

California Coastal Commission
SOUTH CENTRAL COAST REGIONAL COMMISSION
1224 COAST VILLAGE CIRCLE, SUITE 38
SANTA BARBARA, CALIFORNIA 93108
(805) 969-5828



JEP
ASM
LOV
VRM
CHRON

January 31, 1979

TO: JOE PETRILLO, EXECUTIVE OFFICER
FROM: CARL C. HETRICK, EXECUTIVE DIRECTOR
RE: AGRICULTURAL PRESERVATION PROGRAM

The Regional Commission staff has reviewed the staff reports on the proposed agricultural preservation program including the priority list of project proposals and has had discussions with your staff regarding the program. Our comments have not been reviewed by the Commission itself.

Our comments in this memorandum are directed to the relative priority listing of the projects identified in the subject staff report. Based on our experience in the areas and the contribution a Conservancy project would make in protecting agriculture we would recommend that the Los Osos Valley and Ventura River Mouth be given the highest priority for implementation. We have briefly discussed our reasons below and would be glad to discuss our concerns with you further.

The Los Osos Valley project, as you have defined, is the most complex of the projects. It offers, however, the best opportunity to preserve prime agricultural lands in an area where regulation alone could not accomplish this task. You have pointed out that the magnitude of this project may make this project difficult to implement even though it meets your criteria. In studying the circumstances and the location of the parcels it appears that the acquisition of a few key areas where small parcels would be consolidated could make the difference in the Commission's ability to preserve a maximum amount of agriculture in the Los Osos Valley. We believe that this would be a good case to show how effective Coastal Conservancy projects can be in preserving agriculture.

We would also give the Ventura River Mouth project high priority because the pressures for conversion are greater here than in Morro Valley and because of the number of issues that could be resolved by this project. The project is located within the city limits of Ventura which is one of the reasons the pressure for conversion is greater. The Ventura River Mouth project would establish an urban/rural boundary, preserve agriculture on the subject parcel, establish a precedent for surrounding agricultural lands and serve to protect the riparian habitat near the mouth of the Ventura River.

TO: JOE PERRILLO, EXECUTIVE OFFICER
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Page 2.
January 31, 1979

Because of the limitations on growth in the City of Morro Bay and the location of the Morro Valley project outside the city limits of Morro Bay we would consider the project less urgent than the other proposals. Your analysis of the issues accurately portrays the development pressures for residential and ranchette sites, but we believe that the conversion of this area will not occur in the near future because of the inadequate water resources. In addition, the LCP would be in a better position to protect the agricultural use in this area than in the previous two areas discussed.

We request that you consider this priority for the projects in our region in that they are critical for the implementation of the local coastal programs. Thank you for the opportunity to comment on this matter and, as I stated before, we would be glad to discuss this with you further.

CCH/JAY/cc



Harriet Kosmo Henson, Mayor

January 25, 1979

Joseph E. Petrillo, Executive Officer
State Coastal Conservancy
1212 Broadway, Room 514
Oakland, CA 94612

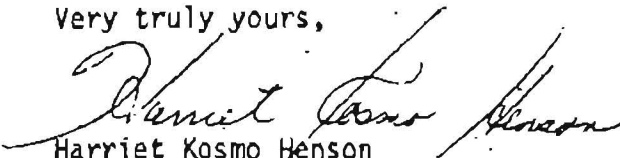
Dear Mr. Petrillo:

I am writing this on behalf of the City Council to urge the Coastal Conservancy to acquire the "Spencer Property (18 acres) and the Crown Zellerbach Property (105 acres).

This is the last privately owned coastal property in this area. The purchase of these parcels will insure long-term agriculture productivity on most of this land as well as enhance Emma Wood State Beach Park. In addition, it will provide a stable urban boundary and protection of the riparian lands.

We would hope that at your next meeting, your Commission will look favorably on this request and give this property high priority for early acquisition. Thank you for your cooperation in this matter.

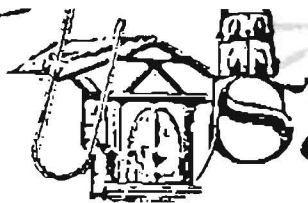
Very truly yours,


Harriet Kosmo Henson
Mayor

HKH/HC/lm/4/971

cc: Regional Coastal Commission staff

Post Office Box 99 Ventura, California 93001 (805) 648-5500



City of San Buenaventura

MISSION SAN BUENAVENTURA - founded 1782

January 21, 1976

RECEIVED 16 AM list
JAN 22 1976
107A

Mr. Casey Buchter
Executive Director
South Central Coast Regional Commission
330 East Canon Perdido
Santa Barbara, CA 93101

PROPERTY ACQUISITION

Dear Casey:

As I mentioned to you yesterday, our City Council took an action Monday, January 19, 1976, supporting and requesting the addition of certain properties (See attached map) to your proposed Ventura County acquisition list.

Specifically, approximately 270 acres bounded by Route 101 on the northeast, Harbor Boulevard on the southwest, and containing the Arundell Barranca. Our Council felt that this parcel is unique in its visual amenities and uniquely situated in that it is in an important and prominent viewshed area bounded by Route 101 and Harbor Boulevard. The property is also well suited to an agricultural use, and thus has a lease-back potential for agricultural use which would, over a period of time, possibly permit the State to recover its initial investment. There are presently and there will undoubtedly continue to be a variety of development related pressures which make it difficult or impossible to keep the property in an agricultural use indefinitely.

The other properties include 18.56 acres owned by Spencer et al and 105.12 acres owned by Crown Zellerbach, both properties are in the vicinity of the Ventura River, Route 101, and Main Street. These properties share the unique and prominent visual amenities of the first property and also provide an important park and recreation opportunity adjacent to a State owned beach property.

We request that you and the Regional Commission consider adding these properties to the property acquisition list at

Mr. Casey Buchter
January 21, 1976
Page 2

your January 23, 1976 meeting. Please do not hesitate to call if you wish additional information or clarification.

Very truly yours,

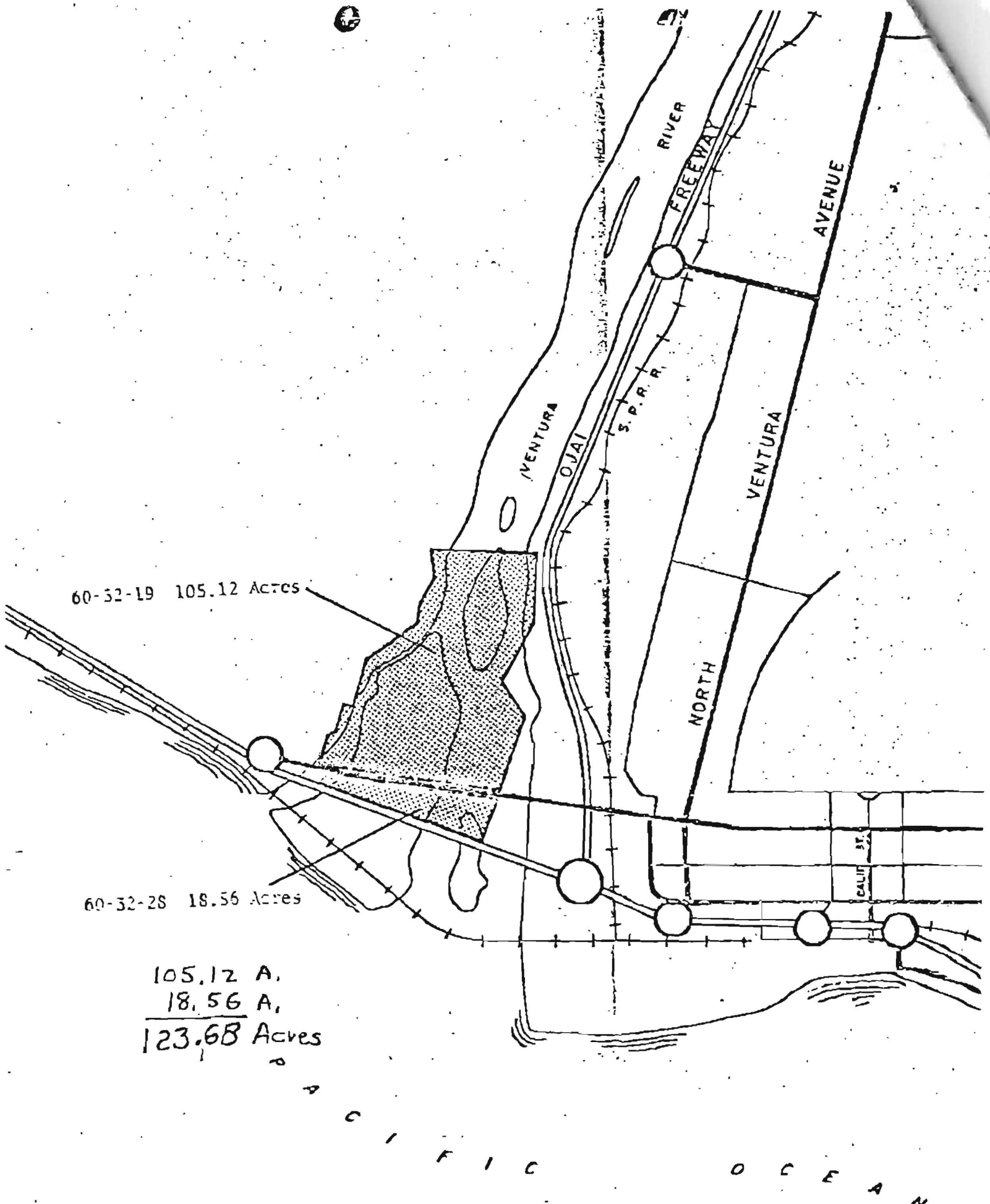
CITY OF SAN BUENAVENTURA


Roger J. Barry
Director of Community Development

RJB/DO/paw/3/1/491

cc: Edward E. McCombs, City Manager
Barbara Kam, City Clerk
Karl Briem, City Planner

Attachment



JANUARY 21, 1976



January 4, 1979

Dan Brent
California Flowers, Inc.
P.O. Box 211
Camarillo, California 93010

Dear Mr. Brent:

As I indicated in our telephone conversation today, I am attempting to obtain information for the California Coastal Conservancy regarding coastal agricultural properties. The Coastal Conservancy is a sister State agency which is interested in acquiring coastal properties for the purpose of ensuring their long-term agricultural productivity.

The 105 acre parcel (APN 60-32-19) near the mouth of the Ventura River which is owned by the Crown-Zellbach Corporation and leased by your firm is one of the properties the Coastal Conservancy is investigating as a possible acquisition project. I would therefore appreciate it if you could supply me with the following information concerning this property:

- a) How many of the 105 acres are actually suitable for agriculture?
- b) How would you rate the productivity of the arable portions of the property?
- c) What types of crops can be profitably grown on the property? How many separate plantings can be made a year?
- d) Does the property have any characteristics which severely limit its agricultural productivity (e.g. high ground-water table, poor drainage, unsuitable temperatures or wind conditions, inadequate water supply, unsuitable soil types, etc.)?
- e) What are the terms of your present lease (length of contract, cost per acre/per year, etc.)?
- f) If California Flowers does not already have a long term lease, would it be interested in securing such a lease for the purpose of continuing the present agricultural operation?

Any information you could supply would greatly assist us in the evaluation of this property. If you should have any questions, please feel free to contact either me at our Santa Barbara office, or Peter Brand of the Coastal Conservancy at (415) 464-1015)

Sincerely,

Mark H. Capelli

MARK H. CAPELLI
Planner

MSC/rc

California Coastal Commission
SOUTH CENTRAL COAST REGIONAL COMMISSION
1224 COAST VILLAGE CIRCLE, SUITE 36
SANTA BARBARA, CALIFORNIA 93108
(805) 969-6828



January 4, 1979

Peter Brand
California Coastal Conservancy
1212 Broadway, Room 514
Oakland, California 94012

Dear Peter --

After several attempts I was finally able to contact Mr. Nabuzo Watanabe who runs a portion of the agricultural operation on the Crown-Zellarbach property near the mouth of the Ventura River. Mr. Watanabe was able to supply me with the following information:

- * Approximately 75 acres of 105 acres is arable; the remaining 30 acres consists of river bottom land containing aquatic and riparian habitat.
- * Mr. Watanabe sub-leases approximately 40 acres of the 105 acres from California Flowers, Inc.; approximately 35 acres are cultivated with floral crops by California Flowers which holds the master lease from the Crown-Zellarbach Corporation.
- * The cost of Mr. Watanabe's sub-lease is \$175/acre per year; the lease must be re-newed annually.
- * Mr. Watanabe grows a wide variety of crops, including cabbage, lettuce spinach, squash, and turnips, as well as ornamental flowers. Depending upon the type of crop, two or three plantings can be made each year.
- * The productivity of the property is limited somewhat by inadequate drainage. This problem could be solved by the installation of a drainage system designed to handle run-off from the Taylor Ranch and the subject property.
- * Mr. Watanabe would be interested in a long-term lease for the purpose of continuing the present agricultural operation; if such an arrangement were made an investment in an irrigation and drainage system would be desirable and practicable.

If you should need to contact Mr. Watanabe, his address and phone number are: 1153 West Spruce Street, Oxnard, California 93030 (805) 486-8696. I have written California Flowers requesting additional information as well as confirmation of the information Mr. Watanabe has supplied concerning the Crown-Zellarbach property. A copy of my letter is enclosed. If you need to follow up my letter to California Flowers, you should contact Dan Brent: P.O. Box 211, Camarillo, California 93010 (805) 486-6384.

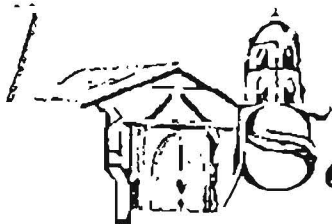
I will pass along the response from California Flowers as soon as I receive it; in the meantime, I hope the above information is of some use to you.

Sincerely,



MARK H. CAPELLI
Planner

MHC/mc
enclosure



City of

San Buenaventura

MISSION SAN BUENAVENTURA - FOUNDED 1782

April 25, 1978

Supervisor David Eaton
County Board of Supervisors
800 South Victoria Avenue
Ventura, CA 93009

Subject: Spencer Property

Dear Dave:

Here is the information requested for your meeting with Mr. Hetrick:

1. Attached is a recorded map of the 18-1/2 acre parcel, outlined in red.
2. Property between the freeway and the ocean is owned by State Parks and Recreation.
3. Property on the north side of Main Street is owned by Crown-Zellerbach.
4. Property to the east in the river is owned by Mr. Willowby.
5. The Spencer Property is for sale to help satisfy an IRS requirement to settle the estate.

The City of Ventura feels that this property should be in public control and preferably made a part of the Emma Wood State Beach Park. We, therefore, would suggest that this would be a good piece of property to be acquired by the Coastal Conservancy. State Parks and Recreation is evaluating the property at present for possible acquisition, a procedure that could well take another three months.

Mr. Fred Hahn, representative of the owner, tells me that he now has some private capital interested in the property and that he is running out of time.

Anything you can do to determine if there is any interest by the Coastal Conservancy would certainly be appreciated.

Sincerely,

Paul E. Owen
Director of Intergovernmental Projects

PEO/H/A/ks/1/278
Encl.

POST OFFICE BOX 99 • VENTURA, CALIFORNIA • 93001 (805) 648-7881

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BK 71

BK 75

CITY OF SAN BUENAVENTURA
B VICINITY

Assessor's Map Bk 60, Pg. 32

County of Ventura, Calif

1958

Eligible
Circles
Squad