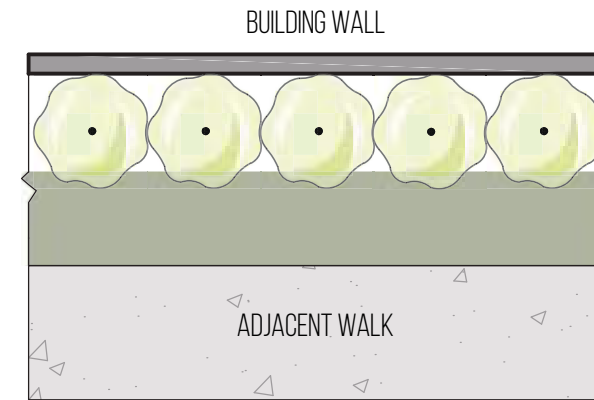


PLANT SCHEDULE MEDIUM PLANTER

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS

SHRUBS

	SHRUB A		5 GAL	LOW
	SHRUB B		1 GAL	LOW



PLANT SCHEDULE LARGER PLANTER OPTION 2

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS

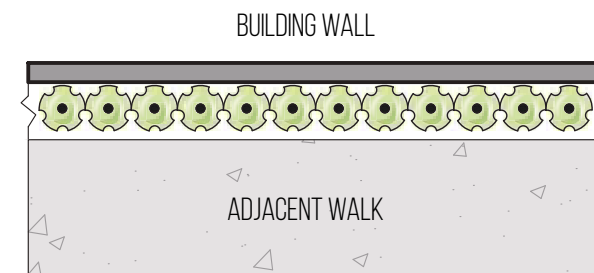
SHRUBS

	SHRUB A		5 GAL	LOW
--	---------	--	-------	-----

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS SPACING

GROUND COVERS

	GROUND COVER		1 GAL	LOW
--	--------------	--	-------	-----



PLANT SCHEDULE SMALL PLANTER

SYMBOL BOTANICAL NAME COMMON NAME CONT WUCOLS

SHRUBS

	SHRUB B		1 GAL	LOW
--	---------	--	-------	-----



COMPANION PLANTING

ZONE 1										
SYMBOL	SIZE			WUCOLS WATER USAGE			WUCOLS WATER USAGE			WUCOLS WATER USAGE
	5 GAL	WESTRINGIA FRUITCOSA 'SMOKEY'	COAST ROSEMARY	LOW	WESTRINGIA FRUITCOSA 'WYNNABIE GEM'	COAST ROSEMARY	LOW	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW
	1 GAL	DIANELLA VARIETIES	FLAX LILY	LOW	MUHLENBERGIA RIGENS	DEER GRASS	LOW	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
	1 GAL	CAREX VARIETIES	SEDGE	LOW	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	LOW	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	LOW
	1 GAL	AEONIUM ARBOREUM	GIANT AEONIUM	LOW	AEONIUM ARBOREUM 'ZWARKOP'	BLACK ROSE AEONIUM	LOW	ECHEVERIA 'AFTERGLOW'	ECHEVERIA 'AFTERGLOW'	LOW
	1 GAL	ECHEVERIA 'VIOLET QUEEN'	VIOLET QUEEN ECHEVERIA	LOW	KALANCHOE LUCIAE	PADDLE PLANT	LOW			
	1 GAL	SENECIO MANDRALISCAE	BLUE CHALK STICKS	LOW	ERIGERON GLAUCUS	SEASIDE DAISY	LOW	ERIGERON KARVISKIANUS	SANTA BARBARA DAISY	LOW

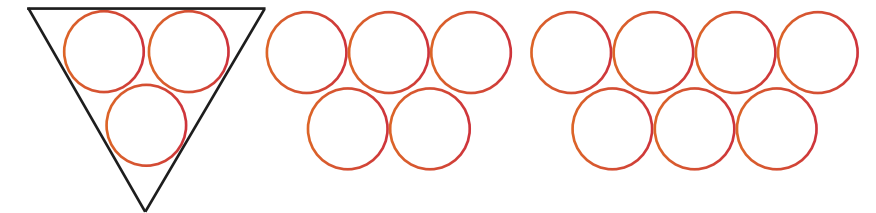
ZONE 2										
SYMBOL	SIZE			WUCOLS WATER USAGE			WUCOLS WATER USAGE			WUCOLS WATER USAGE
	5 GAL	ASPARAGUS DESIFLORUS	ASPARAGUS FERN	MOD	PHILODENDRON XANADU	WINTERBOURN	MOD	RHAPHIOLEPSIS UMBELLATA MINOR	DWARF YEDDA	MOD
	1 GAL	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	LOW	DIANELLA REVOLUTA 'LITTLE REV'	NATIVE FLAX	LOW	DIANELLA TASMANICA VARIEGATA	VARIGATED NATIVE FLAX	LOW
	1 GAL	LIRIOPE GRANDIFLORA 'EVERGREEN GIANT'	BLUE TURF LILY	MOD	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	LOW	LOMANDRA LONGIFOLIA 'BREEZE'	SPINY MAT RUSH	MOD
	1 GAL	AEONIUM ARBOREUM	GIANT AEONIUM	LOW	ECHEVERIA 'VIOLET QUEEN'	VIOLET QUEEN ECHEVERIA	LOW	ECHEVERIA 'AFTERGLOW'	ECHEVERIA 'AFTERGLOW'	LOW
	1 GAL	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE HEART TRADES.	MOD						

ZONE 3										
SYMBOL	SIZE			WUCOLS WATER USAGE			WUCOLS WATER USAGE			WUCOLS WATER USAGE
	5 GAL	ARCTOSTAPHYLOS 'GREENSPHERE'	GREEN SPHERE MANZANITA	LOW	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW	WESTRINGIA FRUITCOSA 'SMOKEY'	COAST ROSEMARY	LOW
	5 GAL	WESTRINGIA FRUITCOSA 'WYNNABIE GEM'	COAST ROSEMARY	LOW						
	1 GAL	DIANELLA VARIETIES	FLAX LILY	LOW	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	LOW
	1 GAL	KNIPHOFIA UVARIA	HOT STICK POKER	LOW	MUHLENBERGIA RIGENS	DEER GRASS	LOW	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	LOW
	1 GAL	AEONIUM ARBOREUM	GIANT AEONIUM	LOW	AGAVE ATTENUATA 'BOUTIN BLUE'	FOXTAIL AGAVE BOUTIN BLUE	LOW	ALOE PLICATILIS	FAN ALOE	LOW
	1 GAL	ECHEVERIA 'AFTERGLOW'	ECHEVERIA 'AFTERGLOW'	LOW	ECHEVERIA 'VIOLET QUEEN'	VIOLET QUEEN ECHEVERIA	LOW	KALANCHOE LUCIAE	PADDLE PLANT	LOW
	1 GAL	ARMERIA MARITIMA	SEA THRIFT	LOW	ERIGERON GLAUCUS	SEASIDE DAISY	LOW	ERIGERON KARVISKIANUS	SANTA BARBARA DAISY	LOW
	1 GAL	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	LOW	SENECIO MANDRALISCAE	BLUE CHALK STICKS	LOW			



DESIGN TIPS

***Plant in multiples of 3's, 5's & 7's** of the same kind of plant in a triangle like formation when space permits.



***Descend in size starting with largest - tallest plant in the back and smallest near the hardscape.** Prioritizing strappy & grassy plants, and adding a variety of succulents.

- *Small planters**
Do not exceed 2 species
- *Medium planters**
Do not exceed 3 species
- * Large planters**
Do not exceed 5 species

PLANT PALETTE



ROUNDED SHRUBS

Full/Part Sun
Low water

15-19

STRAPPY SHRUBS

Full/Part Sun
Low water

20-21

ACCENT PLANTS

Full/Part Sun
Low Water

22-24

SUCCULENTS

Full/Part Sun

25-27

DUNE PLANTS

Full Sun

28

GROUND COVERS

Full/Part Sun

29-31

GRASSES

Full/Part Sun

32-36

COURTYARD

Full/Part Shade
Low-Moderate water use

37-39

TREES

Full/Part Sun

40-44

PLANT PALETTE KEY

① Plant 1 Image	② Plant 2 Image
① Plant 1 information	② Plant 2 information
	Flower season + color
	Plant Masterplan zone

* Refer to appendix for plant maintenance information



1.

PLANT SELECTIONS

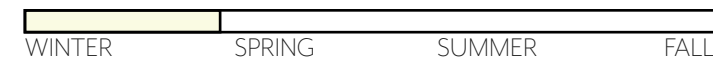
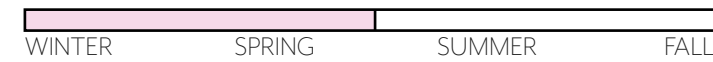
Full/Part Sun
Rounded Shrubs

1. MANZANITA 'GREEN SPHERE'
Arctostaphylos 'Green sphere'
Origin: Pacific North West U.S.A
Masterplan Zone: 3
Water: Low
Size: H: 3'-6" W: 3'-0"

2. MANZANITA 'PACIFIC MIST'
Arctostaphylos 'Pacific Mist'
Origin: Pacific North West U.S.A.
Water: Low
Masterplan Zone: 3
Size: H: 2'-6" W: 7'-0"



2.





LITTLE JOHN

3.



SANTA BARBARA DAISY

4.

PLANT SELECTIONS

Full/Part Sun

Rounded Shrubs

3. DWARF BOTTLE BRUSH

Callistemon 'Little John'

Origin: Australia

Masterplan Zones: 3 & 4

Water: Low

Size: H: 4'-5' W: 4'-5'

4. SANTA BARBARA DAISY

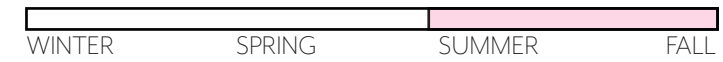
Erigeron karvinskianus

Origin: Mexico

Masterplan Zones: 3 & 4

Water: Low

Size: H: 1'-6" W: 3'-0"





5.



6.

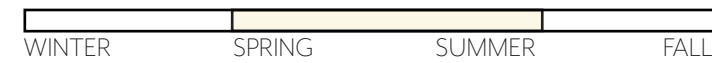
PLANT SELECTIONS

Full/Part Sun

Rounded Shrubs

5. DWARF OLIVE
Olea europaea 'Little Ollie'
Origin: Mediterranean, Europe
Masterplan Zone: 3
Water: Low
Size: H: 6'-0" W: 4'-0"

6. DWARF MEXICAN SAGE
Salvia leucantha 'Dwarf'
Origin: Mexico
Masterplan Zone: 3
Water: Low
Size: H: 4'-0" W: 4'-0"





7.



8.

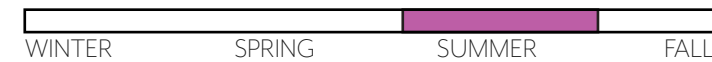
PLANT SELECTIONS

Full/Part Sun

Rounded Shrubs

7. ROSEMARY
Rosmarinus officinalis 'Tuscan Blue'
 Origin: Mediterranean
 Masterplan Zone: 3
 Water: Low
 Size: H: 4'-0" W: 4'-0"

8. HEDGE GERMANDER
Teucrium chamaedrys
 Origin: Europe, North Africa & Middle East
 Masterplan Zone: 4
 Water: Low
 Size: H: 2'-0" W: 2'-0"





9.



10.

PLANT SELECTIONS

Full/Part Sun

Rounded Shrubs

9. COAST ROSEMARY 'SMOKEY'

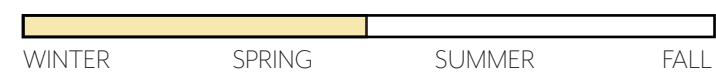
Westringia fruticosa 'Smokey'

Origin: Australia

Masterplan Zones: 1 & 3

Water: Low

Size: H: 4'-6" W: 4'-0"



10. COAST ROSEMARY 'WYNNABIE GEM'

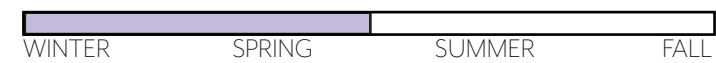
Westringia fruticosa 'Blue Gem'

Origin: Australia

Masterplan Zones: 1 & 3

Water: Low

Size: H: 4'-6" W: 4'-0"





DIANELLA CASSA BLUE

11.



DIANELLA LITTLE REV

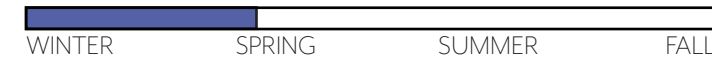
12.

PLANT SELECTIONS

Full/Part Sun
Strappy Shrubs

11. CASSA BLUE FLAX LILY
Dianella caerulea 'Cassa Blue'
Origin: Australia
Masterplan Zones: 1, 2, 3
Water: Low
Size: H: 2'-0" W: 2'-0"

12. LITTLE REV FLAX LILY
Dianella revoluta 'Little Rev'
Origin: Australia
Masterplan Zone: 1, 2, 3,
Water: Low
Size: H: 2'-6" W: 2'-0"





DIANELLA VARIEGATED

13.

PLANT SELECTIONS

Full/Part Sun

Strappy Shrubs

13. VARIEGATED NATIVE FLAX

Dianella tasmanica 'Variegata'

Origin: Australia

Masterplan Zones: 1, 2, 3

Water: Low

Size: H: 2'-0" W: 2'-0"

14. HOT STICK POKER

Kniphofia uvaria

Origin: South Africa

Masterplan Zone: 3

Water: Low

Size: H: 2'-6" W: 3'-0"



HOT STICK POKER

14.





15.

PLANT SELECTIONS

Full/Part Sun

Accent Plants

15. FOXTAIL AGAVE BLUE BOUTIN

Agave attenuata 'Boutin Blue'

Origin: Mexico

Masterplan Zones: 1 & 3

Water: Low

Size: H: 3'-0" W: 3'-0"

16. FAN ALOE

Aloe plicatilis

Origin: South Africa

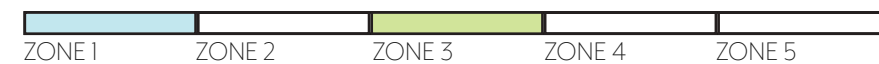
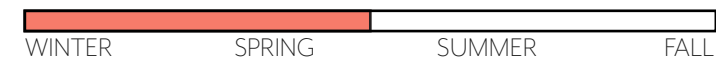
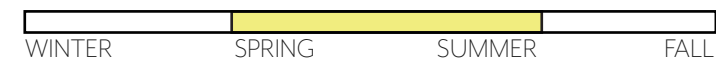
Masterplan Zones: 1 & 3

Water: Low

Size: H: 5'-6" W: 5'-0"



16.





PONYTAIL PALM

17.

PLANT SELECTIONS

Full/Part Sun

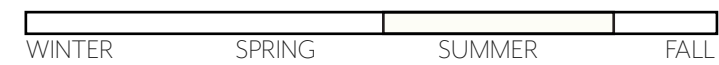
Accent Plants

17. PONYTAIL PALM
Beaucarnea recurvata
Origin: Mexico, Central America
Masterplan Zone: 3
Water: Low
Size: H: 8'-0" W: 5'-0"

18. VARIEGATED FALSE AGAVE
Furcraea foetida 'Variegata'
Origin: Caribbean, South America
Masterplan Zone: 5
Water: Low
Size: H: 6'-6" W: 5'-0"



18.





RED YUCCA

19.

PLANT SELECTIONS

Full/Part Sun
 Accent Plants
 Succulents

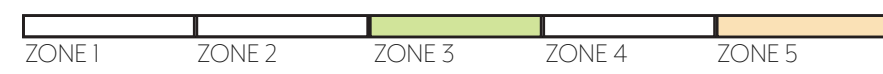
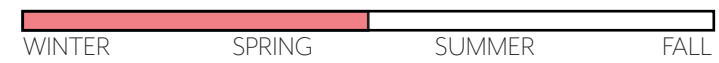
19. RED YUCCA
Hesperaloe parviflora
Origin: Mexico
Masterplan Zone: 3 & 5
Water: Low
Size: H: 4'-0" W: 4'-0"

20. GIANT AEONIUM
Aeonium aboreum
Origin: Northern Africa
Masterplan Zones: 1 & 3
Water: Low
Size: H: 2'-0" W: 2'-6"



GIANT AEONIUM

20.





21.

PLANT SELECTIONS

Full/Part Sun

Succulents

21. BLACK ROSE AEONIUM

Aeonium arboreum 'Zwarkop'

Origin: Holland

Masterplan Zones: 1 & 3

Water: Mod

Size: H: 2'-0" W: 3'-0"

22. SUNBURST AEONIUM

Aeonium decorum 'Sunburst'

Origin: Canary Islands

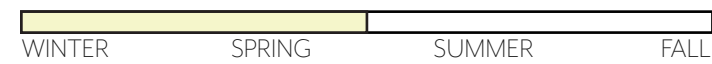
Masterplan Zones: 1 & 3

Water: Low

Size: H: 2'-0" W: 2'-0"



22.





23.

PLANT SELECTIONS

Full/Part Sun

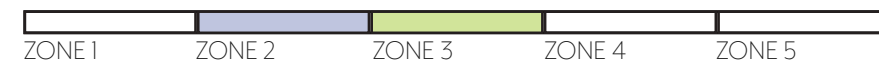
Succulents

23. AFTERGLOW ECHEVERIA
 Echeveria 'Afterglow'
 Origin: Central & South America
 Masterplan Zones: 2 & 3
 Water: Low
 Size: H: 0'-6" W: 0'-6"

24. BLUE ROSE ECHEVERIA
 Echeveria 'Imbricata'
 Origin: Mexico
 Masterplan Zones: 1 & 3
 Water: Low
 Size: H: 0'-6" W: 2'-0"



24.





VIOLET QUEEN

25.

PLANT SELECTIONS

Full/Part Sun

Succulents

25. VIOLET QUEEN ECHEVERIA

Echeverria 'Violet Queen'

Origin: California

Masterplan Zones: 1 & 3

Water: Low

Size: H: 0'-6" W: 1'-0"

26. PADDLE PLANT

Kalanchoe luciae

Origin: South Africa

Masterplan Zone: 1

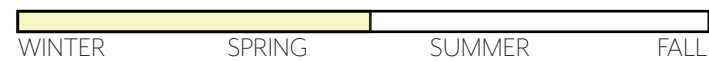
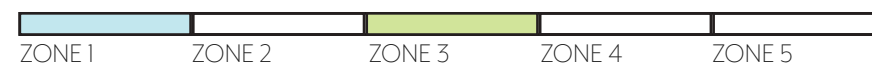
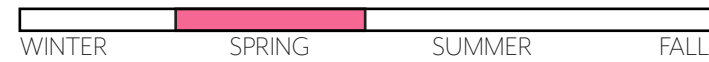
Water: Low

Size: H: 1'-6" W: 1'-6"



KALANCHOE

26.





27.

PLANT SELECTIONS

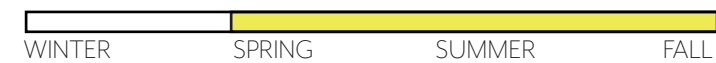
Full Sun
Dune Plants

27. RED SAND VERBENA
Abronia maritima
Origin: (Native) California
Masterplan Zone: 5
Water: Very Low
Size: H: 0'-6" W: Spreading

28. BEACH PRIMROSE
Camissoniopsis cheiranthifolia
Origin: California
Masterplan Zone: 5
Water: Low
Size: H: 0'-6" W: Spreading



28.





SEA THRIFT

29.

PLANT SELECTIONS

Full/Part Sun

Ground Covers

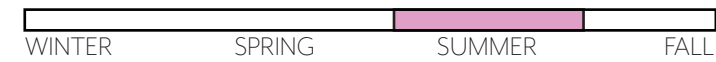
29. SEA THRIFT
Armeria maritima
 Origin: California, Europe
 Masterplan Zone: 1 & 3
 Water: Mod
 Size: H: 0'-6" W: 1'-0"

30. SEASIDE DAISY
Erigeron glaucus
 Origin: California
 Masterplan Zone: 1, 3, 4, 5
 Water: Low
 Size: H: 0'-6" W: 2'-0"



SEASIDE DAISY

30.





31.



32.

PLANT SELECTIONS

Full/Part Sun

Ground Covers

31. CREEPING MYOPORUM

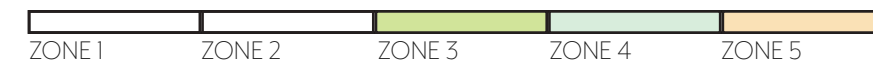
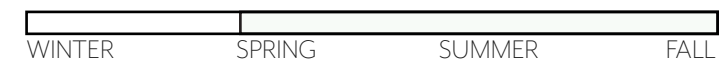
Myoporum parvifolium

Origin: Australia

Masterplan Zones: 3, 4, 5

Water: Low

Size: H: 0'-6" W: Spreading



32. BLUE CHALK STICKS

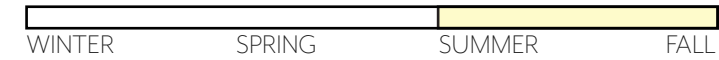
Senecio mandraliscae

Origin: South Africa

Masterplan Zones: 1 & 3

Water: Low

Size: H: 1'-0" W: Spreading





MEADOW SEDGE

33.

PLANT SELECTIONS

Full/Part Sun

Grasses

33. CALIFORNIA MEADOW SEDGE

Carex pansa

Origin: California

Masterplan Zone: 3 & 5

Water: Low

Size: H: 1'-6" W: 1'-6"



FOOTHILL SEDGE

34.

34. FOOTHILL SEDGE

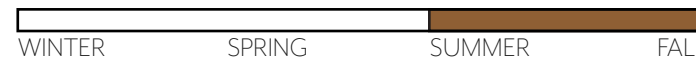
Carex tumulicola

Origin: California

Masterplan Zone: 3 & 5

Water: Low

Size: H: 2'-0" W: 2'-0"





35.

PLANT SELECTIONS

Full/Part Sun

Grasses

35. SMALL CAPE RUSH
Chondropetalum tectorum
Origin: South Africa
Masterplan Zones: 1 & 3
Water: Low
Size: H: 2'-6" W: 2'-0"

36. BLUE OAT GRASS
Helictotrichon sempervirens
Origin: Europe
Masterplan Zones: 1 & 3
Water: Mod
Size: H: 2'-0" W: 2'-0"



36.





37.

PLANT SELECTIONS

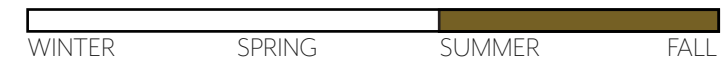
Full/Part Sun

Grasses

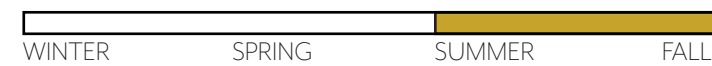
37. ELK BLUE CALIFORNIA GREY RUSH
Juncus patens 'Elk Blue'
 Origin: California
 Masterplan Zones: 1 & 3
 Water: Low
 Size: H: 2'-0" W: 2'-6"



38.



38. GIANT RYE GRASS
Leymus condosatus 'Canyon Prince'
 Origin: Channel Islands - San Miguel
 Masterplan Zones: 1, 3, 4, 5
 Water: Low
 Size: H: 3'-0" W: 3'-0"





39.



40.

PLANT SELECTIONS

Full/Part Sun

Grasses

39. SPINY HEAD MAT RUSH

Lomandra longifolia 'Breeze'

Origin: Australia

Masterplan Zones: 1 & 3

Water: Mod

Size: H: 2'-0" W: 3'-0"

40. PINE MUHLY

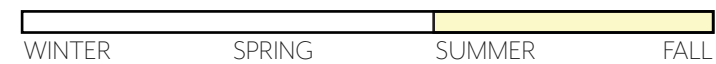
Muhlenbergia dubia

Origin: Southwest U.S.A

Masterplan Zones: 3, 4, 5

Water: Mod

Size: H: 3'-0" W: 3'-0"





41.



42.

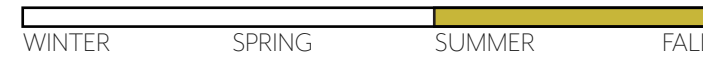
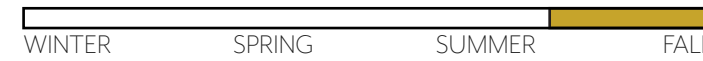
PLANT SELECTIONS

Full/Part Sun

Grasses

41. DEER GRASS
 Muhlenbergia rigens
 Origin: California
 Masterplan Zones: 1, 3, 5
 Water: Low
 Size: H: 4'-0" W: 4'-0"

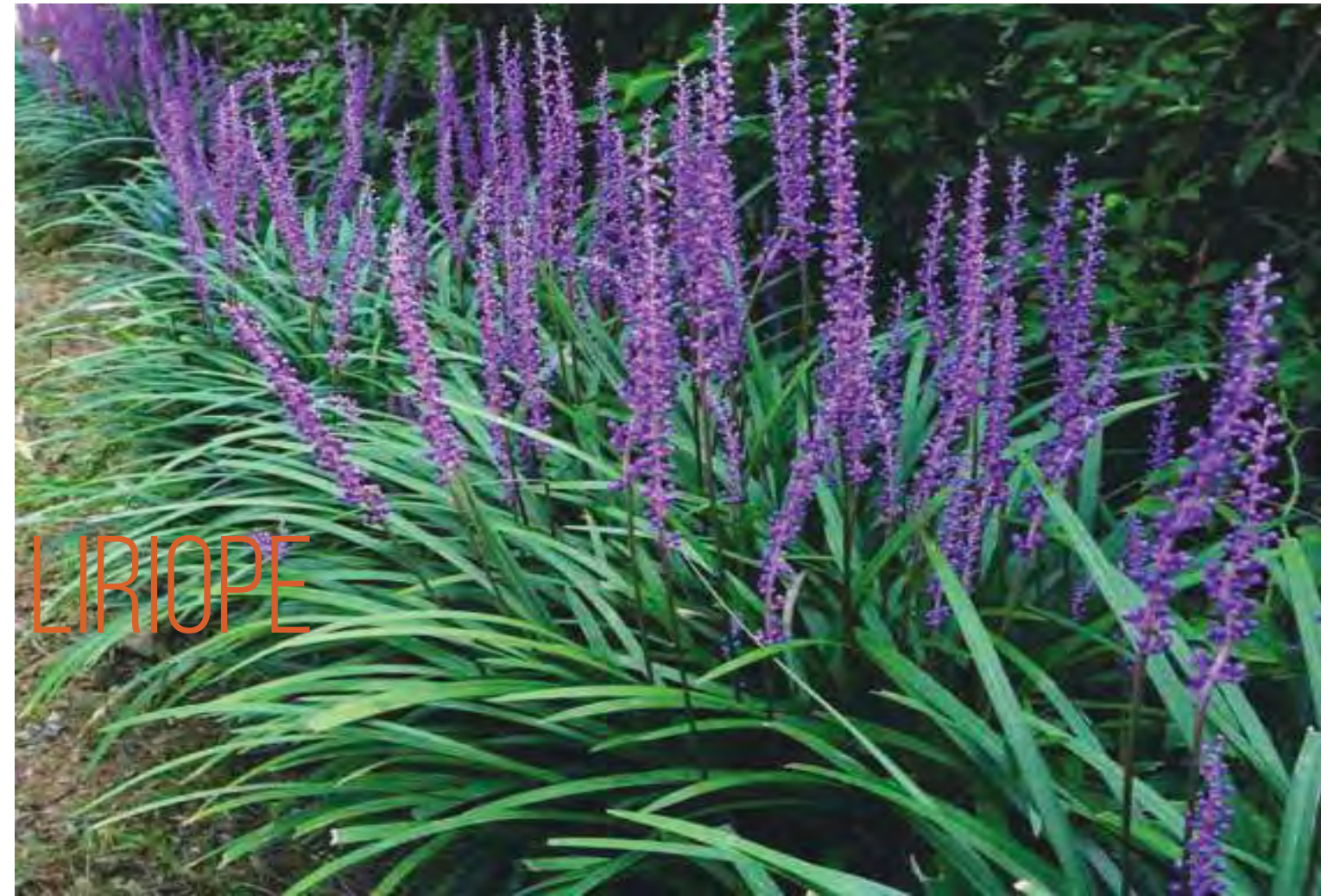
42. PRAIRIE DROPSEED
 Sporobolus heterolepis
 Origin: Texas, U.S.A
 Masterplan Zones: 1 & 3
 Water: Low
 Size: H: 2'-6" W: 2'-6"





ASPARAGUS FERN

43.



LIRIOPE

44.

PLANT SELECTIONS

Full/Part Shade

Shrubs

43. ASPARAGUS FERN

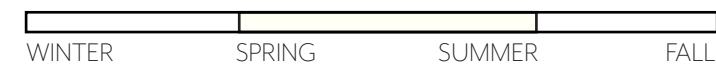
Asparagus densiflorus

Origin: South Africa

Masterplan Zone: 2

Water: Mod

Size: H: 2'-0" W: 3'-0"



44. BLUE LILY TURF

Liriope grandiflora 'Evergreen Giant'

Origin: Japan

Masterplan Zone: 2

Water: Mod

Size: H: 2'-0" W: 3'-0"





PHILODENDRON

45.



RHAPHIOLEPSIS

46.

PLANT SELECTIONS

Courtyard Microclimate

Full/Part Shade

Shrubs

45. WINTERBOURN

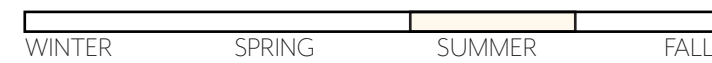
Philodendron xanadu

Origin: South America

Masterplan Zone: 2

Water: Mod

Size: H: 4'-0" W: 4'-0"



46. DWARF YEDDO HAWTHORN

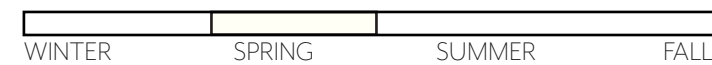
Rhapsiolepis umbellata 'Minor'

Origin: Japan

Masterplan Zone: 2

Water: Low

Size: H: 4'-0" W: 3'-0"





47.



48.

PLANT SELECTIONS

Courtyard Microclimate

Full/Part Shade

Shrubs

47. PURPLE HEART TRADESCANTIA

Tradescantia pallida 'Purple Heart'

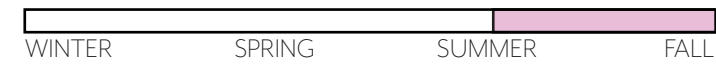
Origin: Mexico

Masterplan Zone: 2

Water: Mod

Size: H: 0'-6"

W: Spreading



48. PURPLE CORAL PEA

Hardenbergia violacea

Origin: Australia

Masterplan Zone: 2

Water: Low

Size: H: Train to trellis W: 4'-0"





49.

ARBUTUS



50.

GOLD MEDALLION TREE

PLANT SELECTIONS

Full/Part Shade

Trees

49. STRAWBERRY TREE

Arbutus marina

Origin: Europe

Masterplan Zone: 3 & 4

Form: Standard

Water: Low

Size: H: 20'-25' W: 20'-25'



50. GOLD MEDALLION TREE

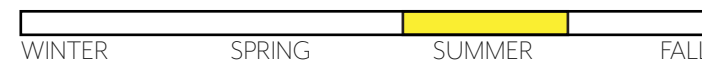
Cassia leptophylla

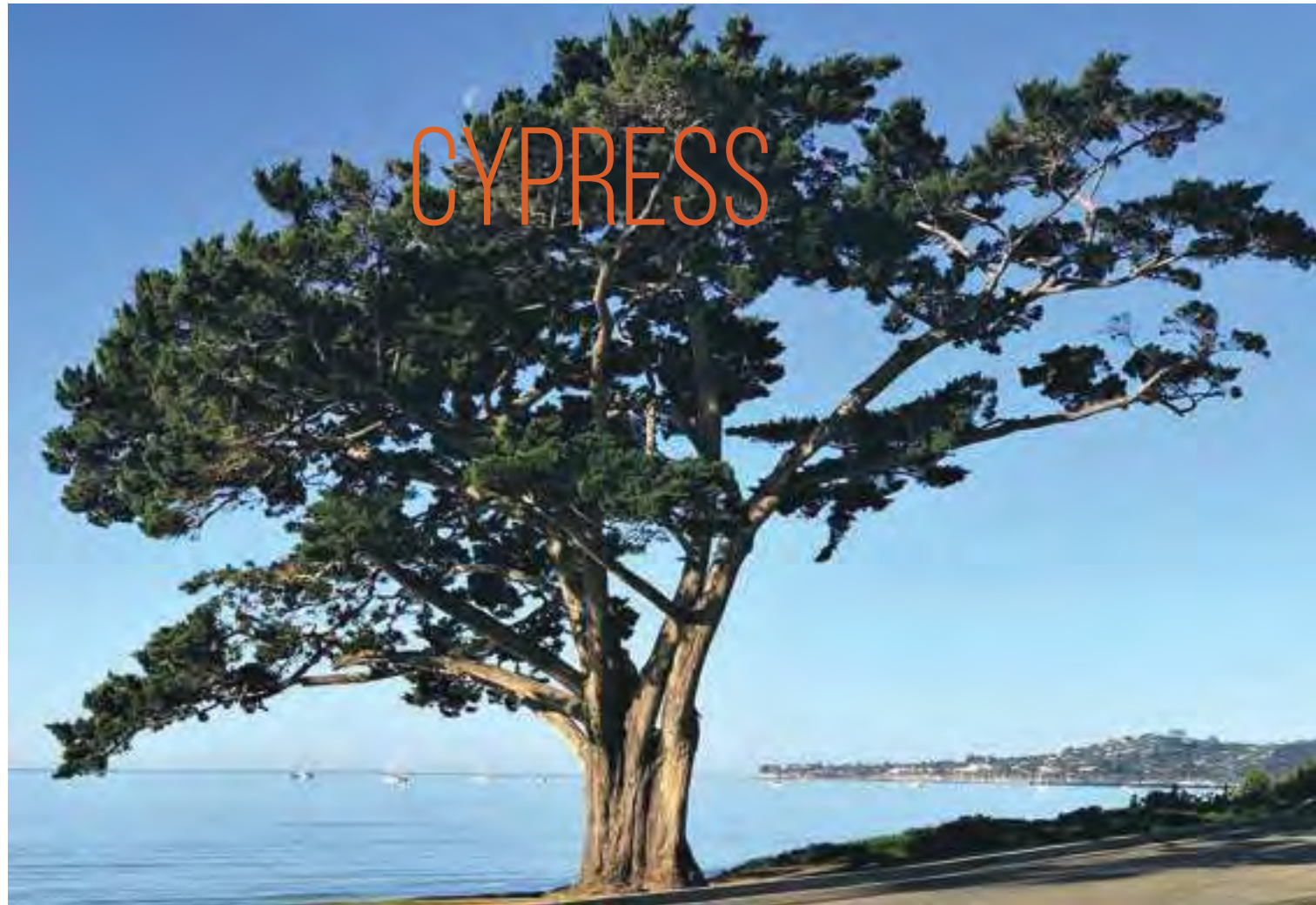
Origin: South America

Masterplan Zones: 3 & 4

Water: Mod

Size: H: 20'-30' W: 15'-25'





CYPRESS

51.



JACARANDA

52.

PLANT SELECTIONS

Full/Part Sun

Trees

51. MONTEREY CYPRESS

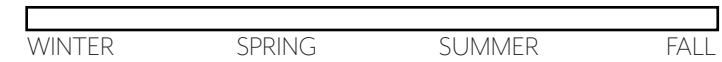
Cupressus macrocarpa

Origin: California

Masterplan Zone: 5

Water: Mod

Size: H: 40'-70' W: 20'-80'



52. JACARANDA

Jacaranda Mimosifolia

Origin: South America

Masterplan Zones: 4 & 5

Water: Mod

Size: H: 25'-50' W: 15'-30'





53.

54.

PLANT SELECTIONS

Full/Part Sun

Trees

53. FERN LEAF CATALINA IRONWOOD

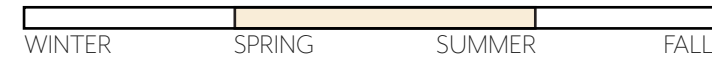
Lyonothamnus floribundus

Origin: Channel Islands

Masterplan Zones: 4 & 5

Water: Low

Size: H: 50'-60' W: 15'-20'



54. NEW ZEALAND CHRISTMAS TREE

Metrosideros excelsa

Origin: New Zealand

Masterplan Zones: 4 & 5

Water: Mod

Size: H: 30'-35' W: 25'-40'





PINE

55.

PLANT SELECTIONS

Full/Part Sun

Trees

55. MONTEREY PINE

Pinus radiata

Origin: California

Masterplan Zones: 4 & 5

Water: Low

Size: H: 45'-90' W: 15'-30'

56. MEXICAN FAN PALM

Washingtonia robusta

Origin: Mexico

Masterplan Zones: 1, 3, 4, 5

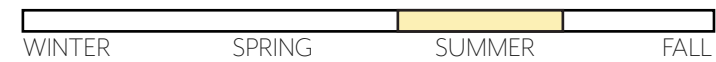
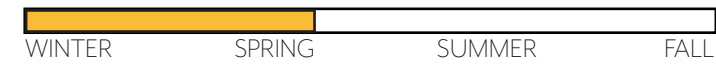
Water: Low

Size: H: 40'-80' W: 8'-10'



MEXICAN FAN PALM

56.



VENTURA PORT PLANT LIST BY ZONE

FULL-PART SUN

ZONE 1

	Water Use	Height	Width
<u>Rounded shrubs</u>			
1. Westringia fruticosa 'Morning light	L	(3'-4')	(3'-0")
2. Westringia fruticosa 'Smokey'	L	(4'-6')	(3'-0")
3. Westringia fruticosa 'Wynnabie Gem'	L	(4'-6')	(3'-0")
<u>Grasses</u>			
1. Chondropetalum tectorum	L	(2'-3')	(3'-0")
2. Juncus patens 'Elk Blue'	L	(1'-2')	(2'-6")
3. Lomandra longifolia breeze	L	(2'-0")	(3'-0")
4. Leymus condensatus 'Canyon Prince'	L	(2'-3')	(3'-0")
5. Muhlenbergia rigens	L	(4'-0")	(4'-0")
6. Sporobolus heterolepis	L	(2'-3')	(1'-6")
<u>Ground cover</u>			
1. Senecio mandraliscae	L	(1'-0")	Spreading
2. Erigeron glaucus	L	(0'-6")	Spreading
<u>Succulents</u>			
1. Aeonium aboreum	L	(2'-3')	(1'-2')
2. Aeonium arboreum 'Zwarkop'	L	(3'-4')	(1'-2')
3. Kalanchoe luciae	L	(1'-2')	(0'-6")
<u>Accent Shrubs</u>			
1. Agave attenuata 'Boutin Blue'	L	(3'-4')	(3'-0")
2. Aloe plicatilis	L	(4'-6')	(5'-0")

VENTURA PORT PLANT LIST BY ZONE

FULL-PART SHADE

ZONE 2

	Water Use	Height	Width
<u>Rounded shrubs</u>			
1. Asparagus densiflorus	M	(1'-3')	(3'-0")
2. Philodendron Xanadu	M	(4'-0")	(4'-0")
3. Rhapsilepsis umbellatum 'Minor'	L	(4'-5')	(3'-0")
<u>Strappy Shrubs</u>			
1. Dianella caerulea 'Cassa blue'	L	(2'-0")	(2'-0")
2. Dianella revoluta 'Little rev'	L	(2'-4')	(1'-2')
3. Dianella tasmanica 'Variegata'	L	(1'-2')	(2'-0")
4. Liriope grandiflora 'Evergreen Giant'	M	(2'-3')	(3'-0")
<u>Groundcover</u>			
4. Tradescantia pallida	M	(0'-6")	Spreading
5. Armeria maritima	M	(0'-6")	Spreading
<u>Vine</u>			
1. Hardenbergia violacea	L	(2'-3')	(3'-6')

PLANT ZONE LIST

VENTURA PORT PLANT LIST BY ZONE

FULL-PART SUN

ZONE 3

Rounded shrubs

LARGE PLANTERS:

	<u>Water Use</u>	<u>Height</u>	<u>Width</u>
1. Arctostaphylos 'Pacific Mist'	L	(2'-3')	(6'-8')
2. Grevillea 'Red Hooks'	L	(8'-12')	(6'-10')
3. Olea europea "Little Ollie"	L	(6'-8')	(3'-0")
4. Westringia fruticosa 'Morning light	L	(3'-4')	(3'-0")

SMALL PLANTERS:

1. Arctostaphylos 'Greensphere'	L	(3'-5')	(3'-0")
2. Callistomen 'Little John'	L	(3'-5')	(4'-0")
3. Rhipilepsis umbellatum 'Minor'	L	(4'-5')	(3'-0")
4. Rosmarinus Tuscan blue	L	(4'-6')	(3'-0")
5. Salvia leucantha	L	(3'-4')	(4'-0")

Grasses

1. Carex pansa	L	(1'-0")	(1'-6")
2. Carex tumulicola	L	(2'-0")	(2'-0")
3. Chondropetalum tectorum	L	(2'-3')	(3'-0")
4. Helictotrichon sempervirens	M	(1'-2')	(3'-0")
5. Juncus patens 'Elk Blue'	L	(1'-2')	(2'-6")
6. Lomandra longifolia breeze	L	(2'-0)	(3'-0")
7. Muhlenbergia dubia	L	(2'-3')	(3'-0")

Strappy Shrubs

1. Dianella caerulea 'Cassa blue'	L	(2'-0")	(2'-0")
2. Dianella revoluta 'Little rev'	L	(2'-4')	(1'-2')
3. Dianella tasmanica 'variegata'	L	(1'-2')	(2'-0")
4. Kniphofia uvaria	L	(2'-3')	(3'-0")

PLANT ZONE LIST

ZONE 3 (CONTINUED)

Ground cover

	<u>Water Use</u>	<u>Height</u>	<u>Width</u>
1. Armeria maritima	M	(0'-6")	Spreading
2. Erigeron glaucus	L	(0'-6")	Spreading
3. Erigeron karvickianus	L	(1'-2')	(3'-0")
4. Myoporum parvifolium	L	(0'-6")	Spreading
5. Senecio mandraliscae	L	(1'-0")	Spreading

Succulents

1. Aeonium aboreum	L	(2'-3')	(1'-2')
2. Aeonium 'Sunburst'	L	(2'-3')	(1'-2')
3. Echeveria 'Afterglow'	L	(0'-6")	(0'-6")
4. Echeveria 'Imbricata'	L	(0'-6")	(0'-6")
5. Echeverria 'Violet Queen'	L	(0'-6")	(0'-6")

Accent Shrubs

1. Agave attenuata 'Boutin Blue'	L	(3'-4')	(3'-0")
2. Beaucarnea recurvata	L	(15'-20')	(6'-12')
3. Aloe plicatilis	L	(4'-6')	(5'-0")

VENTURA PORT PLANT LIST BY ZONE

FULL SUN

Water Use Height Width

ZONE 4

Rounded shrubs

1. Callistomen 'Little John'	L	(3'-5')	(4'-0")
2. Rosmarinus Tuscan blue	L	(4'-6')	(3'-0")
3. Salvia leucantha	L	(3'-4')	(4'-0")
4. Teucrium chamaedrys	L	(1'-2')	(2'-0")

Grasses

1. Lomandra longifolia breeze	L	(2'-0)	(3'-0")
2. Muhlenbergia dubia	L	(2'-3')	(3'-0")

Strappy Shrubs

1. Dianella caerulea 'Cassa blue'	L	(2'-0")	(2'-0")
2. Dianella revoluta 'Little rev'	L	(2'-4')	(1'-2')

Ground cover

1. Erigeron karviskianus	L	(1'-2')	(3'-0")
2. Erigeron glaucus	L	(0'-6")	Spreading
3. Juniperus conferta 'Blue Pacific'	L	(1'-0")	Spreading
4. Myoporum parvifolium	L	(0'-6")	Spreading

Trees

1. Arbutus Marina	L	(20'-25')	(20'-25')
2. Cassia leptophylla	M	(15'-25')	(15'-20')
3. Metrosideros excelsa	L	(30'-35')	(25'-40')
4. Lyonothamnus floribundus	L	(40'-0")	(15'-20')
5. Rhus Lancea	L	(30'-0")	(20' 30')

VENTURA PORT PLANT LIST BY ZONE

FULL SUN

ZONE 5

EXTERIOR PARKING LOT

Rounded shrubs

1. Arctostaphylos 'Pacific Mist'	L	(2'-3')	(6'-8')
2. Grevillea 'Red Hooks'	L	(8'-12')	(6'-10')

Grasses

1. Carex tumulicola	L	(2'-0")	(2'-0")
2. Carex pansa	L	(1'-0")	(1'-6")
3. Muhlenbergia dubia	L	(2'-3')	(3'-0")

Ground cover

1. Erigeron glaucus	L	(0'-6")	Spreading
2. Juniperus conferta 'Blue Pacific'	L	(1'-0")	Spreading
3. Myoporum parvifolium	L	(0'-6")	Spreading

Trees

1. Cupressus macrocarpa	L	(25'-40')	(20'-80')
2. Washingtonia robusta	L	(40'-80')	(10'-0")
3. Pinus radiata	L	(45'-90')	(15'-30')

Water Use Height Width

ZONE 5 (CONTINUED)

STREET MEDIANS

Dune plants

1. Abronia maritima	VL	(0'-6")	Spreading
2. Camissoniopsis cheiranthifolia	L	(0'-6")	Spreading

Grasses

1. Muhlenbergia dubia	L	(2'-3')	(3'-0")
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Accent Shrubs

1. Hesperaloe parviflora	L	(3'-4')	(4'-0")
2. Furcraea foetida 'Mediopicta'	L	(6'-8')	(5'-0")

PLANT ZONE LIST

VENTURA PORT PLANT MAINTENANCE

FULL-PART SUN

ROUNDED SHRUBS

1. **Westringia fruticosa 'Wynnabie Gem'**
 - a. Pruning recommended during Winter. Light pruning is advised to only cut back soft, leafy growth and not too much hardwood. Trim frequently to keep your Westringia plant tidy and to encourage consistent dense growth. Keep unclipped for a bushier more wildlife-friendly plant.
2. **Westringia fruticosa 'Morning light'**
 - a. Pruning is recommended during winter.
3. **Olea europea "Little Ollie"**
 - a. Shear regularly to maintain size, if left unpruned plant will exceed width sited.
4. **Erigeron karvickianus**
 - a. Cut back all the way to the ground when looking ragged, usually in winter. Plants will regrow rapidly. For best look, cut back annually, but every 2-3 years can usually be sufficient if desired.
5. **Rosmarinus Tuscan blue**
 - a. Prune to maintain desired shape in mid to late spring.
6. **Teucrium chamaedrys**
 - a. Prune / shear at once or twice per year to maintain a neat appearance and encourage side branching (5). Main pruning is best done in early fall or winter.
7. **Salvia leucantha**
 - a. Prune to the ground in midwinter once the plant looks like it needs it. It will regrow quickly once the weather heats up. Salvia leucantha can be pruned to shape as desired through the late spring and summer.
8. **Arctostaphylos 'Greensphere'**
 - a. Prune in late summer months or early fall, to maintain spherical shape. Do not cut back while the manzanita is still flowering.
9. **Callistemon 'Little John'**
 - a. Hedges can be pruned anytime while not in bud or flower. Any main annual pruning is best before spring growth begins.
10. **Bougainvillea**
 - a. Prune to desired shape/form in later winter or early spring after it flowers.
11. **Arctostaphylos 'Pacific Mist'**
 - a. In general Manzanitas do not need much pruning. Manzanitas occasionally get bright red growths on the edges of leaves. This is manzanita leaf gall aphid, a small insect that causes the plant to create this reaction. It is generally not threatening in healthy plants but can spread. Growth affected by leaf gall aphid may be pruned out after winter-spring flowering.

12. Grevillea 'Red Hooks'

- a. May benefit from light pruning when young to establish an evenly balanced and dense branch pattern (D). This is a quite large bush that can be kept smaller by lightly pruning on a regular basis and periodic hard pruning, which is able to tolerate. Hard pruning is best in early spring.

STRAPPY SHRUBS

1. **Kniphofia uvaria**
 - a. Remove dead flower stems as needed by cutting them at the base. Remove tattered or poor looking leaves in the fall through early spring.
2. **Dianella revoluta 'Little rev'**
 - a. To keep dianella looking tidy, remove expired or tattered leaves throughout the growing season. Over and underwatering will cause leaves to turn brown as well. Plant grows by rhizomes and can be propagated to create more plants.
3. **Dianella caerulea 'Cassa blue'**
 - a. To keep dianella looking tidy, remove expired or tattered leaves throughout the growing season.
4. **Dianella tasmanica 'variegata'**
 - a. To keep dianella looking tidy, remove expired or tattered leaves throughout the growing season.

ACCENT SHRUB

1. **Agave attenuata 'Boutin Blue'**
 - a. Clumps of Fox Tail Agave can get wide, so it is best not to plant it too close to the edges of paths or driveways where it might need to be constantly hacked back. This is a self-propagating plant that will send out pups at the base of the plant. These pups should be cut and replanted in other areas or thrown out.
2. **Beaucarnea recurvata**
 - a. Plant in spring. Allow a large planting space to accommodate the dramatically massive swollen lower trunk to develop. Do not plant near the edge of hardscape, walks, driveways, concrete patios, etc. for this reason. No significant pruning is needed except for removing dead older leaves and spent flower clusters.
3. **Hesperaloe parviflora**
 - a.
4. **Furcraea foetida 'Mediopicta'**
 - a. Used as an accent shrub, does best without pruning.
5. **Aloe plicatilis**

- a. Prune dead flower heads when needed, usually in early summer. If flower stalks have dried out, they can usually be removed by pulling rather than needing to use a hand pruner.

SUCCULENTS

1. **Aeonium aboreum**
 - a. Every few years, if plants become too tall and “leggy” looking for the space, stems can be cut about four inches below the leaves, left in the shade for a few days for the cut to “scab” and be re-rooted back in their desired location after the rest of old stems and roots have been cleared out. Aeoniums will send out new roots from the buried stems. Fall is the ideal time to take on this task because Aeoniums tend not to actively grow in the heat of summer.
2. **Aeonium arboreum ‘Zwarkop’**
 - a. Refer to Aeonium arboreum recommendations.
3. **Kalanchoe luciae**
 - a. Prune, if desired, for cuttings to “root” into new plants any time of the year.
4. **Echeveria ‘Afterglow’**
 - a. Offsets (small new plants emerging near the base) can be removed any time to clean up the look, prevent overcrowding, or to plant elsewhere or in pots to have additional plants.
5. **Echeveria ‘Imbricata’**
 - a. Offsets (small new plants emerging near the base) can be removed any time to clean up the look, prevent overcrowding, or to plant elsewhere or in pots to have additional plants.
6. **Echeverria ‘Violet Queen’**
 - a. Offsets (small new plants emerging near the base) can be removed at any time to clean up the look, prevent overcrowding, or to plant elsewhere or in pots to have additional plants.

DUNE PLANTS

1. **Abronia maritima**
 - a. Native habit, no maintenance required.
2. **Camissoniopsis cheiranthifolia**
 - a. To promote self-seeding do not cutback after blooming.

GROUND COVERS

1. **Senecio mandraliscae**
 - a. Prune for size control or for cuttings during the springtime
2. **Erigeron glaucus**
 - a. Cut back hard to approximately 2” in November, this can be done annually or every 2-3 years.
5. **Myoporum parvifolium**
 - a. Prune to maintain desired edge shape.
6. **Armeria maritima**
 - a. Cut off faded flowers to extend bloom period, if desired but not necessary. Best accomplished by using a manual hedge shear.
7. **Juniperus conferta ‘Blue Pacific’**
 - a. Prune to maintain desired edge shape.

GRASSES

1. **Leymus condensatus ‘Canyon Prince’**
 - a. Cool season grower, best to plant in fall through early spring. Cut back hard almost to the ground as needed every couple of years in the fall to push new cool season growth. Individual old dead leaves or flower stalks can be removed as needed throughout the year.
2. **Sporobolus heterolepis**
 - a. Does not require being pruned or cut back.
3. **Muhlenbergia dubia**
 - a. Cut back hard in late winter or early spring before new growth emerges.
4. **Muhlenbergia rigens**
 - a. Cut back hard to 6-9” in early spring as needed to freshen up the look, usually only every two or three years. To tease out dry leaves and broken flower stalks, try raking with a leaf rake at any time.
5. **Carex pansa**
 - a. Will turn golden in summertime if planted in full sun, this is desired and part of the design intent. Cut back to a few inches in the fall before cool season growth begins.
6. **Lomandra longifolia breeze**
 - a. Does not require being pruned/cut back.
7. **Carex tumulicola**
 - a. Keep maintenance low by giving plants proper space to grow. Cut back hard once per year after the flowers are dry.
8. **Juncus patens ‘Blue Elk’**
 - a. Prune out the entirety of leaves to the ground if they look messy and have turned brown. Never cut back part way, if entire plant looks like it needs

refreshing cut the entire plant all the way to the ground in late winter to encourage new spring growth.

9. *Chondropetalum tectorum*

- a. Do not cut brown flowers off!! If the entire plant looks like it is struggling cut it almost all the way to the ground, leaving only a very small mound, then new leaves will emerge, this is best done in early spring. Never partially cut back the plant as the leaves will never heal. If a plant is declining in vigor, or if additional plants are desired, you can divide the plants every few years by digging the root balls into several clumps with a sharp edge.

10. *Helictotrichon sempervirens*

- a. Cut back as needed to clean up old leaves in late winter prior to new spring growth.

TREES

1. *Cupressus macrocarpa*

- a. Prune dead branches.

2. *Jacaranda mimosifolia* Little gem

- a. Prune during early growing periods to attain desired shape maintaining a single prominent trunk. Dead and diseased branches should be trimmed away after blooming.

3. *Washingtonia robusta*

- a. Pruning not required

4. *Cassia leptophylla*

- a. Prune dead and diseased branches and those cross and rub against each other in late winter, early spring. Rubbing can cause wounds that can provide entry points for insects and disease organisms.

5. *Lyonothamnus floribundus*

- a. Prune in Summer, after flowering. Will eventually sprout from the base. If you don't want any more trunks on the tree (most cases), remove sprouts as they appear.

6. *Arbutus Marina*

- a. Plant in fall or spring. Prune late fall, into winter. Develops fruit that will drop and may stain patios, sidewalks, and streets. Can be grown as a multi-trunk or single trunk tree. Usually a strong grower, but occasionally young plants will suddenly appear to wilt and die, usually occurring within their first couple of years in the ground.

7. *Callistomen viminalis* 'Red cascade'

- a. Prune lightly to shape or promote dense growth. Fertilize before new growth begins in spring.

8. *Metrosideros excelsa*

- a. Prune after flowers are done blooming,

9. *Pinus radiata*

- a. Remove damaged or diseased branches during their fall dormant season, specifically October through January. Pruning outside of dormant season will cause disease from beetles and fungus.

FULL-PART SHADE

SHRUBS

1. *Philodendron Xanadu*

- a. This is a fast-growing plant that can spread up to 5'-0", trim away old yellow and decaying leaves to keep the plant tidy and disease free.

2. *Liriope grandiflora* 'Evergreen Giant'

- a. Has a spreading growth habit, no pruning or cutting back required.

3. *Asparagus densiflorus*

- a. If plant becomes too sprawling, cut back the oldest stems close to the soil to encourage new growth.

4. *Rhaphilepsis umbellatum* 'Minor'

- a. Prune in summer, to ensure the plant stays upright.

5. *Tradescantia pallida*

- a. Trim any leggy or overgrown stems to encourage new growth. Pinching off the tips of the plant can promote branching and fuller foliage.

VINE

1. *Hardenbergia violacea*

- a. Fast growing, train vine over the tunnel on interior courtyard ensuring it receives appropriate sunlight. Prune lightly and regularly to maintain shape and promote fresh growth- prune more firmly after flowering.

PLANTING INSTRUCTIONS:

- The following guidelines are to be followed for all planting areas throughout the site unless otherwise noted: Refer to individualized plant material maintenance notes for specific information.
 - Keys to successful planting
 - Regular planting monitoring
 - Evaluation of how planting responds to specific management actions.
 - Adjustment of management, action based on observation.
2. Wash all plant material quarterly (every three months) to remove salt buildup due to site proximity to the ocean.
 - Hose nozzle required to prevent damage to plant material:
 - Nozzle: Soaker, Fan, Spray Nozzle with adjustable flow control
 - Manufacturer: Swann
 - Model Number: #CSNSF10206
 - Note: *or approved equal*
 3. Hand-water 15-15-15 liquid fertilizer into all planting areas monthly, unless otherwise noted.
 4. Remove fallen plant material regularly.
 5. Remove dead or diseased plant material regularly.
 - Replace any material that has died or fails to thrive with identical plant materials or those with similar water requirements.
 - Note: Plant material with similar growth form, aesthetics and water requirements may be submitted to ownership for approved substitution.
 6. Inspect and treat plant material for disease and or pests.
 7. Prune all plant material to keep neat and compact.
 8. Remove weeds as they appear.
 9. Replenish/Replace mulch in all planting areas as needed.
 - Mulch is replenished at least every 2 years.
 - Rock mulch to be replenished as needed with similar rock material.
 10. Do not hedge plants unless specified by the owner.
 11. Preparation for new planting
 - Designated planting areas shall be cleared and grubbed.
 - Till soil to a depth of 12"
 - Amend soil per attached soil report recommendations.

IRRIGATION INSTRUCTIONS:

1. Visually monitor irrigation system for sudden line breaks or head damage weekly
2. Test and inspect each valve monthly.
 - Adjust and repair heads, valves and piping as needed to keep the system in complete working order.
3. Inspect weather sensor to insure proper shut-off operation monthly.
4. For drip systems:
 - Examine and clean all filters monthly. Replace filter screens if necessary.
 - Manually flush each drip valve monthly
 - Perform a walk-through monthly to look for signs of plant water stress. Adjust, clean or replace emission devices as required.
 - NOTE: All replacement parts and equipment as needed shall match original equipment or an approved equal (City Landscape Architect approval).
5. Adjust irrigation controller programming as necessary to accommodate seasonal water needs.

October 31, 2023

Landscape Development, Inc.
 28447 Witherspoon Parkway
 Valencia, CA 91355

Description : Ventura Harbor
 Project : Landscape Development, Inc.

Lab ID : SP 2317636-001
Customer : 2003766

Sampled On : October 13, 2023
 Sampled By : Roberto Leo
 Received On : October 18, 2023
 Depth : N/A

Landscape Soil Analysis

Test Description	Result	Units	Optimum Range	Graphical Results Presentation				
				Very Low	Moderately Low	Optimum	Moderately High	Very High
Primary Nutrients								
Nitrate-Nitrogen	0.231	Lbs/1000ft	1.0 - 2.9					
Phosphorus-P ₂ O ₅	1.05	Lbs/1000ft	5.4 - 7.5					
Potassium-K ₂ O (Exch)	4.71	Lbs/1000ft	4.9 - 29					
Potassium-K ₂ O (Sol)	1.4	Lbs/1000ft	3.4 - 12		2%			
Secondary Nutrients								
Calcium (Exch)	178	Lbs/1000ft	130 - 170					
Calcium (Sol)	10.6	Lbs/1000ft	4.0 - 15		41%			
Magnesium (Exch)	14.5	Lbs/1000ft	13 - 25					
Magnesium (Sol)	3.15	Lbs/1000ft	0.42 - 3.8		20%			
Sodium (Exch)	3.3	Lbs/1000ft	0.0 - 12					
Sodium (Sol)	11	Lbs/1000ft	< 27		37%			
Sulfate	23.4	Lbs/1000ft	4.8 - 93					
Micro Nutrients								
Zinc	0.395	Lbs/1000ft	0.10 - 3.8					
Manganese	0.478	Lbs/1000ft	0.21 - 5.8					
Iron	1.48	Lbs/1000ft	0.84 - 6.6					
Copper	0.312	Lbs/1000ft	0.022 - 3.8					
Boron	0.0670	Lbs/1000ft	0.029 - 0.14					
Chloride	13.4	Lbs/1000ft	0.37 - 15					
CEC	11.3	meq/100g	14 - 35					
% Base Saturation								
CEC - Calcium	85.8	%	60 - 80					
CEC - Magnesium	11.5	%	10 - 20					
CEC - Potassium	0.965	%	1.0 - 6.0					
CEC - Sodium	1.39	%	0.0 - 5.0					
CEC - Hydrogen	< 1.00	%	0.0 - 3.0					
pH	7.44		6.5 - 7.5					

October 31, 2023

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 Depth : N/A

Landscape Soil Analysis

Test Description	Result	Units	Optimum Range	Graphical Results Presentation					
				Satisfactory	Possible Problem	Moderate Problem	Increasing Problem		
Others									
Soil Salinity	1.18	dS/m	0.0 - 2.0						
SAR	2.5		0.0 - 6.0						
Limestone	<0.10	%	0.0 - 0.50						
Lime Requirement	0	Tons/AF	---						
Gypsum Requirement	<0.50	Tons/AF	---						
Moisture	1.2	%	3.2 - 23						
Saturation	32.5	%	40 - 50						

Good  Problem  Indicates physical and/or phenological and amendment requirements. 

Note: Color coded bar graphs have been used to provide you with 'AT-A-GLANCE' interpretations.

Note: Soils with gypsum requirements over 10 tons should be applied incrementally at a maximum of 10 tons per acre per year and reanalyzed yearly after each application.

Soil pH & Limestone levels are important to consider when making plant selections. Soil pH levels above 7.0 are not suitable for acid loving plants. Soils containing limestone are not suitable for plants sensitive to Limestone.

BRW:EHB

Reviewed and Approved By **Ben Waddell**  Digitally signed by Ben Waddell
 Title: Director of Ag. Services
 Date: 2023-10-31

October 31, 2023

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 28447 Witherspoon Parkway
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Recommendations for Landscape Development, Inc.

The following report presents the results of analyses conducted on your soil. See page 4 for sample information and analyses results. The following recommendations are based upon the current conditions of the soil. All application recommendations are for each 1,000 square feet of growing area. Please be sure to read the standard application notes presented on page 3.

I. Plant Selection

The Analyses of this soil indicates the following plant selection requirements:

- A Select only non-acidic loving plants for this soil.

II. Preplant Soil Amendments and Fertilizers

A Turf and Groundcover	
1. Soil Amendments	Apply per 1000 sq. ft.
a Organic (Well-composted)	2.00 cu. yds.
b Limestone	0.00 lbs.
c Soil Sulfur	25.00 lbs.
2. Fertilizers	Apply per 1000 sq. ft.
a Nitrogen (N)	1.30 lbs.
b Phosphorus (P2O5)	3.50 lbs.
c Potassium (K2O)	2.70 lbs.
d Magnesium (Mg)	0.00 lbs.
e Zinc (Zn)	0.00 lbs.
f Manganese (Mn)	0.00 lbs.
g Iron (Fe)	0.20 lbs.
h Copper (Cu)	0.00 lbs.
i Boron (B)	-0.01 lbs.

October 31, 2023

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 Depth :

B Tree and Shrub Backfill Mix	
1. Native (site) soil	66%
2. Organic Soil Amendment	33%
3. Commercial Fertilizer (15-15-15)	1 lb./cu. yd.
4. Iron	2 oz./cu. yd.
5. Zinc	1 oz./cu. yd.
6. Manganese	1 oz./cu. yd.

When planting specifications do not call for a separate backfill mix, as specified above, use the same soil amended and prepared for your "turf and groundcover(II. A. 1,2)" on page 1 as your backfill mix for container plants, shrubs and trees.

III. Leaching Requirement

None

IV. Post-Plant Fertilization - lbs./1000 sq. ft. (To be applied 6 - 8 weeks after initial planting).

a Nitrogen	3/4 lb.
b Phosphorus	1/3 lb.
c Potassium	1/3 lb.

The actual post-plant requirements for fertilizers and soil amendments will vary depending upon the specific site conditions. Periodic post-plant analyses can be used to assure proper soil conditions and balanced levels of plant nutrition.

V. Irrigation

Make certain that the irrigation water being applied is penetrating to a depth slightly greater than the root zone of the plants being grown. Water with a frequency needed to maintain moist soil at all times - never wet for long periods and never let the soil dry out.

VI. Mulch (Surface Applied Organic Materials)

Surface mulching is not recommended based on the soil analysis. However, there are many benefits to applying mulches to landscape plantings. The primary benefits are water savings, weed control and improved soil physical, chemical and biological characteristics. Mulches also create a more aesthetically pleasing landscape. Mulches are usually applied to a depth of 3-6 inches and consist of numerous organic materials such as tree bark, wood shavings and shredded green waste materials. Mulches that consist of woody particles and larger particles breakdown more slowly and do not require replenishment nearly as often as other smaller size mulch materials. * Do not apply organic mulches directly to plants, trunks or crown areas. Always keep mulches 3-18 inches away from the crown of the plant or tree (3 inches for small plants - 18 inches for trees).

October 31, 2023

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Depth :

Application Notes

The application instructions listed below apply only if the material(s) is recommended in this report on page 1. Materials not included in the recommendations are excluded either because the analyses data did not indicate a need or the analysis to determine if a need existed was not requested.

Organic Materials

Nitrolized redwood compost is preferred but other organic soil amendment mixes may be substituted depending upon the site requirements. Organic soil amendments should thoroughly be composted and certified free of weeds and pathogens. Particle size should be less than 1/2 inch in diameter and relatively uniform. Organic materials should be spread uniformly over the surface soils and should be incorporated to a depth of four to six inches.

Limestone, Dolomite & Sulfur

These materials should be broadcast uniformly over the surface soils and then incorporated to a depth of four to six inches.

Gypsum

This material should be broadcast uniformly over surface soils for water penetration. For best results do not incorporate.

Preplant Phosphorus, Zinc, Manganese, Iron & Copper

These materials should be broadcast uniformly over the surface soils and then incorporated to a depth of four to six inches. Post-plant applications can be surface applied for water penetration.

Nitrogen, Potassium & Magnesium

These materials are water soluble and can be applied uniformly over the soil surface, or they can be incorporated with other recommended materials. Magnesium sources for plant nutrition include Epsom salts (Magnesium Sulfate), and the double salt of Potassium-Magnesium Sulfate (Sulfate of Potash-magnesia).



BOARD OF PORT COMMISSIONERS
MAY 1, 2024

STANDARD AGENDA ITEM 2
APPROVAL OF AMENDMENT NO. 1 TO A
RESTAURANT LEASE AGREEMENT WITH
AARMARK BEER GARDEN, INC. DBA THE
LOOSE CANNON

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

STANDARD AGENDA ITEM 2
Meeting Date: May 1, 2024

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
Todd Mitchell, Sr. Business Operations Manager
Tom Bunn, Lagerlof LLP
SUBJECT: Approval of Amendment No. 1 to a Restaurant Lease Agreement with Aarmark Beer Garden, Inc. dba The Loose Cannon

RECOMMENDATION:

That the Board of Port Commissioners approve Amendment No. 1 to the Restaurant Lease Agreement with Aarmark Beer Gardens, Inc. a California corporation dba The Loose Cannon, and the Ventura Port District dba Ventura Harbor Village, for the premises located at 1567 Spinnaker Drive, Suite #100 consisting of approximately 5,736 square feet of commercial space and 600 of patio area.

SUMMARY:

On March 20, 2024, Staff recommended approval of Amendment No. 1 to the lease with Aarmark Beer Gardens, Inc. The Board approved the amendment conditional upon prevailing wages for public works being addressed in the amendment. Staff has worked with legal counsel to revise the amendment. The revised amendment will address delays impacting plan approval and construction, consequently pushing back the anticipated opening and commencement of rent dates and adjust the District's reimbursement of the tenant for performing building improvements to ensure compliance with California state law related to prevailing wage. Given the possibilities of construction cost increases, the General Manager would be authorized to approve change orders up to 10% for any item should staff believe such change order is needed for the District to complete its obligations under the lease.

GUIDING PRINCIPLES:

- 3) Grow financial sustainability through a reliable, recurring revenue stream supplemented with grants and public-private partnership investment while maintaining responsible budgeting practices.
- 5) Build respectful, productive relationships with employees, tenants, residents, visitors, stakeholders, public officials, and elected representatives while promoting diversity, equity, and inclusion.

5-YEAR OBJECTIVES:

- R) Seek opportunities to grow revenues and secure grants; continue to improve the quality, efficiency, and transparency of financial reporting, monitoring, and property management.
 - 3) Leasing/Property Management

BACKGROUND:

On January 19, 2022, the Board conducted a public hearing and adopted Ordinance 56 entering into a new lease between the District and Aarmark Beer Gardens, Inc. for 1567 Spinnaker Drive #100.

Aarmark Beer Gardens Inc. has leased the entire first-floor suite (approximately 5,736 square feet) and will provide a mix of entertainment (video arcade and virtual reality) and restaurant for public benefit.

Business Concept

The new business is The Loose Cannon. The concept, as provided by Aarmark Beer Gardens, Inc. is:

“Friends and family can leave their worries at the door in our state-of-the-art family entertainment center. We will offer a wide array of entertainment options for all ages featuring multi-sport simulators, Virtual Reality, retro arcade games, a stadium seating sports viewing and more. We will complement our entertainment with an artisan food menu that will please even the pickiest of palates. Our food offerings include wood-fired pizza, artisan sausage, grass-fed burgers, salads, giant pretzels, a full kid’s menu, plus some fun theme focused menu items. For our adult patrons, we proudly offer top rated beers from around the world and a legendary wine list. Come for the food, stay for the fun! An experience like no other.”

Construction Progress

Since the lease was executed, both the District and Tenant have experienced challenges that have resulted in delays.

The District’s responsibilities included façade improvements, including new doors and windows, upgrading the electrical service, patio work, and roof replacement. Prior to the District starting its work, it experienced delays in obtaining architectural design and required permits from the City. These permits were required prior to the District bidding the work to a contractor; hence the District’s improvement responsibilities were late to be completed.

Furthermore, to construct the necessary work efficiently, some of the District and Tenant’s improvements are intertwined, such as roof penetrations for the kitchen, rough plumbing, and electrical upgrades. The District contemplated portions of these improvements as its fiscal responsibility under the lease.

The District’s contractor materially completed the building improvements by the beginning of September 2023 and the suite was turned over to the Tenant in October 2023. This is significantly later than was originally contemplated under the lease. Two elements remained for the District’s contractor to complete: installation of the upgraded electrical panel and pouring new concrete for the patio (discussed further below).

The Tenant has had challenges obtaining the necessary permits from the City to allow them to perform their tenant improvements. There were many areas of miscommunication between the City’s plan review companies and the Tenant’s architect and engineering firms. However, the City did grant a Courtesy Permit allowing the tenant to perform some preliminary tenant improvement work in advance of receiving their building permits.

Building Improvement Cost Allocation

The original lease between the District and Tenant specified the obligations of each to perform improvements to the building. Most of the District’s improvements were completed prior to the Tenant taking possession of the suite, however some were deferred since they required the City to approve the plans of the tenant before the District could construct them. For example, the Tenant’s plans also include two small patio spaces on the north and south side of the building. The patios will include new gas lines under the concrete for fire pits plus patio fencing. Since the District’s contractor was already going to replace the concrete under the previously awarded Façade Improvement Project, this work was deferred until the City approved the tenant’s plans.

Other items deferred include the purchase and installation of the HVAC units, pouring concrete where the carousel was previously located, fire sprinkler replacement, electrical upgrades from the electrical panel throughout the suite, and relocating and replacing a plumbing line from Margarita Villa to divert it away from the Loose Cannon's kitchen.

Because the City had not approved the tenant's plans, the District's portion of the work has not been completed. To avoid overlapping work by contractors, Staff is recommending that the tenant's contractor perform this work and the tenant be reimbursed for the costs.

Because the District is contributing public funds to these building improvements, that work becomes subject to California Labor Code §1720, which requires that workers on the project be paid prevailing wage. Prevailing wage is determined by the Director of the California Department of Industrial Relations and are generally based upon rates specified in collective bargaining agreements for various construction trades.

The revision to this Amendment No. 1 ensures that all workers on any of the building improvements shall receive prevailing wage rates even for work performed by the tenant's contractor and requires the District to make up the difference between the rate of pay negotiated by the tenant with the contractor and the amount the District would be required to pay should it have contracted the work directly.

Net Zero Water Fee

In 2016, the City of Ventura implemented the "Water Rights Dedication and Water Resource Net Zero Policy" ("Water Fee") which assesses significant impact fees for new developments' water use. VenturaWater, a department of the City of Ventura, has assessed the project a Water Fee of \$92,000 based on its assessment that the new use is more intense than previous use. Staff has notified the City its intent to appeal the fee because of the similarity of uses. The City has agreed to defer payment of the fee until Certificate of Occupancy, which provides time for the appeal to be considered.

However, as the owner of the subject property and landlord of Harbor Village, Staff is recommending the Board provide the General Manager direction to make the water fee payment of up to \$92,000 to the City, if and when the fee becomes due and payable. Once paid, it is staff's understanding it is a one-time fee, that would not be required to be paid again for a new tenant with similar use.

Effects of the Amendment

The First Amendment to Lease would make the following changes to the Lease:

- Change the commencement of rent date to the earlier of August 1, 2024 or the restaurant receiving a Certificate of Occupancy.
- Change the date by which the restaurant is expected to open to August 1, 2024.
- Change the amount reimbursable to the tenant from the District to fund building improvements that are the District's responsibility under the lease. This changes the reimbursable amount from \$80,000 to \$133,614.54.
- Since there are public funds committed to the building improvements, it also requires that all building improvements performed by the tenant be performed such that the workers are paid prevailing wage. The amendment ensures that this done. This increases the cost of labor by \$153,549 to meet this State requirement due to the investment of public funds into the building improvements.

FISCAL IMPACT:

The proposed delay in rent commencement would have a fiscal impact of up to \$53,743.95 for abated rent. Note that for revenue forecasting purposes, Staff did not include any rent for the premises in the FY23-24 budget which ends June 30, 2024.

The District's performance of building improvements is subject to prevailing wage. Shifting the work responsibility to the tenant and reimbursing the tenant in whole or in part does not alter this requirement. However, building improvements performed by the Tenant at the Tenant's cost now become subject to prevailing wage as well. This was not an anticipated consequence and Staff recommends that the extra cost to the tenant for paying prevailing wage for labor associated with the tenant-performed building improvements be reimbursed to the tenant also. Therefore, Staff is recommending the District provide a reimbursement of up to \$153,549 to the Tenant for the performance of the building improvements, which includes \$85,820 (estimated since the work is not complete at this time) to ensure building improvements performed by the Tenant at the Tenant's cost are done at prevailing wage.

The District would be responsible for the Water Fee of up to \$92,000 to the City, if and when the fee becomes due and payable.

ATTACHMENTS:

Attachment 1 - Location Map

Attachment 1 - Location Map

