



VENTURA
PORT DISTRICT

Established 1952

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

Ventura Harbor

GATEWAY TO THE CHANNEL ISLANDS NATIONAL PARK

- Call to Order
- Pledge of Allegiance
- Roll Call

ADMIN AGENDA

ADMIN AGENDA

**Adoption of the
MAY 1, 2024 Agenda**

**Approval of Minutes
April 17, 2024
Regular Meeting**

PUBLIC COMMUNICATION ADMIN AGENDA ITEMS NOT ON TODAY'S AGENDA

00 : 03 : 00

Change Clock Type

Digital

Duration: 00 03 00

TimeUp Reminder (Optional): --

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Choose Sound Effect None

Choose TimeUp Sound None

- Closed Session Report
- Board Communications
- Staff and General Manager Reports

ADMIN AGENDA

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.

STANDARD
AGENDA
ITEM
1

Report by:
Sergio Gonzalez, Facilities Manager

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



PLANTING ZONES

ZONE 1

ZONE 2

ZONE 3

ZONE 4

ZONE 5

PERSPECTIVE LOCATIONS



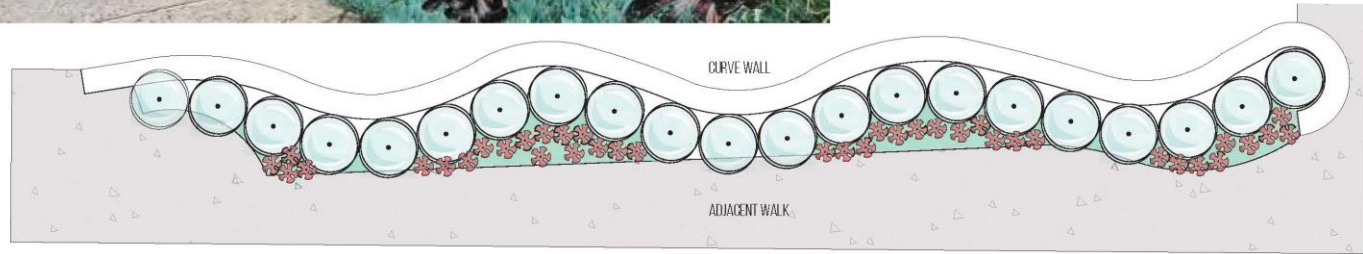
SITE PLAN



EXISTING

PLANT SCHEDULE ZONE 1 CURVE WALL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	WU/COLS
SHRUBS				
	AEONIUM ARBOREUM 'ZWARTHOP'	ZWARTHOP TREE AEONIUM	5 GAL	LOW
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILDRYE	5 GAL	LOW
GROUND COVERS				
	BENECIO MANDRALISCAE	BLUE FINGERS	FLAT	LOW



A

ZONE 1 PERSPECTIVE: CURVE WALL

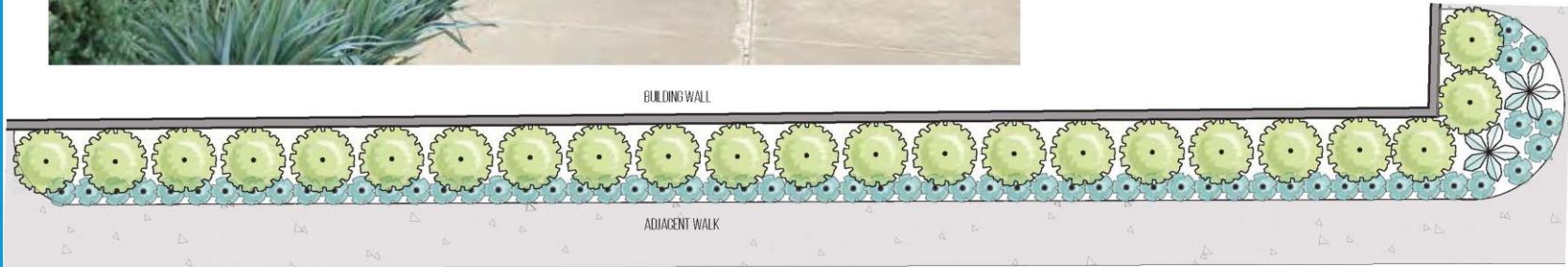




EXISTING

PLANT SCHEDULE ZONE 1 RESTAURANT

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WU/COLS	QTY
INCLUDES					
	AGAVE ATTERIKWATA 'BOUTIN BLUE'	BOUTIN BLUE PORTUL 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

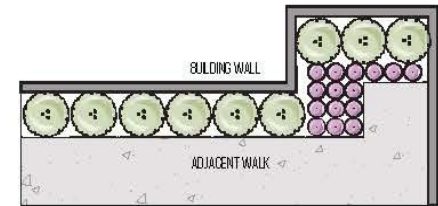




EXISTING

PLANT SCHEDULE ZONE 2 COURTYARD

SYMBOL	BOTANICAL NAME	COMMON NAME	CO. HT.	INDICUS	QTY
	LEIPOLYMAUSORI EVERGREEN G WAF	EVERGREEN GWF LEYFUS	3 CAL	INDOORVTE	15
	PHARHOLPIS LABELLATA MINOR	DWARF YEDDAHAN FIBER S' ANDARD	3 CAL	INDOORVTE	5



C⁰²

ZONE 2 PERSPECTIVE: COURTYARD

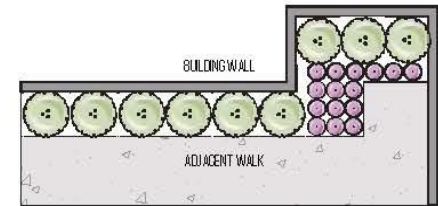




EXISTING

PLANT SCHEDULE ZONE 2 COURTYARD

SYMBOL	BOTANICAL NAME	COMMON NAME	CO. HT.	MISC. QLT.	QTY
	L. R. DPC. MARGARITE EVERGREEN GUM	EVERGREEN GUM LILY TREE	5 CAL.	MODERATE	15
	PHAPHELEPS UNBELLATA MINOR	DMARTY FEDDA HAW THORN STANDARD	5 CAL.	MODERATE	9



D⁰²

ZONE 2 PERSPECTIVE: COURTYARD CONTINUED



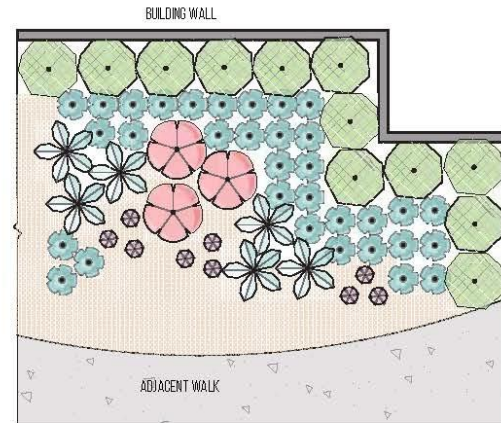
PLANT SCHEDULE ZONE 3 LARGE PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	MUCOLS.	QTY.
	ADONIS AETTERE KTA'BO 9TH BLUE	BOSTON BLUE FOOTBALL JOVIE	50 GAL	LOW	6
	3 PHIELLA CHERULIA 9'S REZ	CASSIA BLUE™ FLAX LILY	50 GAL	LOW	33
	BOEVEER LACCAFTERG LAMP	METTERGOLD WED KEBERUK	50 GAL	LOW	9
	8 BEPERALO EPARWI LOKA	RED YBOKA	50 GAL	LOW	3
	WIBETTINGA FAKTUO SA'WIKASBIE OEB	WIKASBIE OEB COAST RO SEMARU	50 GAL	LOW	12

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



EXISTING



E

ZONE 3 PERSPECTIVE: LARGE PLANTER





EXISTING

PLANT SCHEDULE PLANTER ALONG WALL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS
1	DIANELLA CAERULEA 'DEBBO'	CASSA BLUE™ FLAX LILY	1 GAL.	LOW
2	WESTRINGIA FRUTICOSA 'WYNABIE GEM'	WYNABIE GEM COAST ROSEMARY	5 GAL.	LOW

F

ZONE 3 PERSPECTIVE: PLANTER ALONG WALL



EXISTING

PLANT SCHEDULE CENTRAL PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS
<u>SCHEDULE</u>				
1	ARCTOSTAPHYLOS X PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL.	LOW
2	CHONDROPETALUM TECTORIUM	SMALL CAPE RUSH	1 GAL.	LOW
3	DIANELLA CAERULEA 'DDBE'	CASSA BLUE™ FLAX LILY	1 GAL.	LOW
4	MUHLENBERGIA DUBIA	PIRE 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>W/COLS.</u>
<u>SHRUBS</u>				
1	AEONIUM ARBOREUM	TREE AEONIUM	4POT	LOW
2	AGAVE ATTENUATA 'BOUTIN BLUE'	BOUTIN BLUE FORTAL AGAVE	1 GAL	LOW
3	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW
4	MUHLENBERGIA DU BA	RINE MUHLY	5 GAL	LOW
<u>GROUND COVERS</u>				
5	MYOPORUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL	LOW

H

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>SHRUBS</u>				
2	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	9 GAL	LOW
<u>GROUND COVERS</u>				
3	MYOPORUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL	LOW

1

ZONE 4 PERSPECTIVE: PARKING LOT





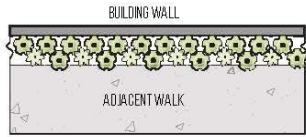
EXISTING

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	CAMISSONOPSIS CHEIRAN THYFOLIA	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

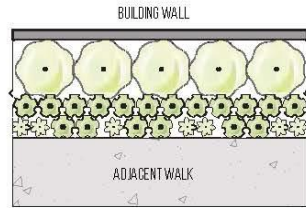
J

ZONE 5 PERSPECTIVE: STREET SCAPE



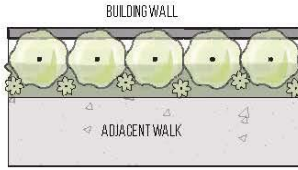
PLANT SCHEDULE SMALL PLANTER OPTION 2

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS				
	SHRUB B		1 GAL	LOW
	SHRUB C		4" POT	LOW



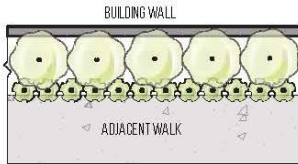
PLANT SCHEDULE LARGE PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS				
	SHRUB A		5 GAL	LOW
	SHRUB B		1 GAL	LOW
	SHRUB C		4" POT	LOW



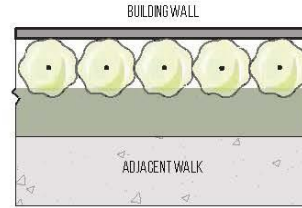
PLANT SCHEDULE MEDIUM PLANTER OPTION 2

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS				
	SHRUB A		5 GAL	LOW
	SHRUB C		4" POT	LOW
GROUND COVERS				
	GROUND COVER		1 GAL	LOW



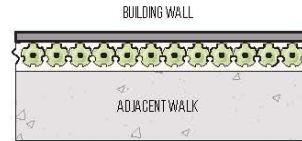
PLANT SCHEDULE MEDIUM PLANTER

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	SPACING
SHRUBS					
	SHRUB A		5 GAL	LOW	
GROUND COVERS					
	GROUND COVER		1 GAL	LOW	







PLANT SCHEDULE SMALL PLANTER

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS				
	SHRUB B		1 GAL	LOW



ZONE 1										
SYMBOL	SIZE		WUCOLS WATER USAGE		WUCOLS WATER USAGE		WUCOLS WATER USAGE		WUCOLS WATER USAGE	
	5 GAL	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	LOW	WESTRINGIA FRUTICOSA 'WYNABIE 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 HETEROLEPS	PRAIRIE DROPSSEED	LOW
	1 GAL	AEONIUM ARBOREUM	GIANT AEONIUM	LOW	AEONIUM ARBOREUM 'ZWARZTOPF'	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 GLAUOUS	SEASIDE DAISY	LOW	ERIGERON KARVYSKIANUS	SANTA BARBARA DAISY	LOW

ZONE 2										
SYMBOL	SIZE		WUCOLS WATER USAGE		WUCOLS WATER USAGE		WUCOLS WATER USAGE		WUCOLS WATER USAGE	
	5 GAL	ASPARAGUS DESIFLORUS	ASPARAGUS FERN	MOD	PHLODENDRON 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 HETEROLEPS	PRAIRIE DROPSSEED	LOW	LOMANIDRA 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						

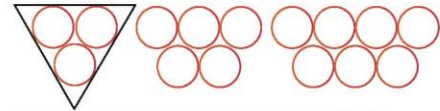
ZONE 3										
SYMBOL	SIZE		WUCOLS WATER USAGE		WUCOLS WATER USAGE		WUCOLS WATER USAGE		WUCOLS WATER USAGE	
	5 GAL	ARCTOSTAPHYLOS 'GREEN SPHERE'	GREEN SPHERE MANZANITA	LOW	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	LOW
	5 GAL	WESTRINGIA FRUTICOSA 'WYNABIE 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	FIMPHOFIA UVARIA	HOT STICK POKER	LOW	MUHLENBERGIA RIGENS	DEER GRASS	LOW	SPOROBOLUS HETEROLEPS	PRAIRIE DROPSSEED	LOW
	1 GAL	AEONIUM ARBOREUM	GIANT AEONIUM	LOW	AGAVE ATTENUATA 'BOUTIN BLUE'	FOXTAIL AGAVE BOUTIN BLUE	LOW	ALOE PULCATALIS	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 GLAUOUS	SEASIDE DAISY	LOW	ERIGERON KARVYSKIANUS	SANTA BARBARA DAISY	LOW
	1 GAL	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	LOW	SENECIO MANDRALISCAE	BLUE CHALK STICKS	LOW			

COMPANION PLANTING



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





PUBLIC COMMUNICATION STANDARD ITEM 1

00 : 03 : 00

Change Clock Type

Digital

Duration: 00 03 00

TimeUp Reminder (Optional): --

--

Choose Sound Effect None

Choose TimeUp Sound None

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.

STANDARD
AGENDA
ITEM
1

Report by:
Sergio Gonzalez, Facilities Manager

**APPROVAL OF AMENDMENT NO. 1 TO A RESTAURANT
LEASE AGREEMENT WITH AARMARK BEER GARDEN, INC.
DBA LOOSE CANNON**

RECOMMENDATION:

That the Board of Port Commissioners:

- a) 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.
- b) Authorize the General Manager to approve change orders up to 10% for any item.
- c) Authorize General Manager to make minor changes to Lease Amendment before signing.
- d) Approve the District's assumption of any obligation regarding the Water Rights Dedication and Water Resource Net Zero Policy for the premises.

**STANDARD
AGENDA
ITEM
2**

Report by:

**Brian D. Pendleton, General Manager
Todd Mitchell, Sr. Business Ops Manager**

PUBLIC COMMUNICATION STANDARD ITEM 2

00 : 03 : 00

Change Clock Type

Digital

Duration: 00 03 00

TimeUp Reminder (Optional): --

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Choose Sound Effect None

Choose TimeUp Sound None

**APPROVAL OF AMENDMENT NO. 1 TO A RESTAURANT
LEASE AGREEMENT WITH AARMARK BEER GARDEN, INC.
DBA LOOSE CANNON**

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- b) Authorize the General Manager to approve change orders up to 10% for any item.
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- d) Approve the District's assumption of any obligation regarding the Water Rights Dedication and Water Resource Net Zero Policy for the premises.

**STANDARD
AGENDA
ITEM
2**

Report by:

**Brian D. Pendleton, General Manager
Todd Mitchell, Sr. Business Ops Manager**



VENTURA
PORT DISTRICT

Established 1952

ADJOURNMENT
NEXT MEETING MAY 15, 2024

Ventura Harbor

GATEWAY TO THE CHANNEL ISLANDS NATIONAL PARK