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GOLDEN GATE NATIONAL RECREATION AREA AND FARALLON NATIONAL WILDLIFE REFUGE, CALIFORNIA

GOVERNMENT DOCUMENTS

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HEARING

BEFORE THE

SUBCOMMITTEE ON PARKS AND RECREATION

OF THE

COMMITTEE ON

INTERIOR AND INSULAR AFFAIRS

UNITED STATES SENATE

NINETY-THIRD CONGRESS

SECOND SESSION

ON

S. 2634

A BILL TO AMEND THE ACT OF OCTOBER 27, 1972, ESTABLISHING THE GOLDEN GATE NATIONAL RECREATION AREA IN SAN FRANCISCO AND MARIN COUNTIES, CALIFORNIA, AND FOR OTHER PURPOSES

H.R. 10834

AN ACT TO AMEND THE ACT OF OCTOBER 27, 1972, ESTABLISHING THE GOLDEN GATE NATIONAL RECREATION AREA IN SAN FRANCISCO AND MARIN COUNTIES, CALIFORNIA, AND FOR OTHER PURPOSES

S. 3187

A BILL TO AMEND THE ACT OF OCTOBER 27, 1972, ESTABLISHING THE GOLDEN GATE NATIONAL RECREATION AREA IN SAN FRANCISCO AND MARIN COUNTIES, CALIFORNIA, AND FOR OTHER PURPOSES

S. 2973

A BILL TO DESIGNATE CERTAIN LANDS AS PART OF THE NATIONAL WILDERNESS PRESERVATION SYSTEM

H.R. 11013

AN ACT TO DESIGNATE CERTAIN LANDS IN THE FARALLON NATIONAL WILDLIFE REFUGE, CALIFORNIA, AS WILDERNESS; TO ADD CERTAIN LANDS TO THE POINT REYES NATIONAL SEASHORE; AND FOR OTHER PURPOSES

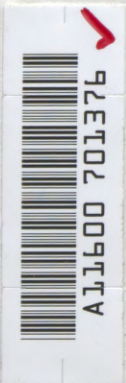
AUGUST 20, 1974

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WASHINGTON : 1975



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CONTENTS

	Page
S. 2634	2
Department of the Interior report	4
S. 3187	7
Department of the Interior report	9
H.R. 10834	15
S. 2973	18
H.R. 11013	24
Department of the Interior report	26

STATEMENTS

Alderson, George, assistant executive director, Wilderness Society	93, 94, 95
Arrigoni, Hon. Peter R., member, Marin County Board of County Commissioners, accompanied by Hon. Michael Wornum, chairman of the board and Richard V. Godino, counsel for the board	69
Bible, Hon. Alan, a U.S. Senator from the State of Nevada	1
Burton, Hon. John L., a U.S. Representative from the State of California	57, 58
Burton, Hon. Phillip, a U.S. Representative from the State of California	37
Clusen Charles, Washington representative, Sierra Club	89, 90
Cooper, Toby, administrative assistant for Parks, National Parks, and Conservation Association	91
Cranston, Hon. Alan, a U.S. Senator from the State of California	29, 31
Dickenson, Russell E., Deputy Director, National Park Service, accompanied by Bill Whalen, general superintendent of Golden Gate Recreation Area and Point Reyes Recreation Area; Jim Gillette, Fish and Wildlife Agency; and Clifford Barrett, Bureau of Reclamation	40, 53
Garrett, Tom, wildlife director, of Friends of the Earth	92
Godino, Richard V., attorney, Marin County Board of Supervisors	75
Gubser, Hon. Charles, a U.S. Representative from the State of California	39
Hartung, Bernard C., representing Edward Fitz Simmons, Esq.	54
Jones, Proctor, President, Stinson Beach County Water Board	76, 78
Raab, Robert F., president, Marin Conservation League	81, 82
Sweeny, Hon. Robin S., vice mayor of the city of Sausalito, Calif.	58
Thompson, Dean O., Ojai, Calif.	95
Tunney, Hon. John V., a U.S. Senator from the State of California	33, 34
Wayburn, Edgar, M.D., chairman of People for a Golden Gate National Recreation Area	85
Wolfe, Bruce F., Sausalito, Calif.	83
Wornum, Hon. Michael, chairman, Marin County Board of Supervisors	71, 74

ADDITIONAL MATERIAL

Bible, Hon. Alan, a U.S. Senator from the State of Nevada, letters received from:	
Peter Arrigoni, Marin County Board of County Commissioners	71
Alexander R. Inlay, Sausalito, Calif., August 19, 1974	84
Laurence Livingston, Jr., Sausalito, Calif., August 18, 1974	84
Reutinger, Otto W., president, Community Center, letters to:	
Hon. Rogers C. B. Morton, December 16, 1972	79
Senator John Tunney, December 16, 1972	79
Congressman Roy Taylor, December 16, 1972	80
Congressman William Maillard, December 16, 1972	80

IV

APPENDIX

	Page
Bible, Hon. Alan, a U.S. Senator from the State of Nevada, letters received from:	
Congressman Charles S. Gubser, September 4, 1974.....	101
Robin R. Sweeny, vice mayor, City of Sausalito, Calif., September 4, 1974	102
Ronald H. Walker, director, National Park Service, September 23, 1974	104
Pierre Joske, director, Parks and Recreation, San Rafael, Calif., August 23, 1974.....	104
Peter R. Arrigoni, supervisor, Marin County, San Rafael, Calif., March 11, 1974.....	105
Niels Schultz, Jr., president, Marin Property Owners Association, San Rafael, Calif., August 28, 1974.....	110
Dean O. Thompson, president, Dot Enterprises, Ojai, Calif., July 27, 1974	116
Leo T. McCarthy, California Legislature, San Francisco, Calif., September 6, 1974.....	117
Henry D. Quinby, August 9, 1974.....	118
Stuart Kutchins, president, Inverness Association, Marin County, Calif	119
Katherine Johnson, Washington, D.C., September 11, 1974.....	120
Clingan, Lew, assistant director, California Department of General Services, Sacramento, Calif., letter to Howard H. Chapman, May 1, 1973....	104
Jackson, Hon. Henry M., a U.S. Senator from the State of Washington, letters received from:	
Grant K. Hagestad, vice president, Builders Resources Corp., Menlo Park, Calif., September 6, 1974.....	115
Dean O. Thompson, president, Dot Enterprises, Ojai, Calif., August 28, 1974.....	115
Jones, Proctor, San Francisco, Calif., letter to Hon. Rogers C. B. Morton, December 15, 1972.....	114
Leonard, George P., Stinson Beach, Calif., letter to Hon. Charles S. Gubser, August 25, 1974.....	101
Memorandum of understanding between North-Central Coast Regional Commission and Association of Bay Area Governments, April 18, 1974....	106
Sears, Marshall E., chairman, Board of Supervisors of Napa County, Napa, Calif., letter to Hon. Don Clausen, May 7, 1974.....	112

**GOLDEN GATE NATIONAL RECREATION AREA AND
FARALLON NATIONAL WILDLIFE REFUGE, CALI-
FORNIA**

TUESDAY, AUGUST 20, 1974

**U.S. SENATE,
SUBCOMMITTEE ON PARKS AND RECREATION,
OF THE COMMITTEE ON INTERIOR AND INSULAR AFFAIRS,
*Washington, D.C.***

The subcommittee met at 10 a.m., pursuant to notice, in room 3110, Dirksen Office Building, Hon. Alan Bible, presiding.

Present: Senators Bible and Hansen.

Also present: Jerry T. Verkler, staff director; and James P. Beirne, special counsel.

**OPENING STATEMENT OF HON. ALAN BIBLE, A U.S. SENATOR FROM
THE STATE OF NEVADA**

Senator BIBLE. The hearing will come to order. This is the time which has been duly noticed for an open hearing before the Subcommittee on Parks and Recreation regarding S. 2634, S. 3187, and H.R. 10834, legislation to expand Golden Gate National Recreation Area, and H.R. 11013, a bill which adds certain lands to Point Reyes National Seashore.

Golden Gate National Recreation Area was created by Public Law 92-589, which was enacted during the Ninety-second Congress. On March 29, 1973, Assistant Secretary Reed notified the committee that pursuant to the authorization in section 2 of the act, the Department proposed a "minor boundary revision." The committee, after due consideration, decided the revision was not minor and the legislation now before us was introduced to effect the changes.

Point Reyes National Seashore was established by the Congress in 1970 by Public Law 91-223. Additions to the National Seashore were added by the House to correct a boundary error on Inverness Ridge of 167.83 acres which were missing in the metes and bounds discription.

At this point we will make a part of the record the various bills involved, together with the reports from the Department of the Interior.

[The texts of S. 2634, S. 3187, H.R. 10834, S. 2973, and H.R. 11013, together with Department reports follow:]

93^D CONGRESS
1ST SESSION

S. 2634

IN THE SENATE OF THE UNITED STATES

OCTOBER 30, 1973

Mr. CRANSTON (for himself and Mr. TUNNEY) introduced the following bill; which was read twice and referred to the Committee on Interior and Insular Affairs

A BILL

To amend the Act of October 27, 1972, establishing the Golden Gate National Recreation Area in San Francisco and Marin Counties, California, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That section 2 (a) of the Act of October 27, 1972 (86 Stat.
4 1299), is hereby amended by deleting "Boundary Map,
5 Golden Gate National Recreation Area, numbered NRA-
6 GG-80,003, sheets 1 through 3, and dated July 1972".
7 and inserting in lieu thereof "Revised Boundary Map, Golden
8 Gate National Recreation Area, numbered NRA-GG-
9 80,005, sheets 1 through 3, and dated October 1973" which
10 shall include, in addition to the existing properties within the
11 Golden Gate National Recreation Area, the following:

- 1 "Marin County:
- 2 "Sheet 1
- 3 "(1) Allan Associates, Incorporated property, 38.89
- 4 acres,
- 5 "(2) County of Marin and Tamalpais Community Serv-
- 6 ices District lands, 22.94 acres,
- 7 "(3) Ghilotti Brothers property, 10.40 acres,
- 8 "(4) Oakwood Valley area, various properties, 177.89
- 9 acres,
- 10 "(5) Olds property, 207.56 acres,
- 11 "(6) Wolfback Ridge area, various properties, 235.00
- 12 acres,
- 13 "(7) Keller property, Stinson Beach, 10 acres,
- 14 "(8) Leonard property, Stinson Beach, 8.25 acres, and
- 15 "(9) Muir Beach properties, 4 acres.
- 16 "San Francisco County:
- 17 "Sheet 3
- 18 "Haslett Warehouse; and shall exclude the following:
- 19 "Sheet 1
- 20 "(1) Leonard (homesite), 10 acres,
- 21 "(2) Panoramic Highway area, Stinson Beach, 40
- 22 acres: *Provided*, That, with respect to the Panoramic High-
- 23 way area, Stinson Beach, only those properties which in-
- 24 clude any residential dwelling, the construction of which
- 25 was begun before September 26, 1973, shall be excluded."



United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

JAN 16 1974

Dear Mr. Chairman:

There is pending before your Committee S. 2634, a bill "To amend the Act of October 27, 1972, establishing the Golden Gate National Recreation Area in San Francisco and Marin Counties, California, and for other purposes."

We recommend enactment of the bill, if amended to conform with the proposed bill, "To revise the boundary of the Golden Gate National Recreation Area, California, and for other purposes", that this Department transmitted to the President Pro Tempore of the Senate on November 20, 1973.

S. 2634 would amend the Act of October 27, 1972 (86 Stat. 1299), which established the Golden Gate National Recreation Area, by substituting a revised boundary map for the one referred to in the bill. The effect of the bill would be to add 10 areas identified in the bill, totaling about 714.93 acres, and to delete two areas of approximately 36 acres.

The National Park Service of this Department has reviewed the boundaries of Golden Gate National Recreation Area since the time of the National Recreation Area's creation a year ago and has concluded that certain boundary changes should be made. We have transmitted to the Congress proposed legislation to effect these changes. The legislation would add to the recreation area all those lands needed to perfect the boundaries as originally authorized, including all the lands needed to protect the ridgeline of the recreation area. We are also suggesting several deletions. Our proposal would not require any increase in the appropriation authorization for acquisition costs contained in the 1972 Act.

S. 2634 adds to the National Recreation Area all the areas which this Department is proposing for addition. This bill also, however, would add an additional 341.84 acres not included in this Department's proposal: 134.53 additional acres in Tennessee Valley; 21.17 additional acres at Wolfback Ridge; an entirely new area of 177.89 acres in Oakwood Valley; and 8.25 additional acres in Stinson Beach.



Let's Clean Up America For Our 200th Birthday

As a general matter, the concept for the Golden Gate National Recreation Area calls for acquisition only of lands west of the main ridgeline. In our proposed bill we have recommended acquisition of certain lands east of the ridgeline to protect the ridge crest from development. We believe that with their acquisition, the protection of the ridge land will be complete. S. 2634 proposes additional lands east of the ridge line, in Tennessee Valley, Wolfback Ridge and Oakwood Valley, but we do not believe their acquisition is necessary for purposes of protecting the national recreation area.

There is development proceeding on some of the additional lands proposed by S. 2634, particularly the Tennessee Valley lands. In addition, a number of small parcels of land in the bottom of Tennessee Valley have been acquired or dedicated to the County and Community Services District for open space and parks. Some of these lands are an integral part of a residential community, and in some cases are near-vertical slopes between houses. We do not believe the National Park Service should be managing these types of lands. We believe the County should continue to have the opportunity to provide recreational space in this vicinity.

S. 2634 also proposes inclusion of 8.25 acres at Stinson Beach, belonging to Mr. George P. Leonard. This parcel, north of Panoramic Highway, is part of the Stinson Beach community, and we believe it should continue to be excluded from the recreation area.

In our proposal, we recommend deletion of about 50 acres of individual homesites in the vicinity of the village of Stinson Beach, some of which are developed, that are an integral part of the Stinson Beach community. These parcels would be quite expensive to acquire (\$635,000), and if excluded will permit the community a degree of expansion area. The Stinson Beach exclusions contained in S. 2634 have the same boundaries as our proposal, but would, with respect to the Panoramic Highway area, exclude "only those properties which include any residential dwelling, the construction of which was begun before September 26, 1973." Undeveloped property would remain in the park. This would have the effect of creating inholdings that would be difficult to administer. We do not believe the National Park Service should be managing lands between individual houses. We, therefore, recommend excluding the entire 50 acres.

If S. 2634 is amended to contain the same additions and deletions as our proposal, we strongly recommend its enactment.

The Office of Management and Budget has advised that there is no objection to the presentation of this report from the standpoint of the Administration's program.

Sincerely yours,

A handwritten signature in dark ink that reads "Jack Horton". The signature is written in a cursive style with a large, prominent "J" and "H".

Assistant Secretary of the Interior

Honorable Henry M. Jackson
Chairman, Committee on
Interior and Insular Affairs
United States Senate
Washington, D.C.

S. 3187

IN THE SENATE OF THE UNITED STATES

MARCH 19, 1974

Mr. CRANSTON (for himself and Mr. TUNNEY) introduced the following bill; which was read twice and referred to the Committee on Interior and Insular Affairs

A BILL

To amend the Act of October 27, 1972, establishing the Golden Gate National Recreation Area in San Francisco and Marin Counties, California, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That section 2 (a) of the Act of October 27, 1972 (86 Stat.
4 1299), is hereby amended deleting "Boundary Map,
5 Golden Gate National Recreation Area, numbered NRA-
6 GG-80,003, sheets 1 through 3, and dated July 1972."
7 and inserting in lieu thereof "Revised Boundary Map,
8 Golden Gate National Recreation Area, numbered NRA-
9 GG-80,003-D, and dated September 1973.", which shall
10 include, in addition to the existing properties within the
11 Golden Gate National Recreation Area, the following:

II

1 "Marin County

2 "(1) Allan Associates, Incorporated, property,
3 38.89 acres,

4 "(2) County of Marin and Tamalpais Community
5 Services District lands, 22.94 acres,

6 "(3) Ghilotti Brothers property, 10.40 acres,

7 "(4) Oakwood Valley area, various properties,
8 208.89 acres,

9 "(5) Olds property, 207.56 acres,

10 "(6) Wolfback Ridge area, various properties,
11 287.47 acres: *Provided*, That the Secretary is authorized
12 to acquire such interests as he deems reasonably neces-
13 sary to preserve the scenic quality of the 9.47 acres
14 designated for scenic protection,

15 "(7) Keller property, Stinson Beach, 10 acres,

16 "(8) Leonard property, Stinson Beach, 8.25 acres,

17 "(9) Muir Beach properties, 4 acres, and

18 "(10) State of California, Department of Trans-
19 portation, 120 acres.

20 "San Francisco County:

21 "Haslett Warehouse; and shall exclude the following:

22 "(1) Leonard (homesite), 10 acres, and

23 "(2) Panoramic Highway area, Stinson Beach, 40
24 acres."



United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

AUG 19 1974

Dear Mr. Chairman:

There is pending before your Committee S. 3187 and H.R. 10834, similar bills "To amend the Act of October 27, 1972, establishing the Golden Gate National Recreation Area in San Francisco and Marin Counties, California, and for other purposes." H.R. 10834 was passed by the House of Representatives on February 19, 1974.

We recommend enactment of either bill, if amended to conform with the proposed bill, "To revise the boundary of the Golden Gate National Recreation Area, California, and for other purposes", that this Department transmitted to the President Pro Tempore of the Senate on November 20, 1973, and as otherwise recommended in this report.

S. 3187 and H.R. 10834 would amend the Act of October 27, 1972 (86 Stat. 1299), which established the Golden Gate National Recreation Area, by substituting a revised boundary map for the one referred to in the Act. The effect of the bills would be to add 11 areas totaling about 918.93 acres, and to delete two areas of approximately 50 acres. H.R. 10834 also would add another member to the present 15-member Golden Gate National Recreation Area Advisory Commission.

The National Park Service of this Department has reviewed the boundaries of Golden Gate National Recreation Area since its creation and has concluded that certain boundary changes should be made. We have transmitted to the Congress proposed legislation to effect these changes.

Our proposal would add to the recreation area all those lands needed to perfect the boundaries as originally authorized, including all the lands needed to protect the ridgeline of the recreation area, for a total addition of 373.62 acres. We are also suggesting deletions of 50.68 acres. Our proposal would not require any increase in the appropriation authorization for acquisition costs contained in the 1972 Act.



Let's Clean Up America For Our 200th Birthday

S. 3187 and H.R. 10834 add to the national recreation area all the areas which this Department is proposing for addition. These bills also, however, would add an additional 545.31 acres not included in this Department's proposal: 134.53 additional acres in Tennessee Valley; 73.64 additional acres at Wolfback Ridge; an entirely new area of 120 acres adjacent to U.S. highway 101 and the city of Sausalito; another new area of 208.89 acres in Oakwood Valley; and 8.25 additional acres in Stinson Beach.

As a general matter, the concept for the Golden Gate National Recreation Area calls for acquisition only of lands west of the main ridgeline. In our proposed bill we have recommended acquisition of certain lands east of the ridgeline to protect the ridge crest from development. We believe that with their acquisition, the protection of the ridgeline will be complete. We have evaluated the areas proposed in these bills that are in addition to the Department's recommendations and have the following comments concerning them.

In the Tennessee Valley area, the Department proposed to acquire about 145.26 acres of the Olds property. S. 3187 and H.R. 10834 contemplate adding the remainder of the Olds property, additional private lands, and lands administered by Marin County and Tamalpais Community Services District, for a total of 134.53 additional acres. We do not believe these additional lands are essential to the concept of the recreation area. The private lands were planned as an extension of the Marin View community. The county lands form a small park in the bottom of the valley, and portions of the Tamalpais Community Services District lands are finger-like projections extending between rows of houses in the Marin View development. We do not believe the National Park Service should be managing these types of lands. Further, we believe the county should continue to have the opportunity to provide recreational space in this vicinity.

The Department has proposed acquisition of about 213.83 acres in the Wolfback Ridge area. The bills before the committee would also include an additional 73.64 acres of private land in this area, both west of Highway 101 and east of this route adjacent to, and in some cases part of, the city of Sausalito. Of the lands west of the highway, 9.47 acres would have only scenic easements acquired. Additionally, the bills would include 120 acres of the State-owned right-of-way along Highway 101. We are convinced that the acreage in our original proposal is sufficient to insure protection of the ridge crest against further development.

We do not agree with the inclusion of the 9.47 acres of Wolfback Ridge which would be acquired through scenic easements. These are lots in an integral part of the developed area on the ridge. Addition of these lands would result in a patchwork of ownership that would be difficult to manage and have little potential for public use. Further, the scenic easements would be impractical since they would prevent future community development. Our experience has been that such an arrangement usually results in the cost of scenic easements approaching that of full fee ownership.

We also cannot endorse the inclusion of any lands east of Highway 101. These lands would be separated from the rest of the recreation area by the highway, and would serve primarily as open space for the city of Sausalito. While there might be some protection provided to the scenic corridor as travelers on Highway 101 approach the Golden Gate Bridge to the south, this protection would be minimal since there is already a substantial level of development in the area. In many instances these lands east of the highway are small lots, or partial lots, in the developed area of the city of Sausalito. There would be little, if any, benefit to the general public if these lands were managed by the National Park Service.

The bills would add approximately 208.89 acres of the area known as Oakwood Valley to the recreation area. The Department has never recommended addition of these lands. They are remote from the crest of Wolfback Ridge and thus would not contribute towards the ridgeline protection concept. We do not believe these lands are essential to the recreation area.

S. 3187 and H.R. 10834 also propose inclusion of 8.25 acres at Stinson Beach, belonging to Mr. George P. Leonard. This parcel, north of Panoramic Highway, is part of the Stinson Beach community, and we believe it should continue to be excluded from the recreation area.

We concur with the addition of the Keller property of 10 acres in the Stinson Beach area, and with the addition of 4 acres in the vicinity of Muir Beach. These are the same as in the Department's proposal. However, our research has refined these figures to 10.59 acres and 3.94 acres, respectively.

We also concur with the Stinson Beach exclusions contained in the bills since they have the same boundaries as our proposal. These deletions consist of about 50 acres of individual homesites in the vicinity of the village of Stinson Beach, some of which are developed, that are an integral part of the Stinson Beach community. These parcels would be quite expensive to acquire (\$635,000), and if excluded will permit the community a degree of expansion area.

H.R. 10834 also amends the Act of October 27, 1972, to change the membership of the Golden Gate National Recreation Area Advisory Commission from 15 to 16. The bill further specifies that one of the 16 members shall be a member of the Marin County Planning Commission and a resident of the area known as West Marin, Marin County, California. The present Golden Gate National Recreation Area Advisory Commission was chartered by the Secretary on April 13, 1973. That charter provides that nominations for membership on the commission shall be selected to represent a broad spectrum of interests in the San Francisco Bay area.

As specified in the charter, eleven of the members represent specific interests: one from the Association of Bay Area Governments, one each representing San Francisco and Marin County Governments, one each representing San Francisco and Marin County citizens interests, one from East Bay Regional Parks, two from the citizens organization called "People for a Golden Gate National Recreation Area," and three representing several other interests. The other four nominations were reserved to the Secretary although it should be emphasized that the Secretary retains discretion in regard to all nominations, including vacancies which may occur.

This charter assures that sources for memberships on the Advisory Commission provide a cross-section of the political and social makeup of the Bay Area. We believe that to add an additional member who is also a member of the Marin County Planning Commission, as proposed in H.R. 10834, would not only unduly restrict the representative nature of the commission and, hence, the ability of the Secretary to provide equally for all affected interests as required under the Federal Advisory Committee Act (P.L. 92-463), but it also attempts to dictate to the county the precise unit of county government that should be represented.

We believe that membership in the commission should continue to be left to the discretion of the Secretary. If, at the expiration of the 3-year terms of the present members of the commission, or if any current member should resign, there will be adequate opportunity to adjust the composition of the commission. The present commission has been quite satisfactory, and we see no need for an additional member.

In addition to the above comments and recommendations, we suggest one other amendment to the 1972 Act. This amendment concerns lands to be acquired by donation from the State of California. The State has indicated that any such donation should be subject to a reversion of title should the property cease to be used for recreation or park purposes. The Department of Justice has determined that such a reverter clause would be unacceptable in a donated title without specific authority. Therefore we suggest that the second sentence of section 3(a) of the Act of October 27, 1972 (86 Stat. 1299, P.L. 92-589), be amended to read as follows:

"Any lands, or interests therein, owned by the State of California or any political subdivision thereof, may be acquired only by donation and may be accepted notwithstanding any other provision of law, subject to provision for reversion to the State or political subdivision conditioned on continued use for recreation or park purposes."

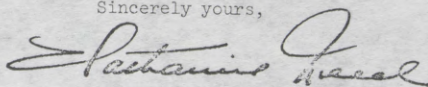
By inclusion of this language, title to the property could be accepted and appropriated funds expended for permanent improvements, even through the land was subject to a reverter clause. A similar provision is found in the law authorizing acquisition for the Ozark National Scenic Riverways. (16 U.S.C. 460m-1 Supp. II)

If S. 3187 and H.R. 10834 are amended to contain the same additions and deletions as our proposal, we strongly recommend their enactment.

The map depicting the boundary we recommend is designated "NRA-GG-80,003-C, and dated September 1973."

The Office of Management and Budget has advised that there is no objection to the presentation of this report from the standpoint of the Administration's program.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Stephen J. Laska".

Assistant Secretary of the Interior

Honorable Henry M. Jackson
Chairman, Committee on Interior
and Insular Affairs
United States Senate
Washington, D.C. 20510

93^D CONGRESS
2^D SESSION

H. R. 10834

IN THE SENATE OF THE UNITED STATES

FEBRUARY 21 (legislative day, FEBRUARY 19), 1974

Read twice and referred to the Committee on Interior and Insular Affairs

AN ACT

To amend the Act of October 27, 1972, establishing the Golden Gate National Recreation Area in San Francisco and Marin Counties, California, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That section 2 (a) of the Act of October 27, 1972 (86 Stat.
4 1299), is hereby amended by deleting "Boundary Map,
5 Golden Gate National Recreation Area, numbered NRA-
6 GG-80,003, sheets 1 through 3, dated July, 1972" and
7 inserting in lieu thereof "Revised Boundary Map, Golden
8 Gate National Recreation Area, numbered NRA-GG-80,
9 003-D, and dated September 1973.", which shall include, in

1 addition to the existing properties within the Golden Gate
2 National Recreation Area, the following:

3 "Marin County:

4 "(1) Allan Associates, Incorporated property, 38.89
5 acres,

6 "(2) County of Marin and Tamalpais Community
7 services District lands, 22.94 acres,

8 "(3) Ghilotti Brothers property, 10.40 acres,

9 "(4) Oakwood Valley area, various properties, 208.89
10 acres,

11 "(5) Olds property, 207.56 acres,

12 "(6) Wolfback Ridge area, various properties, 287.47
13 acres: *Provided*, That the Secretary is authorized to acquire
14 such interest as he deems reasonably necessary to preserve the
15 scenic quality of the 9.47 acres designated for scenic pro-
16 tection,

17 "(7) Keller property, Stinson Beach, 10 acres,

18 "(8) Leonard property, Stinson Beach, 8.25 acres,

19 "(9) Muir Beach properties, 4 acres, and

20 "(10) State of California, Department of Transporta-
21 tion, 120 acres.

22 "San Francisco County:

23 "Haslett Warehouse; and shall exclude the following:

24 "(1) Leonard (homesite), 10 acres,

1 “(2) Panoramic Highway area, Stinson Beach, 40
2 acres.”

3 SEC. 2. Section 5 (b) of the Act of October 27, 1972
4 (86 Stat. 1299), is amended to read as follows:

5 “(b) The Commission shall be composed of sixteen
6 members appointed by the Secretary for terms of three
7 years each. At least one of the members appointed to the
8 Commission shall be a member of the Marin County Plan-
9 ning Commission, Marin County, California, who is familiar
10 with the purposes and facilities of the Golden Gate National
11 Recreation Area and the Point Reyes National Seashore
12 and is a resident of the area known as West Marin located
13 in Marin County, California.

Passed the House of Representatives February 19, 1974.

Attest:

W. PAT JENNINGS,

Clerk.

93^d CONGRESS
2^d SESSION

S. 2973

IN THE SENATE OF THE UNITED STATES

FEBRUARY 7, 1974

Mr. JACKSON (for himself and Mr. FANNIN) (by request) introduced the following bill; which was read twice and referred to the Committee on Interior and Insular Affairs

A BILL

To designate certain lands as part of the National Wilderness Preservation System.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*
3 That in accordance with section 3 (c) of the Wilderness Act
4 (78 Stat. 890, 892), the lands set forth in section 2 are
5 hereby designated as wilderness, and shall be administered
6 by the Secretary of the Interior in accordance with applica-
7 ble provisions of such Act, except that any reference therein
8 to the effective date of the Wilderness Act shall be deemed
9 to be a reference to the effective date of this Act, and any
10 reference to the Secretary of Agriculture shall be deemed to
11 be a reference to the Secretary of the Interior.

1 SEC. 2. The following lands are designated as
2 wilderness:

3 (a) certain lands in the Joshua Tree National
4 Monument which comprise about three hundred seventy-
5 two thousand and seven hundred acres and which are
6 depicted on the map entitled "Wilderness Plan, Joshua
7 Tree National Monument, California", numbered 156-
8 20003 and dated July 1972. The lands which comprise
9 about sixty-six thousand eight hundred acres, designated
10 on such map as "Wilderness Reserve", are, effective
11 upon publication in the Federal Register of a notice by
12 the Secretary of the Interior that all uses thereon incon-
13 sistent with the Wilderness Act have ceased, hereby
14 designated wilderness: *Provided*, That within the
15 wilderness area designated by this Act, the Secretary
16 may (1) construct and maintain wildlife watering de-
17 vices, as he deems necessary, and (2) provide for the
18 use of necessary manipulative techniques in order to
19 maintain natural ecological conditions. The wilderness
20 designated by this subsection shall be known as the
21 Joshua Tree Wilderness;

22 (b) certain lands in the Point Reyes National Sea-
23 shore, which comprise about ten thousand six hundred
24 acres, and which are depicted on the map entitled
25 "Wilderness Plan, Point Reyes National Seashore,

1 California", numbered 612-20003-A and dated Decem-
2 ber 1971. The wilderness designated by this subsection
3 shall be known as the Point Reyes Wilderness;

4 (c) certain lands in the Big Bend National Park,
5 Texas, which comprise about five hundred and thirty-
6 three thousand and nine hundred acres, designated "wil-
7 derness", and which are depicted on the map entitled
8 "Wilderness Plan, Big Bend National Park, Texas",
9 numbered 155-20004-C and dated January 1973. Cer-
10 tain other lands in the park, which comprise about
11 twenty-five thousand seven hundred acres and which are
12 designated on such map as "Potential Wilderness Ad-
13 dition", are, effective upon publication in the Federal
14 Register of a notice by the Secretary of the Interior
15 that all uses thereon inconsistent with the Wilderness
16 Act have ceased, hereby designated wilderness: *Pro-*
17 *vided*, That within the wilderness area designated by
18 this subsection, the Secretary of the Interior may use
19 and maintain the Oak Spring underground waterline
20 and may pursue a program of prescribed burning, as
21 he deems necessary, in order to preserve the area in its
22 natural condition. The wilderness designated by this
23 subsection shall be known as the Big Bend Wilderness;

24 (d) certain lands in the Mesa Verde National Park,
25 which comprise about eight thousand one hundred

1 acres, and which are depicted on the map entitled "Wil-
2 derness Plan, Mesa Verde National Park, Colorado",
3 numbered 307-20007-A and dated September 1972.
4 The wilderness designated by this subsection shall be
5 known as the Mesa Verde Wilderness: *Provided*, That
6 within the wilderness area designated by this subsec-
7 tion the Secretary may undertake such minimum activ-
8 ity as he deems necessary in order to investigate and
9 stabilize sites of archeological interest;

10 (e) certain lands in the Saguaro National Monu-
11 ment which comprise forty-two thousand four hundred
12 acres, and which are depicted on the map entitled
13 "Wilderness Plan, Saguaro National Monument, Ari-
14 zona", numbered 151-20003-A and dated July, 1972.
15 The lands which comprise about twenty-seven thousand
16 one hundred acres, designated on such map as "Wilder-
17 ness Reserve", are, effective upon publication in the
18 Federal Register of a notice by the Secretary of the In-
19 terior that all uses thereon inconsistent with the Wilder-
20 ness Act have ceased, hereby designated wilderness:
21 *Provided*, That within the wilderness areas designated
22 by this subsection, the Secretary may provide for (1)
23 the use of necessary manipulative techniques in order to
24 maintain or restore natural ecological conditions; and
25 (2) the use and maintenance of fire towers and radio

1 repeaters necessary for the protection of the area. The
2 wilderness designated by this subsection shall be known
3 as the Saguaro Wilderness;

4 (f) certain lands in the Bandelier National Monu-
5 ment which comprise about twenty-one thousand one
6 hundred and ten acres, and which are depicted on the
7 map entitled "Wilderness Plan, Bandelier National Mon-
8 ument, New Mexico", numbered 315/20,003-A and
9 dated July 1972. The wilderness designated by this sub-
10 section shall be known as the Bandelier Wilderness:

11 *Provided*, That within the wilderness area designated
12 by this subsection the Secretary may undertake such
13 minimum activity as he deems necessary in order to
14 investigate and stabilize sites of archeological interest;

15 (g) certain lands within the Cedar Breaks National
16 Monument, Utah, as depicted on the map entitled "Rec-
17 ommend Wilderness, Cedar Breaks National Monument,
18 Utah", numbered NM-CB-7402, and dated April 1969.
19 The wilderness designated by this subsection shall be
20 known as the Cedar Breaks Wilderness.

21 SEC. 3. Each map and description of the boundaries of
22 the areas designated in this Act shall be on file and available
23 for public inspection in the office of the National Park
24 Service, Department of the Interior.

1 SEC. 4. As soon as practicable after this Act takes effect,
2 maps of the wilderness areas and a description of their bound-
3 aries shall be filed with the Interior and Insular Affairs
4 Committees of the United States Senate and House of Repre-
5 sentatives, and such maps and descriptions shall have the
6 same force and effect as if included in this Act: *Provided,*
7 *however,* That the Secretary may correct clerical and typo-
8 graphical errors in such maps and descriptions.

1 wilderness. The map shall be on file and available for public
2 inspection in the offices of the Bureau of Sport Fisheries and
3 Wildlife, Department of the Interior.

4 SEC. 102. The area designated by this Act as wilder-
5 ness shall be known as the Farallon Wilderness and shall
6 be administered by the Secretary of the Interior in accord-
7 ance with the applicable provisions of the Wilderness Act.

8 TITLE II

9 SEC. 201. Section 2 of the Act of September 13, 1962
10 (76 Stat. 538), as amended (16 U.S.C. 459C-1), is fur-
11 ther amended by including the following new subsection (c) :

12 “(c) The Point Reyes National Seashore shall include,
13 in addition to those lands hereinbefore described, such lands
14 as are depicted on the map entitled ‘Planning Map, Point
15 Reyes National Seashore, Marin County, California’, num-
16 bered 8530/30006A and dated February 1974, to which a
17 legal description of such lands shall be attached. For the
18 purposes of this subsection, there are authorized to be ap-
19 propriated for the acquisition of lands such sums as may be
20 necessary, but not to exceed \$200,000.”

Passed the House of Representatives May 7, 1974.

Attest:

W. PAT JENNINGS,

Clerk.



United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

AUG 20 1974

Dear Mr. Chairman:

This responds to your request for the views of this Department on H.R. 11013, a bill in the Senate "To designate certain lands in the Farallon National Wildlife Refuge, California, as wilderness; to add certain lands to the Point Reyes National Seashore; and for other purposes."

We recommend enactment of this bill, if amended as suggested herein.

As passed by the House, title I of the bill would designate certain lands in the Farallon National Wildlife Refuge, California, as wilderness. This title is identical in substance to the wilderness proposal submitted by the President to the Congress on April 29, 1971, and we favor its enactment. Title II identifies certain lands to be added to the Point Reyes National Seashore, California, and authorizes not to exceed \$200,000 to be appropriated for the acquisition of these lands.

The lands described in the map referred to in title II comprise approximately 167.83 acres, of which 166.77 acres are privately owned and 1.06 acres are owned by the North Marin Municipal Water District. We estimate the cost of acquiring these private lands at approximately \$375,000. The lands owned by the North Marin Municipal Water District would be included within the boundaries of the national seashore, but would remain in the public ownership of the Water District.

We believe that addition of these lands to the national seashore is not a matter of priority at this time. We would also point out that there are already substantial and more meritorious claims on the Land and Water Conservation Fund. In light of the critical



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inflation problem which the Nation is facing today, we believe that this expenditure cannot be justified. Accordingly, we recommend that the bill be amended by deleting title II.

The Office of Management and Budget has advised that there is no objection to the presentation of this report from the standpoint of the Administration's program.

Sincerely yours,

Assistant Secretary of the Interior

Honorable Henry M. Jackson
Chairman, Committee on
Interior and Insular Affairs
United States Senate
Washington, D.C.

Senator BIBLE. We have a map here and I am going to depart from the usual procedure. I see Senator Cranston and Congressman Burton.

Sit down here, Senator and Congressman Burton; and, do we have Senator Tunney here? Or Congressman Gubser?

Senator CRANSTON. Yes, Congressman Gubser is here.

Senator BIBLE. Staff people can sit in the back. Congressman Gubser, you can sit up there.

First, I would like to have one of the park people point out, on this map, the general areas concerned.

Would you do that?

Mr. DICKINSON. Russ Dickinson.

I will have Bill Whalen do it.

Mr. WHALEN. I am Bill Whalen, general superintendent of the Golden Gate National Recreation Area.

Senator BIBLE. You have been over this area many times and you are familiar with it?

Mr. WHALEN. Yes, I am familiar with it.

We are near the extreme eastern boundary of the National Recreation in San Francisco—in the city of San Francisco where we are proposing the Hazard Warehouse that had been left from the boundary be included in the boundary.

Senator BIBLE. Without giving your testimony, just outline the general areas of the park as it stands now.

Mr. WHALEN. Would you want the proposals being made?

Senator BIBLE. Yes.

Mr. WHALEN. Against the bay, would be the Wolfback Ridge proposal above the city of Sausalito looking down toward it and, from there, is the Oakwood Valley which is between Wolfback Ridge and the Tennessee Valley and this is the property known as the Olds property.

Then, we have two minor inclusions to make in the beach area and this would provide better trail access to the ridge trail system.

Going from there to Stinson Beach, we are proposing the exclusion of approximately 50 acres, their nonimprovements, and to allow for better management and growth. That is in Stinson Beach.

We are also proposing a parcel of approximately 10½ acres be provided in Stinson Beach known as the Keller property in order to provide for better trail access to the ridge line and to delete the other portion which is known as the Leonard property where the Leonard homesite is of approximately 10 acres.

There is an 8¼-acre parcel in the House passed bill and in the Senate bill which is under the ownership of Mr. Leonard and we are asking that it not be included in order to allow for some growth potential in that area.

This is in Stinson Beach.

Senator BIBLE. Thank you very much.

I think that is enough of a preliminary look at the map.

Now, Senator Cranston, I am delighted to see you here this morning and I am very happy, as I told you yesterday in the presence of your distinguished colleague from California, that we bought part of his add on for the Golden Gate National Recreation Area so I think that is pretty good odds.

STATEMENT OF HON. ALAN CRANSTON, A U.S. SENATOR FROM THE
STATE OF CALIFORNIA

Senator CRANSTON. There are 22 witnesses besides myself so I will be very brief, covering portions of my statement. I do ask that the entire statement appear.

Senator BIBLE. Without objection, the entire statement will be incorporated, in full, in the record.

Senator CRANSTON. Mr. Chairman, I am pleased to appear before you this morning on behalf of legislation to enlarge the Golden Gate National Recreation Area and the Point Reyes National Seashore.

I am especially pleased, Senator Bible, that you are chairing this hearing. Your vision and cooperation have been largely responsible for the creation of the areas we now seek to expand.

Let me, turn, first, to the Golden Gate National Recreation Area, best known by its acronym, GGNRA.

As you know, Mr. Chairman, the GGNRA in San Francisco and Marin Counties was established late in the 92d Congress. In its short life, it has become a model for the preservation of beautiful, accessible, open space near large urban areas.

With the support of strong citizen efforts, the enthusiastic endorsement of local government and planning agencies, and the hard work of the National Park Service, GGNRA has made great progress in a short period of time. The refinements proposed in the legislation before you today can, I believe, provide GGNRA greater protection while adding to its accessibility.

In October of 1973, I introduced S. 2634, proposing the addition to GGNRA of some 700 acres. In March of this year, I introduced a clean bill, S. 3187, which represents the most current thinking as to the best boundaries for the GGNRA.

S. 3187 would add approximately 925 acres to the park, delete 50 acres, for a total addition of 875 acres. Nearly all of the acreage is in Marin County, with the exception of the addition of the Haslett Warehouse portion of the San Francisco Maritime State Historical Park.

Legislation identical to S. 3187 has been considered and passed by the House of Representatives.

Mr. Chairman, there is general agreement that the boundaries of the recreation area should be revised, both to include several parcels inadvertently left off the original boundary map and to add those lands necessary to provide both scenic protection and adequate public access.

Following the introduction of S. 2634 in 1973, extensive local discussion regarding the proposed boundary changes identified some additional lands essential for the preservation of the recreation area.

These include properties in the Oakwood Valley and Wolfback Ridge areas, as well as 120 acres now owned by the California Department of Transportation to be acquired by donation.

These changes are embodied in S. 3187. Also, this bill excludes 50 acres in Marin County which the Interior Department had found are not necessary for the recreation area, including lands which have already been developed with homes and property needed for the orderly expansion of the community of Stinson Beach.

There is no increase in the authorization for the acquisition of the additional parklands. It is anticipated that the original authorization of \$60,610,000 for GGNRA will be sufficient to meet the costs.

Mr. Chairman, the witnesses you will hear this morning will testify in detail on the parcels proposed for acquisition. I will comment somewhat more generally.

The additions are proposed in careful consideration of the most effective and efficient protection, administration, and development of the park. The very existence of the GGNRA makes the Marin County lands that are adjacent more susceptible to development.

Therefore, the legislation under consideration provides a buffer zone, without which future development along the ridges of Oakwood Valley, Tennessee Valley, and Wolfback Ridge will be highly visible from within the park and will impair the free and open character of the GGNRA.

By extending the park boundaries to the far ridges of the valleys, we can protect the integrity of the park. Also, these additions will insure public access by bringing the recreation area right up to Highway 101 in Sausalito and closer to Tam Valley Junction, a natural transit terminus where park-related commercial development is proposed.

A trail already exists on the Olds property which will give hikers and horseback riders excellent access to the ridges.

Mr. Chairman, when this measure passed the House of Representatives, there was some discussion of the proposed 8.25-acre parcel proposed for acquisition at Stinson Beach. I believe that this acreage is needed to preserve the visual integrity of the nearby parkland and the town of Stinson Beach.

I say this because the parcel in question is a low-lying meadow that is visible from the slopes of Mount Tamalpais, from the newly acquired GGNRA lands, and from a goodly portion of the town.

It is also clear that the 8¼-acre parcel is potentially developable for sizable commercial enterprise. If this should happen, an already hazardous three-way intersection would become even more congested and dangerous.

This, along with the visibility of the parcel, suggests to me that the logical boundary is one that protects the town, as well as the park, and heads off any future traffic problems.

Mr. Chairman, I would like to add a few words in support of the proposal to revise the boundaries of the Point Reyes National Seashore to include about 170 acres along Inverness Ridge.

Inclusion of this area in the 64,850-acre national seashore, as proposed in H.R. 11013, would correct an error made in mapping the boundaries of Point Reyes in 1963.

When the Point Reyes National Seashore was established, it was the intention of Congress to include Inverness Ridge in the seashore.

The boundaries were to have been drawn so as to preserve the spectacular panoramic view from the ridgeline into the Olema Valley and to protect both the visual integrity and the watershed of the national seashore.

Congress intended the boundary to be located so that no residential subdivisions or other structures would be built on Inverness Ridge that could be seen from within the seashore.

Because the ridge can be seen from higher areas within Point Reyes National Seashore, any development along Inverness Ridge would seriously detract from the natural setting of the park.

Inclusion of the Inverness Ridge would preserve the scenic integrity of the seashore and assure that the view is unmarred by incompatible development.

I thank you very much.

Senator BIBLE. I hope we can finalize the boundary lines. I know the most enthusiastic conservationists will probably want us to take it all the way up to Eureka, but I would like to round this out to make it a viable national recreation area.

We have made considerable headway on it, as to where you draw the line. I hope we can get it done this session.

I appreciate your appearance this morning.

I have been advised by the staff that the President has just nominated Nelson Rockefeller to be the Vice President, so you can make any comment you want to the press as you go out.

Senator CRANSTON. Thank you for the information.

I might say I am delighted to be here flanked by Phil Burton who has done so much on this project.

Senator BIBLE. I was hoping we would have his brother, John, here this morning.

Is he going to appear?

Congressman BURTON. Yes. He surely is.

[The prepared statement of Senator Cranston follows:]

STATEMENT OF HON. ALAN CRANSON, A U.S. SENATOR FROM THE
STATE OF CALIFORNIA

Mr. Chairman, I am pleased to appear before you this morning on behalf of legislation to enlarge the Golden Gate National Recreation Area and the Point Reyes National Seashore. I am especially pleased, Senator Bible, that you are chairing this hearing. Your vision and cooperation have been largely responsible for the creation of the areas we now seek to expand.

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Legislation identical to S. 3187 has been considered and passed by the House of Representatives.

Mr. Chairman, there is general agreement that the boundaries of the recreation area should be revised, both to include several parcels inadvertently left off the original boundary map and to add those lands necessary to provide both scenic protection and adequate public access. Following the introduction of S. 2634 in 1973, extensive local discussion regarding the proposed boundary changes identified some additional lands essential for the preservation of the recreation area. These include properties in the Oakwood Valley and Wolfback Ridge areas

as well as 120 acres now owned by the California Department of Transportation, to be acquired by donation.

These changes are embodied in S. 3187. Also, this bill excludes 50 acres in Marin County which the Interior Department has found are not necessary for the recreation area, including lands which have already been developed with homes and property needed for the orderly expansion of the community of Stinson Beach.

There is no increase in the authorization for the acquisition of the additional park lands. It is anticipated that the original authorization of \$60,610,000 for GGNRA will be sufficient to meet the costs.

Mr. Chairman, the witnesses you will hear this morning will testify in detail on the parcels proposed for acquisition. I will comment somewhat more generally.

The additions are proposed in careful consideration of the most effective and efficient protection, administration, and development of the park. The very existence of the GGNRA makes the Marin County lands that are adjacent more susceptible to development. Therefore, the legislation under consideration provides a buffer zone, without which future development along the ridges of Oakwood Valley, Tennessee Valley, and Wolfback Ridge will be highly visible from within the park and will impair the free and open character of the GGNRA.

By extending the park boundaries to the far ridges of the valleys we can protect the integrity of the park. Also, these additions will insure public access by bringing the recreation area right up to Highway 101 in Sausalito and closer to Tam Valley Junction, a natural transit terminus where park-related commercial development is proposed. A trail already exists on the Olds property which will give hikers and horseback riders excellent access to the ridges.

Mr. Chairman, when this measure passed the House of Representatives there was some discussion of the proposed 8.25-acre parcel proposed for acquisition at Stinson Beach. I believe that this acreage is needed to preserve the visual integrity of the nearby parkland and the town of Stinson Beach. I say this because the parcel in question is a low-lying meadow that is visible from the slopes of Mount Tamalpais, from the newly-acquired GGNRA lands, and from a goodly portion of the town.

It is also clear that the 8.25-acre parcel is potentially developable for sizable commercial enterprise. If this should happen, an already hazardous 3-way intersection would become even more congested and dangerous. This, along with the visibility of the parcel, suggests to me that the logical boundary is one that protects the town as well as the park and heads off any future traffic problems.

Mr. Chairman, I would like to add a few words in support of the proposal to revise the boundaries of the Point Reyes National Seashore to include about 170 acres along Inverness Ridge. Inclusion of this area in the 64,850-acre national seashore, as proposed in H.R. 11013, would correct an error made in mapping the boundaries of Point Reyes in 1963.

When the Point Reyes National Seashore was established, it was the intention of Congress to include Inverness Ridge in the seashore. The boundaries were to have been drawn so as to preserve the spectacular panoramic view from the ridgeline into the Olema Valley and to protect both the visual integrity and the watershed of the national seashore.

Congress intended the boundary to be located so that no residential subdivisions or other structures would be built on Inverness Ridge that could be seen from within the seashore. Because the ridge can be seen from higher areas within Point Reyes National Seashore, any development along Inverness Ridge would seriously detract from the natural setting of the park. Inclusion of Inverness Ridge would preserve the scenic integrity of the seashore and assure that the view is unmarred by incompatible development.

With respect to the watershed, the intent was to locate the boundary so as to encompass all lands which drain into the Point Reyes esteros. This would place the National Park Service in a position to control sedimentation and other pollution in the watershed.

At the 1961 hearings of the National Parks Subcommittee of the House Interior Committee, the late Congressman Clem Miller, author of the House bill creating Point Reyes National Seashore, made the following observations about the importance of Inverness Ridge to the national seashore:

"Inverness Ridge . . . effectively makes a screen or curtain protecting this peninsula and its scenic values from the landward side, the eastward side . . .

"(This) curtain or backdrop of Inverness Ridge does indeed protect this en-

tire peninsula, and it should not be disfigured by permitting some of it to escape the . . . classification of national seashore

"Therefore, it does make sense from a topographical and geological point of view to include this entire area as one unit. Any impairment of it would be disastrous."

However, when the National Park Service surveyed and monumented the seashore boundary line between Paradise Ranch Estates and Balboa, the line was drawn leaving out Inverness Ridge—the only open and exposed ridge in the entire central portion of the seashore. Since then, the property has been purchased by developers.

Fortunately, to date, only one home has been built on the ridgeline in the area being proposed for inclusion in Point Reyes National Seashore. The family that owns the house tells me that it favors the boundary change and is willing to sell to the National Park Service.

Mr. Chairman, the legislation is supported by all conservation and homeowner groups familiar with the area, the Marin County Board of Supervisors, and the Marin County Planning Commission.

The only opposition I know of is from one of the landowners on Inverness Ridge. He wants to build on his 1.1 acre homesite.

Mr. Chairman, if we don't act now to correct the oversight in the original mapping of Point Reyes National Seashore, development may occur and we will lose this opportunity to acquire Inverness Ridge and protect the seashore. The additional \$200,000 needed for this purpose is not too much to preserve the investment we have already made.

I urge your favorable consideration, of both proposals, in the interest of protecting and enlarging upon our federal investment.

Senator BIBLE. Now, I see Senator Tunney coming in. If he will dash up here, we will hear him quickly.

Senator TUNNEY. I am sorry, Senator. I was in the Finance Committee and arrived a bit late.

STATEMENT OF HON. JOHN V. TUNNEY, A U.S. SENATOR FROM THE STATE OF CALIFORNIA

Senator TUNNEY. Mr. Chairman, I would like to express my gratitude to you and the members of the committee for scheduling this important hearing.

One of the bills we are considering H.R. 11013, would revise the boundaries for the Point Reyes National Seashore.

I fully believe that these boundary changes are consistent with the original intent of Congress. Inverness Ridge should be the eastern boundary for the purposes of scenic protection, watershed integrity, and preservation of a topographical and geographical entity.

In 1960, hearings were held in California on the Point Reyes legislation. Conrad Wirth, then Director of the National Park Service, indicated that boundaries could not be drawn precisely until after a land survey was completed.

I believe that there is every indication that the present boundaries are inconsistent with out original intent.

Inverness Ridge, I feel, is the logical eastern boundary. The ridge provides a backdrop, thus ensuring protection for the entire peninsula and it should not be developed in any way to destroy its natural value.

As you are aware, Mr. Chairman, there is great local support for this boundary revision. The Marin County Board of Supervisors, the Sierra Club, the People for a Golden Gate National Recreation Area, and other groups solidly favor the inclusion of Inverness Ridge and I appreciate this opportunity to testify in favor of this legislation.

The other bill under consideration today would expand the Golden Gate National Recreation Area.

When the Golden Gate National Recreation Area was established, many of us thought that the buffer areas such as Wolfback Ridge and the Tennessee and Oakwood Valleys were, in fact, included in the park area. This, however, was not the case and, as a result, the integrity of the parkland is threatened by adjacent development.

Existence of a park inevitably makes contiguous lands highly attractive to developers and this is exactly the case in the Golden Gate National Recreation Area.

Oakwood and Tennessee Valleys are highly threatened by pressures to develop the ridges. If Wolfback Ridge is not acquired, we will lose this impressive scenic corridor which serves as an appropriate introduction to the park itself.

In other words, Mr. Chairman, acquisition of these parcels is crucial to the preservation and maintenance of a recreation area which was so long in coming and so needed by the people of California.

If the boundary changes are not made, the ridgelines will be dotted by strings of houses, existing roadways may have to be widened to absorb the increased traffic, and Golden Gate National Recreation Area will never be complete as Congress originally envisioned.

Again, Mr. Chairman, thank you for the opportunity to testify in support of these two bills.

In addition, I would also like to thank my colleague, Senator Alan Cranston, for his hard work and outstanding leadership on behalf of this vital legislation which will guarantee the preservation of parkland in Northern California for recreation purposes, rather than for development.

I know my colleagues in the House are more familiar with the actual real estate we are talking about. I have had the opportunity to tramp around this area and I have seen it but I do not live with it on a day to day basis.

I would hope the committee would give due consideration to their expertise in these matters.

Senator BIBLE. We will do so.

[The prepared statement of Senator Tunney follows:]

STATEMENT OF HON. JOHN V. TUNNEY, A U.S. SENATOR FROM THE STATE OF CALIFORNIA

Mr. Chairman, I would like to express my gratitude to you and the members of the Committee for scheduling this hearing on Lake Berryessa, Golden Gate National Recreation Area and Point Reyes National Seashore.

The legislation we are considering, S. 1740, would establish a national recreation area at Lake Berryessa, Napa, County, California. I introduced this legislation in the hope that it will widen the recreational facilities available to the people of northern California. In a day when the pressures of urban life are increasing public demands for such recreation, the government can do no less.

The federally owned lake, the second largest man-made body in California, thus presents unequaled recreational opportunities for the people of California. Yet, even though this Federal lake has been in existence since the mid-1950's its full recreational potential has never been developed. In a time of increasing public demands for quality recreation, I think it imperative that Congress investigate this unfulfilled potential and attempt to remedy the problem.

Both the National Park Service and the California State Division of Beaches and Parks made studies in the Berryessa area, but neither agency seemed interested in supervising recreational development at the Lake. Finally, after abdi-

cation or refusal of responsibility by nearly everyone else, a solution was reached. In the spring of 1958, the county of Napa offered to assume responsibility for provision and management of recreational facilities at Berryessa. The management agreement between the county and the Bureau of Reclamation was finally signed on July 31, 1958.

Unfortunately, no funds were provided by the Federal Government for even minimum basic public use facilities, roads or parking areas of any kind. Therefore, the county contracted with seven private concessionaires who agreed to develop the lake for recreational day use with their own funds, at no cost to Napa taxpayers.

It was here that the plans for recreational development began to fall apart. The concessionaires were clear in their intentions to make a fair profit; however, the legal requirements spelled out in the concession agreements were thought to be sufficiently strong to guarantee protection of the public interest.

Instead, Mr. Chairman, we find that Lake Berryessa today provides an example of inexcusable mismanagement. The concessionaires have violated the obligations spelled out in the management agreement and contracts. Instead of picnic tables, campsites, public beaches and public rest rooms, the visitor finds gates, fences, private trailers and prefabricated homes, private security police, and so on. In short, the lake has become a private residential area complete with sleazy developments instead of a public recreational center as intended by the original public use plan prepared by the National Park Service. Two thousand mobile homes have been moved onto the Federal land, and, despite clear language in the management agreements to the contrary, some of these "mobile" homes have not been moved for as long as ten years.

When I visited Lake Berryessa, I was astonished to see "Private Property, No Trespassing" signs forbidding entrance to what is clearly Federal property. Facilities at some of the resorts are so crowded and congested that slum conditions exist, while there is a complete paucity of facilities at other "free" areas along the shoreline. I saw open, unfenced sewage treatment ponds in some areas where the public use plan called for public beaches and picnic areas. In short, Mr. Chairman, everything at Berryessa seems calculated to discourage the day use visitor whom the concessionaires were originally contracted to serve.

In June of 1970, an "Environmental early morning memorandum" was filed with the Department of Interior by a staff member of the Bureau of Sport Fisheries and Wildlife, noting that:

"Recreation developments appear to be geared to benefit a very few with apparent disregard for the needs of the general public."

By late 1970, conditions at the lake had reached such a state that the Bureau of Reclamation at last put out a moratorium on all further developments by concessionaires until the management agreement could be re-evaluated. The National Park Service was asked to study the Berryessa area and draft a new plan for recreational development, one which would guarantee the public access to the \$50 million resource. Meanwhile, things continued to grow worse.

In May 1971, the General Accounting Office conducted a survey of Bureau of Reclamation projects which included Berryessa. The results of that survey confirmed my findings—the Bureau concluding that:

"Public recreation facilities at the lake had not been adequately developed, and that . . . contrary to the requirements of the public use plan . . . access to and use of Lake Berryessa by the general public was restricted severely by private developments."

The moratorium on development of mobile home parks was relaxed in April 1973 by the Bureau of Reclamation, an action which only serves to further complicate the problem of restricted public access to the land and increase the pollution visible in many areas along the shoreline.

On July 29, 1974, the General Accounting Office submitted a report on its followup review at Lake Berryessa which indicates that adverse conditions still exist. GAO concludes that:

" . . . the Bureau of Reclamation has not adequately controlled the development of public recreation facilities at Lake Berryessa. As a result, public use of the lake has been restricted because concessionaires have developed extensive mobile home parks along the shoreline and public recreation facilities have not been provided in accordance with the National Park Service's use plan. Mobile homes had not been moved away from the shoreline; public use facilities were still inadequate; Federal funding had not been provided to construct needed public use facilities."

Mr. Chairman, in establishing a national recreation area at Lake Berryessa, the Federal Government must assume responsibility for the entire area as soon as possible. This means that the Government must purchase all existing utilities, roads, launching ramps and structures from the present concessionaires and must provide such services as maintenance, garbage collection, pickup campers and motor home facilities. The establishment of adequate day recreation facilities must be the first priority.

In the interim, while this bill is pending in the Congress, I urge the Interior Committee to act favorably upon legislation recently passed by the House, H.R. 15736, the Reclamation Development Act of 1974. Title 6 of this Act authorizes \$3 million for capital improvement development for public recreation facilities at Lake Berryessa. As the local government has indicated its intention to withdraw from management of the lake and to return responsibility to the Bureau of Reclamation, interim Federal funding will be necessary to carry out the improvements recommended by the National Park Service before the Lake can be managed as a public recreational resource. While I support the House bill, I would urge that the Committee consider adding language to Title 6 which will clearly state that the funds authorized are to be used only in a manner consistent with the future acquisition of the lake as a national recreation area.

It is my hope that the Committee will ultimately approve my bill. We can no longer permit this beautiful public resource to be exploited for private gain. If we act now, with comprehensive and aggressive action, we can develop Lake Berryessa into the magnificent recreational area it was intended to be.

GOLDEN GATE NATIONAL RECREATION AREA

Mr. Chairman: When the Golden Gate National Recreation Area was established, many of us thought that the buffer areas such as Wolfback Ridge, and the Tennessee and Oakwood Valleys were, in fact, included in the Park area. This however, was not the case and as a result, the integrity of the parkland is threatened by adjacent development.

Existence of a park inevitably makes contiguous lands highly attractive to developers and this is exactly the case in the Golden Gate National Recreation Area. Oakwood and Tennessee Valleys are highly threatened by pressures to develop the ridges. If Wolfback Ridge is not acquired, we will lose this impressive scenic corridor which serves as an appropriate introduction to the Park itself.

In other words, Mr. Chairman, acquisition of these parcels is crucial to the preservation and maintenance of a Recreation Area which was so long in coming and so needed by the people of California. If the boundary changes are not made, the ridgelines will be dotted with strings of houses, existing roadways may have to be widened to absorb the increased traffic, and Golden Gate National Recreation Area will never be complete as Congress originally envisioned.

POINT REYES NATIONAL SEASHORE

Mr. Chairman: I strongly support H.R. 11013, the boundary revisions for the Point Reyes National Seashore.

I fully believe that these boundary changes are consistent with the original intent of Congress. Inverness Ridge should be the eastern boundary for the purposes of scenic protection, watershed integrity, and preservation of a topographical and geographical entity.

In 1960, hearings were held in California on the Point Reyes legislation. Conrad Wirth, then Director of the National Park Service, indicated that boundaries could not be drawn precisely until after a land use survey was completed. I believe that there is every indication that the present boundaries are inconsistent with our original intent. Inverness Ridge, I feel, is the logical eastern boundary. The Ridge provides a backdrop, thus ensuring protection for the entire peninsula, and it should not be developed in any way to destroy its natural value.

As you know, Mr. Chairman, there is great local support for this boundary revision. The Marin County Board of Supervisors, the Sierra Club, the People for a Golden Gate National Recreation Area and other groups solidly favor inclusion of Inverness Ridge.

Again, Mr. Chairman, let me reiterate my gratitude to you and the Committee for allowing me to testify in support of these very important bills.

Senator BIBLE. We will now turn to Congressman Burton.

STATEMENT OF HON. PHILLIP BURTON, A U.S. REPRESENTATIVE
FROM THE STATE OF CALIFORNIA

Congressman BURTON. I would like to associate myself with the remarks of our two distinguished Senators, Senator Cranston and Senator Tunney, and express not only my own personal gratitude, but that of all of the people of the San Francisco Bay Area and of unknown people in future generations to you, Mr. Chairman, for your sensitive and compassionate leadership and effective support of the GGNRA.

If the chairman will recall, the Department submitted to the Senate and House Interior Committee certain boundary modifications which merely corrected omissions in the drawing of the map.

Some, pursuant to the authority in the legislation, clarified, additionally, some of the boundary lines. On our side, as the chairman will recall, we were, in all respects except the deletion of the 50 acres in the Stinson Beach area, willing to accept the Department's request that they be permitted under the authority of the law to make these boundary modifications.

I think the chairman wisely decided the boundaries should be handled through the normal legislative process, rather than by fiat and that is the reason we are here today.

The bills passed by the House are identical in all respects except one. The differences in the House bill were spelled out in what, perhaps, is too much detail; the authority of the Secretary to add an additional member to the Citizens' Advisory Board.

I would urge that the Senate bill, as introduced, be adopted with the authority in that requirement that the Secretary be permitted to appoint a person from West Marin without any of the other language that has been viewed by some to be encumbering.

With reference to the $8\frac{1}{3}$ acres owned by Mr. Leonard in Stinson Beach, it was the view on our side that we struck what we hoped was an honorable balance and accord.

We reluctantly agreed with the Park Service—I cannot say we actually agreed, but we acquiesced in their view to delete 40 acres from the park, including 10 prime acres owned by Mr. Leonard.

However, we felt, with the loss of what we viewed to be at least important portions of the park, it was only rational, for the reasons described by Senator Cranston, that these $8\frac{1}{3}$ acres, which you will hear about this morning.

That, in sum, is my testimony and permit me to state how grateful all of the people of our part of the country are to you for your effective leadership in this particular project but, also, generally, in terms of advancing the cause of environment and recreation for the people of our country.

Senator BIBLE. Can you give me your views, again, as to what should be included and excluded if it differs from that of the official position of the park people?

I understand the parcel from Mr. Leonard—

Congressman BURTON. Yes. There is a difference on that $8\frac{1}{3}$ acres as the legislation reflects, itself, as it was approved by the House and we also favor including certain prime properties which are contiguous, going over what I call the ridge into Sausalito and taking advan-

tage of the State highway surplus land and connecting up an area that the Vice Mayor Robin Sweeney will deal with.

I believe that to be of enormous value.

Senator BIBLE. This is not the Wolfback Ridge property?

Congressman BURTON. No; we are all in agreement on that as it relates to the Park Service and the Members of the House.

Senator BIBLE. I am not clear on the area you are describing.

You say the Vice Mayor of Sausalito will describe that?

Congressman BURTON. Yes.

I think it better to let her deal with it but, as I understand, the essential differences are the $8\frac{1}{3}$ acres to the right of the freeway; some of which is contiguous, literally, because there is a tunnel and an overpass and the GGNRA attaches to other lands in Sausalito that we think are necessary for the preservation and extension of the park.

I might add, Mr. Chairman, I have been led to believe there may be some effort to include the Keller property.

Senator BIBLE. That suggestion has been made and it seems to me it might make some good sense. I do not know why it was not included originally. It was right next to the park headquarters, as you know.

Congressman BURTON. I was just going to state that, Mr. Chairman. I think it is a thoughtful and desirable proposal and one we should take advantage of at this point in time.

I understand there are some budgetary concerns but I would like to point this out; we will complete all of the private acquisitions of properties, including all proposed, as the legislation is before you, well under the authorized amount.

Although you are in a much better position to evaluate how this will be done, there will be enough unexpended and unneeded authorized amounts in the GGNRA area and the Keller property is also adjacent to that so that, if we are looking for authorized amounts, the source of the authorization could be the GGNRA to acquire the Keller property and adding to it a supplemental authorizing amount; even though the Keller amount, for some purposes, may be considered part of Point Reyes.

I personally, believe the people in the area would strongly prefer that the Keller property be included.

Senator BIBLE. One further suggestion has been made to me and I am frank to say I do not understand why we excluded such an important parcel at the time we made the Point Reyes National Seashore.

That was at the time of Congressman Clem Miller.

Do you have any opinion as to whether it should be included?

Congressman BURTON. If you feel it should be included, I think our side would be most enthusiastic about it.

Senator BIBLE. It is my intention to ask the park people to study the Vendantas and I am going to ask Russ Dickenson and Bill Whalen to comment on the Vendanta property because, if I understand it properly, there is some 2,000 acres there and a very small portion of it is used by the Vendanta.

There would be a good project for some enthusiastic conservationist. I do not think we should do it in this bill. It requires more study and more consideration.

I do not have any idea whether it can or cannot be purchased. I am also interested in trying to find out exactly why that large a portion was excluded originally.

I do not know why it was. I suppose a good case was made at that time. I think Senator Kuchel was, at that time—who else was representing Claren Cower?

Congressman BURTON. Clare Engel and Bill Meynard in the House.

Senator BIBLE. Well, it involved Clare Engle and Tom Kuchel on the Senate side?

Congressman BURTON. Yes.

Senator BIBLE. Congressman Gubser.

STATEMENT OF HON. CHARLES GUBSER, A U.S. REPRESENTATIVE FROM THE STATE OF CALIFORNIA

Congressman GUBSER. I would like to also thank you for making this marvelous recreation area available to the public.

I like to think I have played a part on the House side, last year, effecting a compromise with the Chairman of the Armed Services Committee which made the original legislation possible.

I find myself in complete agreement with the points of view expressed by those who preceded me this morning with one exception and that is Assessor's Parcel No. 195-232-01, and 8.25 acres commonly referred to as the Leonard property.

Parenthetically, and not because it has any particular bearing upon the logic of this situation, it should be pointed out that Mr. Leonard, by gift, gave a significant portion of what is not in this part to the State of California which, in turn, was used by the state for matching purposes.

So, Mr. Leonard has been instrumental in providing a great portion of this park.

The reasons I believe this 8.25 acres are these, Mr. Chairman:

The administration, as you have been told, are in opposition. Pages seven and eight of the House committee report outlines that opposition.

Secretary of the Interior or Assistant Secretary of the Interior Horton has said, and I quote; "This parcel north of Panoramic Highway is part of the Stinson Beach community and we believe it should be continued to be excluded from the recreation area."

Second, this is extremely valuable property. I would guess about \$12,000 an acre, which is too expensive, in my opinion, for park purposes.

Third, the Marin County planning commission has recommended deletion and the Marin County Board of Supervisors has previously gone on record as opposing this 8.25 acres and it has reaffirmed that position several times.

In testimony before the House Interior Committee, Mr. Peter Arrigoni, Chairman of the Marin County Board of Supervisors, was assured the views of the Board would be given consideration.

I understand Mr. Arrigoni is appearing before you today and he will probably reiterate the Board's position.

Fourth, this parcel is adjacent to Stinson Beach and it is essential for the logical and orderly expansion of the city. It will be necessary

to provide commercial services for the thousands of citizens who will visit the new park and let us remember many of the visitors will be senior citizens who need commercial facilities such as those which would probably be built in this area.

The alternative would be to deny these senior citizens the chance to see a natural seashore and enjoy an area which might be accessible only to younger and more vigorous individuals.

Now, the Golden Gate area will be almost 30,000 acres. It cannot be argued that not adding 8.25 acres will spoil that park.

To sum up, there is no compelling reason to include this tiny portion of land in the recreation area. It is not necessary for access to the beach, since the entire waterfront area is Stinson Beach State Park land which is entirely open to the public.

All of this beachfront property is readily accessible from Golden Gate National Recreation Area land. This 8.25 acre parcel will not measurably enhance the quality of the NNGRA.

It would, however, greatly increase the cost to the Government.

Once again, I appreciate, Mr. Chairman, the opportunity to be before you and we respectfully urge my position be considered in this matter.

Senator BIBLE. It certainly will be considered.

It seems like a small acreage involved here in the Leonard property.

What is the total acreage of Stinson Beach? Do you have that?

I will query that Park Service on that. They are here and can supply the exact acreage.

Congressman GUBSER. This white area is 8.25 acres and this is Stinson Beach.

Senato BIBLE. I am sure the Park Service can give us their background and reasoning on the Stinson Beach property.

Thank you very much, Congressman Gubser.

Our next witness—your brother has not come in yet, has he, Phil?

Congressman PHILLIP BURTON. No. He was 4 years later than me with his birth, so I guess he will be late for this, too. [Laughter.]

Senator BIBLE. Our next witness is Russell Dickenson, Deputy Director of the National Park Service.

STATEMENT OF RUSSELL E. DICKENSON, DEPUTY DIRECTOR, NATIONAL PARK SERVICE; ACCOMPANIED BY BILL WHALEN, GENERAL SUPERINTENDENT OF GOLDEN GATE RECREATION AREA AND POINT REYES RECREATION AREA; JIM GILLETTE, FISH AND WILDLIFE AGENCY; AND CLIFFORD BARRETT, BUREAU OF RECLAMATION

Mr. DICKENSON. I am Russell E. Dickenson, the Deputy Director of the National Park Service.

I have with me Mr. Bill Whalen. Mr. Whalen is the General Superintendent of Golden Gate National Recreation Area and Point Reyes National Recreation Area.

Senator BIBLE. Happy to have each of you gentlemen here.

Who is your present Superintendent at the Point Reyes National Seashore?

Mr. WHALEN. John Sansing.

Mr. DICKENSON. Mr. Chairman, I am pleased to offer this Department's views on these bills which would revise the boundaries of the Golden Gate National Recreation Area.

We support the enactment of such legislation. In our departmental report of November 20, 1973, we proposed the addition of five areas, totaling about 374 acres, and the deletion of one area of about 51 acres.

S. 3187 and the House-passed bill, H.R. 10834, expand on these areas, however, and increase the proposed additions to a total of about 919 acres.

We have carefully reviewed the proposals in S. 3187 and H.R. 10834, and have the following recommendations concerning them:

1. Add the Haslett Warehouse. There is no change here from the administration proposal.

The quarter-acre parcel in San Francisco is owned by the State and would be donated. It was inadvertently left out of the boundary when the map was prepared.

2. Tennessee Valley. The administration proposed that 145.26 acres be acquired here to protect the ridgeline and complete the ridge trail system. The bills before this subcommittee would increase this to about 279.79 acres. We do not believe the additional lands are essential to the concept of the recreation area.

3. Oakwood Valley. The Department has never recommended acquisition of these lands, whereas S. 3187 and H.R. 10834 would add 208.89 acres here to the recreation area.

We believe these lands would not contribute to the ridgeline protection concept.

Senator BIBLE. Would you point out where they are?

Mr. WHALEN. Tennessee Valley would be here [indicating], and the Oakwood Valley is here, in yellow.

Senator BIBLE. Was Oakwood Valley ever a part of the original proposal?

Mr. DICKENSON. No. It was not.

Senator BIBLE. Why do you think they should not be included? I am not clear on your reason.

Mr. WHALEN. Our concept has been to protect the ridgeline west of the Oakwood Valley. As it is located, the chance for development in there is very minimal. It would not contribute to the concept we have been following since the legislation began of protecting the ridgeline from development, whereas the Olds property in the Tennessee Valley would be a top priority from a Park standpoint, as extremely valuable and needed.

Senator BIBLE. What type of land is Oakwood Valley? Is it rugged land?

Mr. WHALEN. I would classify it as extremely rugged. The valley, itself, is in a drainage area.

It would be extremely hard to bring about because of the drainage in the valley. The slopes running upward are extremely steep.

I would be less than candid if I did not say that land such as that has been developed within Marin County, but it would be extremely difficult to do so.

Senator BIBLE. What is the ownership pattern of Oakwood Valley; the one you are recommending against acquiring and the one that has

been added by the House of Representatives? Is it one ownership, many ownerships?

Mr. WHELAN. The majority of it is in multiple ownership, but I would have to defer to my staff appraiser, Mr. McDonald, who has the figures with him.

Senator BIBLE. He can bring that out.

I am interested in knowing, not the names of the owners, but whether it is four owners or five owners; what the acquisition problem might be.

Mr. DICKENSON. The next parcel, next to that, Mr. Chairman, is Wolfback Ridge down in the Sausalito area.

The Department recommends that 213.84 acres should be added here, from the ridgeline area to the western right-of-way of Highway 101, to forestall adverse development toward the ridgeline.

The proposed legislation, on the other hand, would increase this proposed addition to 407.47 acres, including the State highway right-of-way on both sides of Highway 101, with fingers of land stretching eastward into the city of Sausalito and including a small area of scenic easements in a subdivision that would be surrounded by the recreation area.

We cannot endorse the acquisition of these additional lands that would include small or partial lots and a patchwork of ownerships and easements.

We believe there would be little, if any, benefit to the public if these properties were managed by the National Park Service.

Senator BIBLE. Can you tell me what the situation is? As the bill was introduced on the House side, did it include or exclude Wolfback Ridge?

Mr. DICKENSON. It included it.

Senator BIBLE. How much did it include?

Mr. DICKENSON. As we have indicated on the map, that green area plus the crosshatched portion.

Mr. WHELAN. This is the area. It is the crosshatched area which is approximately 213 acres. This is all to the west of Highway 101.

The additions are in green and, approximately where my pointer is running, is Redwood Highway, or Highway 101. There are rights-of-way of the highway on both sides owned by the California Department of Transportation.

Senator BIBLE. You object to enlarging that area?

Why?

Mr. WHELAN. Our proposal would take it down to the western side of Highway 101.

Of course, the State right-of-way would never be built and would remain, in perpetuity, undeveloped.

We do object to crossing Highway 101.

Senator BIBLE. You want to cut the additional at Highway 101?

Mr. WHELAN. That is our position.

Mr. DICKENSON. It is a logical, natural boundary line, Mr. Chairman.

Senator BIBLE. What was the situation when this bill was introduced by Congressman Burton, or maybe Representative Mayard last year or the year before as far as Wolfback Ridge was concerned?

How much did that contain? Did that contain the full 407.4 acres?

Mr. DICKENSON. It would include the portion shown in green here about which we are recommending exclusion.

Senator BIBLE. Is that the way it was when it was first introduced?

Mr. DICKENSON. That is my understanding.

Senator BIBLE. What is the pattern of the land you are recommending be added?

Mr. WHALEN. Excuse me.

When it was originally introduced, it did not cross Highway 101. That was included later on.

Senator BIBLE. As originally introduced, it contained what you are including now?

Mr. WHALEN. Approximately.

Senator BIBLE. This add-on has been by the House of Representatives?

Mr. WHALEN. The add-on is across Highway 101.

Senator BIBLE. I see. All right.

Mr. DICKENSON. Five; Nuir Beach. The Department concurs with S. 3187 and H.R. 10834 in the additions required in this area to make the boundary coincide with the existing boundary.

Six; Stinson Beach. Generally, the Department agrees with the additions and deletions proposed by the bill in order to provide for trail access and to delete homesites and improvements more properly a part of the Village of Stinson Beach.

However, S. 3187 and H.R. 10835 would also include a small parcel of 8.25 acres in the National Seashore, while we believe this property should appropriately remain within the Stinson Beach community.

Senator BIBLE. Do you have a map showing where this 8.25 acres on Stinson Beach is located?

Mr. DICKENSON. Yes, sir.

Mr. WHALEN [indicating]. This would be the 8.25 acres. Possibly some of the staff has a larger map.

Senator BIBLE. It seems to me Congressman Gubser has an excellent map.

The way it looked from here, it looked like the hole in a donut. That was the so-called Leonard property.

Is that the ownership here? Is that the Leonard property?

Mr. WHALEN. Yes, sir.

Mr. DICKENSON. We, apparently, do not have a better map with us.

Senator BIBLE. I do not know why I did not ask Congressman Gubser to leave his map here but you can supply us with a breakdown of that particular property.

I am unclear as to whether that should or should not be included.

Mr. DICKENSON. We will provide that for the record.

[The material was not furnished in time to be incorporated into the record.]

Senator BIBLE. It is a small amount of acreage. I do not think the bill has to rise or fall on whether that is included or excluded.

All right. You may proceed.

Mr. DICKENSON. Should the subcommittee adopt the Department's recommendations concerning these additions, Mr. Chairman, we would also recommend that the bills be amended to make reference to a new

map, numbered NRA-GG-80,003-C, and dated September 1973, in lieu of the map now mentioned in the bills.

In addition, Mr. Chairman, H.R. 10834 provides for another member to be added to the existing 15 member Golden Gate National Recreation Area Advisory Commission.

The bills quite explicitly state the qualifications of such an additional member. The charter for the present Advisory Commission membership assures an adequate crosssection of government and citizen interests.

We believe that such a specified additional member would unduly restrict the representative nature of the Commission and thus restrict the ability of the Secretary to provide equally for all affected interests, as required under the Federal Advisory Committee Act.

Further, such detailed legislation could be construed as an attempt to dictate the precise unit of county government that should be represented.

The present charter provides opportunity to adjust the composition of the Commission when vacancies occur. We have been quite satisfied with the present Commission and see no need for an additional member.

Senator BIBLE. Then you would recommend against that?

Mr. DICKENSON. We would.

Senator BIBLE. How is the Advisory Committee composed under the present legislation? That is the law. How does that read?

Mr. WHALEN. It is presently composed of 15 persons, all of whom have been appointed by the Secretary.

The representation is six people from the County of Marin and seven people from the City of San Francisco, with two from the East Bay. One of the persons, Mr. Peter Haas, from San Francisco is also a property owner and spends a considerable time there. I think it is a fairly good balance between the people of San Francisco and the people of Marin County at this time.

Senator BIBLE. Do you see any need for adding any additional advisory committee members, yourself?

Mr. DICKENSON. We do not.

Senator BIBLE. Do you think it is a balanced commission?

Mr. DICKENSON. We do and we do not recommend an additional member.

Mr. WHALEN. I have been working with them for four meetings. They are well balanced individuals and they speak strictly from their own viewpoint.

Senator BIBLE. The appointment is made by the Secretary of the Interior.

Mr. WHALEN. The Secretary has discretionary powers over the appointment. Some of the appointments were nominations by the city and county of San Francisco, the area of Marin, and the people from the Golden National Recreation area.

These were acted upon by the Secretary and he used his discretion in finally appointing people to this commission.

Senator BIBLE. We gave considerable attention to this. We found advisory committees very important to all of these recreation areas. We found them to be a useful tool. I do not know what additional benefits you get by adding another member if you have a 15-man board.

Now, you have seven from Marin County—

Mr. WHALEN. Six from Marin County. Seven from San Francisco County and two from the East Bay.

Senator BIBLE. Seven, six, and two. That gives you a total of fifteen.

Mr. WHALEN. Yes, sir.

Senator BIBLE. Very well. You may proceed.

Mr. DICKENSON. We have one further amendment to suggest, Mr. Chairman.

The State of California has indicated that any lands donated by the State for inclusion in the recreation area should be subject to a reverter clause should the property cease to be used for park or recreation purposes.

The Department of Justice has advised that specific authority would be needed to accept a donated property title with such a reverter clause.

Therefore, we recommend that the Enabling Act for the recreation area be amended to provide for this condition. We have some suggested language that would accomplish this.

This concludes my prepared statement, Mr. Chairman.

I will be happy to answer any questions you or the subcommittee members may have.

Senator BIBLE. I would like to have you comment on the additional suggestions that have been made; first, on adding some property, I think, that is owned by the Kelhams and is just across from the park headquarters.

Are you familiar with that property?

Mr. DICKENSON. Yes, I am.

Senator BIBLE. I do not know how many acres that would take.

Could you clarify this for me?

Mr. DICKENSON. The total in the property, across from park headquarters, called the Kelham property, is 281 acres total. There is 270 acres owned by Kelham heirs and two other small tracts totaling 11 acres.

Senator BIBLE. Would you point that out on the map?

Where is the park headquarters?

Mr. DICKENSON. Directly across the Bear Valley Ranch Road from this particular property.

Senator BIBLE. Are there improvements on that property?

Mr. DICKENSON. No, sir.

Senator BIBLE. What is the patch to the north?

Mr. DICKENSON. The proposal of Inverness Ridge.

Senator BIBLE. What are your recommendations to adding this additional 281 acres?

Mr. DICKENSON. The Department is not recommending acquisition or addition at this time, Mr. Chairman, for reasons of national economy because of the inflationary pressures.

Senator BIBLE. It seems to me, if this is a proper addendum, you cannot add on property ad infinitum on these properties. There has to be a cutoff point someplace.

This land was shown to me the last time I visited there and it seems to me it might well have been included at the introduction of the original legislation. Why it was not, I do not know.

It was unimproved land, no improvements, as you say, and this

might be as good a time to attempt to acquire it as any. I do not know what the ownership pattern is. Are there three owners?

Mr. DICKENSON. That is right.

The Kelham heirs plus two others owning 11 acres.

Senator BIBLE. Have you taken a look at this Vendanta property or problem?

Mr. DICKENSON. I am generally familiar with that. I will have Mr. Whalen comment on that.

Senator BIBLE. I will have him give me some information on that. I am not going to try to resolve that in this legislation, if we can round out and solidify these two areas.

The Point Reyes is the more viable area. If we can resolve that, then some future Congress can deal with the other.

I will ask Mr. Whalen about that.

Did you have anything further you wanted to add?

Mr. DICKENSON. No; that completes my prepared statement.

Senator BIBLE. Mr. Whalen, first, give me the Vendanta problem.

Mr. WHALEN. The Vendanta Society has approximately 21 acres within the Point Reyes National Seashore.

In April 1961, then Under Secretary Carr, writing to your committee mentioned that this land, although within the authorized boundaries would not be acquired by the National Park Service as long as the uses are continued which are primarily meditative and religious in nature. Looking at the property at the present time, there are 2,107 acres of land excluded from public use.

We have a similar situation down the road with the Audubon Canyon property which we are now going to purchase from the Audubon Society and, yet, it is allowed to be used by the public.

The same is true in the southern part with the Zen Center property. The situation with the national seashore is that it is desirable property but had been denied and has been denied because of action taken in 1961.

Senator BIBLE. I am going to suggest to the Park Service people that they study this problem very carefully and be in a position to bring some type of recommendation next year.

It occurred to me, even if it was for meditation, whatever use it is put to; that is quite a bit of acreage within an outstanding national seashore.

It seems to me you could meditate on a little less than 2,116 acres, and I say that with respect for all religious beliefs.

I am going to refresh my memory and go back over the reports and the testimony given at the time this legislation was enacted. I do not recall we gave authority for a specific exclusion of this large a tract.

I would suggest, Mr. Whalen, that you study this exclusion and give us a report on that. We are not going to get to that property in this particular bill.

Now, getting back to the Golden Gate.

What are your priorities among these proposed acquisitions?

Mr. WHALEN. The priorities would be the Olds property in the Tennessee Valley. This would be No. 1 priority because of the impending development that is about to occur in that area.

The second priority would be our proposal at Wolfback Ridge in order to protect the crest of the ridge from development coming up from Sausalito.

The third priority would be the addition of the Keller property at Stinson Beach. Our fourth priority would be Muir Beach. The fifth priority, although administratively proposed, would be in the Oakwood Valley. The sixth priority would fall—

Senator BIBLE. I thought you were opposed to the Oakwood property.

Mr. WHALEN. No. You are asking for priorities.

Senator BIBLE. It would not be one of your priorities if you were against it. In other words, you give that the lowest possible priority.

Mr. WHALEN. The lowest possible priority.

Senator BIBLE. Now, you recommend including the Haslett Warehouse. Does that indicate you can start development of this building upon acquisition?

Mr. WHALEN. No, sir.

Senator BIBLE. What would you do with the Haslett Warehouse?

Mr. WHALEN. We do not know, at this time, what we would do. We have approached the State, and they have stated they were not willing to donate the Haslett Warehouse to the National Park Service, as has been true with most of the State lands within the GGNRA.

We have had a study made. We know it would be extremely expensive for any development there so, of all the State properties within the BGNRA, that would fall at the bottom of the list on our asking for donations because of the extreme cost of development.

The minimum our report shows is approximately \$7 million to a high of \$12 million. There are approximately 200,000 square feet of space in the Haslett Warehouse, four floors, 50,000 square feet per floor.

Senator BIBLE. What is it used for now?

Mr. WHALEN. It is on lease to private people for offices, such as architects, engineers, insurance men, and so forth, by the State.

Senator BIBLE. Where is the ownership of that warehouse?

Mr. WHALEN. It is now held by the State of California's General Services Administration.

Senator BIBLE. They are or are not willing to donate it to the recreation area?

Mr. WHALEN. The last contact we had with the State General Services Administration, they indicated they are not willing to donate but would consider selling it to us for \$2 million.

Senator BIBLE. They would consider selling it for \$2 million?

Mr. WHALEN. Yes.

Senator BIBLE. Do we have anything in writing from the State of California evidencing their position?

Mr. WHALEN. Mr. Robinson, if my memory serves me correct, is Director of the State General Services Administration. I have a letter on file in my office.

Senator BIBLE. I do not know where I got the impression that the State of California was willing to donate this? They are willing to donate it for \$2 million.

Mr. WHALEN. Yes.

Senator BIBLE. What value would this have to the Golden Gate National Area if it were acquired?

Mr. WHALEN. Its prime value would be to develop—centered around the maritime theme with the State, it could be developed, possibly, into museums, theaters; that sort of development.

But from a value standpoint, it would be extremely expensive to do this, and that is one of the reasons we put it on a low priority.

Senator BIBLE. You recommend against acquisition?

Mr. WHALEN. At the present time, due to budgetary constraints, I would not ask it to be donated to the Federal Government because we would not be able to have the development money in order to fix it into a people-serving place.

Senator BIBLE. Even if it were donated, which is a better deal than \$2 million, it would still cost you between \$10 and \$15 million or upward.

Mr. WHALEN. From \$7 to \$12 million.

Senator BIBLE. To renovate it and rehabilitate it.

Mr. WHALEN. Yes, and I might give you an example. Our visitors' center proposed at Independence National Historic Site is 40,000 square feet and was designed for handling 10,000 people a day.

Comparing that, in size, to this it would make an incredibly large visitors' center. It is the massive size that is the problem.

Mr. DICKENSON. Needless to say, the Haslett Warehouse is extremely low on our list of priorities.

Senator BIBLE. Have you made any further studies of the Point Reyes area or the Golden Gate area that indicate other properties should actually be acquired to continue to round out your holdings in the California area and give you a more viable, easily manageable seashore?

Do you see other acquisitions beyond this?

Mr. DICKENSON. We have two properties we have identified, Mr. Chairman.

One is Inverness Ridge and the other is the Kelham property, next to park headquarters. We have looked at that recently.

Senator Bible. You are making no requests for other acquisitions beyond that? Is that a correct statement?

Mr. DICKENSON. That is a correct statement.

Senator BIBLE. As long as we are looking at this bill and trying to round it out, we should do as thorough and professional job as we can. The days never end on this type of work.

Mr. DICKENSON. Our most recent studies show the two proposed acquisitions at Point Reyes are the only ones desired.

Senator BIBLE. Thank you very much.

You have been a very responsive witness.

Now, you are going to testify further.

Mr. DICKENSON. I have some additional material.

Senator BIBLE. Why don't you testify next on Inverness.

Mr. DICKENSON. Would you like details on Inverness?

Senator BIBLE. You have a prepared statement. I do not think you have gone over that.

Mr. DICKENSON. Mr. Whalen will cover the details of the Inverness proposal.

Senator BIBLE. Tell me about Inverness Ridge.

Mr. WHALEN. The Inverness Ridge is right in this location where I am pointing.

There are six ownerships in there; four of which could be developed at any time. They are right at the crest of the ridge on the spine of the ridge.

By picking up this property, we will certainly round out the eastern boundary of the park and protect this area from being developed.

This large tract, known as the Adams property, is owned by a man in the development business and he is a real estate man. There is every indication to believe that, if he can possibly do it, he will continue and develop this property into homesites which would then be an intrusion on the view looking from the west back to the east along that ridge.

Senator BIBLE. This acquisition has been approved by the House?

Mr. WHALEN. This acquisition has been approved by the House; yes, sir.

Senator BIBLE. What is the cost of land acquisition or what is authorized in the House bill?

Two hundred thousand dollars?

Mr. WHALEN. \$200,000 was in the House bill.

Mr. DICKENSON. The current estimate on that acquisition is \$375,000. In the House passed proposal the current estimate is \$375,000 for 167.83 acres.

Senator BIBLE. If that is true, the ceiling is not high enough for acquisition.

Mr. DICKENSON. That is true.

Senator BIBLE. It seems to me we should put in a higher ceiling.

Mr. DICKENSON. These are the most current and up to date appraisals and reflect inflationary pressures.

Senator BIBLE. Now, tell me about the Farallon National Refuge.

Mr. DICKENSON. I have a statement and I have a representative.

Senator BIBLE. Where is the ownership for Farallon?

Mr. DICKENSON. It is under the administration of the Fish and Wildlife Service, sir.

Senator BIBLE. Why is legislation necessary?

Mr. DICKENSON. This is a wilderness designation type of thing. May I introduce Mr. Jim Gillette.

Senator BIBLE. Please come up and identify yourself.

Mr. GILLETTE. I am Jim Gillette, Fish and Wildlife Service.

This legislation is needed as a result of the 1964 Wilderness Act which required the Secretary to review certain lands within wildlife refuges for wilderness potential.

A study has been completed and the Department recommends certain of the islands in the Farallon group be designated as wilderness.

Senator BIBLE. Do you have a map indicating where the Farallons are?

Mr. GILLETTE. Yes. I do.

The Farallons are located just off San Francisco Bay. The distance is roughly 20 miles.

Senator BIBLE. The legislation is needed for what reason?

Mr. GILLETTE. In the passage of the 1964 Wilderness Act, Congress reserved the right to establish wilderness areas on national wildlife refuges, national forests, and national parks.

We come back to Congress for designation of these areas that we have studied and recommended as suitable for wilderness.

Senator BIBLE. Is there any cost involved in this?

Mr. GILLETTE. No.

There would be no change in our management of those lands. The management would be the same.

Senator BIBLE. There is no development cost involved?

Mr. GILLETTE. No, sir. There is not.

Senator BIBLE. Let me ask on two collateral matters, as long as you are here. I do not think I need the Fish and Wildlife man but I think this goes to you, Mr. Dickenson.

There has been some discussion of the National Recreation area at Lake Berryessa and Lake Cassitas.

Are you familiar with those two proposals?

Mr. DICKENSON. Yes.

Senator BIBLE. What is the Park Service's position on creating a national recreation area at Lake Berryessa?

Mr. DICKENSON. We are opposed to the creation of a national recreation area in the statement which I will be glad to submit to the record. It suggests the Bureau of Reclamation—and we also have a representative of the Bureau here in case you would like to ask a question on that—be authorized \$3 million to provide for short-term public use facilities which is the crying need, now.

They have a situation where the county is operating the recreation facilities and, through concession arrangements, they are overloaded with long-term types of arrangements to the exclusion of the day user and a critical situation is developing.

It is not the calibre or quality that should be considered for a national recreation area, but they do have a pressing need.

If you like, I can have Mr. Clifford Barrett of the Bureau give you any additional details you would like.

Senator BIBLE. I would like to have Mr. Barrett come forward and identify himself and tell me the Bureau of Reclamation's position on this.

Mr. BARRETT. I am Clifford Barrett, chief, Division of Water and Land, Bureau of Reclamation.

As you know, Lake Berryessa had problems since the beginning principally because the Bureau has never had any legislative authority to construct, operate, or maintain the recreation facilities needed at that place. The statement furnished for the Record gives a complete outline of the problems and our proposed solution.

We have relied on agreements with the Napa County to do that work. Over the years the development under county management has almost exclusively been done by concessionaires, who have provided numerous long-term facilities, such as trailer courts. There is, however, a serious need for short-term day-use facilities.

Now, our position is, basically, the situation now is deplorable through a series of mismanagement and lack of funds to do the work.

The House has included, in H.R. 15736, some legislative authority which would enable us to spend \$3 million for day-use facilities which are lacking almost completely now and would authorize us to enter into further agreements to operate and maintain that area.

We are trying to work with the county and the State of California to find someone to take over the operation and maintenance of the recreation facilities. Our position is, generally, that we would support legislation proposed by the House of Representatives in H.R. 15736.

Senator BIBLE. Yet, Mr. Dickenson, you do not think this has the status to be a national recreation area.

Mr. DICKERSON. That is correct.

In applying the criteria for parkland by which we measure new proposals to the system, it does not have the integrity or qualities, in our view.

Senator BIBLE. How many people will it accommodate?

Do you have a map of that?

Mr. DICKERSON. We do not have a map.

Mr. BARRETT. We receive about 1.8 million visitors annually.

Senator BIBLE. How many people will it accommodate under your plan?

I am talking about Lake Berryessa, now.

Mr. DICKERSON. The use is 1.8 million visitors. I understand it is extremely impacted with visitation, considering the size of the lake. It is about 15 miles in length and about 5 miles across with a lot of open water.

There are some usable arms of the lake not swept by wind but arrangements entered into with Napa County arranged some long-term concession arrangements so it is extremely impacted at certain development points. It would be a tough one to pull back and bring into full public recreation use.

Senator BIBLE. How many visitors in a year?

Mr. DICKERSON. The current usage is 1.8 million visitor days.

Senator BIBLE. For the record, what does 1.8 million visitor days mean?

Mr. DICKERSON. I would have to compare that with some of the existing areas of the National Park System I am familiar with.

For example, we are running 2.5 million at areas like Yellowstone and Rocky Mountain. We are running 8 million at Great Smoky Mountains National Park so that will give you some range.

Senator BIBLE. If it has that type of impact on it, why should there not be more done about it than operating as you are now?

Mr. DICKERSON. We agree that it certainly needs to be acted on, Mr. Chairman.

The only point is that we do not believe the National Park Service is the proper Agency. We would urge that the Congress and the Bureau of Reclamation work out an arrangement with the State of California which would be prime agency that should have a concern.

The current arrangements with Napa County are extremely difficult; Napa County wants out.

Mr. BARRETT. One of the most pressing problems there is the shortage of day-use facilities.

The county, through its concessionaires, has developed a great deal of use for long-term trailer sites and the like but there is very little access to the lake if you just want to come down and use the lake for a day or camp out for a day or two.

The \$3 million included in the House bill was directed to providing

day-use facilities. We get about 500,000 people who need this short, day-use type of facility.

Senator BIBLE. I am still not clear what the correct solution is. You have a problem but I do not understand your solution.

Mr. BARRETT. In the real long-term, considerable development has to be undertaken.

The House proposal, we feel, would provide us adequate short-term authority to relieve the immediate problem, after which we could do some further studies and come up with a plan and, hopefully, get the State of California or the county or some other agency to provide a suitable long-term solution.

Senator BIBLE. I believe the State of California has one of the finest State park systems of any of the States. What is their attitude to the proposal that they take it over or cooperate?

Mr. BARRETT. We are currently negotiating with the State of California, at this point, and trying to interest them in taking it over. At this time, they have developed a wait-and-see attitude before they do anything.

Senator BIBLE. If this legislation passes, you have \$3 million to take care of any impact problem. That is pretty terrific.

Will that many dollars do it?

Mr. BARRETT. It will take care of the immediate problem of providing day-use under a 4-year development program. The facilities thus provided would be adequate for 5 or 10 years.

Senator BIBLE. How about Lake Cassitas? What is the problem there?

Mr. DICKENSON. We have a statement here which we will be pleased to submit for the record.

I am really not that familiar with Lake Cassitas. I guess Mr. Barrett is not, either.

Mr. BARRETT. Basically, it is a water quality problem or rather the prevention of a water quality problem.

In the Lake Cassitas watershed, there is a considerable amount of land not held in Federal ownership and, because of the nature of the soils, if that land is developed very heavily, we would expect it to create a significant pollution problem in Lake Cassitas.

Senator BIBLE. Will the Bureau of Reclamation spend money there in the manner in which they are spending it at Lake Berryessa?

Mr. BARRETT. The Department's position is that we really do not support the acquisition of this land by the Federal Government. There are other ways this problem could be solved.

One of them is through the enforcement of strict zoning on the part of the county. They probably could zone and prevent the type of development that would harm the lake.

Another solution might be State acquisition of the land through the Land and Water Conservation Fund on a 50/50 matching fund basis.

Senator BIBLE. Has the State of California indicated an interest in using their money for that purpose?

Mr. BARRETT. I do not know if they have ever indicated an interest, sir.

Senator BIBLE. Do you have any estimate of what it would cost to handle the Lake Cassitas problem?

Mr. BARRETT. The Federal lands there now are managed by the Cassitas Municipal Water District. We have an informal estimate from them in the neighborhood of \$10 million. We are talking about 3,100 acres.

Senator BIBLE. It is managed, at the present time, by the water district?

Mr. BARRETT. Yes, sir.

Senator BIBLE. Is a request being made for it to be taken over by the Federal Bureau of Reclamation?

Mr. BARRETT. No, sir.

The request is to add to the Federal holdings. The Cassitas Water District would manage the entire area. It is a watershed protection effort.

Senator BIBLE. More than a recreation area.

Mr. BARRETT. Not primarily a recreation area, although it would significantly enhance the existing area.

Senator BIBLE. I have no further questions of you gentlemen.

Senator Hansen.

Senator HANSEN. No questions.

Senator BIBLE. Thank you, gentlemen.

[The prepared statement by Mr. Dickinson to H.R. 11013 follows:]

STATEMENT OF RUSSELL E. DICKENSON, DEPUTY DIRECTOR, NATIONAL PARK SERVICE

Mr. Chairman, I am pleased to appear today before the Subcommittee on Public Lands to recommend enactment of Title I, H.R. 11013, which would designate certain lands within the Farrallon National Wildlife Refuge as wilderness. Title II will be addressed in another statement.

This proposed wilderness contains 141 acres of the Farrallon National Wildlife Refuge. The refuge consists of the emerged land of four rugged and picturesque island groups above mean high tide. It extends over about seven miles of Pacific Ocean, 28 miles offshore from San Francisco in San Francisco County, California. The proposal includes all the islands except the 70-acre southeast Farrallon Island which has an extensive lighthouse installation. Personnel from the Point Reyes Bird Observatory are residents on the island and Coast Guard personnel stay overnight on an intermittent basis.

Middle Farrallon is a single rock, 50 yards in diameter and 20 feet high. The North Farrallons are four miles to the north in two clusters of bare precipitous rocks. They reach a height of 155 feet. Noonday Rock, three miles farther to the north, is awash most of the time and is a feeding ground for diving birds.

The Farrallon Refuge was originally the three northern island groups of 91 acres, established in 1909 by Executive order of President Roosevelt. The Southeast Farrallons were added by Executive order in 1969. The U.S. Coast Guard has primary jurisdiction of this addition and concurs in this proposal.

Geologically, the Farrallon Islands are a granitic formation of a decomposing crystalline type. There are some pockets of shallow soil, particularly on the less vertical portions of southeast Farrallon. No significant mineral deposits are known to exist on any of the islands.

The climate is characterized by frequent strong winds and dense fog. Rainfall occurs mainly during winter with summer moisture usually limited to damp fogs. Annual precipitation is approximately 10 inches.

Vegetation is sparse. Farrallon weed, a plant indigenous to the islands, predominates. Fourteen other native plants, 68 marine algae, and six lichens have been identified on southeast Farrallon and most of these occur on certain of the other islands as well.

The refuge preserves the natural condition of the islands and provides protection to some 200,000 nesting sea birds of 11 species. There are no active habitat management programs on the islands. The cormorant colony complex is the largest on the Pacific Coast outside Alaska. Also present are the Cassin's auklet, western gull, ashy petrel, common murre, tufted puffin and black oystercatcher. The California and Stellar sea lions haul out on these rocks.

Access to the islands is limited to protect bird colonies, but boat tours around the refuge are sponsored by the San Francisco Bay area chapter of the National Audubon Society for birdwatching.

We recommend the addition of a portion of this refuge to the National Wilderness Preservation System as the best means to further protect the resource values of these unique islands.

In the interest of maintaining, as nearly as possible, uniform legislation designating wilderness areas, we recommend that an additional section be added to the bill which would read as follows:

Section 103. As soon as practical after the Act takes effect, a map and legal description of the wilderness area shall be filed with the Interior and Insular Affairs Committees of the United States Senate and House of Representatives; and such description shall have the same force and effect as if included in the Act; Provided, however, That correction of clerical and typographical errors in such legal description and map may be made.

Senator BIBLE. Our next witness is Mr. Bernard C. Hartung, representing Edward Fitz Simmons, attorney, of Oakland.

Mr. Hartung, good to see you again.

Mr. HARTUNG. I feel a little lonesome up here. I know I am sitting in with a great number of people on the other side of the fence.

STATEMENT OF BERNARD C. HARTUNG, REPRESENTING EDWARD FITZ SIMMONS, ESQ.

Mr. HARTUNG. I live in California, as everybody knows, at the present time and, of course, I am deeply interested in this whole picture.

On this occasion, I deeply appreciate the opportunity of appearing before the Subcommittee on Parks and Recreation of the Senate Interior and Insular Affairs Committee.

My purpose is to present testimony in opposition to the proposed expansion of the Golden Gate National Recreation Area, particularly as it applies to the region known as Wolfback Ridge.

This specific acreage is situated in the northern extremity of the city of Sausalito, County of Marin, State of California.

In view of my strong and unshaken convictions on this proposal, when I was here in Washington, it is with fervor and hope that I speak to the subject on this occasion.

There are a number of individuals within the National Park Service and on the staff of the Senate Interior Committee who are and were familiar with my persuasions on this matter.

Let me enumerate my precise reasons for being firmly against the inclusion of these 172 acres in the Golden Gate NRA.

Please keep in mind that I was a resident of the San Francisco Bay area for a number of years prior to moving to Washington, D.C. in the early part of 1958. Also, my eldest daughter has resided in Marin County for the past 15 years and I have visited this district on numerous occasions during that period.

In April of last year—1973—in company with a knowledgeable representative of the National Park Service, a Mr. Doug Cornell, I spent a full day exploring practically every section of this NRA with particular emphasis accorded the recommended expansion sites.

Gentlemen, I came up with substantially the same conclusions that I had previously held, namely:

One, the Wolfback acreage is over the crest or, more accurately, out of the ballpark from the main stretch of the Golden Gate NRA

and would not, in my opinion, add any compensating features to the area; that is, the Golden Gate project.

Two, anyone having intimate knowledge of Wolfback knows that it is cold and windy during most of the year. Also, its terrain is roughly precipitous and, consequently, does not lend itself to recreational zoning.

Three, currently, the Golden Gate NRA includes some 58,000 acres—this, plus the 51,000 acres contained in the Point Reyes National Seashore—which adjoins the subject park on the north, right above it, and provides well over 100,000 acres of prime park and recreation facilities for the greater San Francisco region.

This is well in excess of the acreage—Federal—available to the great majority of the larger urban centers throughout the remainder of the country.

Four, the opinion has been repeatedly voiced that this particular addition represents an effort on the part of the city of Sausalito to acquire a buffer zone, at the expense of the Federal Government.

Five, we are all cognizant of the fact that the National Park Service is woefully in arrears as far as the completion of projects that have been on the books for as many as 5 to 10 years.

This applies to both property development and actual land acquisition.

A classic example is the National Redwood Park in northern California. This is another case where resources were stretched to the limit and, even today, further expansion and acquisitions are being proposed for this park.

It is disturbingly significant to note that, 6 years after the bill was signed, there is: One, a minimum development of facilities within the park and, consequently, a relatively small number of visitors to this magnificent region each year;

Two, the Bureau of Outdoor Recreation and, to some degree, the National Park Service are mired down in a series of court cases with the timber companies—the original owners—which threatens to continue for an indefinite period; and

Three, despite earlier indications, the State of California has consistently refused to include its properties—State parks—as part of the project.

In short, this park, like others, is practically at a standstill.

Again, this is primarily due to lack of funds, skyrocketing costs, and other unforeseen expenses, such as additional land inclusion.

What does the foregoing imply?

It is the thinking of a number of knowledgeable people that a sharp curtailment of additional park and recreational expansion is imperative. As repeatedly stated, it is evident that money is not available for this purpose or for developments in other departments of the Federal Government.

This is clearly substantiated by the huge backlog of projects mentioned previous and the recently proclaimed austerity program at the Federal level.

The Golden Gate NRA represents only a small part of these arrears but, in the aggregate, such projects can amount to an insurmountable total.

The United States has the most magnificent system of parks, recreation areas, plus historical sites and monuments in the entire world. However, it now appears logical and incumbent on those in charge to take stock and stabilize these great assets; resources that you men on the committee, under the superlative leadership of your chairman, have labored long and hard to bring into existence.

This does not mean that the parks or recreational movement will come to a halt. Far from it.

As has been emphasized, there is a tremendous amount of catching up to do—reportedly in excess of \$2 billion—and this, plus the must legislation that develops in each session, should be sufficient to keep the program on a healthy and productive level.

However, it will be necessary to be constantly on the alert for superfluous or inappropriate projects. Such developments could conceivably imperil the established regions throughout the entire United States.

I suggest that careful and cautious deliberations be accorded this proposal.

Senator BIBLE. That is a very fine statement, Mr. Hartung. I appreciate your appearance here and the knowledge you have in these various problems.

I know the Redwoods have been very troublesome. I hope someday it will be resolved.

What are the zoning and planning requirements of the city of Sausalito, as far as this acreage is concerned? Is that zoned for development or does it have any kind of classification as to what can be done with it?

Mr. HARTUNG. I think it was, at one time, zoned for development. It has gone through a series of changes.

I think the city, at this time, has removed that.

Senator BIBLE. The representatives of the city of Sausalito are here. I can query them on that particular point.

Is there more than one ownership involved in this particular problem?

Mr. HARTUNG. There are two men. Mr. Fitzgerald owns the major interest in this property.

Senator BIBLE. He appeared before this committee in an earlier hearing.

Mr. HARTUNG. That is correct.

Senator BIBLE. So the problem is one with which we have some familiarity.

I think you have put your finger on some of the troublesome problems we have to face. I want to thank you for giving us the views on behalf of your client.

Senator HANSEN. Mr. Chairman, let me join with you in welcoming back an old friend of this committee.

It is always a pleasure to see our distinguished witness. As those of us on the committee know so well, he had contributed most significantly to the effectiveness and understanding of this committee and I certainly do appreciate the firsthand knowledge he addresses here today.

Mr. HARTUNG. Thank you.

Senator BIBLE. Our next witness will be Congressman John Burton, escorted in by his brother.

**STATEMENT OF HON. JOHN L. BURTON, A U.S. REPRESENTATIVE
FROM THE STATE OF CALIFORNIA**

Congressman BURTON. Thank you very much, Mr. Chairman and members of the committee.

I would like to associate myself with the remarks of our state's two distinguished Senators and the remarks of Congressman Phillip Burton on these two bills.

I do support these two bills as passed by the House and would support the inclusion of the Keller property, as suggested in the chairman's conversations with the people from the departments.

There are members of local government here who will testify more fully.

I would like to say, Mr. Chairman, on behalf of the people I am privileged to represent, in the House of Representatives we are deeply appreciative of what you have done over the years to make these areas realities; not only for the bay area in California, but throughout our country, to enjoy and see the beauties.

I would hope it might be possible for an appropriate feature of one of these areas to be so named to reflect the many contributions you have made.

We, in California or the bay area, could not have made this a reality without your help and I thank you.

I have a statement I would submit for the record.

Senator BIBLE. Thank you.

I did not know you called him "The Elder". I guess that is proper respect for an older brother and I have known your brother for a long, long time.

We have had many interesting go-rounds. We have always ended up with some little achievement which we are always attempting to do in this area here.

It will certainly be my intent to move forward on this bill reasonably soon. I want to round this out and stabilize it and do as much as it is possible for us to do.

You have a super salesman in your brother. He has been telling me many things about you, all of which are good, I am happy to report.

I appreciate the kind things you said about me. Thank you.

Senator Hansen.

Senator HANSEN. I have no questions, Mr. Chairman, but, being an older brother myself may I say, on behalf of the elder, we have not charged nepotism when you fellows come along and take advantage of the great, illustrious record that we older ones have established and I will make it here but I want you to know that it is not without some misgiving we are referred to as "elders". [Laughter.]

Senator BIBLE. Thank you very much, Representative Burton. Good to see you.

[The prepared statement of Congressman John Burton follows:]

STATEMENT OF HON. JOHN L. BURTON, A U.S. REPRESENTATIVE
FROM THE STATE OF CALIFORNIA

Mr. Chairman and Members of the Committee, I am pleased to testify in support of the legislation before you to revise the boundaries of two units of the National Park System in my District in California: the Golden Gate National Recreation Area and the Point Reyes National Seashore.

In both cases, I support the House-passed bills which are before you: H.R. 10834, to amend the Golden Gate National Recreation Area Act of 1972, and Title II of H.R. 11013, to amend the Point Reyes National Seashore Act of 1962.

In the case of GGNRA, the House-passed bill would include land inadvertently omitted from the original boundaries as well as add some acreage particularly suitable for inclusion in the recreation area. The bill would add approximately 925 acres and to exclude from the area about 50 acres.

This legislation is needed in order to round out the GGNRA boundaries for reasonable management, to provide protection against potentially adverse development, to assure the integrity of the high scenic values of the landscape, or to provide needed access points to planned recreational attractions.

The excluded parcels, on the other hand, contain either developed homesites or lands which an adjacent community needs for orderly growth and which are deemed not essential to the GGNRA.

In the case of Point Reyes, the House-passed bill would correct a surveying error in the original boundary description so as to make the eastern boundary along Inverness Ridge conform with what I understand was the original intent of the Congress in 1962: to place the boundary along the top of the ridge so as to protect both the line-of-sight scenic integrity and the watershed integrity of the National Seashore lands. The bill would add approximately 168 acres to the Seashore.

Both bills have the strong support of civic organizations, conservation organizations and citizen organizations generally in all portions of my District—in both San Francisco and Marin counties.

As you know, Mr. Chairman, these organizations gave strong citizen support to the authorization by the Congress of both of these magnificent units of our National Park System.

I would also hope, Mr. Chairman, that it may be possible to further round out these areas in order to protect their entrances and to insure that no incompatible use is made of the immediately adjacent lands.

Finally, Mr. Chairman, I would like to convey to you on behalf of many, many citizens of my District, their feelings of appreciation to you for the role that you, personally, have played over the years in securing for our generation, and for the generations to come, these two magnificent areas which now are a part of the birthright of every American. The people I represent, as all the people of the United States, will be everlastingly grateful to you, Mr. Chairman. I hope that it may be possible for an appropriate feature of one of these areas to be named to serve as public recognition of your dedicated leadership in securing Point Reyes National Seashore and GGNRA for the benefit of all our people.

Thank you, Mr. Chairman, for this opportunity to appear before you today.

Senator BIBLE. Our next witness is Robin S. Sweeny, vice mayor, City of Sausalito.

Ms. SWEENY. Before I sit down and make my formal remarks, I have a submittal I would like to bring up to you.

Senator BIBLE. Thank you for making this available to me.

STATEMENT OF HON. ROBIN S. SWEENY, VICE MAYOR OF THE
CITY OF SAUSALITO, CALIF.

Ms. SWEENY. My name is Robin Sweeny. I come as the official representative of the city of Sausalito, Calif., a community of about 6,500 people.

I am the senior councilman, and vice mayor, of our city and will be speaking on behalf of the mayor, the city council, and an overwhelming majority of our community.

Once before, on September 22, 1972, I had the privilege of addressing this subcommittee, as Sausalito's mayor, in wholehearted support of the then proposed GGNRA.

I am back, now, with the GGNRA a reality, to offer Sausalito's wholehearted support for the proposed nearly 900-acre addition which would round out and establish the final boundaries of this magnificent recreational area.

Our city supports the entire addition, as expressed in the Burton-Cranston bills and in the remarks of the Marin County representatives. Both the Oakwood Valley and the Tennessee Valley are worthy of attention.

Dedicated as we are to the whole, we are more conversant on the areas under consideration in and directly adjacent to Sausalito.

To be specific, the areas within the City include: 160 acres of a part of a major ridgeland area, Wolfback Ridge; 30 acres of an area known as the South Ridgeland; and 13 acres comprising an area known as Cypress Ridge.

The virtues of these properties as additions to the GGNRA are clear. The areas have the same fine and rare qualities as adjoining lands presently part of the GGNRA.

The Wolfback Ridge inclusion brings the park boundary down off the ridge to a more natural boundary that includes the Cypress Ridge and South Ridgeland, both each of the Redwood Highway.

These parcels are close to our residential community and, as pointed out by Congressman Phillip Burton, who introduced them into his bill, H.R. 10835, after a personal field trip on November 6, 1973, to the properties, the scenic greenbelt is a superb complement to the GGNRA gateway.

I would be less than candid with you if I did not say, straight out, that we are fully aware of Superintendent Bill Whelan's reservations about the inclusion of Cypress Ridge and the South Ridgeland.

I see his concern perhaps as a principally managerial question which can be overcome by designing the areas as visual segments of the recreation area.

Please also know that these latter two parcels are in the open space element of our general plan and have been recommended for permanent preservation.

The city of Sausalito finds itself in a difficult position. It is charged by State law with the responsibility of processing and reviewing applications for private development on all of these Sausalito properties.

Applications on Wolfback Ridge have, thus far, failed to comply with local planning and subdivision requirements and, therefore, have been denied. However, if an application were filed which fully complied with all applicable laws and regulations, the city would be forced to approve such private development.

The pressure for private development of Wolfback Ridge is great.

I submit a most illustrative document, the Wolfback Ridge Environmental Impact Report, as part of the official committee record. I think the tentative subdivision map and related graphics are self-explanatory.

[The document referred to was retained in the committee files.]

We feel the Senate must act quickly to avoid the deleterious effects which would result to the GGNRA from the development of any of these Sausalito parcels.

I would like to add that, although it can be argued that, to invest public monies now in additional parklands might fuel the already dangerously hot fires of national inflation, experience teaches us that such an investment not only repays itself many times over in enhanced public recreational benefit, but can be programmed in such a way to minimize adverse economic impact.

I feel that good planning for national parks and national recreation areas required of all of us concerned both farsightedness and flexibility to accommodate transitional shifts in our national economic outlook.

May I thank you for the opportunity to address this committee.

If there are any questions, I will be pleased to answer them or furnish additional information or graphics by mail.

Senator BIBLE. You have been kind enough to furnish me two graphics of the proposal by the city of Sausalito in the Wolfback Ridge problem as well as the proposal made by the Park Service people.

They favor inclusion of Wolfback Ridge, as they testified, but not to the extent that you are suggesting.

Would you point up the distances that lie between you and the Park Service?

Ms. SWEENEY. I think we have a different view. I think Congressman Burton, who first discussed the parcels on the other side of the freeway; he felt, and I concurred with him—if you look at the illustration—if you were to come off the Golden Gate Bridge onto the Redwood Highway up through what is called the Waldo Tunnels, you would emerge—if we did not include parcels on both sides of the freeway—you would drive skirting the edge of the recreation area.

If the parcels on the other side are included, you will come out to what he and I both consider a gateway to the recreation area. You would have massive greenery on each side.

One of those two parcels known as Cypress Ridge, has magnificent stands of trees that do not show up here. Cypress Ridge is in the ownership of a title company.

Senator BIBLE. Could you point that out on the map? Maybe Mr. Whalen can help you there. He has great familiarity.

Ms. SWEENEY. This is Cypress Ridge right here; very steep, very beautiful.

This is probably the most beautiful open stand we have in Sausalito.

Senator BIBLE. Why can't you keep it as an open area under the jurisdiction of the mayor and city council?

Ms. SWEENEY. We failed miserably.

The city was concerned about us being a small village and the responsibility for maintaining it.

Senator BIBLE. That is rugged land. There should not be much maintenance involved.

Ms. SWEENEY. Well, supervision, perhaps.

Senator BIBLE. I understand what you are saying.

You want it included and Mr. Whalen says it should not be included.

Ms. SWEENEY. We have discussed it at some length in a reasonably friendly manner.

Senator BIBLE. I do not think I have any questions of you. I understand what you are saying.

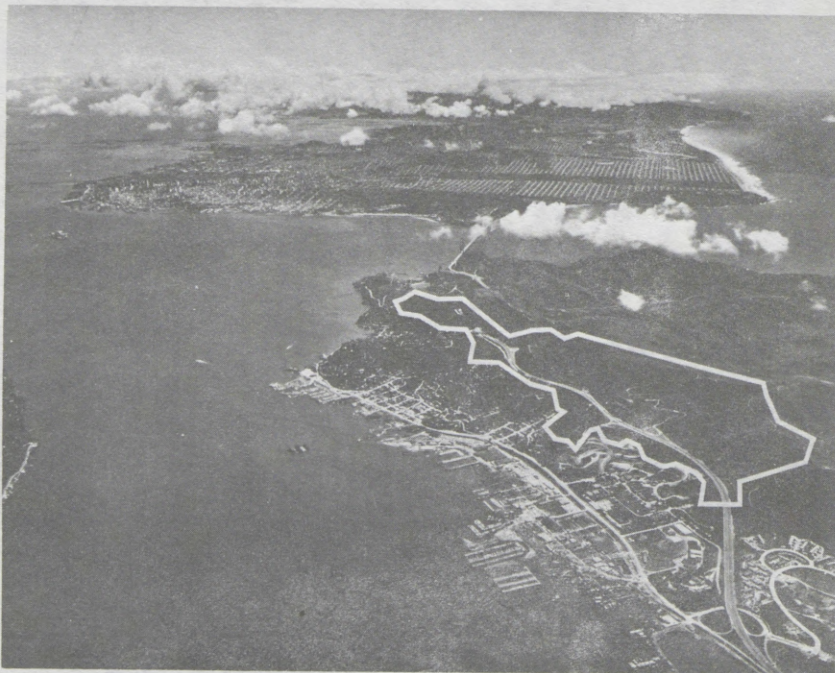
We will labor in the vineyard and do the best we can to come out with some solution. We have some testimony that it should all be excluded. We have the Park Service saying, include part of it. And we have you saying we ought to include all of it.

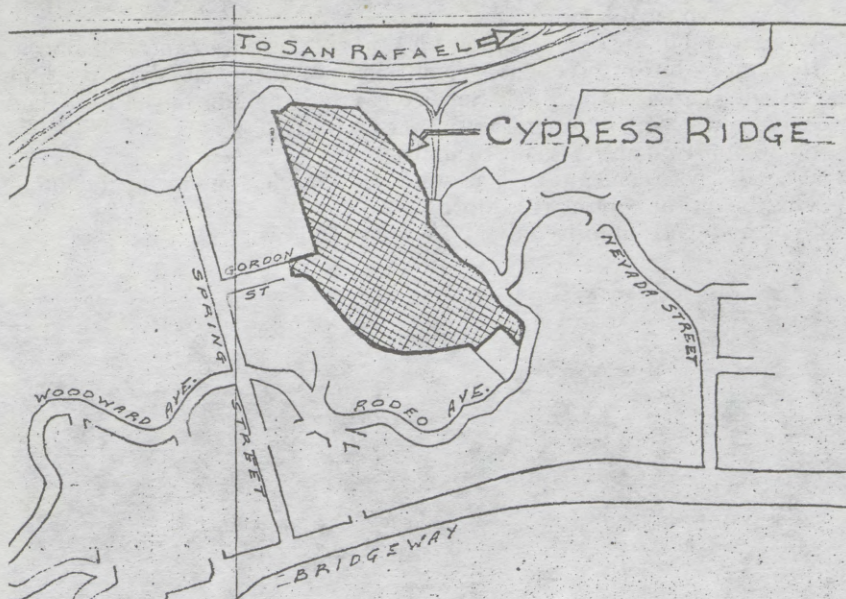
So, we go from one extreme to another.

We will try to come up with a sound, reasonable, logical conclusion.

Thank you for coming this morning.

[The material submitted by Ms. Sweeny follows:]





OPEN SPACE PLAN

RECOMMENDED BY THE

OPEN SPACE COMMITTEE FOR SAUSALITO - CALIFORNIA

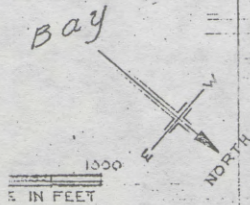
LEGEND



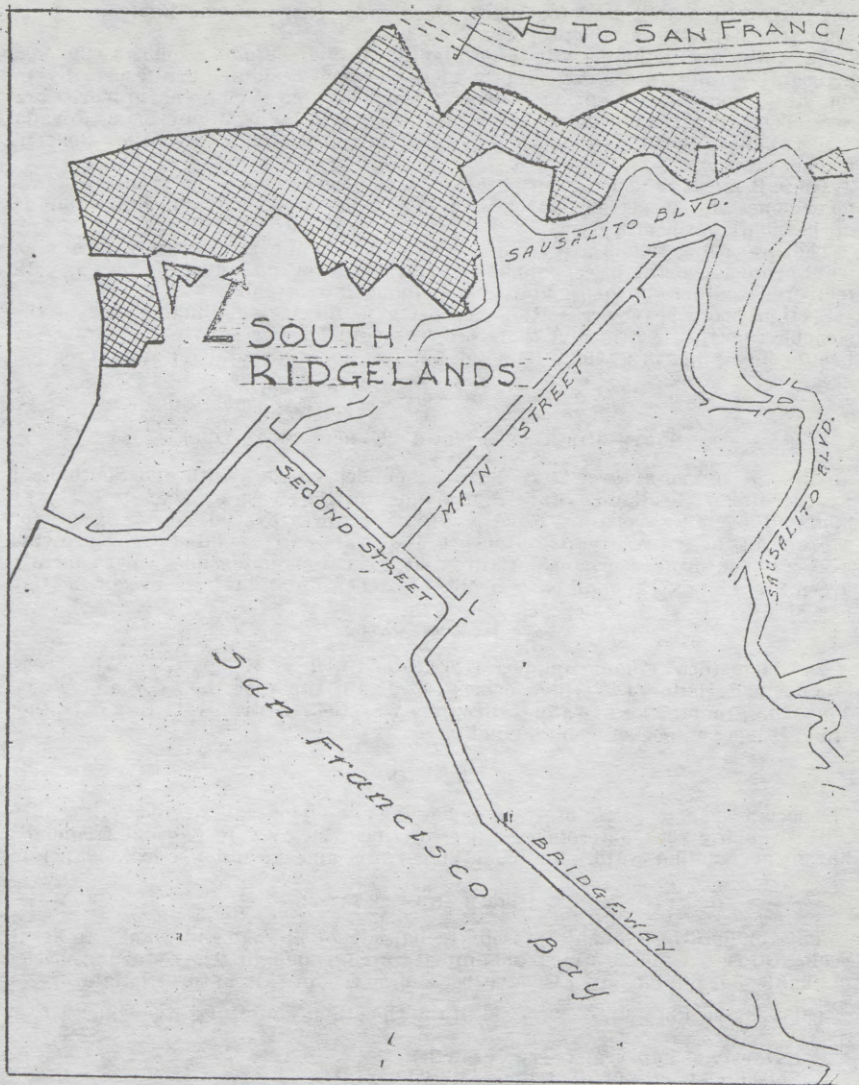
AREAS DESIGNATED FOR OPEN SPACE BY THE OPEN SPACE COMMITTEE BY UNANIMOUS APPROVAL - FEB. 12, 1973

DATE 4-16-73

"EXHIBIT A"



4-16-73



4-16-73

CYPRESS RIDGE

Cypress Ridge is located east of highway 101 and south of Rodeo Avenue. The major entry to the property is by a service road approximately 75 yards east of the freeway on Rodeo. It is a moderately sloping road, winding a large "S" shape across the property. An extension of it drops down to large water storage tanks directly adjacent to the Ardilla Apartments. Additional pedestrian access should be provided from Gordon Street and Gordon Court to the south.

This property serves as a natural ridge line separating the Nevada and Spring Street Valleys. The upper knoll is green and brush-covered, not entered by road,

but rather by a well-used foot path. Eucalyptus surround the knoll and form light groves throughout the property.

The most dominant growth is eucalyptus, Scotch broom, acacia, scrub oak, manzanita, and cypress. There is evidence of much animal use, especially in the steep slope of the Spring Street Valley. The views from the property are Strawberry Point, Tiburon, Wolfback Ridge, Waldo Point, Mount Tam, Nevada Street Valley, Spring Street Valley, Angel Island, Oakland, Berkeley, Schoonmacher property.

There is much evidence (foot paths) of local use, although the property shows no evidence of litter, strewn garbage, etc. There has been some minor fill dumping at the mouth of the property.

The prevailing winds are from the west, and while the property is a high point of the slope, there seems to be an exclusion from the prevailing fogs and ill-tempered weather known by Wolfback, an immediate neighbor.

Section 1 of the Cypress Ridge property is the least buildable due to the steepness of the terrain and therefore less valuable per square foot. Parcel 2 has the advantage of a wider vista and flat area for a larger picnic and recreation area.

SOUTH RIDGELANDS NEWS (HURRICANE GULCH)

This vast green area of 29.29 acres is bounded on the South and South East by the Marin Headlands State Park lands, on the West by the State Hiway lands adjacent to Wolfback Ridge and on the North by Old Town. Except for a fire road the entire area is untouched and in its native wild state. It presents a green back drop to urban Sausalito and a generous extension to permanently green State lands. From all parts of this green belt breathtaking views of the Bay are afforded.

MICROCLIMATE

As its historical name implies Hurricane Gulch is the path for the ocean breezes and rolling fog which comes at certain times of the year and which hugs the ground like a water fall on its way to San Francisco Bay. At other times it is a sun pocket of mild climate.

TERRAIN

The landscape consists of steep embankments, chaparral covered rolling hills with dramatic rock outcroppings, deep ravines thickly forested and frequently harboring running water, limited hiking trails and exceptional lookout points.

WILDLIFE AND VEGETATION

This undisturbed hillside presents a balance of animal and plant life as an ecological refuge and is a bird and animal watchers delight. The following species of plants, birds and animals have been observed in this natural habitat:

Trees and Plant Life, observed in the Open Space of Hurricane Gulch Green Belt.

- Extensive Chaparral (Scrub growth)
- Poison Oak (*Rhus diversiloba*)
- Live Oak in variety (*Quercus*)
- Eucalyptus, Blue Gum (*Eucalyptus globulus*)
- Greasewood (*Sarcobatus vormiculatus*)
- Genista (*Genista*)
- Spanish Broom (*Cytisus scaparius*)
- Bay-Laurel (*Umbellularia californica*)
- Acacia in variety
- Monterey Cypress (*Cupressus macrocarpa*)
- Monterey Pine (*Pinus radiata*)
- Willows in variety (*Salicaceae*)
- Blackberry (*Rubus*)
- Toyon (*Photinia arbutifolia*)
- Manzanitas (*Arctostaphylos manzanita*)
- Wild Pear (*Pyrus*)
- Wild Cherry (*Prunus*)
- Wild Plum (*Prunus*)

Madrone (*Arbutus menziensis*)
 Anise (*Pimpinella anisum*)
 Ferns in variety
 Grasses in variety
 Wild Flowers
 Mosses in variety
 English Ivy (*Hedera helix*)
 Many Berries in variety.

BIRDS

Humming Birds in variety
 Sparrows in variety
 Oregon Junco (*Junco orgeanus*)
 House Wren (*Troglodytes aedon*)
 Black Capped Chickadee (*Parus atricapillus*)
 Plain Titmouse (*Parus inornatus*)
 Common Bushtit (*Psaltriparus minimus*)
 Barn Swallow (*Hirundo rustica*)
 California Quail (*Lophortyx californicus*)
 Mourning Dove (*Zenaidura macroura*)
 Band-Tailed Pigeon (*Columba fasciata*)
 Common Crow (*Corvus brachyrhchos*)
 Turkey Vulture (*Cathartes aura*)
 Sparrow Hawk (*Falco sparverius*)
 Other Hawks in variety
 Owls in variety (especially Greathorned & Hoot)
 Red-Shafted Flicker (*Colaptes carer*)
 Stellars Jay (*Cyanocitta stelleri*)
 Scrub Jay (*Aphelocoma coerulescens*)
 Robin (*Turdus migratorius*)
 Brown Towhee (*Pipilo fuscus*)
 Woodpecker (*Dendrocopos nuttallii*)
 Redheaded Finch (*Carpodacus cassinii*)
 Rufous-sided Towhee (*Pipilo erythrophthalmus*)

ANIMALS

Deer	Gophers
Racoons	Rats and Mice
Skunks	Chipmunks
Jack Rabbits	Snakes
Gray Squirrels	Lizzards
Ground Squirrels	Opossum
Moles	Insects in variety.

RECOMMENDATIONS BY THE OPEN SPACE TEAM

(a) The entire area must be preserved as open space with adequate but limited access and minimum disruption.

(b) Groups of trees such as eucalyptus and pine should be planted along highway 101 to eventually shield objectionable lamp posts, bright lights, signs and concrete structures. This planting will cut back on noise intrusion and aid in cleaning air of pollutants by the absorption of carbon dioxide thus producing oxygen.

The Hurricane Gulch Green Belt is one of the very few remaining large wild areas available for open space. Diminishing it or allowing any urbanization within it would be an unforgivable and irreparable mistake.

IMPLEMENTATION

The entire area is at present owned mainly by absentee landlords, not residents of Sausalito. According to Marin County Assessors maps the present assessed valuation is \$77,457.00—the appraised value is \$309,828.00.

The entire area should be acquired outright by the City, County, State or the Federal Government for preservation in perpetuity. The means which may be by matching funds, bond indebtedness, assessment district or other, is beyond the scope of this report.

RESULTS OF NON-PRESERVATION

Present zoning of the area is R-2-5 which is an unrealistic zoning for the area anyway, one dwelling per acre would have been more appropriate. The holding capacity under present zoning could be as much as 412 dwelling units. The number of cars generated, not counting visitors, would be 824. The only access for this traffic to the entire area is by Sausalito Blvd., Third, Edwards, Marian and Hecht (now a fire trail). The only exit from the entire area is Edwards (now one way) to Alexander or Edwards to Third to Sausalito Blvd., which presents a hairpin turn.

Access for utilities, fire protection and sewers is extremely difficult. Access from or widening of the existing narrow fire road would be extremely damaging to the hillside, access to lots on the uphill side being almost impossible, and costly or unsightly on the downhill side.

Cost of City Services to this area would be high compared to the tax accrued to the city.

ASSESSED VALUE OF PROPERTY TO BE INCLUDED IN THE SOUTH RIDGELANDS

Property owner	Parcel number 666	Assessed value
City of Sausalito, (nontaxable).....	65-221-06	-----
Joel Kudler & Sidi Zeller, Brooklyn, N.Y.	65-221-07	5,000
Trans America Title Insurance Co.	65-251-01	2,500
Louise Yeazell.....	65-251-02	1,937
Trans America Title Insurance Co.	65-251-04	1,375
City of Sausalito, (nontaxable).....	65-251-07	-----
Trans America Title Insurance Co.	65-251-09	1,937
Do.....	65-281-01	1,500
Champion N. Nixon.....	65-281-03	3,750
Mini-Spice Inc.	65-281-06	2,250
Trans America Title Insurance Co.	65-281-07	25
Henry C. Bruce Jr.—Belvedere.....	65-281-15	750
Jackson D. Faustman—Sacramento.....	65-282-01	1,125
Carolyn Nance—San Francisco.....	65-282-02	1,125
D. W. Johnson—San Carlos.....	65-282-03	1,250
Carolyn Nance—San Francisco.....	65-282-04	1,250
Douglas Barrett.....	65-282-05	1,250
Roger A. Weerts—San Diego.....	65-282-06	1,375
Clifford Phel—Sun City, Ariz.....	65-282-07	1,625
Clement Gouveia.....	65-291-05	11,000
P.G. & E. (nontaxable).....	65-291-12	-----
Margaret Morgan—Inverness.....	65-311-02	3,562
P.G. & E. (nontaxable).....	65-311-05	-----
Robert Greis—Greenbrae.....	65-311-13	9,652
Thomas Small Wood—South Lake Tahoe.....	65-311-14	3,750
P.G. & E. (nontaxable).....	65-311-22	-----
Do.....	65-311-28	-----
Margaret Morgan—Inverness.....	65-311-29	4,250
Do.....	65-311-30	2,375
Do.....	65-311-31	2,000
Do.....	65-311-33	5,625
P.G. & E. (nontaxable).....	65-311-35	-----
Thomas Ragan.....	65-311-36	5,250
Assessed value.....	-----	77,457
Appraised value (4 times assessed value).....	-----	309,828

WOLFBACK RIDGE AREA

The Wolfback Ridge area consists of approximately 160 acres of undeveloped land cut minimally by Wolfback Ridge Road (Spencer Avenue extended), Rodeo Avenue and Alta Avenue and a few graded roadways. The Open Space Team, after thorough investigation, has determined that ideally preservation of this entire area in open space is desirable. Although the possibility of acquisition at a local level is virtually non-existent, the land is a major ridge of significance to the Marian County region as a whole, and is the only major undeveloped area of its nature within the City of Sausalito.

However, without substantial aid from regional, State and/or Federal agencies, acquisition of the site seems unlikely. The question then becomes: Which of the existing amenities within the area ought to be preserved, and what area could be developed, and how?

First, there are at least two running springs on the property which should be maintained in their natural state for reasons of beauty, use potential should Sausalito suffer some calamity in the future disruptive to normal water supplies, and historical significance.

Sausalito's founding was essentially based upon San Francisco's need for water and Sausalito's ability to supply such water from such springs. The northernmost of these two springs is in close proximity to two major stands of eucalyptus, one of which follows the water course fed by the spring. The Team recommends that these groves and the spring itself are in the "untouchable" realm, and, further, that no vehicular access to the site be created beyond the unimproved roadway which exists.

The Team also recommends that the significant rock outcroppings along the several knolls within the study area, one such located at the intersection of Alta and Rodeo Avenue, should be maintained in their native state. The rock outcroppings are quite spectacular in their relationship to the surrounding lands and deserve and require a substantial open buffer area to maintain that relationship.

The ridgeline itself, running the length of the study area, should be maintained intact simply to preserve the contour of Sausalito's westerly boundary and view.

In the realm of development possibilities, the Team believes that a thorough comparison of cost of acquisition of the study area in toto versus providing necessary urban services for the development of the area as a result of non-acquisition should be conducted. A partial study in this regard has been conducted previously and is included herewith. The report, prepared by the Sausalito City Manager, indicates that such a comparison is done in a vacuum and does not indicate new sources of revenues that such a development might mean for the community.

Should the site be developed, the Team strongly feels that such development should be pursued in such a manner that, at the very least, a substantial portion of the lands be maintained in open space. To this end, the Team endeavored to delineate those areas which could support and sustain development without impinging upon the "must preserve" areas. They are as follows:

(1) The approximately twelve (12) acres ravine beyond the eucalyptus grove off Wolfback Ridge Road. In this area, but without rendering specific recommendation, there could be relatively high density, albeit below the ridge.

(2) In the northern spring area along Alta Avenue and below the tree groves, limited residential development could occur. Again, emphasis is placed upon preservation of the spring and surrounding eucalyptus groves.

(3) Several Team members suggested that the eucalyptus grove mentioned in No. 1 (above) could absorb some single family residential type development without severely cutting into the grove itself. The basis for this posture is that the roadway through the grove has already done some damage, and careful development could keep such damage to a minimum without cutting deeply into the natural beauty and ecological value of that grove.

(4) Team members also found that, along the northwestern part of the study area, there are flat areas along the ridge top which might absorb some low-profile residential development which would not interfere with the integrity of the ridgeline itself, yet would provide panoramic views for those who might be living there at some later time.

Beyond these specific findings, the Team would further comment in general on several aspects of any proposed development. All of the open space which is ultimately preserved ought not to experience any active public useage beyond public access nature walks which should be minimum in scope so as to prevent any major impact upon the ecological balances of and within the area. Such area might be maintained in private ownership to be dedicated at some future time. However, adequate guarantees must be established against their being subsequently used for any other purposes.

The Team also believes that any development in the area should be varied in type so as to avoid an input of one type of person or family. Too, it is the considered opinion of the Team that apartment type complexes should be avoided, and resident ownership encouraged. Further, road development and drainage facilities should be maintained in minimal scale as is possible to limit both visual and ecological damage. Finally, the County of Marin should be urged to seek the preservation of the land area beyond the northerly limits of the study area in

that this land area provides a rational extension of those lands within the City of Sausalito sought for protection and preservation.

WOLFBACK RIDGE DEVELOPMENT

	Year No.			
	5	10	15	20
CITY OF SAUSALITO				
Revenues:				
Property tax.....	\$80,144	\$102,287	\$130,545	\$166,612
Sewer charge.....	1,776	1,776	1,776	1,776
Gas tax.....	3,412	4,354	5,558	7,094
Motor vehicle: in lieu.....	5,704	7,279	9,289	11,856
Sales taxes.....	35,250	44,988	57,417	73,279
Total revenues.....	126,286	160,684	204,585	260,617
Revenues to date.....	574,894	1,309,165	2,240,010	3,425,568
Costs:				
Police.....	55,742	71,142	90,798	115,883
Fire.....	46,077	58,807	90,054	95,789
Library.....	20,300	24,859	31,727	40,472
Public works.....	10,249	27,493	35,086	44,778
Total costs.....	132,368	182,301	247,665	296,922
Costs to date.....	621,736	1,446,409	2,519,094	3,868,968
Cost/revenue balance.....	(6,082)	(21,617)	(43,080)	(36,305)
Sausalito Elementary School District:				
Revenues: Property taxes.....	136,396	173,693	221,644	269,657
Costs.....	162,417	206,827	263,927	321,027
Cost/revenue balance.....	(26,021)	(33,134)	(42,283)	(51,370)
Cost/revenue balance city and school district.....	(32,103)	(54,751)	(85,363)	(87,675)

LAND IN THE CITY OF SAUSALITO PROPOSED TO BE INCLUDED WITHIN
H.B. 10834—NOVEMBER 14, 1973

Area and parcel No. 666	Assessed value	Property owner	Acres
"A" (S. Ridgeland):			
65-251-01.....	2,500	TransAmerica Title Insurance Co.....	
65-251-02.....	1,937	Louise Yeazell.....	
65-251-04.....	1,375	TransAmerica Title Insurance Co.....	
65-251-07.....		City of Sausalito (nontaxable).....	
65-251-09.....	1,937	TransAmerica Title Insurance Co.....	
65-281-01.....	1,500	do.....	
65-281-03.....	3,750	Champion N. Nixon.....	
65-281-06.....	2,250	Mini-Spice Inc.....	
65-281-07.....	25	TransAmerica Title Insurance Co.....	
65-281-15.....	750	Henry C. Bruce, Jr., Belvedere.....	
65-282-01.....	1,125	Jackson D. Faustman, Sacramento.....	
65-282-02.....	1,125	Carolyn Nance, San Francisco.....	
65-282-03.....	1,250	D. W. Johnson, San Carlos.....	
65-282-04.....	1,250	Carolyn Nance, San Francisco.....	
65-282-05.....	1,250	Douglas Barrett.....	
65-282-06.....	1,375	Roger A. Weerts, San Diego.....	
65-282-07.....	1,625	Clifford Pehl, Sun City, Ariz.....	
65-291-05.....	11,000	Clement Gouveia.....	
65-291-12.....		P.G. & E. (nontaxable).....	
65-311-02.....	3,562	Margaret Morgan, Inverness.....	
65-311-13.....	9,625	Thomas Small Wood, South Lake Tahoe.....	
65-311-28.....		P.G. & E. (nontaxable).....	
65-311-29.....	4,250	Margaret Morgan, Inverness.....	
65-311-30.....	2,375	do.....	
65-311-31.....	2,000	do.....	
Total.....	61,582		27.50

Area and parcel No. 666	Assessed value	Property owner	Acres
"B" deleted by Council (Glen Grove).....			
"C" (Cypress Ridge):			
64-133-03.....	15,000	American Savings and Loan.....	
64-181-16.....	50,000	do.....	
64-181-17.....	10,750	Tuttle.....	
64-181-18.....		City of Sausalito (nontaxable).....	
40 percent of 06.....	4,400	Morgan.....	
40 percent of 07.....	2,500	Corkland.....	
40 percent of 08.....	3,000	do.....	
Total.....	85,650		15.50
"D" (Wolfbach Ridge):			
64-260-01.....	3,750	Title Insurance Co.....	
64-260-02.....	47,500	do.....	
64-260-03.....	3,000	do.....	
64-260-04.....	4,250	Kappas.....	
64-240-05.....	2,000	Title Insurance Co.....	
64-260-06.....	750	Lynch.....	
64-260-07.....	3,750	do.....	
64-260-08.....	125	do.....	
64-260-09.....	375	do.....	
64-260-10.....	46,250	do.....	
64-260-11.....	43,750	do.....	
64-260-12.....	25,000	do.....	
64-260-13.....	3,250	Claffin.....	
64-260-14.....		P. G. & E.....	
64-260-15.....		do.....	
64-260-16.....	18,750	Title Insurance Co.....	
64-260-17.....	100	Nature Conservatory.....	
64-260-18.....	62	do.....	
64-260-20.....	62	do.....	
64-260-12.....	600	do.....	
Total.....	203,324		166
"E" deleted from council record, included in GUNRA in "Scenic enactment" area.			
"F" state highway land.....			120
Total assessed value private land.....			350,556
Total acres (private land).....			209
Total acres (State division of highways land added to HB10834).....			120

Senator BIBLE. Our next witness will be Peter Arrigoni, Marin County Board of County Commissioners.

STATEMENT OF HON. PETER R. ARRIGONI, MEMBER, MARIN COUNTY BOARD OF COUNTY COMMISSIONERS; ACCOMPANIED BY HON. MICHAEL WORNUM, CHAIRMAN OF THE BOARD AND RICHARD V. GODINO, COUNSEL FOR THE BOARD

Mr. ARRIGONI. I am going to speak briefly about the county's position regarding the boundary change on the Point Reyes National Seashore and my colleague, Mr. Wornum, will expand on the boundary changes in the Golden Gate National Recreation Area.

Now, in mapping the boundaries of the Point Reyes National Seashore, the National Park Service—

Senator BIBLE. Are you speaking from a prepared statement?

Mr. ARRIGONI. Yes, sir.

The National Park Service made an error with respect to a portion of the Inverness Ridge.

The intent of Congress was to draw boundaries so as to preserve the line of sight into the Olema Valley and to protect the visual integrity of the seashore.

This amendment that is before you today, Mr. Chairman, would accomplish a worthy goal.

With the exception of an owner of one undeveloped lot, this boundary change has the support of all the property owners. The Marin County Planning Commission and Board of Supervisors requested originally and now support this legislation.

I cannot stress strongly enough the vital importance of this matter and the need to resolve it quickly before the ridge is irreparably lost or harmed—Inverness Ridge—by inappropriate residential development.

As a matter of fact, the county of Marin has no legal authority to deny building permits in this area.

For this reason, we support this bill.

If I may, with your permission; you raised a question about the Keller property. Before we left Marin County to come back here and testify, I managed to talk with two of the other board members and Mr. Wornum and I have discussed this and we are in total support of your consideration of including the Keller property into the GGNRA.

I would also like to commend you on your instructions to the Park Service asking them to further study the Vendanta property. We have studied this and have often wondered why it was not part of the original property.

I am, personally, intimately familiar with that whole area and I know it does present a problem to the Park Service in properly constructing trails to some of the vital areas so I really thank you for raising that.

I think it is very vital.

I want to thank you for being allowed to speak here today.

Senator BIBLE. It is good to see you.

We have been working on this problem many years. We have been working on this problem a long while. We have made worthwhile progress in trying to save a great area.

I am glad to have your thoughts on it.

I do think land by the headquarters should be acquired and I have to read the record and find out why we excluded so much of the Vendanta property. I think they probably have a good case to have some acreage, but 2,100 plus acres is large acreage, it seems to me, so the Park Service has been directed to study that and bring back some type of recommendation for the next Congress.

Mr. ARRIGONI. I have some photographs which I will leave you as a grid overlay, depicting current boundary lines as they relate to the park and what could happen if this ridge was allowed to develop.

I think it could accommodate 50 houses and it would be disastrous.

I remember, in the record of the then Congressman Clem Miller and, currently, Biz Johnson, who is currently with the Congress, that they spoke at great length that this ridge be included in the original boundaries to protect both the watershed and the visual aspects of the seashore.

Senator BIBLE. I am happy we have that before us at this time for consideration.

Again, I do not know why we excluded it but we did. I guess we were trying to get something we could bring to the Senate that we could pass but we will go into that very carefully.

[Subsequent to the hearing Mr. Arrigoni submitted the following letter:]

HON. ALAN BIBLE,
Chairman, Subcommittee on Parks and Recreation,
U.S. Senate.

DEAR SENATOR BIBLE: In mapping the boundaries of the Pt. Reyes National Seashore, the National Park Service made an error with respect to a portion of the Inverness Ridge.

The intent of Congress was to draw boundaries so as to preserve the line of sight into the Olema Valley and to protect the visual integrity of the Seashore.

This amendment would accomplish a worthy goal. With the exception of an owner of one undeveloped lot, this boundary change has the support of all the property owners. The Marin County Planning Commission and Board of Supervisors requested and support this legislation.

I cannot stress strongly enough the vital importance of this matter and the need to resolve it quickly before the ridge is irreparably lost or harmed by inappropriate residential development. As a matter of fact, the County of Marin has no legal authority to deny building permits.

For these reasons, we support this bill.

Sincerely,

PETER ARRIGONI.

Senator BIBLE. Now, Mr. Chairman, it is good to see you.

STATEMENT OF HON. MICHAEL WORNUM, CHAIRMAN, MARIN COUNTY BOARD OF SUPERVISORS

Mr. WORNUM. I am chairman of the board of supervisors in Marin County. I will testify to the position of our county on the Golden Gate National Recreation Area, part of the amendment to the bill.

What I say has unanimous backing of the board of supervisors and certainly emphasizes what Mr. Arrigoni said in the other areas, but I am not speaking just as an individual, but for the local government in Marin.

It is nice to have our board unanimous on this matter.

Senator BIBLE. How large a board.

Mr. WORNUM. We have five members.

This portion happens to be my district. I am elected from this area so I can speak not just as a board member, but as an individual and to my constituents there.

I would like to thank you for giving us the help we have had from the Federal Government in all of this. This has been an excellent relationship between local government, Federal and State.

We have done this together and we are very grateful for what you have done in helping our county.

I would also like to take this opportunity to convey to your committee and to Congress the deep appreciation of the people of the San Francisco Bay Area and, I am sure, of the entire Nation for your approval of the initial legislation establishing the Golden Gate National Recreation Area.

It has only been with the speedy implementation of this legislation by the National Park Service that people have fully realized what an incredible and priceless asset the recreation area is for the Nation.

It would be appropriate here to express our highest accolades for the work performed by the Superintendent of the Golden Gate National Recreation Area—now consolidated with Point Reyes National Seashore, Muir Woods, and Fort Point—Mr. William Whalen.

It has been a complex and difficult job to begin this operation and Mr. Whalen and his staff have performed superbly in opening the area for public use.

The reaction of the public has been immediate and enthusiastic and, without doubt, this park will become one of the jewels of the National Park System.

The proposal before you today is for certain boundary revisions to the park area. The areas of Marin County proposed for revision are three: Wolfback Ridge, Tennessee Valley, and Stinson Beach.

Our specific observations on these areas are:

One; Wolfback Ridge. Robin Sweeny of the Sausalito City Council will be testifying before you and will present a more detailed review of the reasons for the inclusion of this area.

I would only add that the board of supervisors strongly supports its inclusion.

There are few more spectacular areas in the country than this property. It offers incomparable opportunities for hiking, bicycling, and equestrian trails overlooking the Golden Gate and the entire San Francisco Bay Area.

It is geographically and logically an integral part of the GGNRA.

Senator BIBLE. I am not clear on one point. Mr. Whalen is here. He could respond as well but I understood Mr. Whalen to say he did not want to cross the Highway 101 because he thought the highway, itself, should be the logical place to terminate.

Do I state that correctly, Mr. Whalen?

Mr. WHALEN. Yes, sir.

Senator BIBLE. Well, how do you respond to the Chairman's position, that you get a better view of this as you come off the Golden Gate Bridge and start going north, if you have this beautiful panorama of trees in front.

Mr. WORNUM. You can regard a road in two ways. It is a passway which literally millions of people travel every year. You want to keep both sides. It seems to keep the scenic quality to have one side of the road urbanized and built up and the other side open.

If you treat the road as a place where most people see the park coming from San Francisco, from the populated areas, this is your first vision of this. Everybody has to go this way.

Senator BIBLE. I thought Mr. Whalen said you had adequate protection by the right-of-way that the State of California has or the Federal Government to adequately protect each side of 101.

Was that your position, Mr. Whalen? I do not know whether it was or not.

Mr. WHALEN. With the exception of the two private parcels in there, the right-of-way of the highway would obviously protect it.

Our feeling was that we wanted to protect it going up to the crest of Wolfback Ridge on the east side of 101. Granted, it is scenic but it could well be covered at the local level.

The significance of it is much more local in nature than the right-of-way on the western side of Highway 101.

Senator BIBLE. I am trying to clarify the difference between the two positions you have.

What is the width of that right-of-way through that area, each side of the centerline, or however it is measured?

Mr. WORNUM. It varies considerably. It is very steep topography. Sometimes they take the nearest boundary.

It seems, if the view on one side is of national significance, the view on the other side should be similarly significant. It seems one agency should have control. As far as maintenance and policing goes, there is no reason that should not be contracted to the city of Sausalito.

That seems a minor problem but it seems to keep the integrity of that road and that corridor. In your view, it should view both sides of the road as the entry.

Senator BIBLE. Mr. Whalen, this man says you should have a view on both sides.

Mr. WHALEN. I could not disagree with his statement that it is pretty on both sides but our original comment stands; our role should stop at the right-of-way of the highway on the west side.

If the local citizens wish to have this protected, this could be a local issue taken care of through a local bond issue and incorporated into the Sausalito area.

Senator BIBLE. I understood the mayor of Sausalito said this was pretty difficult.

Is Sausalito incorporated?

Ms. SWEENY. It is a village of 6,000 people and our ability to purchase these kinds of lands is limited. We do care. We have bought half a million dollars worth of open space along the waterfront.

Senator BIBLE. Did I not understand that you submitted this to a bond issue and the bond issue failed?

Ms. SWEENY. We could not get a bond issue because our own city council—we did not have the four votes we needed to put it on the ballot. We could not even get it on the ballot.

Senator BIBLE. I am glad to have that clarified.

Now you may proceed.

Mr. WORNUM. It seems to me, if you have a scenic highway, it should be scenic on both sides.

Senator BIBLE. I understand your position.

Mr. WORNUM. To get to Tennessee Valley; again, this valley is probably the best entry to the recreation area. It is the only flat area you can enter and get into that.

It seems to me that Oakwood Valley should be one of the top priorities, rather than a lesser one. This area is under intense pressure for development. There was pressure for a series of condominiums and tennis courts made there which only fell through because of tight money and other problems but all areas in southern Marin are under intense development pressure.

As such, this is one of the flatter areas but slope does not seem to be any prohibition of development pressure at the moment.

I think it would be tragedy to let this area go which is the main entry.

Tam Valley and Tam Valley junction which is the entry, will provide an excellent staging area for people going into this in which you could have public hiking, bicycling, and equestrian trails but, at the moment, it is sort of being bypassed for the rest of the area; and I would strongly recommend the inclusion of this.

Stinson Beach; we support the inclusion of the 8½ acres. I do not want to get into that.

Our board did say this should be excluded as a natural extension of Stinson Beach but our board feels, in the interests of local unity, we would go along with the committee if it decides so.

I think I should add that we have been criticized in the past on various matters of zoning and our own purchases. The county has done a great deal of purchasing of open space.

We did have an election where 10 cents on the county tax rate—which raises it approximately \$700,000 to \$800,000 a year—is spent for our own open space. We are not entirely dependent upon the Federal Government.

We have a positive acquisition program of our own.

Also, we have a county general plan now which, I think, is one of the better ones in the United States where we, through a series of zoning and subdivision regulations, are keeping as much as we can by regulation without confiscation.

When and if acquisition is made by the Federal Government, we can keep the zoning at least compatible with the general plan.

Now, the final thing, I think, we should say: We are appreciative of what is going on. We would like an extra person on the advisory committee from West Marin.

We do not feel, on the whole, the advisory board, composed of 15 people with only six coming from Marin, is altogether representative of the aspirations of the county, as such, where most of the impact takes place.

We would like to support Mr. Burton on his contention that there should be an extra person added, not necessarily from any special designation, but from West Marin to add to our representation on it.

Senator BIBLE. A very fine statement.

You have always been extremely helpful. It seems you have come a long way on your level of government. You are all working for the same general goal.

I think we have made some accomplishments.

[The prepared statement of Mr. Wornum follows:]

STATEMENT OF HON. MICHAEL WORNUM, CHAIRMAN, MARIN COUNTY BOARD OF SUPERVISORS

Chairman Bible, My name is Michael Wornum. I am Chairman of the Board of Supervisors of Marin County, California, the County in which the major portion of the Golden Gate National Recreation Area is located. The Board of Supervisors has authorized me to testify before your Committee and inform you of the views of the people of Marin County on the proposals contained in H.R. 10834 and S. 3187.

I would also like to take this opportunity to convey to your Committee and to

Congress the deep appreciation of the people of the San Francisco Bay Area, and I am sure, of the entire nation for your approval of the initial legislation establishing the Golden Gate National Recreation Area. It has only been with the speedy implementation of this legislation by the National Park Service that people have fully realized what an incredible and priceless asset the recreation area is for the nation. It would be appropriate here to express our highest accolades for the work performed by the Superintendent of the Golden Gate National Recreation Area (now consolidated with Pt. Reyes National Seashore, Muir Woods and Ft. Point), Mr. William Whalen. It has been a complex and difficult job to begin this operation, and Mr. Whalen and his staff have performed superbly in opening the area for public use. The reaction of the public has been immediate and enthusiastic, and without doubt this Park will become one of the jewels of the National Park System.

The proposal before you today is for certain boundary revisions to the park area. The areas of Marin County proposed for revision are three—Wolfback Ridge, Tennessee Valley and Stinson Beach. Our specific observations on these areas are:

(1) *Wolfback Ridge*.—Robin Sweeney of the Sausalito City Council will be testifying before you and will present a more detailed review of the reasons for the inclusion of this area. I would only add that the Board of Supervisors strongly support its inclusion. There are few more spectacular areas in the country than this property. It offers incomparable opportunities for hiking, bicycling and equestrian trails overlooking the Golden Gate and the entire San Francisco Bay Area. It is geographically and logically an integral part of the GGNRA.

(2) *Tennessee Valley*.—This valley is an almost unknown portion of Marin County which has remained nearly unchanged from the early days when the area was devoted to dairying activities. It is still a bucolic rural area amazingly still unsullied by the surrounding urban areas. With its inclusion in the Park, it will offer an easy opportunity for park users to hike, bicycle and ride through this lovely countryside out to the coast and a small secluded beach. It is the only reasonably level route offering such easy access through the coastal hills and will undoubtedly be one of the major focal points for park use. We strongly recommend its inclusion in the GGNRA.

(3) *Stinson Beach*.—The uncertainty of the Park boundary in this area has caused great concern among the residents and we think it essential that an equitable decision be made between the community concerns and the public recreational needs. The proposal before you excluding the 40 acres on Panoramic will accomplish just that. Our only reservation is with the proposed inclusion of the 8½ acre Leonard parcel. This site is not needed for any anticipated park use and forms a logical extension of the area of private ownership needed for future expansion of the village of Stinson Beach.

I think it should be noted that Marin County is not coming here asking the Federal Government to take over our obligation to provide park and recreational facilities for our residents. The people of Marin County, perhaps the most conservation minded area in the country, have voted an additional tax, raising approximately \$700,000.00 annually, for the sole purpose of acquiring park and open space lands, property which incidentally is used by people from throughout the San Francisco Bay Area. In addition, many cities and neighborhoods have passed bond issues to acquire land for the same purposes. Through these cooperative efforts of city, county, state and federal government, priceless areas are being preserved for the use and enjoyment of present and future generations.

We thank you for the foresight and initiative your Committee and other members of Congress have shown in enacting the original legislation establishing the Golden Gate National Recreation Area, and we ask your favorable consideration of the boundary adjustments included in the bills before you.

Thank you.

Senator BIBLE. Mr. Godino.

STATEMENT OF RICHARD V. GODINO, ATTORNEY, MARIN COUNTY BOARD OF SUPERVISORS

Mr. GODINO. I am attorney for the county of Marin.

I, obviously, must concur with my client. Happily, I can concur personally.

I live in Oakwood Valley. I have lived there for nearly 20 years. I think I am the only resident whose home would be taken in these additions to the GGNRA and I would like to add that I am personally strong in favor of this acquisition.

An attorney does not often get the chance to concur so wholeheartedly with his client. [Laughter.]

Senator BIBLE. Our next witness will be Mr. Proctor Jones, president, Stinson Beach County Board, San Francisco, Calif.

STATEMENT OF PROCTOR JONES, PRESIDENT, STINSON BEACH COUNTY WATER BOARD

Mr. JONES. Mr. Chairman, I would like to give you some photographs.

Senator BIBLE. Certainly.

Mr. JONES. Mr. Chairman, for the record, I am Proctor Jones. I am president of the Stinson Beach County Water Board.

I am not going to speak from my prepared statement, if I may, because certain things have been suggested here which I think you and I can talk about better than from my prepared statement.

Senator BIBLE. Your prepared statement will be included, however, in full, in the record.

Mr. JONES. Now, we are talking about this little area right here. On your pictures, they are marked by two white arrows.

This is a gold mine as far as potential commercial development is concerned. That is the thrust of what I am going to talk about today.

Now, Stinson Beach—you asked the question of how many acres we have. We have 600 acres, more or less. A little more than 300 of those acres are developed. There is plenty of room for infilling and for various services.

We have quite a few big pieces of property right in the center of town, which can be developed and have not been developed, but the townspeople do not look to this area for development to be of service to the park.

There is plenty of service area within the town, itself.

Now, the visual importance of what we call the pony pasture is the fact, as people come down to our little town, they go along a beautiful, sylvan, winding road, beautiful trees; a little winding but nonetheless pleasant, and they see very little construction.

As they round this bend, right here; if this was commercially developed, I think it is going to spoil the whole feeling of the town. Stinson Beach is an old town. Most of the buildings in it are the original buildings.

There are some new buildings, of course, but what the people see on the streets were the original buildings. I think if this is commercially developed, it will spoil the flavor of the town.

That is one important point.

The next is that we have now a State park. This is the parking lot for the State park. It extends back here.

To get into the park today, people have to go through the town and

into an entrance which is right about there. That is the north entrance to the park.

On busy days, we have 20,000 to 30,000 people going through the town and going into the park at the north entrance.

The problem is, the road becomes absolutely clogged. It is impossible to get emergency vehicles through. This has caused us to bring pressure in the proper places to put in a southern entrance to the park.

You will notice a little road going down into the parking lot. With a minimum reallocation of some buildings which, I believe, are park property, we could have a good-sized two-lane road.

In order to get in there, properly making a turn, some use of this piece of land is going to have to be made; make a little turnaround or tunnel of some kind, but we know it is going to have to be done.

If this property is developed commercially, that possibility is lost. Senator BIBLE. Is this the Leonard property?

Mr. JONES. This is the 8.25 acres.

I am suggesting the bill be followed and this acreage be included in the park.

Now, the strongest statement against including it in the park was made by the respectable representative from Santa Clara County.

I notice, with satisfaction, that the Representative to Congress from our own district, Representative Burton, favors what I have just now suggested, but I think the remarks for the record, should be clear as far as Congressman Gubser's remarks.

He feels this area should be part of Stinson Beach.

Indeed, it is part of Stinson Beach, in its present situation. The people in Stinson Beach do not wish to have their population added to. They do not wish the town to expand.

They like the town the way this is.

We went through an election where people voted against a sewer arrangement there because they felt the sewers would bring development. Whether or not that is the case does not make any difference.

The fact is, they thought it would, and they voted against it.

The community does not want this.

There may be some people in the community who would like it because they look to commercial development. Congressman Gubser mentioned that it was extremely valuable.

This property is on our tax list for \$10,500 which would put the value somewhere between \$60,000 and \$90,000 if you go to buy it.

You heard the board of supervisors speak. I was pleased to see they did not come out in a flatfooted against statement for acquisition of this property by the park.

As I have indicated, your commercial services and senior citizens' services; there is a place for them, contrary to Mr. Gubser's remarks, in the park system itself.

The 8.25, he says, is nothing. Actually, it is an important piece of ground which I would think he would want to keep, even though you have 35,000 acres on the other side.

This are compelling reasons for giving consideration to inclusion.

He mentioned that there was no need for access to the beach for this property. I have shown that the piece of property is necessary if the southern entrance is going to be developed.

He has indicated it would not enhance this park. Our stand is that it would enhance the park and make the entrance into our little village more interesting.

Senator BIBLE. How many people did you tell me there were, year round, in Stinson Beach?

Mr. JONES. A mobile population, but about 900 people who live there year round and a voting population of 450; in the summertime, sometimes as many as 2,000.

Senator BIBLE. A delightful place. I have been there many times. I think this is arguable either way. I have no firm convictions or commitments on it. You can put it in or leave it out.

It is about that simple to me.

Mr. JONES. I would be sorry if you felt it was that simple.

It is extremely important to us. I am the only grass-roots person who has talked to you here today. I am elected from this little community.

Senator BIBLE. We have other elected.

Mr. JONES. We are the other side of the mountain. They love us. I am sure of that but I have lived here now for nearly 20 years.

This is our considered opinion.

Senator BIBLE. I understand and I respect your opinion.

We will do our best to resolve it. The buck stops here. Apparently, we will have to face up to it.

Mr. JONES. May I thank you, sir, on behalf of our people in Stinson Beach for staying with this and doing such a fine job of bringing it to this point.

Senator BIBLE. We will stay with it.

Mr. JONES. I would like to submit, for the record, some letters written by the president of the community center which will support the statement.

Senator BIBLE. Without objection, the letters will be incorporated and made a part of the record at this point.

[The prepared statement of Mr. Jones and the letters referred to follow:]

STATEMENT OF PROCTOR JONES, PRESIDENT, STINSON BEACH COUNTY WATER BOARD

The Stinson Beach, California is surrounded by public parks and a public beach. The GGNRA has been welcomed as it saves the area from the disaster of wholesale real estate development and more importantly, preserves the sea coast here for the enjoyment of not only the local residents, but for visitors from all over the United States.

The village's character and personality will be an important asset in the fulfillment of the GGNRA's recreational potential.

The general purposes of the GGNRA, it seems to me, would be threatened by exclusion of properties from the Park which lend themselves to the very type of eyesore commercial development we find repugnant.

The 8.25 acres which is the subject of this petition, sets the key to the whole theme of the recreational area and if it is developed commercially, that key will be lost. This village has lived for nearly 100 years without the development of that land. It is a beautiful stretch of rolling country which follows the entry road for a long distance. Any development upon it would be noticeable by every person approaching the town descending the Panoramic trail.

The intersection of Highway One with the Panoramic Highway is to the south of the village. One side of this intersection, along the Panoramic, is already included within the proposed GGNRA boundaries. The other side of Panoramic should also be included within the boundaries of GGNRA. That parcel, 8.25 acres,

(No. 195-232-01) is presently zoned commercial. If the parcel actually falls to commercial use, the pastoral flavor of the community will be damaged in a manner inconsistent with the purposes and aims of GGNRA.

The important practical problem posed by the commercial development of the intersection along Panoramic is one of public safety. The Beach Park should be served by a southern entrance. To develop such an entrance will take the careful use of some part of the land within this 8.25 acre piece. On normal beach days, with the only access to the Park on the far side (north) of town, traffic is congested and slow moving. Emergency vehicles are impeded. A southern entrance to the Park can relieve this situation and the cause of public safety and convenience will be served.

Exclusion from the GGNRA of lands which are presently developed homesites (approximately 50 acres) and lands within the town which may be developed, provide plenty of room for appropriate infilling and for the preservation of local tax base and this planning appears to be consistent with coastal planning concepts.

In closing, let me summarize that inclusion of this 8.25 acres within the boundaries of the Park, is consistent with other far-sighted planning for the GGNRA. Inclusion preserves the village's rural quality. Commercial development, which would be sure to follow the *exclusion* of this parcel, would be inconsistent with the recreational aims of the GGNRA. Furthermore, commercial development of that land would deny the provision of future public safety facilities needed by the town and its visitors.

DECEMBER 16, 1972.

HON. ROGERS C. B. MORTON,
Secretary of the Interior,
Washington, D.C.

DEAR MR. MORTON: In establishing the Golden Gate National Recreation Area the Federal government has made a great and fine decision to preserve as open space some of the most beautiful scenery in the Bay area. However, there is one specific problem concerning the boundaries of the G.G.N.R.A. as they affect the village of Stinson Beach.

Certain homesites, now built and lived on year round, that have been unwittingly included in the G.G.N.R.A. should be excluded. In my opinion they are part of the town, part of our tax base (which has now been diminished by the G.G.N.R.A.). On the other hand, since the G.G.N.R.A. was created to prevent urban sprawl, speculative land development, and over-building on these hill-sides, we feel that *only* these homesites should be excluded.

All other land that is still open space, not subdivided but basically agricultural grazing land, should be included in the G.G.N.R.A. I refer specifically to the Marin County Assessor's parcels #195-182-14 and #195-026-09 (Keller) of 10.59 acres and parcels #195-260-26 and #195-23-07 (Leonard) of 15 and 1.93 acres respectively. The Marin Board of Supervisors has been inconsistent in recommending that Keller's land be *included* but that Leonard's be *excluded*. I wish to state emphatically that all of this undeveloped land should be included in the G.G.N.R.A. Particularly the last two parcels as it is the avowed intention of Leonard to now subdivide and develop in contravention of the intent of the G.G.N.R.A.

There is already in the village ample commercial and residential property, subdivided but not built on, which would furnish space for additional tourist facilities should they be needed by the development of the G.G.N.R.A.

An on-site inspection of the land in question will convince your representatives of the validity of these statements.

Sincerely,

OTTO W. REUTINGER,
President, Community Center.

DECEMBER 16, 1972.

Senator JOHN TUNNEY,
U.S. Senate,
Washington, D.C.

DEAR SENATOR TUNNEY: Because of your past interest and support of the problems of our small community, I would appreciate your consideration of the points set down in the enclosed copy of a letter to the Secretary of the Interior.

The special-interest pressure now being exerted by Mr. Leonard is inconsistent with the concept of the G.G.N.R.A. which you (and all of us) supported.

Sincerely,

OTTO W. REUTINGER,
President, Community Center.

DECEMBER 16, 1972.

Congressman ROY TAYLOR,
House of Representatives,
Washington, D.C.

DEAR CONGRESSMAN TAYLOR: We are all grateful for your leadership in establishing a Golden Gate National Recreation Area.

Unfortunately, there is now special-interest pressure to set aside some of the Area contiguous to this village for the very sort of exploitation which the G.G.N.R.A. bill sought to prevent.

For your consideration, I have enclosed a copy of a letter to the Secretary of the Interior which explains in detail what is the Secretary of the Interior which explains in detail what is being attempted. I hope you will agree with my point of view and try to keep the G.G.N.R.A. consistent with its concept.

Sincerely,

OTTO W. REUTINGER,
President, Community Center.

DECEMBER 16, 1972.

Congressman WILLIAM S. MAILLARD,
House of Representatives,
Washington, D.C.

DEAR CONGRESSMAN MAILLARD: When we briefly discussed the proposed boundaries of the G.G.N.R.A. at George Leonard's prior to the election, I did not realize he was thinking of obtaining special consideration for his land. His rather selfish desires appear to be inconsistent with the concept of the G.G.N.R.A. which you and Congressman Burton fought so hard to establish.

I hope you will justify our faith in you by a fair and impartial consideration of the points I have set down in the enclosed letter to the Secretary of the Interior.

Cordially,

OTTO W. REUTINGER,
President, Community Center.

Senator BIBLE. At this point, I find they have requested me to come to the floor to handle the interior appropriation on the conference report which, as a matter of fact, adds another \$3 million for the Golden Gate National Recreation Area, giving it a total of \$13 million for this year.

They have scheduled me for 12:15 and it is 12:10, now.

We have Mr. Raab here from the Marin Conservation League. We have Mr. McKenzie, Mr. Livingston, Mr. Wolfe, Mr. Maher, Dr. Wayburn, Mr. Clusen, Mr. Cooper, Mr. Garrett, Mr. Alderson, and Mr. Thompson.

I am advised we have a mark-up on an appropriation bill at 2 o'clock and a vote at 2:30.

We will stand in recess until 2:45. We should be able to complete the witnesses. I understand two of them are not here.

Those of you who cannot be here at that time, will you submit your statements for the record.

We will stand in recess until 2:45 p.m.

[Whereupon, at 12:10 p.m., the hearing was recessed to reconvene at 2:45 p.m.]

AFTERNOON SESSION

Senator BIBLE. The hearing will resume.

Our first witness this afternoon is Mr. Robert Raab, president, Marin Conservation League, San Rafael, Calif.

**STATEMENT OF ROBERT F. RAAB, PRESIDENT, MARIN
CONSERVATION LEAGUE**

Mr. RAAB. Senator Bible, on behalf of the Inverness Association, the Environmental Action Committee of West Marin, the Tomales Bay Association, and the Marin Conservation League I express complete support of S. 3187.

These organizations, totaling nearly 3,000 members, gave important citizen support to the creation of the Golden Gate National Recreation Area. We are well aware that the magnificent park we now have was given indispensable support by you, personally, Senator Bible and by the other members of this committee.

The legislation before us will further enhance the GGNRA. The bill before us will add approximately 900 acres. The addition of Wolfback Ridge and the rest of Oakwood Valley and the lands of the Tennessee will create more geographically natural boundaries.

May I interject a thought or two on points that came up this morning.

When I drove in on the bus from Dulles Airport, the last time I was here, 2 years ago, I saw a sign that said this was a Federal parkway, a scenic parkway, part of the highway coming along the Potomac.

It occurred to me this morning, listening to the testimony, there is present a justification for Highway 101 being protected the same way any other road would be through or adjacent to a national park.

These key areas are splendid open space in their own right. Inclusion of more land in the Tennessee Valley will enhance what is already the best natural entrance into the southern Marin Peninsula section of the GGNRA.

Inclusion of the rest of Oakwood Valley will provide an attractive wooded area with easy accessibility.

This is a key issue with us. We are for viable forms of transportation and more or less holding back on overdevelopment of those facilities in this particular narrow, steep area.

In addition, the Coastal Commission would have to give permission for any construction on this property. That, I submit, would be a formidable barrier to any commercial development but this would give the National Park Service an option for resolving part of our transportation problems; the snarling of traffic at this intersection.

I believe that the \$61.7 million allocated to buying land inside the boundaries of the existing park will be ample for purchasing the additional properties in S. 3187.

A lack of water and sewer connections is helping to contain costs. Recent rulings by California courts support the legality of withholding permits for large-scale development in the coastal permit zone of the California Coastal Zone Conservation Act of 1972.

These forces work in favor of acquisition at a cost within the allocation. However, other forces may work against acquisition at feasible prices in the near future.

The Golden Gate National Recreation Area has progressed admirably in its first 2 years. We are pleased with the work of Superintendent Bill Whelan and his staff.

We are confident that this subcommittee will continue the splendid work that is manifest in the present GGNRA.

I will not read my second written statement but we do support H.R. 11013 which would add to correct the Point Reyes boundaries.

May I say I was delighted to hear what you had to say this morning about the Vedanta and Kelham properties. It is like asking somebody for \$5,000 and being told, no, you can only have \$10,000.

Senator BIBLE. I do not want to mislead you on Vedanta because it has been called to my attention that there might be some pretty binding covenants in there but I have asked the Park Service to come back with some recommendations on Vedanta.

I pretty well spelled out here that a previous report, signed by Under Secretary Carr, when he was Under Secretary of the Interior; he entered into a contractor covenant with the Vedanta Society.

I do not know what it means yet but I want to take a look at it.

Mr. RAAB. I want to express an appreciation for your willingness and openmindedness to consider this matter.

Senator BIBLE. I do not know whether we can get anything worked out or not but that is why I am asking the Park Service to lay out the whole history so we will know exactly where we stand.

Thank you for being here.

[The prepared statement of Mr. Raab follows:]

STATEMENT OF ROBERT F. RAAB, PRESIDENT OF THE MARIN CONSERVATION LEAGUE

Chairman Bible and Members of the Subcommittee on Parks and Recreation, many civic-minded citizens in Marin County conservation organizations have made contributions to pay for my trip from California to Washington, D.C. for this hearing.

On behalf of the Inverness Association, the Environmental Action Committee of West Marin, the Tomales Bay Association, and the Marin Conservation League, I express complete support for H.R. 11013.

On top of Inverness Ridge, near Point Reyes Hill, are eight acres of land inadvertently excluded from the National Seashore when the boundary lines were formed.

These eight acres are zoned for residential development. One home that has been built is highly visible from nearby promontories, and from Limantour Spit.

We support acquisition of this land so that the visual integrity of the park will be permanently protected. The profile of the ridge will then be nature's design, not man's. In addition, we support acquisition of 160 acres known as the Adams property. This enclave of private land within Seashore boundaries is mostly a thickly-wooded canyon. Its inclusion will enhance Point Reyes National Seashore. Its inclusion also will prevent probable erosion and siltation harmful to Limantour Spit if the property were to be subdivided and developed.

Your recommendation to the National Park Service that they review the Vedanta and Kelham properties for possible purchase is commendable. These lands would be a great asset to the Seashore. We suggest that NPS consider: (1) outright purchase of all the Vedanta holding, or (2) partial purchase and access through certain parts of unpurchased Vedanta land.

We support a Wilderness designation for the 140 acres so proposed in the Farallon Islands.

Senator BIBLE. Our next witness is Mr. McKenzie. I understand he is not here; and then Mr. Lawrence Livingston who is also unable to be with us.

Then, the next witness is Mr. Bruce Wolfe.

STATEMENT OF BRUCE F. WOLFE, SAUSALITO, CALIF.

Mr. WOLFE. Good afternoon, Senator Bible.

I am Bruce F. Wolfe, a private citizen, homeowner, and 8-year resident of Sausalito, Calif.

Thank you for the opportunity to voice my enthusiastic support for the legislation before you which will, if enacted as now drafted and passed by the House, add substantially to the value and viability of the already superb Golden Gate National Recreation Area.

I come before your committee as a concerned citizen representing no formally organized group, but speaking for, I believe, the vast majority of my fellow Sausalitans.

We endorse the Burton-Cranston bills and want to see the areas presently included within them, as well as the existing parklands, preserved for environmental and recreational purposes and protected from what is so euphemistically called "development."

Like members of many communities throughout the United States, Sausalito citizens had, in the past, viewed efforts by the Federal or State governments to set land aside for open space and recreational purposes with mixed emotions, since broadening the tax base, rather than shrinking its total area, was a fundamental presumption of taxpayer economics.

However, a number of recent studies have demonstrated that residential development frequently results in a net tax loss.

This conclusion, plus the obvious benefits of retaining the few precious areas of natural beauty that still remain untouched, is the basis for the more balanced perspective which we espouse today.

That portion of Wolfback Ridge within the city limits of Sausalito included in the measure before you, for example, is approximately one-sixth of our city's total area.

Whether or not its development would add to the city's revenues or subtract therefrom, it is sufficient to say that its inclusion within the GGNRA will remove a presently revenue-producing property from the city's—and Marin County's—tax rolls.

Yet, I am convinced that my fellow citizens are more than willing to sacrifice some present economic benefit to themselves if it will lead to the permanent preservation and highest use of our most threatened resource—our land.

It is surely not necessary for me to recite to you the outstanding natural and scenic features of Wolfback Ridge, Cypress Ridge, Oakwood Valley or any other proposed addition to the GGNRA. Previous witnesses have attested to that.

I would like to point out, though, that Wolfback Ridge, at the very least, could provide users of the GGNRA both convenient and immediate access to the heart of the southern Marin portion of the recreation area.

Provided that a carefully worked out transportation plan was devised, intensive visitor usage would be compatible with the natural values of the land.

I would like to conclude by emphasizing that if Wolfback Ridge were subdivided and sold for residential development, a prime portion of the GGNRA would be hemmed in by rows of private dwellings,

capitalizing on the proximity of the park, yet denying to the visiting public the uncrowded and unspoiled landscapes that characterize the units of our National Park System.

I have attached to my statement copies of several letters by prominent Sausalitans who could not be present today but wish to add their endorsement to the Burton-Cranston bills.

I urge you, we urge you to report these bills in substantially their present form.

Thank you very much.

Senator BIBLE. Thank you very much.

The two letters attached to your statement will be incorporated in the record; one is from Alexander Imlay, I-m-l-a-y, and the other is from Lawrence Livingston, Jr.

[The letters follow:]

Sausalito, Calif., August 19, 1974.

Re. Burton-Cranston bills

HON. ALAN BIBLE,

Chairman, Subcommittee on Parks and Recreation, Senate Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR SENATOR BIBLE: In connection with your hearing on the Burton-Cranston bills for the acquisition of certain properties along U.S. 101 in Marin County, California, for the Golden Gate National Recreation Area, I should like to urge your favorable consideration of the Wolfback Ridge property from the highway westward, for inclusion within the boundaries of GGNRA.

The preservation of these highly visible lands in their natural state is most important not only to the citizens of southern Marin County, but to the countless numbers of people who transit the Golden Gate corridor. Conversely, residential development, which will inevitably occur if the land is not acquired by the Government, would constitute an unsightly detriment and a permanent loss of this highly scenic way.

It is my belief, from discussions with members of this community, that the bills have overwhelming and universal support. I also consider the acquisition of both Southridge and Cypress Ridge as worthy of your consideration.

I request that this statement be made a part of the Subcommittee's record in the consideration of this matter, and that you will favorably recommend the bills to the Senate for adoption.

Yours very truly,

ALEXANDER R. IMLAY.

Sausalito, Calif., August 18, 1974.

Senator ALAN BIBLE,

Chairman, Subcommittee on Parks and Recreation, Interior and Insular Affairs Committee, Senate Office Building, Washington, D.C.

DEAR SENATOR BIBLE: Permit me to urge that the Subcommittee report favorably on S. 2634 and S. 3187 (companion bills to H.R. 10834) which would rationalize the boundaries of the Golden Gate National Recreation Area. Particularly critical are private lands adjoining the present park boundary, and visible from much of the southern Marin County portion of the GGNRA, on Wolfback Ridge in and contiguous to the City of Sausalito. In this area, 162 acres has been proposed for development with several hundred houses that would rim the park. I also strongly favor the other additions to the GGNRA proposed in the bills before your subcommittee.

Because of its location close to a large densely populated city, the park will provide a wilderness experience, in many cases for the first time, for many underprivileged residents of San Francisco and the Bay Region. Acquisition of the lands in question will be necessary to make this experience a full one.

I regret that I cannot attend the Subcommittee's hearing to testify personally. May I request that this letter be read into the record.

Thank you for your consideration. We residents of the San Francisco Bay Region greatly appreciate the Congress making available to the public the mag-

nificent scenic land surrounding the Golden Gate. Generations to come will benefit from your wise decision to preserve this area in open spaces and to make it available for recreation.

Cordially,

LAWRENCE LIVINGSTON, JR.

Senator BIBLE. Our next witness is Dr. Edgar Wayburn, Sierra Club and People for National Recreation Area, San Francisco.
Dr. Wayburn.

**STATEMENT OF EDGAR WAYBURN, M.D., CHAIRMAN OF PEOPLE
FOR A GOLDEN GATE NATIONAL RECREATION AREA**

Dr. WAYBURN. Mr. Chairman, I am Edgar Wayburn, chairman of the People for a Golden Gate National Recreation Area.

Since this may be the last opportunity I will have to appear before you in your present capacity, I want to express my deep appreciation of the thorough and good work done by this committee under your leadership and your outstanding efforts in behalf of the Point Reyes National Seashore and Golden Gate National Recreation Area which are simply two of the many examples.

I want to thank you personally for the fairness, kindness and patience with which you have treated so many witnesses.

Senator BIBLE. I thank you.

Dr. WAYBURN. I believe the testimony of the Sierra Club has been handed in separately.

Senator BIBLE. My understanding is that it has been. The record will be kept open and it will be incorporated in the record.

Dr. WAYBURN. I am here to speak in support of two bills before us; H.R. 11013 to designate as wilderness 141 acres of the 211-acre Farallon National Wildlife Refuge and to revise the boundary of Point Reyes National Seashore by the inclusion of 168 acres of the Inverness Ridge.

Although the Farallon Islands, 28 miles from San Francisco, are small, they are a unique natural biological laboratory. The proposal before you allows for scientific observations of wildlife not readily found elsewhere.

People for a Golden Gate National Recreation Area fully supports this measure.

When the Point Reyes National Seashore Act was passed in 1962, it was the avowed intent of Congress to establish a park which protected a natural, scenic portion of our Nation's shoreline.

The Inverness Ridge is part of the eastern height of land of the Seashore, overlooking the scenic values within the park. It is, itself, a vista point with views stretching west to the Pacific Ocean and east to the Olema Valley.

It is part of the Seashore's watershed boundary and its waters drain into the esteros of the Point Reyes peninsula. The flora and fauna of the park are affected by the quality of the waters which flow from these slopes. The exclusion was a mistake in the final boundary line survey.

There is a particular urgency to the Federal protection of this ridge since local zoning controls can no longer legally restrict subdivision development on it. One house has already been built on the skyline

in recent months. However, the owner has expressed willingness to sell.

Ultimately, preservation of Inverness Ridge will help protect the great open space complex of 120,000 acres stretching from Tomales Bay to San Francisco because the integrity of the Point Reyes Seashore is tied closely to the integrity of this entire open space complex.

I commend to you passage of H.R. 11013.

We endorse the proposal of boundary revisions of the Golden Gate National Recreation Area, as defined by the provisions of S. 3187 introduced by Senators Cranston and Tunney.

S. 3187 provides for several changes in Public Law 92-589 by the addition of approximately 928 acres. Local expansion of the GGNRA is proposed along the southeast boundary of the park to protect the investment made by the Federal Government in the lands nearest to the Golden Gate and to the city of San Francisco.

Certain small parcels at Muir Beach, Stinson Beach, and in San Francisco, inadvertently omitted at an earlier date, would now be included in the park. Certain homes along the National Recreation Area's western edge, included in Public Law 92-589, would be excluded from the park boundaries.

Marin County: southern area—those who proposed the original legislation for the GGNRA were under the impression that certain undeveloped lands were actually included within the boundaries; i.e., were parts of the Marincello or Witter ranches which surround or abutt them or part of the ridgeland known as Wolfback Ridge.

Careful on the spot survey and analysis of the Marin County property maps show that this is not true. These lands are essential to the future protection and best administration and development of this section of the recreation area.

In essence, they are the control of the narrow neck-like entrance to Tennessee Valley and the ridgeland from Tennessee Valley to Wolfback Ridge.

Today, there are open lands, forming a barrier between the newly established park and the adjacent communities of Sausalito, Marin City, and Tamalpais Valley.

Because the existence of a park inevitably makes adjacent land highly attractive to developers, in 15 to 25 years, these unprotected lands would, without doubt, become sites of residential development which would greatly impair the values of the existing park.

To insure protection the recreation area should be structured so that a wall of nearby developments will not be highly visible to the park user. With the southern boundaries of the Golden Gate National Recreation Area, the ridges of Oakwood Valley, Tennessee Valley, and Wolfback Ridge are extremely vulnerable to this type of development.

The eastern mouth of Tennessee Valley is overlooked by the existing Marinview development. Construction of this project has been stopped and the Allan Associates' property has been sold to another developer.

It has been an unwise development for the steep slopes. Houses have slid during heavy rains. No further construction should take place.

Further construction at Marinview might necessitate the creation of a second access to that project's western end, forcing widening of Tennessee Valley Road with unfortunate consequences to this section of the park.

Inclusion of the Allan Associates, Ghillotti Brothers, and Olds properties will forestall further development in this area and add greatly to the recreational possibilities.

The county of Marin and Tamalpais Community Service District lands are the public lands that form the wooded northern edge of the floor of Tennessee Valley, following Tennessee Valley Creek toward Tamalpais Valley.

Oakwood Valley, the area between the Marincello Ranch and Marin City is important not only as including one of the few relatively flat and wooded areas in the southern section of the park, but because it also interconnects Wolfback Ridge, the Marincello Ranch, and Tennessee Valley.

Its sheltered location provides protection from the strong sea breezes. Oakwood Valley's value as a recreation area is enhanced by its easy accessibility. Less than 5 miles from San Francisco and only one-half mile off Highway 101, the valley could serve as part of a fairly high use recreation center core of the park.

Forty percent of Oakwood Valley is already within the park. Inclusion of the remainder of Oakwood Valley and the other properties in the neck of Tennessee Valley would bring the park's edge closer to Tamalpais Valley Junction, an existing transit station.

Park-related commercial development and a National Park Service Visitors' Center might logically be located in Tamalpais Valley.

Wolfback Ridge and Oakwood Valley would also provide recreational open space adjacent to Marin City, a low-income community whose residents would benefit markedly from such convenient parkland, thus directly fulfilling the original hopes for a recreation area which serves residents of impacted areas.

The proposals for Wolfback Ridge, Oakwood Valley, and Tennessee Valley are endorsed by residents of the surrounding communities.

Marin County, Stinson Beach, we recommend 48 acres of developed land be excluded from the present western park boundaries; a number of homes have been constructed on these properties which otherwise should be included within the park boundaries.

This will allow for limited expansion of the town of Stinson Beach.

We recommend the inclusion of the Keller property located on a hillside overlooking the town of Stinson Beach. It was inadvertently omitted from the boundary map of Public Law 92-589.

We strongly recommend the inclusion of an 8.25-acre parcel at the northeast corner of the junction of Highway One and the Panoramic Highway to provide for open space where it is vitally needed.

Commercial or residential development of this parcel could create the greatest of all potential problems of traffic congestion in the body of the GGNRA and for the already clogged junction of Highway One and Panoramic Way, give impetus to inappropriate proposals for development of the roads through the park and the village of Stinson Beach, and be a detriment to the view of those homeowners whose property overlooks the junction.

In addition, the Dipsea Trail, a major trail of historic tradition, extends from Mill Valley, crosses this property, and ends its 7-mile path at the community of Stinson Beach.

Acquisition of this 8.25-acre parcel, located where traffic doubles as it enters the village of Stinson Beach, is logical and extremely important for the park.

Marin County, Muir Beach, the 4 acres proposed for inclusion here, extending the boundary to the highway, would give access to that part of the park above and behind the town of Muir Beach where the contours of the land make it difficult to gain entrance to the park as the boundaries are presently drawn.

The trail easement, which would then be encompassed in the recreation area, would facilitate a bicycle trail along the valley bottom near the highway, rather than the present alternative of constructing it on a high ridge.

This acreage was another inadvertent omission from the boundary map in the original Golden Gate Recreation Area legislation.

San Francisco—the Haslett Warehouse was mistakenly omitted from the final maps for Public Law 92-589. Inclusion could help fulfill the potential of the Maritime Museum and the San Francisco State Historical Maritime Park located nearby.

In summary, S. 3187 provides for certain necessary boundary adjustments to Public Law 92-589 which will increase the size of the Golden Gate National Recreation Area by 880 acres.

All the suggestions can be accomplished without increasing the funding already provided.

Thank you.

Senator BIBLE. That is a very fine statement.

It is my intention to keep the record open. We will be in recess until September 5 or 6, so without objection, the record for any further insertions would be kept open until Thursday, September 5.

I hope we can proceed shortly thereafter to take action on the bills before us; September 5.

Thank you, Dr. Wayburn. It is good to see you. Say hello to your wife for me.

Our next witness is Charles Clusen, representative of the Sierra Club.

Dr. WAYBURN. Mr. Clusen has put in his statement. He will not appear here.

Senator BIBLE. Without objection, his statement on both Point Reyes and Golden Gate will be made a part of the record.

[The statements follows:]

SIERRA CLUB

324 C Street, S. E.
Washington, D. C. 20003
(202) 547-1144

SIERRA CLUB STATEMENT BEFORE THE SENATE INTERIOR SUBCOMMITTEE
ON PARKS AND RECREATION REGARDING H. R. 11013

August 20, 1974

Mr. Chairman, Members of the Committee, I am Charles Clusen, representing the Sierra Club.

The Sierra Club supported the original founding of the Pt. Reyes National Seashore and has a continued interest in its welfare. The Sierra Club offers this testimony to you today in favor of the boundary revisions described in H.R. 11013 and of the proposed Wilderness Area designation for the Farallon Islands.

The Pt. Reyes National Seashore was established in 1962 to provide for the protection of a unique assemblage of scenic, recreation and biologic resources representative of this nation's outstanding grandeur.

Regretfully, the unity of this habitat is now in danger because one significant area, the Inverness Ridge, was not included under National Park Service protection in the 1962 Act.

Even though the Inverness Ridge is a small addition, it is a very important one for the future integrity of the existing park. The inclusion of this ridge would insure the protection of the peninsula's watershed and serve as a visual screen, protecting the Pt. Reyes scenic resources from incompatible development on the landward side.

As scientists learn more about the workings of ecosystems, evidence continues to reinforce the need for management boundaries which correspond to natural geographical boundaries. The revisions, encompassing 168 acres, in H.R. 11013 would perfect the boundaries to create an ecologically defensible unit in conformance with the seashore park originally envisioned by Congress in 1962.

Wilderness status, as described in H.R. 11013, for the Farallon Islands will provide for the preservation of the natural condition of the islands, protecting the habitat for numerous birds and marine mammals.

The Sierra Club offers our full support of this important and timely legislation.

SIERRA CLUB

324 C Street, S.E.
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SIERRA CLUB AND FEDERATION OF WESTERN OUTDOOR CLUBS

STATEMENT BEFORE

SENATE SUBCOMMITTEE ON PARKS AND RECREATION

OF THE INTERIOR AND INSULAR AFFAIRS COMMITTEE

TO EXPAND THE GOLDEN GATE NATIONAL RECREATION AREA

August 20, 1974

Mr. Chairman, I am Charles M. Clusen, a Washington Representative of the Sierra Club and today I also am representing the Federation of Western Outdoor Clubs too.

The Sierra Club and Federation of Western Outdoor Clubs are strongly in support of this legislation, which will add about 875 acres to the existing Golden Gate National Recreation Area, established two years ago.

Even though these additions are not large in sum, they are extremely important. As in the case of the Wolfback Ridge area, they form vitally important buffer zones which will give more complete protection to the scenic and recreational resources within the area already established. Another crucial addition harmful to properly control commercial development is the 8.25 acre parcel in Stinson Beach. Other of the additions will help to round out the recreation area by adding other places with important scenic and recreation values.

Our organizations have supported in an official capacity the establishment of the Golden Gate Recreation Area; and a great many of our members in the San Francisco Bay area and elsewhere worked very hard for its establishment. Thanks to the wisdom and foresight of the Congress, the nation now has a national recreation area in the San Francisco Bay area which is one of the finest in the nation. It has superb beaches, stunningly beautiful headlands, and a wild dramatic interior. It will afford relief for decades to come for the millions who live in the Bay area. It preserves the finest of what remains in a relatively unspoiled state in that area.

These additions would make this part of the system complete. We thank the committee for its sponsorship of this important legislation, and offer our full support.

Senator BIBLE. Our next witness is Toby Cooper, administrative assistant for parks, National Parks and Conservation Association.

STATEMENT OF TOBY COOPER, ADMINISTRATIVE ASSISTANT FOR PARKS, NATIONAL PARKS, AND CONSERVATION ASSOCIATION

Mr. COOPER. Mr. Chairman, I am Toby Cooper, administrative assistant for parks at the National Parks and Conservation Association.

NPCA is a private, nonprofit, educational and scientific organization devoted to the preservation of environmental quality, and, particularly, to the protection of the national parks and monuments of the United States.

We appreciate this opportunity to appear before this subcommittee and express our views on the future of two important units of the National Park System.

NPCA strongly supports the proposed additions to GGNRA.

We support adding 875 acres to the recreation area, and we recommend that this subcommittee act promptly in referring the legislation to full committee and, ultimately, to the floor of the Senate.

NPCA has taken a keen interest in GGNRA and we are pleased to see the original concept strengthened by additions.

With Golden Gate, and its companion area, Gateway National Recreation Area in New York and New Jersey, the National Park Service has pioneered the concept of urban-style national parks in the United States.

These parks not only bring vital outdoor recreation opportunities within reach of millions of urban residents, but also insure the protection and preservation of open space close to heavily urbanized regions.

We intend to carry out support for urban parks to other parts of the Nation where proposals to protect open space close to metropolitan areas are active and viable.

We urge this subcommittee to do likewise, as it has done so well in the past.

The proposed additions in S. 3187 each serve an important purpose. The new lands are needed to improve protection of ecological and topographic units.

Oakwood Valley and Tennessee Valley, for example, will extend a protected corridor into an important part of the existing park. The Wolfback Ridge area will widen the park, extending not only the size of the recreation area, but adding areas with new recreational possibilities.

The Stinson Beach area will add a necessary measure of traffic control.

Each of the proposed 875 acres has an important function in increasing the strength and integrity of GGNRA and, likewise, a strong GGNRA means we have a greater possibility of establishing good urban-park proposals in other parts of the Nation.

NPCA wholeheartedly supports adding the 168-acre Inverness Ridge line to Point Reyes National Seashore. Point Reyes is one of our most enchanting seacoast areas and we are interested in adding new measures of protection to this unique national seashore.

The 141 acre Farallon National Wildlife Refuge Wilderness proposal is an excellent proposal designed to maximize protection of this isolated, windswept island group.

Although visited by few people besides Coast Guard crews and fishermen seeking temporary shelter, a Farallon Wilderness would be a unique addition to the National Wilderness Preservation System.

Senator BIBLE. Fine.

I appreciate that statement. You are always helpful to the committee.

Our next witness is Tom Garrett, conservation director for Friends of the Earth.

Do you have a prepared statement? You may proceed.

**STATEMENT OF TOM GARRETT, WILDLIFE DIRECTOR, OF
FRIENDS OF THE EARTH**

Mr. GARRETT. Mr. Chairman, I am Tom Garrett, wildlife director of Friends of the Earth.

Thank you for this opportunity to testify in support of S. 3187, introduced by Senators Cranston and Tunney to revise the boundaries of the Golden Gate National Recreation Area.

We have consulted with our California office in the preparation of this testimony and are pleased to give our support to this effort to roundout the boundaries in the southeast section of the park and at Muir and Stinson Beach.

We believe the proposed additions will serve to enhance lands already in park boundaries and will substantially increase management flexibility by providing additional park access.

The Wolfback Ridge, Oakwood Valley, and Tennessee Valley additions are most important.

The protection of these ridgeland will keep the scenic Highway 101 corridor intact and provide a much needed buffer against development that would severely intrude on existing parkland.

The Wolfback Ridge and Oakwood Valley additions will enhance the public investment in Marinello by bringing the upland ridges under Park Service management. Low-income residents of Marin County will also benefit from these additions by ready access to recreational open space.

Acquisition of the parcels at Tennessee and Oakwood Valleys will bring a strategic and natural access point under park management. This is an area of potentially high recreational use, for it is near Highway 101 and Tam Valley Junction, an existing transit terminus.

Park related commercial development has already been proposed at Tam Junction which is also a logical site for a Park Service visitors' center.

Unless these areas are acquired for park purposes, private development will one day seal off access to this section of the park. Development on these ridges would only destroy the scenic open quality of the areas themselves. It would diminish the park setting by subjecting users to a highly visable wall of homes, streets, and automobile traffic.

However, if these ridges are included in the park, they will form a natural protective boundary.

We also urge the subcommittee to act favorably on the revisions in the Stinson Beach area. The Leonard and Keller properties are taken into the park and approximately 50 acres of homes and homesites are to be excluded.

This latter revision will allow for some amount of growth and development in the town of Stinson Beach.

The 8 $\frac{1}{4}$ acre Leonard parcel at the junction of Highway No. 1 and panoramic highway at Stinson Beach is a strategic parcel to include within park boundaries.

All traffic from San Francisco and Marin County converges at this point. Any development on this property would exacerbate weekend traffic congestion and bring pressure to "improve" Highway No. 1.

Area residents have historically fought attempts to "improve" this coastal highway.

We also support the proposed addition at Muir Beach which will provide increased public access to the recreation area at this point.

In closing, we hope the subcommittee will act favorably on these important GGNRA boundary revisions for they will not only protect lands already in the park, but will go far in making this "park to the people" accessible to the people.

We are also pleased to testify today in support of H.R. 11013, the Farallon National Wildlife Refuge bill.

The rich wildlife habitat on the Farallon Islands most assuredly deserves the extra protection that refuge designation would afford.

The proposed addition to Point Reyes National Seashore, contained in H.R. 11013, also deserves subcommittee approval.

This addition of 168 acres on Inverness Ridge will bring the entire Point Reyes/Esteros watershed under park management, and we believe it is a most welcome perfection in the boundary of the seashore.

Thank you.

Senator BIBLE. Very fine statement. Always good to see you.

Thank you.

Our next witness is George Alderson, Assistant Executive Director of the Wilderness Society, Washington, D.C.

STATEMENT OF GEORGE ALDERSON, ASSISTANT EXECUTIVE DIRECTOR, WILDERNESS SOCIETY

MR. ALDERSON. Pointing to the Farallon Islands and their designation as a wilderness, we favor the proposal of the U.S. Fish and Wildlife Service on this in which only the southeast island would be excluded.

The reason for the exclusion there is that that is inhabited the year round by the bird observatory and that is needed there for scientific purposes and for protection of the birds.

The Coast Guard station, I want to note, is already automated and needs only occasional maintenance but the bird observatory is inhabited year round.

We also favor the separate provision of this bill adding the Inverness Ridge to the Point Reyes National Seashore and we also commend your proposal to get some immediate data in on these other possible additions to Point Reyes to take care of those inholdings.

Senator BIBLE, Fine.

[The prepared statements of Mr. Alderson follows:]

STATEMENT OF GEORGE ALDERSON ON H.R. 11013

I am George Alderson, Director of Federal Affairs of The Wilderness Society, a national conservation organization, with headquarters at 1901 Pennsylvania Avenue, N.W. in Washington, D.C.

It is with a great deal of pleasure that I appear before you today in support of H.R. 11013, which would designate certain lands in the Farallon National Wildlife Refuge, California, as wilderness.

The Farallon Islands are four groups of islets about 30 miles west of San Francisco. The northern two groups, North and Middle Farallon, consist of small, bare, starkly picturesque rocky islets. These islets have never been inhabited by man, are difficult to land on and are of no commercial importance. Their major value has always been as undisturbed rookeries for seabirds, of which at least ten species nest on these little studied islands. Bird populations nesting on the Farallon represent a major part of the California breeding population for several species. California Sea Lions are the most common mammals frequenting the islands. Preservation as a wilderness area will guarantee that this will continue to be their role.

The South Farallons consist of a number of small islets surrounding Southeast Island, the largest island of the group and approximately 100 acres in size. *All of the Farallons except Southeast Island are included in the Wilderness Proposal.* Southeast Farallon Island has been the center of human habitation since the early 1800's, and at present there are a Coast Guard Station and a permanent station of the Point Reyes Bird Observatory. The presence of these stations and the continued need for this island as a site for navigational aids precludes its inclusion in the proposal. It is important that there be personnel on this island to provide protection, for the surrounding islets and to carry out studies on changes in the seabird population. *For these reasons, we support, at this time, the Farallon proposal of the U.S. Fish & Wildlife Service, with its exclusion of Southeast Island,* for a 141-acre Farallon Wilderness. Later, in the event that human habitation is no longer required to perform these important functions, Southeast Farallon should be reviewed under the requirements of the Wilderness Act and added to this wilderness. Also, the biological value of the Farallon for marine birds and sea mammals is tied directly to the interrelated plant and animal life occurring in surrounding waters. However, the lands and waters below mean high tides are under the jurisdiction of the State of California. California has now made the surrounding areas a state wildlife preserve in order to further protect wildlife, but these lands still need further protection. The Wilderness Society and other conservationists urge that in order to further protect this valuable and unusual ecosystem from future encroachment, the State of California should take action to preserve the natural values of the adjacent and surrounding submerged lands by designating them as a State Wilderness or natural area; or, preferably, donating the land and water areas to the Federal Government as an addition to the valuable wildlife area.

It is important to note that National Wildlife Refuges, usually established by administrative action (Executive Order, Public Land Order, and purchase), presently have little specific protection under law from destructive intrusions proposed by groups in a position to bring pressure on them. Their inclusion, by Act of Congress, in the National Wilderness Preservation System would give them firm statutory protection.

The Wilderness Society urges the inclusion of the Farallon National Wildlife Refuge in the Wilderness System because of the extra protection that would be provided to it. Now, when we have the opportunity, we should safeguard these islands against the forces of population, mechanization, and economic activity. The inclusion of these unique islands will add to the variety of habitats which the Wilderness System endeavors to preserve for posterity.

The Wilderness Society also favors the separate provision adding a 168-acre tract on Inverness Ridge to the existing Point Reyes National Seashore. The ridge, a crucial topographic feature with views overlooking much of the national seashore, is badly needed as a part of the seashore. Development is rapidly en-

croaching on this tract, so the decision must be faced now, either to include it or to turn it over to development through inaction.

We therefore support H.R. 11013 and urge its enactment.

STATEMENT OF GEORGE ALDERSON ON H.R. 10834

I am George Alderson, Director of Federal Affairs of The Wilderness Society, a national citizens' organization devoted to conservation of wilderness and wild lands. Our headquarters are at 1901 Pennsylvania Avenue, N.W. We appreciate the invitation to present our views.

The Wilderness Society strongly supports the Golden Gate National Recreation Area, and we urge the enactment of the boundary revisions proposed in H.R. 10834 and S. 3187. As often happens with complex legislation, some of the problems become clear only after the dust has settled. This clearly was the case here, involving the unintentional omission of several key areas that are vital to protect the integrity of GGNRA for public use and enjoyment.

The Wolfback Ridge and Tennessee Valley tracts are needed to protect lands currently threatened with development that would greatly detract from public use of GGNRA. These areas and Oakwood Valley also offer unique recreational values of their own, if they can be secured in public ownership.

The Muir Beach and Haslett warehouse additions bring into the GGNRA two small tracts that were unintentionally omitted from the 1972 Act, but which are important in the public use pattern of the recreation area.

We strongly favor the addition of the 8-acre tract at the junction of Highway One and the Panoramic Highway. This is one of those tracts that, if developed privately, could work against much of what the 1972 Act sought to achieve. Private development here would create traffic congestion at this key site, and stimulate further traffic and road expansion that is definitely antithetical to the public use concepts that are basic to GGNRA. We believe the tract should be added to the recreation area.

The additions in this legislation would total approximately 928 acres. We urge the enactment of the bill, and we commend its cosponsors for their leadership on this matter.

Senator BIBLE. The next witness is Mr. Dean O. Thompson.

He does not appear to be here. He has a statement. The statement will be incorporated, in full, at this point in the record.

[The prepared statement of Mr. Thompson follows:]

STATEMENT OF DEAN O. THOMPSON, OJAI, CALIF.

Gentlemen, I am opposed to Senate Bill 2634 for the following reasons:

(1) I have invested over a full year of my life into a beautiful environmentally protective project for twenty-one acres that are included in S-2634.

(2) S-2634 will remove from private ownership about one-third of the entire area of the City of Sausalito. Small apartments in the Sausalito area now rent for from seven hundred to nine hundred dollars (\$700.00 to \$900.00) per month. If S-2634 passes you can expect rentals to skyrocket so that only the very rich can afford to rent. From that standpoint the bill is very self-seeking for the present property owners and definitely not for the average person. Thus the bill has the reverse effect from what it is alleged to do—i.e., allow better use by the public.

(3) The bill in reality will add very little to the present G.G.N.R.A. and inclusion of the areas will create more administrative problems than it could possibly solve. A little investigation will show certain areas are excluded and the overall eastern edge of the G.G.N.R.A. will be longer and more costly to fence and control.

(4) The City of Sausalito and Marin County have been very effective in making sure that development in the area is environmentally correct. In fact, the present owners have been exceptionally careful on their own to make sure development is correct. The area is more beautiful now than it was fifty years ago as old photographs show so it is not nor has it been necessary to "protect" the area from development.

(5) Publicity of S-2634, as well as this public hearing, has been very poor. Property owners in the area have not been contacted properly, at least. I had to

dig out the fact that there was even this public hearing. Along that line, has an environmental impact study been done on S-2634 as required by the Environmental Policy Act (N.E.P.A.)? It certainly has not been circulated in this area. In fact I wrote the Bill's author and he didn't even tell me of this hearing. I wonder if this is being railroaded through?

(6) The expense to the taxpayer of S-2634 is not justified and is inflationary. The twenty-one acre parcel that I am interested in would, if condemned for public use, cost the taxpayers in excess of three hundred thousand dollars (\$300,000.00). This figure should be extrapolated to see what the whole acquisition might cost. I don't claim to have the highest cost land either, and I can document my costs from my own personal expenditures. These huge costs cannot be justified by any reasonable cost-benefit ratio.

I might make a few positive statements, for I think the conversion of military bases into parks is a great idea and I am in favor of the G.G.N.R.A. So my suggestion is for the administrative branch of the G.G.N.R.A. to work with the City of Sausalito and Marin County to see that the property covered in S-2634 is used as a buffer zone with suitable private development. If the administrative unit of the G.G.N.R.A. cannot work with the City and County, then what will happen when S-2634 moves the park boundaries right up into the back yards of the City of Sausalito?

Thank you for your consideration of my ideas, which were hastily put together because I only heard of this hearing on August 12, 1974.

Enclosure.

CITY OF SAUSALITO,
California, October 25, 1973.

WERNER VON GUNDELL,
Director of Planning, Planning Department, Civic Center,
San Rafael, Calif.

DEAR MR. VON GUNDELL: Thank you for continuing the hearing of the proposed rezoning of 21 acres north of the Sausalito City boundaries from H-1 to A-P. The following is the motion which the Planning Commission made at their meeting of October 17, 1973:

Commissioner Bowen moved, seconded by Commissioner Gildersleeve that the Commission instruct the Planning Commission to advise the Marin County Planning Commission that the Sausalito Planning Commission approves the concept of development of the property west of Highway 101 but requests that the Marin County Planning Commission by appropriate zoning, Master Plan, or other means, assure that the area shown as open space in the proposed development remain as open space.

Ayes: Gibson, Gildersleeve, Chairman Nissen.

Absent: Bowen.

Abstain: Autumn.

Commissioner Autumn stated that she was abstaining because she did not have enough information to vote intelligently.

Should you have any questions about the action taken by the Planning Commission, please contact me.

Yours very truly,

HERB CASE,
Planning Director.

HC:lk

GLENDON INTERNATIONAL STUDIOS

The proposed 10,000 square foot development consists of three basic internal functions:

A. *Administrative*.—This function will accommodate the reception, book-keeping and lounge areas of the building.

B. *Recording section*.—This area, which is acoustically isolated within the structure, will include two recording studios, one echo chamber, and the necessary control rooms.

C. *Shop section*.—This space will incorporate the necessary equipment & parts needed to repair and maintain the electronic equipment.

In addition to the above requirements, five cottages will also be part of the masterplan proposal. These small living units will accommodate the visiting artists during extended recording sessions. Each living unit will require a

space of approximately 900 square feet. At no time should the density of the facility be greater than twenty four people.

The main building itself will be sited and placed into the hill (the double-wall reinforced concrete wall construction needed for internal sound isolation would form a compatible envelope for such placement.) This would greatly reduce the visual impact of the structure and in fact, the majority of the roof and walls will be partially buried within the hillside (see sections) and landscaped accordingly with plant material to harmonize with the natural terrain.

Only the required fenestration will be incorporated to allow for the receiving of views and to provide for natural ventilation. Glazing will be slanted as required to avoid any reflections and glare from normal viewing corridors.

Trees and shrubs will be used to form visual buffers at those locations where the automobile or service vehicles may be easily seen. (see plans & sections)

Water from rain run-off of paved areas and from the well will be stored on the roof of the main structure and serve as a pond near the cottages.

The open containment of this water will serve four basic needs.

1. Provide fire-fighting water for both structures and surrounding terrain.
2. Provide cooling water for air conditioning equipment.
3. Provide a source of fresh water for wildlife—there is no source of fresh water presently on the site.
4. Finally, to provide a reservoir to compensate for any excessive water consumption.

Utilities to the site will be provided by a three-foot round steel tube placed beneath the freeway and connected to the utilities on Lincoln Drive in Sausalito. Such a sleeve would be placed by a "boring & jack" technique, a very expensive but common procedure in providing utilities under a freeway. Within this steel "community" sleeve, the sewage, electricity and telephone lines can be placed and provision made for future gas and water. Ownership of such a utility "conduit" would be with the utility companies involved and they in turn would be responsible for its maintenance. This type of utility tie-in would completely eliminate any growth-inducing impact generated by the extension of utilities.

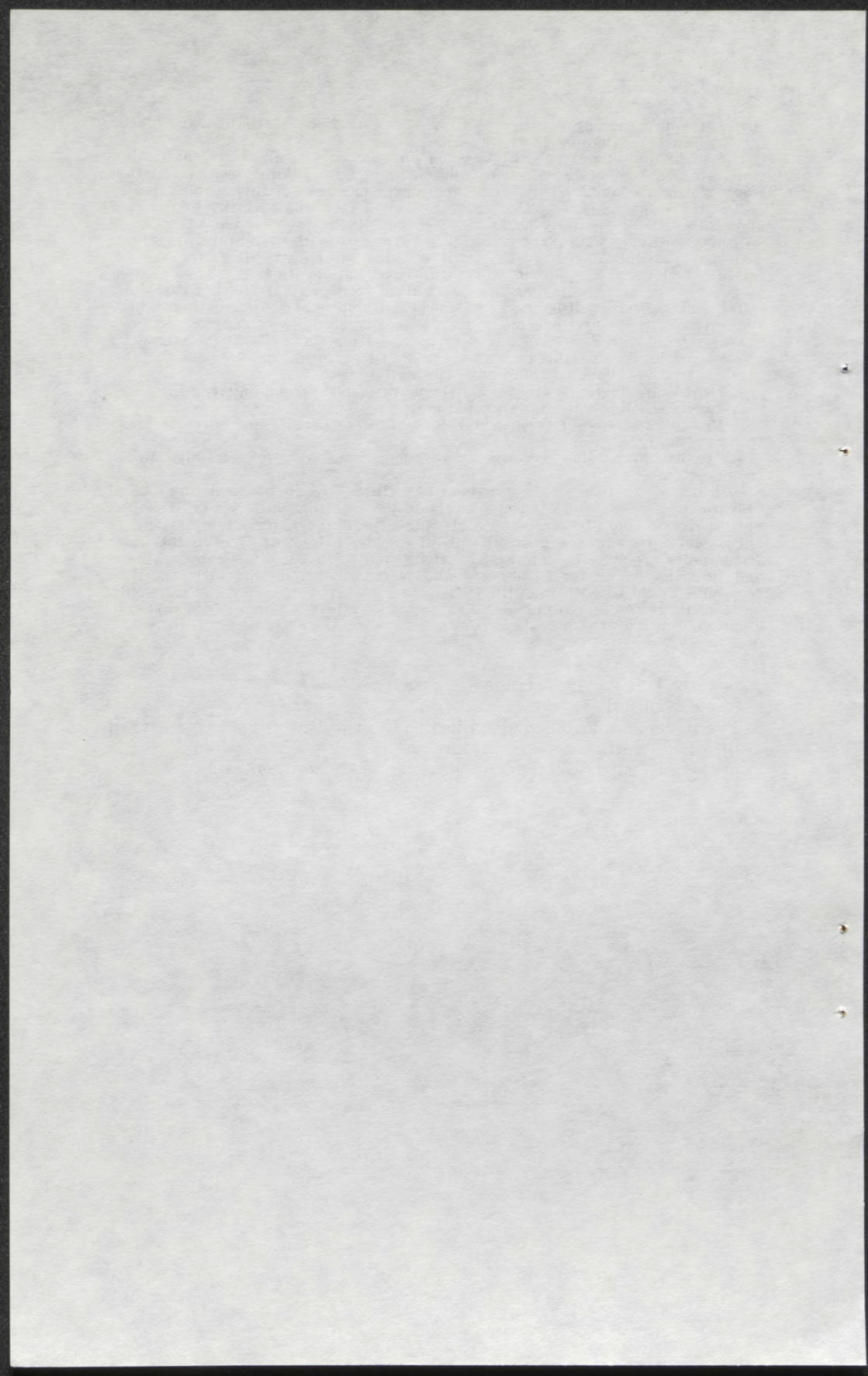
DONALD K. OLSEN.

Senator BIBLE. Any further witnesses?

[No response.]

The hearing is adjourned subject to the right of anyone to forward additional information on or before September 5.

[Whereupon, at 3:30 p.m., the hearing was adjourned.]

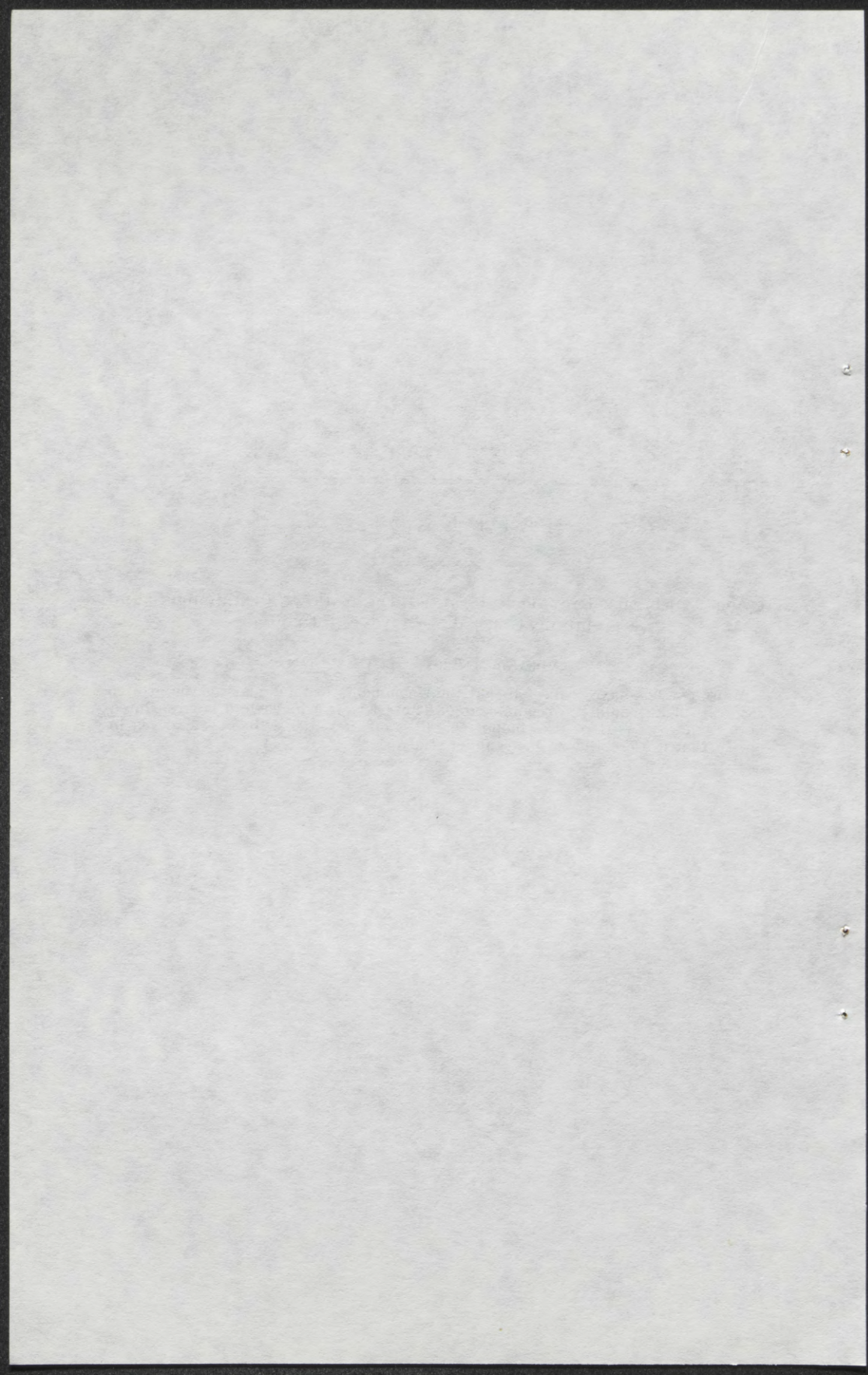


APPENDIX

Under Authority Previously Granted, the Following Statements and
Communications Were Ordered Printed

MEMORANDUM FROM THE CHAIRMAN

Many persons have requested that their comments be made part of the printed record. Not all could be accommodated. Those letters which were not reprinted here remain as part of the committee's file and they, too, will be considered in our further work on the problems under study.



CONGRESS OF THE UNITED STATES,
HOUSE OF REPRESENTATIVES,
Washington, D.C. September 4, 1974.

Hon. ALAN BIBLE,
*Chairman, Parks and Recreation Subcommittee,
Senate Interior Committee.*

DEAR SENATOR BIBLE: I am forwarding the enclosures for your review, and will also appreciate your including them in the hearing record on the Golden Gate National Recreation Area bill.

You will note the material pertains to the 8.25 acre piece of land (Assessors Parcel 195-232-01) owned by George Leonard. I believe this additional information substantiates my position that all planning agencies having anything to do with the Stinson Beach area have recommended against inclusion of this land in the GGNRA. In particular, your attention is called to the Association of Bay Area Governments' (ABAG) "Regional Ocean Coastline Plan for the San Francisco Bay Area" which recommends that designated areas around Stinson Beach, including Leonard's 8.25 acres, be reserved for community growth.

Also, as Mr. Leonard points out in his August 25 communication, contrary to testimony given during the August 20 hearings before your Subcommittee, the Dipsea trail does not cross his 8.25 acre piece of land.

To sum up, the fact remains that all local planning bodies have asked for exclusion of the 8.25 acres. I really feel that local government should be considered in a matter of this kind.

With kind regards, I am
Cordially,

CHARLES S. GUBSER,
Member of Congress.

Enclosures.

Stinson Beach, Calif., August 25, 1974.

Hon. CHARLES S. GUBSER,
Member of Congress, Rayburn Building, Washington, D.C.

DEAR MR. GUBSER: You have asked for my comments concerning the testimony about revisions to the boundaries of the Golden Gate National Recreation Area, which testimony was given before the Subcommittee of the Honorable Senator Alan Bible.

There is one glaring error in the testimony of Edgar Wayburn concerning the 8¼ acres. On page three of Doctor Wayburn's testimony he states, "In addition, the Dipsea Trail, a major trail of historic tradition, extends from Mill Valley, crosses this property and ends its seven mile path at the community of Stinson Beach." I have just this morning witnessed the running of the annual Dipsea Trail Race and not one runner touched this 8¼ acres in any place. To substantiate my statement I am attaching copy of letter of August 23rd., to the Honorable Senator from Mr. Pierre Joske, Marin County Director of Parks and Recreation.

Every agency involved with planning the Stinson Beach Area has, without exception, advocated expansion of the Village to make it a viable community capable of supporting the visitors to the GGNRA. These agencies are:

1. Marin County Planning Commission:

"Stinson Beach is characterized by tourist-commercial activities and a mix of primary and second homes. There is a need for some additional commercial services here, for both visitors and residents. The village expansion area is surrounded by public land, and growth will thus be limited."

"The brightest spot in Marin's commercial spectrum is the drinking-dining and fun shopping areas. Many of Marin's existing downtowns have the charm and space for expansion of this kind of commercial development, most notably Mill Valley, San Anselmo, Fairfax and the unincorporated communities of Bolinas, *Stinson Beach*, Point Reyes and Forest Knolls-Lagunitas.

2. Marin County Board of Supervisors: See attached letter of March 11th, 1974 from the Marin County Board of Supervisors to Honorable Alan Bible, with attached copy of telegram of February 19th, 1974 to Honorable William S. Mailliard.

3. The Association of Bay Area Governments: Attached is a photo copy of Page 30 of the Regional Ocean Coastline Plan of ABAG to which is attached an explanatory note.

4. The California Coastal Zone Conservation Commission. This agency was created by California to preserve the coastline. This agency has by agreement with ABAG agreed to follow the ABAG plan for the Coastal Area. Note draft of agreement attached, with explanatory note. (There is every indication from hearings and discussions to date that the Commission will shortly announce that the best way to preserve the coastline unspoiled is to limit any commercial-recreational development to the existing towns and villages.)

I have attempted to keep my opinions out of the above discussions. Now I'll give you my prediction. The same people and organizations who are attempting to get as much of Marin County as possible acquired by the Federal Government for the Golden Gate National Recreation Area and Point Reyes National Seashore, will soon be doing everything they can to keep anyone from using it.

The National Park Service knows as much about the area as anyone, they have no axe to grind, they have the responsibility for administering the parks, and when they say they don't want something added to their parks, believe me they don't need it. Of the 2,200 acres I owned around Stinson Beach, all but 8¼ acres has gone for park, approximately \$800,000 of which was without compensation. If I thought they really needed the 8¼ acres I'd give them that too.

Sincerely,

GEORGE P. LEONARD.

CITY OF SAUSALITO, CALIF.,

September 4, 1974.

HON. ALAN BIBLE.

Chairman, Subcommittee on National Parks of Committee on Interior and Insular Affairs,

Senate Office Building, Washington, D.C.

DEAR SENATOR BIBLE. I appreciated the opportunity to testify before your Subcommittee on August 20, 1974, regarding the proposed additions to the Golden Gate National Recreation Area.

At this time I would like to draw your attention to two details of consequence concerning this legislation.

First, enclosed are two aerial photographs depicting in item #1 the inclusion of Wolfback ridge *only*, and in item #2 the Ridge *plus* the Cypress Ridge, the South Ridglands and segments of the Freeway right-of-way.

In resubmitting these areas to you for consideration, I am drawn to your remarks at the August 20th hearing. I'm sure the record will reflect your saying in essence that we should give careful attention to rounding out the final boundaries of the GGNRA. The scenic easement that is graphically depicted in item #2, and which was so eloquently described by Marin County Supervisor Michael Wornum, fulfills this very charge that you made at that hearing.

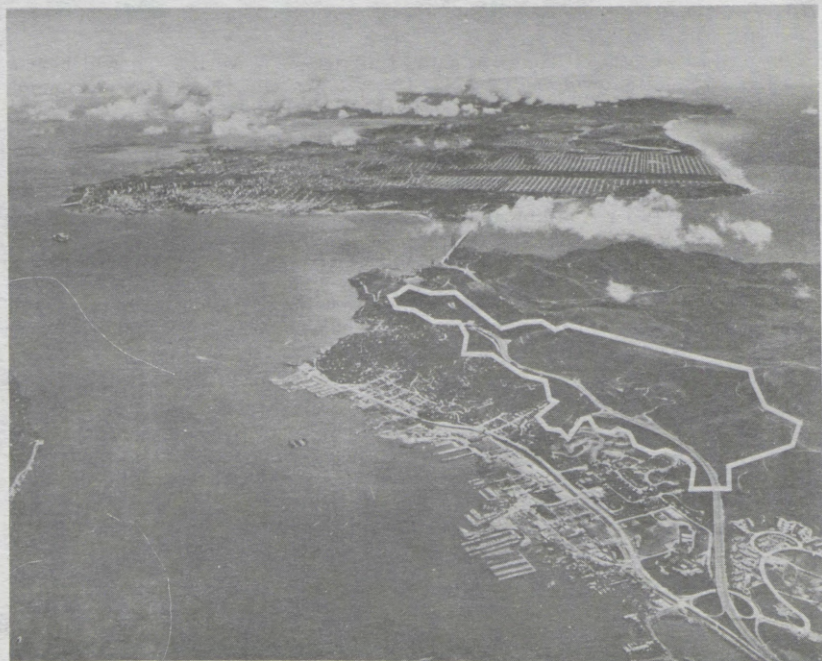
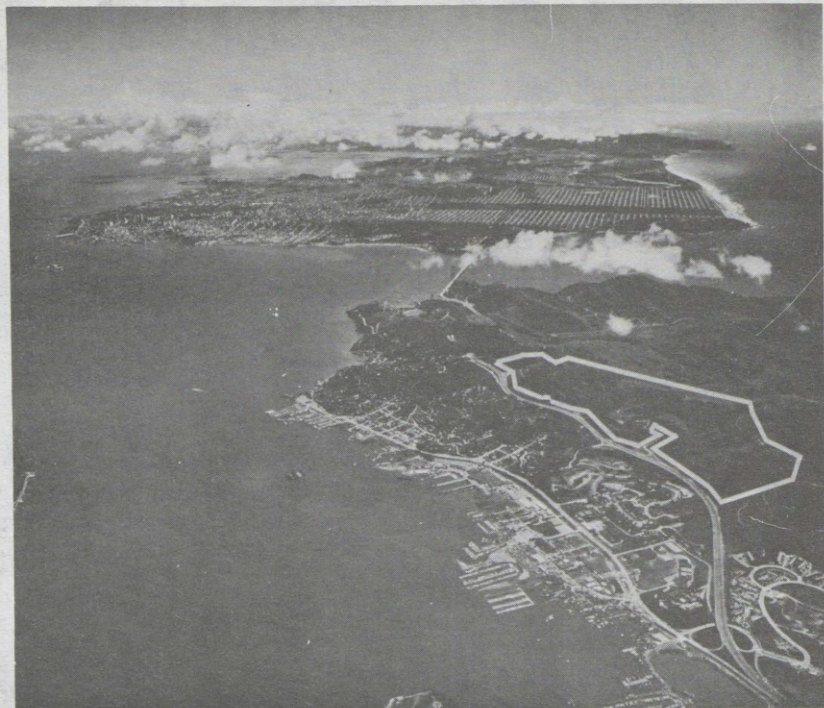
Secondly, I invite your attention to the Wolfback Ridge Subdivision Environmental Impact Report in its entirety, but with special attention to pages 1, 8, 31 and Figures 21 through 36.

If I can be of any further assistance to you in this matter, please don't hesitate to call on me or our staff.

Sincerely,

ROBIN R. SWEENEY, *Vice-Mayor.*

Enclosures.



U.S. DEPARTMENT OF THE INTERIOR,
NATIONAL PARK SERVICE,
Washington, D.C., September 23, 1974.

HON. ALAN BIBLE,

Chairman, Subcommittee on Parks and Recreation, Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR SENATOR BIBLE: In hearings before your subcommittee on August 20 relating to legislation on Golden Gate National Recreation Area and Point Reyes National Seashore, some additional information was requested. We are pleased to supply these items herewith:

1. Detailed information regarding the ownership of the Oakwood Valley section of Golden Gate. This area consists of seven tracks with six owners. One of these owners is the Trust for Public Lands, owning 73.89 acres. The remaining owners have 135.00 acres, for a total of 208.89 acres. While we have not recommended this area for acquisition, should the legislation be passed, it would become number five on our list of six priorities for acquisition. We anticipate no particular acquisition problems.

2. Detailed map showing the Stinson/Leonard properties at Golden Gate. This map was given to a member of the committee staff, Mr. James Beirne, on the day of the hearing.*

3. Confirmation of a study to be conducted on the Vedanta organization's use of the Point Reyes National Seashore. A request was made of the Western Regional Office of the National Park Service. The study is to be completed December 1, 1974.

4. A copy of the California Department of General Services letter explaining the State's position on the Haslett Warehouse in San Francisco. A copy of that letter is enclosed.

Sincerely yours,

RONALD H. WALKER, *Director.*

CALIFORNIA DEPARTMENT OF GENERAL SERVICES,
Sacramento, May 1, 1973.

Re Haslett Warehouse, SSI, 123.

Mr. HOWARD H. CHAPMAN,

Director, Western Region, National Park Service, Department of the Interior, San Francisco, Calif.

DEAR MR. CHAPMAN: Thank you for your letter of April 18 in which you requested we retain ownership of the Haslett Warehouse property for another year because of the possible interest of the Federal government in acquiring it.

The provisions of the Federal act which permits acquisition by donation only unfortunately conflict with the Constitution of the State of California, which prohibits the State from making gifts such as this. Because of this conflict, there appears to be little point in delaying the sale. The market value of the property is approximately two million dollars. We would, of course, be happy to sell it to you, but it appears that the restrictions of your act prevent such a purchase. If you do have any interest in purchasing the property, we would have to have this information prior to June 30, 1973.

I am sorry we could not give you a more satisfactory response to your request and certainly hope that the development of the Golden Gate National Recreation Area will not be materially affected.

Sincerely,

LEW CLINGAN, *Assistant Director.*

COUNTY OF MARIN,
DEPARTMENT OF PARKS AND RECREATION,
San Rafael, Calif., August 23, 1974.

Subject: Golden Gate National Recreation Area—Dipsea Trail.

HON. ALAN BIBLE,

*U.S. Senate, Senate Office Building,
Washington, D.C.*

DEAR SENATOR BIBLE: This letter is written to you at the request of Mr. George Leonard and it represents the best of my personal knowledge.

*Retained in committee file.

I understand that during recent hearings of your Committee for the expansion of the boundaries of the Golden Gate National Recreation Area, the statement was made that the historic Dipsea Trail crosses Mr. George Leonard's property at the intersection of Panoramic Highway and Highway No. 1 in Stinson Beach. The land consists of approximately 8.25 acres and is more specifically identified as Assessor's Parcel No. 195-232-01. In November of 1968 Mr. Leonard graciously donated to the County of Marin all easements to the Dipsea Trail wherever the Trail crossed his property. To my knowledge the official Dipsea Trail race uses public street right-of-way in the vicinity of the particular parcel of land mentioned above and it does not cross Mr. Leonard's 8.25 acre property.

I hope the above is of assistance to you and your Committee.

Respectfully yours,

PIERRE JOSKE, *Director.*

THE BOARD OF SUPERVISORS OF MARIN COUNTY,
San Rafael, Calif., March 11, 1974.

HON. ALAN BIBLE,
*U.S. Senate, Dirksen Building,
Washington, D.C.*

DEAR SENATOR BIBLE: At the August 9, 1971, hearing of the House Committee on Interior and Insular Affairs, I, as Chairman of the Marin County Board of Supervisors, gave testimony endorsing the Act to create the Golden Gate National Recreation Area with the proposal that there should be a clarification of boundaries described in the surviving bill. In that testimony, it was stated that sufficient land area should be excluded from the recreation area to allow Stinson Beach to become a viable community.

Also, I was assured that the recommendations of the Marin County Board of Supervisors would be given serious consideration, since the bulk of the Recreation Area would be in Marin County with considerable social and economic effect.

My statements were based on careful considerations, including full investigation and public debate, by the Marin County Planning Commission, the Marin County Parks and Recreation Commission, and the Marin County Board of Supervisors.

We are now advised by the public media that the House of Representatives, under suspension of the rules, has passed H.R. 10834, as amended, which ignores our repeated requests.

Generally, we support the boundary revisions of the Recreation Area as recommended by the National Park Service which must administer the final acquisition.

There are two provisions of the bill, as passed by the House, which cause us considerable concern, discussed in detail as follows:

Provision Number One: the bill provides that 8¼ acres adjacent to the business section of Stinson Beach be added to the Recreation Area. This 8¼ acres was never considered for inclusion in the Recreation Area until the introduction of H.R. 10834 on October 10, 1973. Its inclusion has been consistently opposed by Marin County since that date.

The Marin County General Plan states as follows:

"A positive policy toward the establishment of a resort complex and other visitor services in the Coastal Recreation Corridor (West Marin) should be followed in order to obtain economic benefits to the Marin economy from the visitation to the outdoor attractions of the County."

Unless it is the intention to keep people from using the Recreation Area, there must be some provision to provide necessary services to those using this beautiful area.

The Planning Commission has made the following recommendation with regard to Stinson Beach:

"Stinson Beach is characterized by tourist-commercial activities and a mix of primary and secondary homes. There is a need for some additional commercial services here, for both visitors and residents. The village expansion area is surrounded by public land, and growth will thus be limited."

The newspaper reports had this to say about the inclusion of the 8¼ acres in the Recreation Area:

"The Marin additions would range from an 8.25 acre parcel on the north-east corner of Panoramic Highway and Highway 1, included to prevent commercial development. . ."

Our position with regard to the necessity of maintaining Stinson Beach as a viable community and of excluding this 8¼ acres has been consistent as expressed on actions on the following dates: November 17, 1972; July 10, 1973; November 8, 1973; and February 19, 1974.

On the last occasion, we sent a telegram to Honorable William S. Mailliard, the Congressman from this District, copy attached.

This 8¼ acres is vitally important to Marin County and certainly cannot be regarded as crucial to a park of many thousands of acres.

Provision Number Two: this provision adds a sixteenth member to the Advisory Commission, who must be a resident of West Marin and a member of the Marin County Planning Commission. Either deliberately or inadvertently, this can apply to only one person. If a sixteenth member is needed on the Commission, that member should be designated by the Marin County Board of Supervisors. The elected representatives of Marin County should be in the best possible position to select a representative of any Marin County body.

Congressman William S. Mailliard of this District had the following to say on the floor of the House with regard to these two provisions:

"I have a telegram from the Marin County Board of Supervisors which reiterates their testimony about this 8.25 acres.

"I also did not realize the committee had slipped in this provision creating an extra position on the Supervisory Commission in terms that only one man can qualify . . . I think this is a terrible way to legislate."

Your serious consideration of the often expressed desires of the Marin County Board of Supervisors will be greatly appreciated, and we hold ourselves ready to assist you with any information you may desire.

Sincerely,

PETER R. ARRIGONI, *Supervisor*.

[Western Union Telegram]

FEBRUARY 19, 1974.

HON. WILLIAM S. MAILLIARD,
Member of Congress, Rayburn Building,
Washington, D.C.

Per our previous requests, we strongly urge that the eight and one quarter acre parcel (195-232-01) at Stinson Beach not be added to GNRA.

MARIN COUNTY BOARD OF SUPERVISORS.

APRIL 18, 1974.

MEMORANDUM OF UNDERSTANDING BETWEEN NORTH CENTRAL COAST REGIONAL
COMMISSION AND ASSOCIATION OF BAY AREA GOVERNMENTS

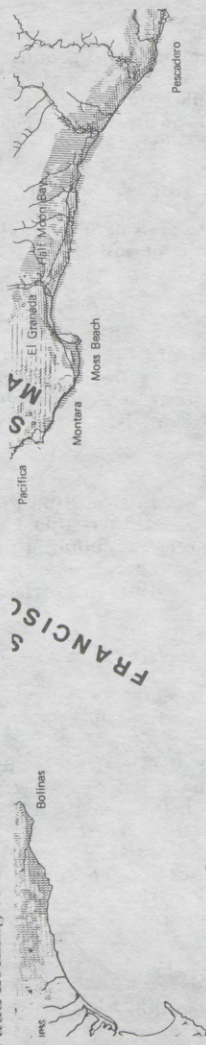
CHAPTER 1. PARTIES TO AGREEMENT

This Memorandum of Understanding is entered into by the:

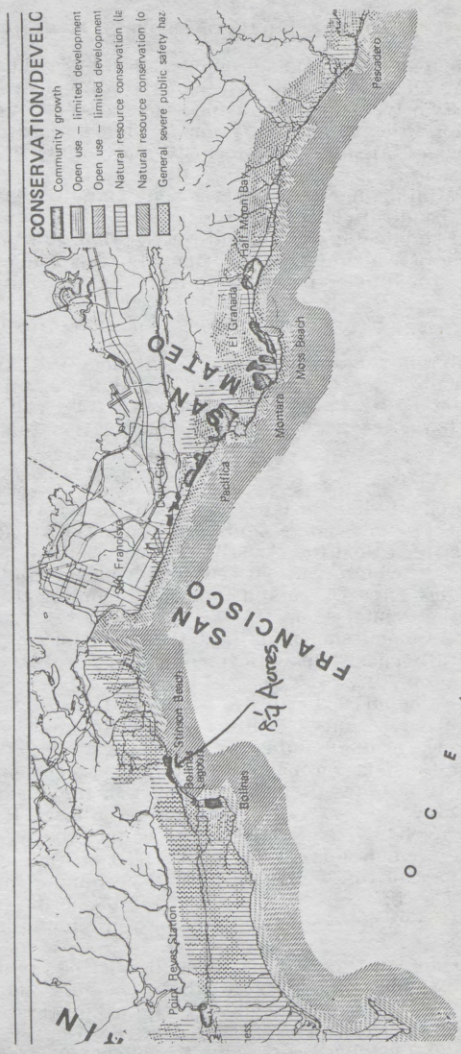
Association of Bay Area Governments, hereinafter called ABAG, the Association of the cities and counties of the Bay Area, formed under a joint exercise of powers agreement, acting as the Federally designated Areawide Planning Organization and Metropolitan Clearinghouse; and

North Central Coast Regional Commission, hereinafter called the Commission, an agency formed by the California Coastal Zone Conservation Act of 1972.

The Federal Government has already acquired approximately 200 acres of the proposed community growth area, for the Golden Gate National Recreation Area, and the 8¼ acres should not be acquired. The 8¼ acres is across a major highway from any part of the GGNRA, and would add nothing to the Park.



O C E A N



CONSERVATION/DEVELOPMENT

- Community growth
- Open use - limited development
- Open use - limited development
- Natural resource conservation (h)
- Natural resource conservation (o)
- General severe public safety haz

The Federally recognized agency for planning in the San Francisco Bay Area is ABAG (Association of Bay Area Governments). The attached sheet is a photo copy of page 30 of their report "Regional Ocean Coastline Plan for the San Francisco Bay Area" According to their plan the gray area around Stinson Beach should be reserved for Community Growth. The relatively minute red dot is the 8¼ acres about which there has been some controversy. It should be noted that the 8¼ acres is planned as part of the Community Growth Area.

CHAPTER 2. SIGNATORS RELATIVE ROLES

The parties to this Memorandum recognize:

(a) ABAG as the regional comprehensive planning agency for the region composed of the City and County of San Francisco and the Counties of Marin, Sonoma, Napa, Solano, Contra Costa, Alameda, Santa Clara and San Mateo.

(b) The Commission as the agency responsible for developing a coastal plan for the coastal zone of San Francisco, Marin, and Sonoma Counties; and for interim permit control of developments within the permit area of these same three counties.

CHAPTER 3. PURPOSE OF MEMORANDUM

This Memorandum has been developed in furtherance of a continued productive working relationship between the parties for the purpose of:

(a) Jointly carrying out and cooperatively supporting planning and management activities which will promote the conservation of the natural resources of the coastal area for the benefit and enjoyment of the current and future generations;

(b) Minimizing the duplication of planning efforts so as to promote the efficient expenditure of planning resources;

(c) Establishing responsibilities so that the public will have a clear understanding of which agency is primarily responsible for coastal planning; and

(d) Providing a procedure for region-wide input into the coastal planning process.

CHAPTER 4. SCOPE AND LIMITATION OF AGREEMENT

Nothing in this Memorandum is intended to limit or constrain in any way the fulfillment of the Commission's responsibility as set forth in the California Coastal Zone Act of 1972, or the furtherance of ABAG's objectives concerning the development of an Areawide Planning Organization for the San Francisco Bay Area.

CHAPTER 5. BASIC AGREEMENTS

(a) Commission Review and Use of the ABAG Regional Ocean Coastline Plan

1. The Commission recognizes that the ABAG Regional Ocean Coastline Plan (hereinafter called the Coastline Plan) resulted from an extensive planning program, had widespread citizen involvement, and achieved general consensus among Bay Area Cities and Counties including the Counties within the jurisdiction of the Commission.

2. The Commission finds that the provisions of the Coastline Plan appear to be generally consistent with the objectives of the California Coastal Zone Conservation Act of 1972.

3. The Commission will use Chapters 1 thru 3 and the Appendix of the Coastline Plan OR; (Pages 1 thru 6 of the Summary of the Coastline Plan) as the framework for its planning process.

4. The Commission may delete, add, or amend portions of or otherwise change the Coastline Plan OR; (the Summary of the Coastline Plan) in any way during its planning process. Any change will not affect ABAG's use of the Coastline Plan unless the change is adopted, endorsed, or otherwise approved by ABAG.

5. The Commission may use all or part of Chapter 4 of the Coastline Plan OR; (all or part of the section entitled "Key Supporting Strategies" of the Summary of the Coastline Plan) as a guide for its permit review activities (NOTE: An Alternative would be to delete this paragraph and include Chapter 4 in paragraph 3 above).

6. Nothing in this agreement shall take power away from the Central Coast Regional Commission to plan for the coastal zone in San Mateo County.

7. ABAG will not consider formal amendments of the Coastline Plan prior to December 1, 1975, except in those instances where:

(a) The amendment agrees with policies adopted by the Commission;

(b) The amendment serves only to correct mistakes or inaccuracies; or

(c) The amendment deals only with San Mateo County.

8. Nothing in this agreement shall limit the powers of ABAG to review and amend its *Regional Plan 1970:1990—San Francisco Bay Region*.

(b) Coordination of Planning Activities

1. The Commission agrees to submit a draft of all of its planning elements to ABAG in time for the staff to respond before the elements are adopted.

2. The Commission agrees not to adopt the planning elements dealing with intensity of development, powers and funding, or governmental organization until at least 45 days after drafts of the Commission policies on these elements are sent to ABAG for comment.

3. As the Metropolitan Clearinghouse, ABAG agrees to refer to the Commission for its review and comments, any project or program for which ABAG receives notification which might directly affect planning for coastal resources.

4. The Commission may comment on the conformance of the proposed project or program with its plans, policies, and programs, and may recommend such terms and conditions as it deems appropriate.

5. ABAG agrees to attempt to coordinate the activities of local and regional agencies in the furtherance of the policies expressed in its Coastline Plan and in any portions of the Commission planning elements, policies, or plans which are adopted, endorsed, or otherwise approved by ABAG.

6. The Commission agrees to send ABAG copies of its Preliminary Agendas or other notification of permit hearings and to send copies of staff reports on any project for which ABAG desires more information.

7. The Commission agrees to notify ABAG of any permit application within 5 days of receipt of such application for subdivision, industrial development, any development other than a single family detached house within 300 feet of the main high tide line, any development other than a single family detached house in a natural resource conservation area as designated on the Coastline Plan, and any other development which is agreed to by the parties.

8. ABAG agrees to furnish the Commission information on regional growth policy, land capability research, development policies, housing policies, and other areas as agreed to by the parties.

(c) Issues to be Addressed in the Commission Plan

1. The Plan which the Commission approves for submission to the State Commission and to the State Legislation shall, as part of its discussion on governmental organization, consider the unification of San Mateo, San Francisco, Marin, and Sonoma Counties in any regional planning or management organization that might be recommended.

2. The Plan which the Commission approves for submission to the State Commission and to the State Legislation shall consider the relationship between planning in the coastal area and planning in the nine-county Bay Area.

(d) ABAG's Review and Use of the Commission Plan

1. ABAG may, at any time, consider amending its Coastline Plan to incorporate any planning element, policy, or plan adopted by the Commission.

2. The Commission will submit a draft of its initial plan to ABAG for comments not later than March 17, 1975.

3. ABAG will formally consider adoption, endorsement, or approval of the Commission plan prior to January 31, 1976.

4. ABAG agrees to implement, to the extent of its authority, the Coastline Plan and any part of the Commission's planning elements, policies, or plan which is adopted, endorsed, or otherwise approved by ABAG.

(e) Funding and Legislative Support

1. ABAG agrees to support the Commission efforts to receive funds for coastal planning and management, including those funds authorized by the Coastal Zone Management Act of 1972.

2. ABAG agrees to support in the State Legislature the adoption of all parts of the Commission plan which have been adopted, endorsed, or otherwise approved by ABAG.

CHAPTER 6. PROVISIONS FOR APPENDICES

The parties to this Memorandum recognize that from time to time it may be desirable for them to enter into other agreements for the purpose of: (a) further defining roles and responsibilities in the on-going regional ocean coastline planning process; (b) developing inter-agency work programs; (c) developing inter-agency staff teams to participate in multi-disciplinary planning; (d) cross representation on technical and policy committees. Any such agreement of this sort will be developed cooperatively between the parties and when executed by the parties to this agreement shall be attached to this Memorandum in the form of an Appendix.

CHAPTER 7. PROVISION FOR AMENDMENTS

The parties to this Memorandum recognize that it may be necessary or desirable to amend this agreement. This Memorandum can be amended at any time with the approval of both parties.

CHAPTER 8. GENERAL PROVISIONS

(a) ABAG agrees to submit annually a draft of its proposed work programs to the Commission so that the Commission has the opportunity to review and comment on the proposed activities.

(b) Appropriate committees and staff of ABAG and the Commission will hold joint meetings, as warranted, to prevent duplication of efforts, maximize planning resources, and insure an effectively integrated planning program.

(c) It is understood that the Executive Directors of the parties are authorized, subject to governing board approval, to purchase joint staff services.

(d) The parties shall maintain a policy of equal employment opportunity and shall undertake an affirmative action program with respect to staff appointments and work performed under contract.

CHAPTER 9. TERMINATION DATE

This Memorandum shall remain in effect until the 91st (NINETY-FIRST) day after the final adjournment of the 1976 Regular Session of the California Legislature.

MARIN PROPERTY OWNERS ASSOCIATION,
San Rafael, Calif., August 28, 1974.

HON. ALAN BIBLE,
*Member, U.S. Senate, Chairman, Senate Subcommittee on Parks and Recreation,
Interior and Insular Affairs Committee, Senate Office Building, Washington,
D.C.*

DEAR SENATOR BIBLE: Our attention has been called to the fact that a concerted effort is underway to include what is practically the only undeveloped land in the Stinson Beach area within the Golden Gate National Recreation Area. We vigorously oppose the inclusion of 8¾ acres adjacent to the commercial area of Stinson Beach within the Park, for the following reasons:

1. It is contrary to the Marin County General Plan, which advocates expansion of the existing villages to service and benefit from the recreation-related activities.

2. West Marin is already seriously affected by loss of tax revenue on publically-owned lands. Some area must be left for commercial-recreational facilities to partially offset this loss.

3. The West Marin villages must be permitted to expand sufficiently to make them viable communities, with doctors, dentists, drug stores and adequate shopping areas. At present considerable traffic is generated by West Marin residents driving to East Marin for such services.

4. The usefulness of the Golden Gate National Recreation Area would be increased by some expansion of Stinson Beach and other West Marin villages.

We urge you not to acquire more land than is necessary for park purposes.

Very truly yours,

NIELS SCHULTZ, Jr., *President.*

[From the Congressional Record]

(Mr. Don H. Clausen asked and was given permission to receive and extend his remarks.)

MR. DON H. CLAUSEN. Mr. Chairman, I rise in strong support of H.R. 15736, the Federal Reclamation Projects and Programs Act which contains, as title VI, the general concept—and most of the language—of my bill, H.R. 11758.

At the outset, let me comment briefly on the leadership of the chairman of the subcommittee, the gentleman from California (Mr. Johnson). While he is clearly recognized with respect in the Congress for his ability and expertise, I want to credit him for the extra effort he gives.

He has held field hearings in most of the areas involved in this legislation and is outstanding in his dedication for the wise and responsible consideration of questions relating to our water resources.

The gentleman from New Mexico (Mr. Lujan) is the ranking minority member of the subcommittee and I am most appreciative of his responsiveness on this issue and others.

And the gentleman from Florida (Mr. Haley) has been most helpful to me as a member of the committee he chairs.

The introduction of my bill to establish a framework for the management of recreational facilities at Lake Berryessa, in Napa County, Calif., came after a long series of events and a great deal of investigation and study into of the problems that have arisen in conjunction with this project which was built by the Bureau of Reclamation.

Before detailing the provisions in the bill, Mr. Chairman, I would like to outline the history of the project that has brought us to the place we are today.

The project was constructed in 1956 as a single-purpose irrigation project under the jurisdiction of the Bureau of Reclamation. At that time, it was estimated that virtually no recreational demand for leisure time utilization of the lake would exist and no provisions were made for recreation.

It did not take long, however, for the people of the area to recognize that Lake Berryessa was, and is, the only major freshwater reservoir that is readily available to the San Francisco metropolitan area.

Simultaneously, of course, leisure time activities began to increase for every American in both the time available and the scope of these pastimes.

The result was a substantial recreational use of Lake Berryessa almost immediately after its completion. That growth has continued unabated until this day and, in fact, has increased at a progressively more rapid rate.

Part of the reason for the failure of the Federal agency to recommend the inclusion of recreational facilities at the time of construction of the reservoir was the fact that the lake has a potential drawdown of 200 feet in the event of a series of dry years. However, such a drought period would be unusual and the drawdown has not, nor is it likely, to approach the maximum.

Thus, the lake has provided good quality recreation which has further expanded the demand for its use.

As the demand grew initially, the Bureau of Reclamation found itself without the authority either to construct recreational facilities or to operate and maintain any such facilities.

Very early, then, the Bureau negotiated an agreement with the county of Napa to have the county undertake management of the recreational aspects of the project.

During that time, the county expended over \$1 million in fulfilling its responsibilities. In doing so, the county has brought about the development of the only recreational facilities, roads, health and safety supervision, and other functions at the lake.

The only way the county, with its extremely limited financial resources, could meet the need was to contract with concessionaires whose lease provided income to the county.

Because short-term recreation facilities do not return in fees their capital and maintenance costs, the concessionaires have naturally concentrated on long-term use facilities although they have not done so exclusively by any means.

The county has been unable to justify providing day-use facilities from its general revenues because of the large costs involved and because nearly all of those who use the lake are from outside of the county. In fact, 95 percent of those who use the lake reside out of the county but within 100 miles of the lake.

Those short-term facilities which have been developed by the concessionaires are operated by them at a loss. And, studies have shown that users of day-use facilities are unwilling to pay actual costs to reach the break-even point.

Therefore, as recreation demand has continued to accelerate, a conflict has arisen between the need for short-term facilities and the long-term developments around the lake. Because the Bureau of Reclamation does not have the authority to construct, operate or maintain any of these facilities, the problem has increased in complexity and the need for its resolution has increased in urgency.

As the years passed, it became increasingly obvious that changes in management policy would have to be made and that nearly every one involved was desirous of making a number of substantial changes in policy.

Finally, in 1970, the situation came to a head when growing pollution problems at the lake caused a moratorium on the expansion of recreation facilities. Previous negotiations were continued but no agreement was reached.

This impasse could not be allowed to continue. In order to help the negotiating process, I formed a Lake Berryessa Recreation Management Task Force whose purpose was to bring the interested parties together in order to resolve the points of difference and specify the points of agreement.

The task force held a number of meetings and made a number of recommendations that successfully began the process that developed the bill before us today.

The bill itself is modeled after a bill that was enacted as Public Law 87-542 to "provide for the establishment and administration of basic public recreation facilities at the Elephant Butte and Caballo Reservoir areas in New Mexico."

That 1962 act was designed to solve a problem similar to the one we have at Lake Berryessa.

The exact analysis of each section of title VI is included in the committee report but, in general terms, the bill authorizes the Secretary of the Interior to develop, operate, and maintain short-term recreational facilities at the lake. This will mark the first statutory recognition of the Federal role.

Second, the title permits the Secretary to carry out his authority by contracting with "the State of California, or a political subdivision thereof, or a non-Federal agency or agencies or organizations," for management and for operation and maintenance responsibilities should this prove to be a desirable option.

Included in the authority is a provision for a recreation management plan and a provision permitting the collection of fees for the use of the day-use facilities.

The bill authorizes the appropriation of \$3 million for the development costs of the facilities.

Let me point out that the Federal Water Projects Recreation Act of 1965 which would ordinarily be involved in a case such as this one is inapplicable here because the reservoir was in operation at the time the act was approved. As an "existing" reservoir it faces a stringent limitation on assistance under the act.

The Department of the Interior in its departmental report on my bill said the Water Projects Recreation Act is "totally inadequate to meet the need."

Therefore, Mr. Chairman, I believe title VI is a fair and responsible approach to solving a federally created problem that needs to be addressed most urgently and I hope it will have the strong and favorable support of the House.

(Mr. Don H. Clausen asked and was given permission to revise and extend his remarks.)

BOARD OF SUPERVISORS OF NAPA COUNTY,
Napa, Calif., May 7, 1974.

HON. DON CLAUSEN,
Congressman, Longworth Office Building, Washington, D.C.

DEAR DON: The attached Resolution No. 74-46 is a reaffirmation of the Napa County Board of Supervisors' previously adopted Resolution No. 74-14, and restates the Board's support of HR 11758.

Since the creation of Lake Berryessa, and the forced involvement of Napa County in the management of the recreational component at the Lake, the Boards of Supervisors of the past have always been concerned about the inability of the County, through the use of the private sector, to adequately provide day-use recreational facilities. As you know, it was the original position of all State and Federal agencies that Lake Berryessa would have no recreational potential due to the anticipated seasonal draw-down of the water surface as part of down-stream irrigation requirements under the Solano Project. When the recreational demands became evident, and in order to preserve health and safety considerations at the Lake, the Napa County Board of Supervisors had no alternative but to assume the management role of recreation at Lake Berryessa.

Since the Bureau of Reclamation did not provide for recreational enhancement for Lake Berryessa as accomplished on most other Federal projects, or provide the funds necessary for such recreational construction: the Board of Supervisors of Napa County, working with the Bureau of Reclamation, entered into agreements with seven private concessionaires who were required to provide all recreation facilities in each of the assigned resort areas at Lake Berryessa.

This concept was adopted due to the absence of public funds to provide facilities to what was anticipated to be primarily a regional population. Each of the concessionaires' lease contained the termination provision of the County's Management Agreement with the Bureau of Reclamation, that the leases would terminate in one of three ways: by the term expiring; default; or a 90 day notice by the Federal Government to vacate the premises.

It is under these lease conditions that the private sector has invested well in excess of Seven Million Dollars to provide facilities for two million recreation user days. The facilities, in addition to providing restaurants, grocery stores, snack bars, marinas, outdoor theaters, boat storage, bait shops, gas, and sales; provides seven launching ramps with 66 lanes; 1,850 mobile-homes, travel trailer or tent sites; 856 camp sites; pre-irrigated picnic grounds, and two graded and separated swimming areas.

The two million recreation visitor days at Lake Berryessa is more than the combined visitor days to Point Reyes National Forest and Redwood National Park. It is five times greater than the demand at Crater Lake National Monument. Lake Berryessa is located within one hour's driving time of a population in excess of seven million in Northern California, thus is more readily available to the recreational public.

The Napa County Board of Supervisors has been concerned about its inability, due to the limited tax base, to meet these overwhelming demands for day-use facilities when 95 percent of the visitors are not County residents. The County has no park and recreation department, and the magnitude that this facility has grown to, forces us to recognize the need for management by a higher level of government with adequate funding sources.

The Board of Supervisors, as a result, has notified the Department of Interior, and the Bureau of Reclamation of its intent to terminate its management role effective June 30, 1975. It is our understanding that the OMB is not supporting the funding of maintenance and operational costs of day-use areas. Even without such M & O support, the Napa County Board of Supervisors supports your legislation, HR 11758, to provide construction of day-use facilities at Lake Berryessa. It is of vital importance at this time in order to assist the Bureau of Reclamation to adequately manage or seek a new management agency for Lake Berryessa.

Very truly yours,

MARSHALL E. SEARS, *Chairman*,

Enclosure.

[Resolution No. 74-46]

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, REAFFIRMING ITS RESOLUTION No. 74-14 AND REENDORING HR BILL 11758 AS SUBMITTED BY CONGRESSMAN DON H. CLAUSEN

Whereas this Board of Supervisors did on the 5th day of February, 1974, adopt its Resolution No. 74-14 encouraging the passage of HR Bill 11758 as submitted by Congressman Don H. Clausen and relating to federal funding of much needed public use recreational facilities at Lake Berryessa, Napa County, California; and

Whereas this Board of Supervisors has, on April 23, 1974, adopted its Resolution No. 74-43 declaring its intention to terminate this county's management of the recreational component at Lake Berryessa, effective the 30th day of June, 1975, while still recognizing an ongoing interest on the part of this board in relation to the future activities and developments at Lake Berryessa; and

Whereas this Board of Supervisors is still strongly of the opinion that said HR Bill 11758 should be encouraged and that the adoption and passage of said HR Bill 11758 would serve to correct a long-standing inequity at Lake Berryessa and would further the modern multipurpose policy of the government of the United States to provide federal moneys for the protection, use, and recreational enjoyment of the general public: Now, therefore, be it

Resolved by the Board of Supervisors of the County of Napa, State of California, that this Board does reaffirm its Resolution No. 74-14, and does continue to encourage the adoption and passage of said HR Bill 11758 as proposed by Congressman Don H. Clausen; and be it further

Resolved, That it is the consensus of this Board of Supervisors that the adoption and passage of said HR Bill 11758 would provide much needed public use recreational facilities at Lake Berryessa regardless of what governmental entity or agency has the managerial responsibility thereof.

The foregoing resolution was duly and regularly adopted by the Board of Supervisors of the County of Napa, State of California, at a regular meeting of said Board of Supervisors held on the 7th day of May, 1974, by the following vote:

Ayes: Supervisors Simms, Tuteur, Wigger, Norriss, and Sears.

Noes: Supervisors None.

Absent: Supervisors None.

Attest:

[SEAL]

FLORENCE W. CUNNY,
County Clerk.

SAN FRANCISCO, CALIF., December 15, 1972.

HOB. ROGERS C. B. MORTON,
Secretary of the Interior,
Washington, D.C.

DEAR MR. SECRETARY: The advent of the GGNRA is much appreciated by most citizens of Stinson Beach. It saves our beautiful area from the devastation of the developer. We appreciate that fact and those who visit us in the future will also share this appreciation.

As Vice President of the Stinson Beach County Water Board, I took part in an official action which will come to you in the form of our resolution.

We have asked that certain parcels be excluded from the GGNRA and that certain parcels be included. As a member of the Board, I felt that it was incumbent upon the Board to preserve as much of its tax base as it could.

Now as a private citizen, I agree with the Board's action, in so far as it requests exclusion from the GGNRA for those parcels which are developed home-sites. I do not agree with the request to exclude large undeveloped pieces of property.

Both our Board and the Board of Supervisors of Marin County recommended inclusion of the Keller undeveloped property, (10.59 acres, 195-182-14 and 195-026-09, Assessed Valuation \$10,000¹) and exclusion of the Leonard undeveloped property, (15 acres, 195-260-26, Assessed Valuation \$9,507¹). The Leonard petition for exclusion is inconsistent with the purposes of the GGNRA. Keller's inclusion would be consistent with those purposes.

None of the owners of the large undeveloped parcels have evidenced a willingness to deed restrict their property so that subdivision into less than three acre parcels would be impossible. This would indicate an intention to keep these parcels available for high density development.

I know that some of the zoning in the affected areas would permit parcels as small as 7,500 square feet; other areas, ½ acre or into whatever zoning a politically appointed planning board might designate.

The general purposes of the GGNRA, it seems to me, would be threatened by exclusion of properties which lend themselves to the very type of eyesore development we find repugnant.

My second point is to suggest that the GGNRA should include within its boundaries, the land contiguous to the intersection of Highway 1 and the Panoramic Highway.

Presently, the south side of this intersection is included in the GGNRA, although a petition for its exclusion has been forwarded. (1.93 acres, 195-23-07, Assessed Valuation \$4,500¹).

The parcel on the north side (8.25 acres, 195-232-01, Assessed Valuation \$13,750¹) is not presently included in the GGNRA but like the Keller property, it should be

All of this land is zoned commercial. Its development would again defeat the purposes of the GGNRA. Not only could this development produce an unsightly mass of buildings, but it would preclude any use of the land in providing a convenient approach to a potential southern entrance to the beach. *This entrance is much needed in the interests of public safety and general convenience.* Traffic generated during periods of normal warm weather beach use with the present park entrance at the north of town makes movement of emergency vehicles impossible. (State of California, Department of Parks and Recreation, October 20, 1972, File 429.0, letter from Stinson Beach Fire Commission.)

¹ Assessed valuation is 25% of market value.

Had there been any detailed study with both the Fire District and the Water District prior to laying out tentative boundaries, these considerations would have been suggested.

As it is, many in our town feel that boundaries are being drawn for the convenience of the major land owners in the area and in some cases, without foresight in the public interest.

I understand the need, in cases of public land development, for decisive and timely action by the government to solidify its position in defense against land speculators. I applaud your general action in this case and I think the people will succeed admirably if the government will properly complete its course.

I have supplied the Park Service with a series of photographs which illustrate the consistency of my remarks.

Respectfully,

PROCTOR JONES.

BUILDERS RESOURCES CORP.,
Menlo Park, Calif., September 6, 1974.

Senator HENRY JACKSON,
Committee on Interior and Insular Affairs, Park and Recreation Subcommittee,
U.S. Senate, Washington, D.C.

DEAR SENATOR: I am writing to you with regard to the current Senate Subcommittee hearings on the Golden Gate National Recreation Area. Our company, Builders Resources Corporation, owns approximately 30 acres in Marin County which is approved for 40 units of residential housing. It has been proposed that this land should be included in the Golden Gate National Recreational Area. However, we must strongly oppose this and request that this property be excluded from the GGNRA for the following reasons:

1. The property has a cost basis to us of approximately \$18,000 per acre, as compared to an average value of perhaps \$2,000 per acre (or less) for other properties proposed for acquisition by the GGNRA.

2. We already have substantial investments in sewer, water, and road systems as well as engineering plans to serve this property and those improvements would be of no value if the land were included in the GGNRA.

3. The property immediately adjoins already developed areas in the Tamalpais Valley area in Marin County, and the Master Plan shows the property as residential.

4. The project comprises the final phase of a 285 unit subdivision, and we have completed plans which are awaiting approval of the Marin County Planning Commission and Board of Supervisors.

5. Our land plan contemplates a large percentage of open space within the development itself which will be dedicated in fee to the Tamalpais Improvement District. This open space will include hiking trails and will allow public access.

6. The National Park Service has not included this property within their proposed boundary for the GGNRA.

7. We have already planted 300 trees to add visual and aesthetic value.

We believe that including this property in the GGNRA would be improper and, of course, could create for us a very serious financial problem. I hope that for these many reasons that the committee will see fit to exclude this property from the Golden Gate National Recreation Area boundaries.

Sincerely yours,

GRANT K. HAGESTAD, *Vice President.*

TWO: DOT ENTERPRISES,
Ojai, Calif., August 28, 1974.

Re: S. 2634, S. 3187, and H.R. 10834.

Hon. HENRY M. JACKSON,
Chairman, Senate Interior Parks and Recreation Subcommittee, Senate Office Building, Washington, D.C.

DEAR SENATOR JACKSON: On August 14th, I sent 30 copies of a statement I wished to have included in the public hearing of August 20th to Mr. James Beirne, Special Counsel to the Committee. Did that statement get in the record?

If additional material may be included in the record of the August 20th public meeting, I wish to submit the following:

1. The City Council of the City of Sausalito sitting as the Planning Commission voted to recommend that the Wolfback Ridge area be *excluded* from the ad-

ditions to the Golden Gate National Recreation Area. At that meeting, which I attended, *not one* person in the audience said he was in favor of the inclusion.

2. My wife and I, as owners of a small business, have invested over a year of our time and tens of thousands of dollars in a 21-acre parcel that is to be included in the park enlargement. This 21 acres is to be an international recording studio and retreat. We contemplate a land coverage of 3 to 4% with buildings, with the remainder of the land left in open space. The Planning Commission of the City of Sausalito has approved the project (see attached letter), and so has most all of the planning staff of Marin County. At least they were all in favor of the idea when we first started; otherwise we would not have begun the project. (This was almost 1 year ago.)

3. Almost *every tree* on Wolfback Ridge was planted by Warren Glass, one of the present property owners and a resident for 26 years. He also points out, and I agree, that in the peninsula area of Southern Marin County and some of the surrounding areas wherever people and houses come in to the area, trees are planted to shade and hide the houses. You can examine photographs of the area and actually see this. Does the area need to be protected from this kind of people?

4. This addition to the Golden Gate National Recreation Area is absolutely without merit as a buffer zone. The Park authorities will keep people out of the area, meaning that the government will be paying *vast* sums for an area *people will not be able to use*. If the park authorities allow people to use this buffer zone, then they will be infiltrating into the very back yards of residents of the area, clearly a very bad situation, i.e. fire, trash, vandalism.

5. Federal acquisition funds are years behind schedule.

6. The representatives who authored H.R. 10834 and the senator who authored S. 2634 are not actually from the area in question, so why did they author the bills and not the true representatives?

Thank you for this additional chance to comment.

Sincerely,

DEAN O. THOMPSON, *President*.

TWO: DOT ENTERPRISES,
Ojai, Calif., July 27, 1974.

Re: Senate Bill 2634 to expand the Golden Gate National Recreation Area to include lands in the City of Sausalito and elsewhere.

HON. ALAN BIBLE,
U.S. Senate,
Washington, D.C.

DEAR SENATOR BIBLE: I am a small business operator engaged in the professional audio engineering field. We are presently operating a small recording studio in Ojai, California. About a year ago, we were able to contact some of the top-rated audio engineers in the United States, and they have agreed to join my company if we can get a studio built in Marin County just outside of Sausalito, California. Since that time, we have been working diligently in finding, acquiring, and obtaining the proper zoning on a suitable piece of property. We have been assured all along by the staff of the Planning Department of Marin County that our project was entirely satisfactory for the land use. The City of Sausalito approved the project but asked Marin County to exercise suitable environmental control.

It has come to our attention that the County may be "dragging its feet" because of the possible acquisition of this property, as well as one-third of the City of Sausalito, as an addition to the Golden Gate National Recreational Area. Last year the Senate turned down this acquisition very strongly; however, it has been reintroduced this year (S-2634). I have personally reviewed the addition, and to me it doesn't make good sense; and I have been in California Conservation for twenty years.

Here are some reasons why we believe the addition is not in the best interests of the people residing in the area or the general public at large:

1. The present area of the Golden Gate National Recreation Area is entirely adequate.

2. The present boundaries keep the park on the western slopes of the peninsula for homogeneous management.

3. The addition area, if annexed, would have the park abut populated portions of the City of Sausalito allowing easy access of vast hordes of tourists to residential areas of Sausalito, destroying the present artist-craftsman flavor of the town.

4. The purchase of the proposed addition by the Golden Gate National Recreation Area would remove nearly all the undeveloped land from the City of Sausalito (almost $\frac{1}{3}$ of the total city area) preventing any future growth. This would result in even further sky-rocketing of land prices and prevent ownership except by the very rich. Also, the town would be converted to a "park supply" town.

5. The main thrust for this acquisition came not from the public, but from the luncheon meeting of county/city officials and a member of the House of Representatives. The addition is looked on with apathy by the local populous.

6. At present, the way in which the County of Marin, State of California, is delaying action on property use in the area, waiting for the Federal Government to buy the proposed addition, amounts to de facto confiscation of the owners' land without compensation. This is illegal and definitely dishonest, something we can do with a lot less of in government.

I would appreciate a reply from either you personally or one of your staff members as to how you feel on this matter, together with the main reasons for that decision. I will be more than happy to do any leg work here in California concerning this project that will help you in reaching a right decision.

Sincerely,

DEAN O. THOMPSON, *President.*

DONNA L. GRINDHEIM,
Walnut Creek, Calif., August 23, 1974.

Senator ALAN BIBLE.

Chairman, Subcommittee on Parks and Recreation, Senate Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR SENATOR BIBLE: Here is a few comments to be included in the record of the hearing on the Golden Gate National Recreation Area.

I urge you to support the proposed additions that include areas in Oakwood and Tennessee Valleys and Wolfback Ridge in Marin County. It is apparent when one walks in the surrounding area that these key parcels should be acquired. Like all over Northern California, land values in this area are now increasing rapidly; so a decision on this matter now is timely.

This summer my friends and I are getting a lot of pleasure hiking the existing public lands in the GGNRA, a magnificent dream coming true.

CALIFORNIA LEGISLATURE,
San Francisco, Calif., September 6, 1974.

Senator ALAN BIBLE.

*U.S. Senate, Russell Building,
Washington, D.C.*

DEAR SENATOR BIBLE: This letter is to reinforce some of my comments sent as testimony regarding the boundary revisions of the Golden Gate National Recreation Area.

In San Francisco the Haslett Warehouse offers to the Golden Gate National Recreation Area the exciting potential for establishment of a maritime museum of international quality. Already included in the boundaries is the fine maritime museum. The Haslett Warehouse would be an asset to the G.G.N.R.A.

In Marin County both Wolfback Ridge and the small parcel in Stinson Beach at the junction of Panoramic Highway and Highway 1 are crucial.

It would be unfortunate for Wolfback Ridge to be developed. The public would lose one of the most remarkable vistas in the State.

The Stinson Beach eight and one quarter acre parcel is sited at a location which, if developed, would aggravate an already existing traffic bottleneck. Its use must be carefully controlled. Placing it within the boundaries of the Recreation Area would accomplish this.

Acquisition of the several open promontories on the east side of Highway 101 would assure the permanent scenic characteristic of this area.

Cordially,

LEO T. MCCARTHY.

AUGUST 9, 1974.

Senator ALAN BIBLE,

Chairman, Subcommittee on Parks and Recreation, Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR SENATOR BIBLE: This letter refers to $8\frac{1}{4}$ acres of land at the Northeast corner of Panoramic Highway and State Highway 1, for the Golden Gate National Recreation Area. The question of including those $8\frac{1}{4}$ acres in GGNRA is currently before your Subcommittee and will be a subject of your August 20, 1974 hearing on GGNRA lands.

I am a practicing transportation and traffic engineer, and member of the American Society of Civil Engineers and of the Institute of Traffic Engineers. I am Assistant Head of the Transportation Planning Department of the Institute of Traffic Engineers, which has 25 project committees and over 200 professionals actively involved in the full spectrum of such problems as affect American traffic engineering requirements.

I am writing you today, however, as a professional individual who has studied the problems of transportation and traffic in connection with roads and lands associated with GGNRA, for over twenty years now. I am particularly familiar with the land use and travel conditions, and potentials, related to the $8\frac{1}{4}$ acres of land referred to above, in relation to the GGNRA program.

These $8\frac{1}{4}$ acres are located directly at the junction of the only two roads serving directly GGNRA lands along the Pacific Coast in Marin County, between Muir Beach, Stinson Beach, Bolinas, and areas to the north thereof up to but not including Olema and beyond. This $8\frac{1}{4}$ -acre parcel is also on the southern edge of the quiet unincorporated town of Stinson Beach, wherein is located one of the heaviest recreational traffic generators of the entire GGNRA; i.e., Stinson Beach itself.

Were these $8\frac{1}{4}$ acres not included in GGNRA, then it is practically certain that they would, probably relatively soon, be developed commercially: for some form of motel-restaurant-store-gasoline-station complex. In fact, there have been proposals for what would be relatively fairly massive commercial development of these strategic $8\frac{1}{4}$ acres, directly adjacent to key lands in GGNRA.

The physical and operational characteristics of both State Highway 1 and Panoramic Highway, in the vicinity of this $8\frac{1}{4}$ -acre parcel and for some distances on either side of it, are such that even relatively modest commercial development of this parcel would create extremely severe traffic congestion and delay problems. These traffic operational problems occur because of the limited capacity of both highways, in relation to the largely recreational traffic occurring on them on heavy or even only moderately heavy days, such as pleasant weekends, through out most of the year.

The practical capacity of each of the three approaches to the T-type intersection of these two highways—directly adjacent to the $8\frac{1}{4}$ -acre parcel in question—is not, on the average, more than about 500 vehicles per hour per approach. Computations from the standard Highway Capacity Manual (Highway Research Board, 1965) would tend to yield even lower capacity values at higher levels of traffic service, as specified therein.

This road capacity is, on most days of the year, in relatively good or reasonable balance with the vehicular traffic demands made upon these two highways near this $8\frac{1}{4}$ -acre parcel.

The imposition of commercial development on the $8\frac{1}{4}$ -acre parcel would:

(a) Create severe and unnecessary traffic operational problems near and at the junction of Panoramic and State Highway 1, from vehicles entering, leaving, and maneuvering in connection with developments on this parcel, and

(b) Add critically to vehicular volumes on those roads particularly on peak days when road capacity is needed to serve the GGNRA lands and facilities properly.

Commercial development of these $8\frac{1}{4}$ acres would thus critically hamper the ease of access and convenience of potential users of the GGNRA lands—not only at the Stinson Beach center of GGNRA, but along lengthy sections of both Highways serving GGNRA, as affected by the additional traffic generated by such commercial development.

To give you some idea of the amounts of additional traffic which development of this 8¼-acre parcel can be expected to generate, set forth below are typical vehicular trip generation rates in comparable West Coast recreational situations:

MOTOR VEHICLE TRIPS PER AVERAGE DAILY PEAK HOUR

- Drive-in restaurants: 260 trips per 1,000 square feet of gross floor area.
- Sit-down restaurants: 35 trips per 1,000 square feet of gross floor area.
- Food stores: 25 trips per 1,000 square feet of gross floor area, convenience foods.
- Gasoline stations: 30 trips per hour.
- Motels: 1 trip per unit.

It is quite clear that any significant development of this 8¼-acre parcel would add very considerably to traffic loads, since maximum use of such commercial development would coincide almost exactly with maximum use of both Highways.

The above figures show only the traffic volume effects. They do not describe the additional, compounding effects on traffic operations of the turning, entering, exiting, parking, and maneuvering of all motor vehicles which would be involved in such a development—right at and in the immediate vicinity of the crucial junction of both Panoramic Highway and State Highway 1.

In addition, such a commercial development of this 8¼-acre parcel would have very detrimental visual impacts both on the adjacent GGNRA lands and on other portions of the quiet residential community of Stinson Beach.

In conclusion, this 8¼-acre parcel should be included in the GGNRA to:

- (i) Help strongly to protect the Government's investment in immediately adjacent and nearby GGNRA recreational lands
- (ii) Preserve good motor vehicle access to GGNRA facilities, which would otherwise be severely hampered by traffic operational problems and congestion generated by any development of this parcel
- (iii) Sustain the environmental amenities of both GGNRA and the adjacent community of Stinson Beach.

Accordingly, after years of close study of the travel and land use characteristics of this area, I urge that this 8¼-acre parcel be included in the Golden Gate National Recreation Area, as a vital, essential, and valuable component of it.

I trust that the U. S. Congress will see fit to acquire this 8¼-acre parcel, in order to sustain the intent and preserve the values involved in the GGNRA program for this portion of Marin County.

Sincerely yours,

HENRY D. QUINBY.

INVERNESS ASSOCIATION.

Marin County, Calif., August 1, 1974.

Senator ALAN BIBLE,

Chairman, Senate Subcommittee on Parks and Recreation, Senate Interior Committee, New Senate Office Building, Washington, D.C.

DEAR SENATOR BIBLE: Pursuant to the unanimous resolution of the Board of Directors of the Inverness Association, I urge that your committee favorably report out the boundary change for the Pt. Reyes National Seashore as proposed in H.R. 11013.

The Association has taken a long and loving interest in the National Seashore and it is our contention that the proposed boundary change is essential to its integrity. Since the earliest stages, the securing of the entire crest of the Inverness Ridge has been recognized as an essential aspect of the park plan. The failure to do so initially was due solely to survey error and it would be ill-advised indeed to perpetuate such error forever.

All of the properties contemplated for acquisition in the proposed change are important. While it is uncomfortable to regard human habitation as a blight, clearly the development of even the small holdings along the ridge would seriously compromise what so much in public funds and public and private effort have sought to accomplish.

Although some of the owners of small holdings proposed for acquisition have argued that their lots could be developed without harm, to the best of any knowledge no one free of the constraint of personal friendship or economic interest is persuaded that this is the case. Moreover, the possibility of inappropriate

development will continue to threaten the National Seashore just for so long as these properties are in private hands.

Yours very truly,

STUART KUTCHINS, *President.*

WASHINGTON, D.C., *September 11, 1974.*

HON. ALAN BIBLE,
Chairman, Subcommittee on Parks and Recreation, Committee on Interior and Insular Affairs, U.S. Senate.

DEAR MR. CHAIRMAN: I would be grateful for your consideration of my views on legislation before you to revise boundaries of Point Reyes National Seashore and Golden Gate National Recreation Area, and to amend provisions for an advisory commission for these two adjoining units of the National Park System.

In the case of *Point Reyes*, I believe the boundary should be corrected as proposed in Title II of H.R. 11013 as passed by the House earlier this year, and as recommended by Senator Cranston and Senator Tunney. One portion of the Seashore's present eastern boundary near the top of Inverness Ridge simply does not conform to the intent of the 1962 Point Reyes authorization act. The intent was to locate the boundary along the top of the ridge in such a way as to achieve two objectives:

1. To secure the scenic integrity of the Seashore's natural landscape, as viewed by visitors inside the Seashore boundary on a line-of-sight basis, and
2. To secure protection of watersheds inside the Seashore, in particular to protect from damage by pollution or sedimentation the two estuaries—Limantour and Drakes esteros—which depend on runoff from the western slopes of Inverness Ridge for their fresh-water supply.

When the Congress was considering the legislation to authorize a national seashore at Point Reyes, my late husband, Representative Clem Miller, author of the House bill, emphasized the importance of locating the boundary at the top of Inverness Ridge. The ridge, he testified at the committee hearings, serves as a visual curtain protecting the Point Reyes Peninsula's scenic values from houses or other urban paraphernalia. It should not, he said, "be disfigured by permitting some of it to escape . . . the classification of national seashore." "Any impairment of it (the ridge line) would be disastrous," he said. The committee reports reflect that intent.

I understand that the subsequent on-the-ground survey along the ridge showed that the detailed boundary description in the bill was, due to an earlier surveying error, incorrect. I trust that the boundary will now be corrected so as to serve the original objectives of securing the ridge-top, and that acquisition of the approximately 170 acres involved will be authorized.

Concerning the GGNRA boundary, I support the revisions proposed in Senator Cranston's S. 2634 and in House-passed H.R. 10834, and as recommended by People for GGNRA.

Concerning the advisory commission, I believe that its membership should be increased to provide for more equitable representation from Marin County. This is where the great bulk of the affected lands are located and where, consequently, effective communication and cooperation with local government and local residents are most important.

During the Subcommittee's hearing on this legislation, a Park Service representative testified that of the 15 members of the commission, seven are residents of San Francisco while only six are residents of Marin County.

Yet more than 96 per cent of the national parkland complex for which this commission is to provide advisory functions is located in Marin County. And most of these lands are located in West Marin—the western part of the county near the coast.

Now privately owned lands adjacent to and near the federal park lands are planned for and regulated by the county government is directly relevant to successful planning and management of the federal lands. Yet the commission's membership includes no one with first-hand working knowledge of Marin County's land planning and zoning processes or goals.

The sole member from West Marin is a dairyman who operates on lands within the Seashore boundaries and whose grazing operations are subject to a degree of supervision by Park Service officials. Incidentally, he opposed establishment of the National Seashore at Point Reyes. While I think it is useful to have agricul-

tural representation, and representation from opponents, as well as supporters, of the establishment of a unit of the National Park System on an advisory commission for that unit, I think it is even more useful to have a balanced representation on all such advisory commissions from directly affected areas.

I cannot agree with National Park Service testimony before you that the present commission is "balanced."

It would be most desirable to have a more balanced representation from Marin County, including from West Marin, on this commission.

I do hope that you will see fit to amend the advisory commission provisions of the GGNRA Act of 1972 (section 5 (b)) so as to provide for a total of 17 members, at least eight of whom shall be residents of Marin County—including at least three residents of the western portion of Marin County and at least one member of the Marin County Planning Commission. (Seventeen members, incidentally, is not excessive for such advisory group: for example, the Congress has provided that the Gulf Islands National Seashore Advisory Commission consists of 21 members.)

Further, inasmuch as the name of the commission is a misleading misnomer in view of the scope of its functions, I suggest that the present name of the commission (Golden Gate National Recreation Area Advisory Commission) be changed to reflect more accurately the scope of its advisory duties (and the fact that most of the lands involved are, after all, within Point Reyes National Seashore). This would be accomplished by amendment of section 5(a) of the 1972 act so as to provide that this commission be known as the Golden Gate National Recreation Area-Point Reyes National Seashore Advisory Commission. This bill now before you is a most convenient vehicle by which this clarification can be made.

I heartily support your suggestion that the Kelham property near the principal entrance to the National Seashore be included in this national parkland complex, and I'm pleased to learn that the owners of the property agree that this would be the best use of this strategic property. It is, of course, most important that this approach area be protected so as to prevent any damaging incompatible uses on these adjacent lands. Unfortunately, the federal government cannot possibly acquire all such adjacent lands, including lands that constitute other approaches and entry points to the GGNRA-PRNS complex: that is why at least one member of the advisory commission should be a member of the Marin County Planning Commission, which has principal jurisdiction over regulation of uses on these neighboring lands.

Finally, Senator Bible, I want to express to you the heartfelt gratitude that so many "Friends of Point Reyes" feel, for the all-important role that you have played over the last decade and a half in securing for the American people these incomparably beautiful units of our National Park System. Your never-failing, persistent leadership in saving these magnificent meeting places of land and ocean for our posterity has been unique, spanning as it does the full history of their authorization and the difficult years when you did so much to secure the funds to acquire them—and in time.

All of us who love these pastoral landscapes and this wild coastline are in your debt. I enthusiastically join Representative John Burton of Marin and San Francisco counties in hoping that one day an appropriate feature of one of these parks will be named for you as a token of recognition for your lasting contribution to securing them as part of our national heritage.

I trust that you will be able to visit these beautiful places many times in the years ahead.

With every good wish to you,

Sincerely,

KATHERINE (Miller) JOHNSON,
(Mrs. Stuart H. Johnson, Jr.)

Although we are basically in favor of Congressman Burton's bill H.R. 11013, which designates certain lands in the Farallon National Wildlife Refuge, Marin County, California, as Wilderness, we are asking that two acres be excluded from the proposed takeover.

We are two families that own 1.1 acre each of land on the so-called Inverness Ridge. It is irrelevant for purposes of the bill whether or not our property is condemned by the Federal government. Ostensibly one reason why the Inverness Ridge is being condemned is that building on the Inverness Ridge would interfere

with the scenic beauty of Point Reyes National Seashore. As this relates to our property, nothing could be further from the truth. While some of our property touches the Seashore, the back of our land has a 40° slope. Thus it would be possible to build a house on our land without it even being seen from the Seashore.

However, even if each of us built a home on the top of our land, which is adjacent to the Seashore, our property is far from any part of the park which is used and it is doubtful that anyone would be able to see a structure from more than a few hundred yards into the park. Additionally, our land contains various types of pine trees which in a few years would cover any structure built on our land.

The park is well over 50,000 acres. What possible difference could it make if our two parcels, 2.2 acres, is taken over by the park?

On the other hand, our lands are important to us. Each of our families has spent a great deal of time and energy preparing to build our homes. We love our land. We cannot be compensated by money.

WILLIAM AND LOIS EVRAIFF,
San Mateo, Calif.
JAY D. AND KAY KAUFMAN,
Agana, Guam.



