

1 **Boundaries**

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3 The 1978 National Parks and Recreation Act (16 USC 1a-7) requires general
4 management plans to address potential modifications to the park boundaries. Park
5 boundaries are often initially drawn to reflect a wide range of practical considerations,
6 and they do not necessarily reflect natural or cultural resource features, administrative
7 considerations, or changing land uses. Current or potential changes in adjacent land uses
8 could pose threats to and limit the park's ability to strengthen the fundamental resources
9 that support the park purpose and significance.

10 Golden Gate National Recreation Area and Muir Woods National Monument are part of a
11 larger area of protected open space in the Bay Area. The natural and cultural resources of
12 the park would face a greater threat if not for the many other open space areas that
13 contribute to the integrity of coastal ecosystems, scenic beauty, recreational
14 opportunities, and the preservation of historic resources.

16 **Goals**

17 The potential park boundary modifications would be guided by the following three major
18 goals:

- 19 1. Strengthen the diversity of park settings and opportunities supporting the park
20 purposed to encourage, attract, and welcome diverse current and future
21 populations while maintaining the integrity of the park's natural and cultural
22 resources.
- 23 2. Strengthen the integrity and resilience of coastal ecosystems by filling habitat
24 gaps, creating habitat links, providing for the recovery of special status species
25 and the survival of wide-ranging wildlife. In addition, boundary modifications
26 would restore natural processes and ecosystem capacity to respond to the effects
27 of climate change. Boundary adjustments would be guided by science-based
28 approaches that build on the goals of cooperative regional efforts.
- 29 3. Preserve nationally important natural and cultural resources related to the park's
30 purpose.
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34 In addition to being guided by these goals, the park staff would play a partnership role in
35 regional land and marine area protection efforts. This role includes coordinating and
36 developing multiple strategies with adjacent public land managers and open space
37 organizations when land acquisition goals and objectives can be shared.

38 Any proposed boundary changes would be critically evaluated to confirm that such
39 actions contribute to achieving the park's mission and resource protection goals and that
40 the park is not accepting undue management burdens. Proposed land acquisitions must be
41 feasible to administer considering their size, configuration, costs, and ownership. In

1 addition, changes could be made if the land acquired was needed to address operational
2 and management issues, such as visitor access, or to have logical and identifiable
3 boundaries. The potential boundary modifications would continue to be made with
4 regional collaboration in mind, while working to strengthen and protect the park's
5 natural, cultural, recreational, and scenic resources.

7 *Proposed Boundary Adjustments*

8 Below are proposed boundary adjustments. Each meets NPS criteria for boundary
9 adjustments and is consistent with the goals stated above.

11 **Ocean Environment, San Mateo County**

12 In San Mateo County, the park's legislative boundary along the Pacific Coast includes
13 about 10 miles of shoreline. is fragmented and Unlike in San Francisco and Marin
14 Counties, the boundary does not extend beyond the line of mean high tide. The single
15 exception is at the Fitzgerald Marine Reserve where the boundary extends 0.25 miles
16 offshore. -The boundary does not include sections of the coast that are densely settled,
17 such as Pacifica, or areas of private property except where the park has easements,
18 uneven in width. It varies from the line of mean high tide to 0.25 miles seaward off shore.
19 An adjustment would establish This exclusion of offshore areas restricts coordinated
20 interagency management of the critical offshore ocean environment resources and visitor
21 activities with the National Oceanic and Atmospheric Administration, the Bureau of Land
22 Management, and California State Parks. The present boundary Lack of a consistent
23 boundary also poses difficulties in coordinating with community-local public safety
24 departments for visitor protection services, which can complicate rescue and recovery
25 efforts, and resource management agencies, including the National Oceanic and
26 Atmospheric Administration, Bureau of Land Management, and California State Parks.

27 The proposed boundary adjustment would establish a consistent, continuous offshore
28 boundary for NPS lands in San Mateo County between the San Francisco County line at
29 Fort Funston and Pillar Point above Princeton Harbor. The proposed boundary would
30 extend 0.25 mile from the line of mean high tide wherever the park's legislative boundary
31 already extends to the shore. Areas that are offshore of property that is not already in the
32 park's legislative boundary would not be included in this adjustment. See figure _____.

33 The proposed boundary would extend 0.25 mile from the line of mean high tide.

34 Management of the areas added to the park boundary would be guided by NPS Ocean
35 Stewardship policy and the primary management purposes identified in the California
36 existing state tide and submerged lands leases that the park retains over other portions of
37 the offshore ocean and bay environment in San Francisco and Marin Counties. They are:

1. To enhance public safety, use, and enjoyment of the subject lands and waters.
2. To protect and conserve the environment and any cultural resources that may be present.

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- 1 3. To preserve the subject lands in their natural state and protect them from
2 development and uses that would destroy their scenic beauty and natural
3 character.
- 4 4. To provide for recreational and educational opportunities.
- 5 5. To consistently manage the subject lands with the administration and
6 management of Golden Gate National Recreation Area, so long as it is not
7 inconsistent with California state law.

8 In a separate action, the park could pursue additional state land leases in order to manage
9 ~~continuous~~ tide and submerged resources within the park's boundary in San Mateo
10 County.

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12 **Gregerson Property, San Mateo County**

13 Forming a long rectangle of about 207 acres, with three sides in common with the 4,200-
14 acre Rancho Corral de Tierra property, the Gregerson Property was acquired by
15 Peninsula Open Space Trust in 2001. The property is largely undeveloped with the
16 exception of an access road and residential structures. The road, which runs along the
17 ridge, provides access to the upper reaches of Rancho Corral de Tierra and would be
18 critical for park management purposes. In addition to supporting this operational need,
19 the property would simplify and reduce the length of the park's perimeter, expand the
20 area of habitat for federally listed plant and animal species, connect wildlife habitats,
21 support recreational opportunities—including trail connections along the scenic ridgetop
22 on an existing narrow road—and protect remarkable scenic coastal views. The Gregerson
23 property addition has the same qualities as Rancho Corral de Tierra and would be
24 managed as part of the larger Rancho Corral de Tierra unit. The residence, with a
25 functioning well, septic system, and solar panel complex, could be retained for
26 environmental education, park operations, or other park purposes. Rancho Corral de
27 Tierra was added to the park boundary in 2005, through Public Law 109-131.

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29 **Vallemar Acres — Part of Cattle Hill, San Mateo County**

30 The parcel consists of 60 acres of undeveloped land owned by the City of Pacifica. It is
31 on the southern, lower slope of Cattle Hill and extends to the property lines of residences
32 on the north side of Fassler Avenue. This parcel would be managed as part of the Cattle
33 Hill parcel. The area was determined appropriate for acquisition in the *Pacifica Boundary*
34 *Study* (NPS 1998) and is adjacent to lands added to the park boundary in PL ~~106-~~
35 ~~350~~ with similar characteristics.

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37 **Highway Frontage – Part of West Cattle Hill, San Mateo County**

38 This rectangular parcel consists of 5 acres of undeveloped land along Highway 1. It is
39 owned by the state and managed by Caltrans. It forms the western end of Cattle Hill. This
40 parcel would be managed as part of the larger adjacent Cattle Hill parcel. The area was
41 determined appropriate for acquisition in the *Pacifica Boundary Study* (NPS 1998) and is
42 adjacent to lands added to the park boundary in PL ~~106-350~~ with similar

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1 characteristics and that it could provide trailhead access to NPS managed lands at Cattle
2 Hill and Sweeney Ridge.

4 **McNee Ranch, San Mateo County**

5 This 625-acre ~~former~~ ranch ~~property~~ is a unit of the California state park system,
6 managed as part of Montara State Beach. The ~~ranch-property~~ is the only state park land
7 adjacent to the Golden Gate National Recreation Area that is not also within the federal
8 authorized boundary. Flanked by Rancho Corral de Tierra ~~to the south~~ and lands the NPS
9 anticipates it will receive from Caltrans following completion of the Devil's Slide Tunnel
10 ~~to the north, coordinated~~ resource preservation and management of visitors ~~to this~~
11 ~~property~~ is critical. The park includes a small trailhead ~~at Highway 1,~~ and ~~a pedestrian~~
12 ~~bridge and~~ ranger residence near the equestrian center on Martini Creek in Rancho Corral
13 de Tierra. ~~No other major structures are present.~~ No major changes in management are
14 anticipated if the land were to be added to the federal holding.

15
16 At present, visitors enjoy sweeping vistas of the Pacific Coast and rugged coastal hills
17 from a network of multiuse trails and unpaved fire roads. These routes connect Pacifica
18 with the coastside communities of Montara and Moss Beach, and lead to the highest
19 points on Montara Mountain. The Bay Area Ridge Trail and San Francisco PUC are
20 planning east-west trail connections that would better link the bay with the ocean. The
21 park has extensive biodiversity, especially on the serpentine soils of the lower slopes
22 where such endangered species as Hickman's potentilla (*Potentilla hickmanii*) and San
23 Mateo thornmint (*Acanthomintha duttonii*), are found.

25 **Bolinas Lagoon**

26 Bolinas Lagoon is one of Marin County's most significant natural resources. Its 1,100
27 acres, known as the Bolinas Lagoon Open Space Preserve and managed by the Marin
28 County Open Space District, was designated a Wetland of International Importance by
29 the Ramsar Convention in 1998. Along with Drake's Estero and Tomales Bay, Bolinas
30 Lagoon provides an important coastal environment for fish, birds and mammals that is
31 unparalleled along the northern California coast between San Francisco and Humboldt
32 Bays. Most of the eastern shoreline of the lagoon and portions of the adjacent uplands
33 and small tributary creeks that support federally endangered steelhead trout are managed
34 by Golden Gate National Recreation Area. The Gulf of the Farallones National Marine
35 Sanctuary also encompasses Bolinas Lagoon with overlapping management authority
36 with Marin County and the NPS. Marin County, NOAA and the Army Corps of
37 Engineers are currently developing plans for restoring natural processes and ecosystem
38 integrity to the lagoon to mitigate for past human activity in the watershed.

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2 ***Potential Future Boundary Adjustments***

3 The National Park Service does not manage all the lands within the legislative boundaries
4 of Golden Gate National Recreation Area; there are public lands within the boundaries
5 that are managed by other agencies. Golden Gate National Recreation Area staff will
6 continue to monitor these lands and coordinate with these land managers in a way that
7 maintains and enhances the values that contributed to the lands being included in the
8 boundary. Some of these efforts could lead to eventual acquisition by the National Park
9 Service.

10 Several areas are of great interest to the park and appear to meet the NPS criteria for
11 boundary adjustments. The park would continue working with open space partners to
12 pursue protection of these properties, possibly including an NPS boundary adjustment,
13 guided by the goals expressed earlier.

14

15 **Priority Conservation Areas**

16 Four areas adjacent to the park were identified as Priority Conservation Areas through a
17 regional planning effort led by the Association of Bay Area Governments and
18 documented in “Golden Lands, Golden Opportunities,” (Bay Area Open Space Council,
19 2009). Multiple strategies and multiple land managers could have a role in managing
20 these lands. At this time, no specific boundary adjustments are proposed by the park in
21 these areas (which are listed below). However, future studies are anticipated that would
22 evaluate which specific properties within these areas would be most appropriately
23 managed by the National Park Service.

24 **Marin City Ridge, Marin County**

25 Undeveloped lands adjacent to the park’s Marin Headlands unit could enhance protection
26 for the park’s natural, scenic, and recreational resources while improving trail
27 connections into an underserved community. These sites were evaluated in a boundary
28 study in 2005 and determined appropriate for inclusion into the park.

29 **Pacifica Conservation Area (South of Mussel Rock to McNee Ranch), San Mateo 30 County**

31 Disconnected, undeveloped parcels at the fringes of the Pacifica community could
32 enhance continuity of existing GGNRA lands, including the park’s trail links to the
33 California Coastal Trail and Bay Area Ridge Trail and improve natural resource
34 corridors.

35 **Montara Mountain Complex, San Mateo County**

36 Undeveloped parcels adjacent to Rancho Corral de Tierra could strengthen protection of
37 threatened and endangered species and contribute to the regional conservation efforts
38 focused on preserving large natural resources corridors and scenic beauty.

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1 **Gateway to the San Mateo County**

2 A large area of land between Rancho Corral de Tierra and Highway 92, this area could
3 contribute substantially to natural resource protection, the regional trails network, and
4 preservation of scenic and rural character.

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6 **Other Potential Acquisitions**

7 **Marin County Transportation Hub**

8 The park anticipates requesting the authority to extend the boundary to include a location
9 for a transit hub that would serve the Muir Woods shuttle. The hub would support
10 improved public access to Muir Woods and other nearby recreational areas, and reduce
11 congestion associated with recreational travel to west Marin County. This hub would
12 need to occur somewhere along the developed Highway 1-U.S. 101 transit corridor in
13 southern Marin County.

14 **Upland Goals Conservation Areas**

15 A science-based approach towards identifying, for protection, biologically important
16 lands in the San Francisco Bay Area was developed by the Bay Area Open Space Council
17 (Weiss et al. 2008), with participation of NPS staff. Their output consists of a network of
18 conservation areas based on computer models that strives to achieve conservation goals
19 for targeted vegetation types and individual species along with assessments of viability,
20 ecological integrity, and level of connectivity of conservation lands. The model output
21 identifies lands adjacent to the park that would help sustain diverse and healthy
22 communities of plant, fish, and wildlife resources in the nine-county Bay Area. Some of
23 these areas overlap with Priority Conservation Areas identified in the FOCUS study.

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2 ***Stinson Beach Environs***

3 Currently undeveloped lands located near Panoramic Highway have been identified as
4 essential conservation areas and would help enhance the park's protection of contiguous
5 coastal biological resources.

6 ***Lower Redwood Creek***

7 Lands along the Redwood Creek corridor below its intersection with Highway 1 have
8 been identified as essential conservation areas and would help enhance the park's
9 protection of contiguous stream resources and associated threatened and endangered
10 species.

11 ***Nyhan Creek***

12 Lands along the Nyhan Creek corridor from its headwaters to the Bay have been
13 identified as an essential conservation area and would help the park contribute to the
14 protection of contiguous stream resources within the region.

15 ***Mori-Milagra-Sweeney Connector***

16 Currently undeveloped lands in the Pacifica area have been identified as essential
17 conservation areas; their protection would help the park increase the long-term resiliency
18 of small natural areas such as Milagra Ridge as well as secure important habitat corridors
19 to facilitate species and community movements over time and space.

20 ***San Pedro Mountain and Rancho Corral de Tierra Environs, south to Highway 92***

21 Currently undeveloped lands in the Montara, Moss Beach, and Half Moon Bay areas
22 have been identified as essential conservation areas; their protection would help the park
23 increase the core of protected lands along the spine of the San Francisco peninsula.
24 Similar to the Pacifica area, these protected areas would provide important habitat
25 corridors to facilitate species and community movements over time and space.

26 **Undeveloped Land Adjacent to Sweeney Ridge and County of San Francisco Jail**
27 **Property**

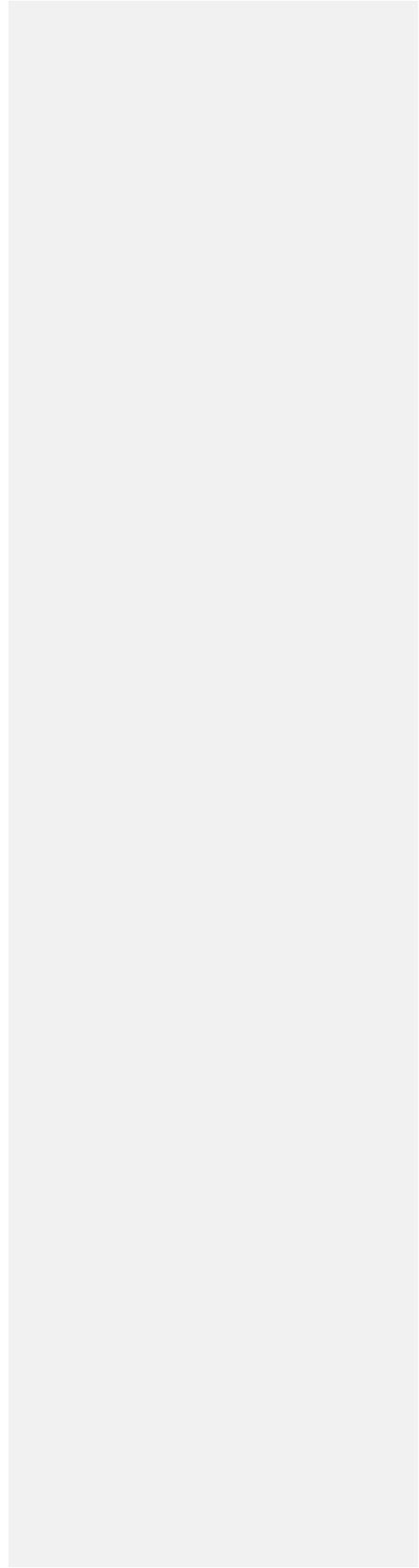
28 The property is adjacent to park land, sharing two sides with Sweeney Ridge. It contains
29 county jails #3 and #7, along with a plant nursery and cultivated fields. A large portion of
30 the 145-acre property, roughly 50 acres, is undeveloped and relatively undisturbed. This
31 undeveloped area is contiguous with the extensive coastal ecosystems that the Park
32 Service manages on Sweeney Ridge. It has similar scenic qualities and habitat values,
33 including potential habitat for threatened and endangered species. Inclusion of the
34 undeveloped area in the park's boundary would enable the Park Service to receive it,
35 should the County declare the property excess.

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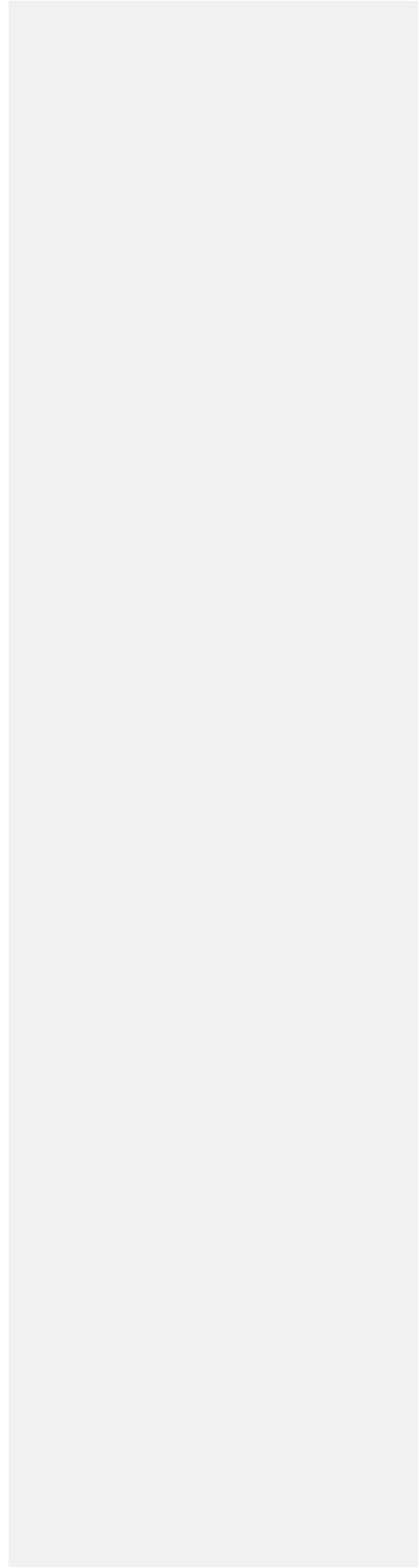
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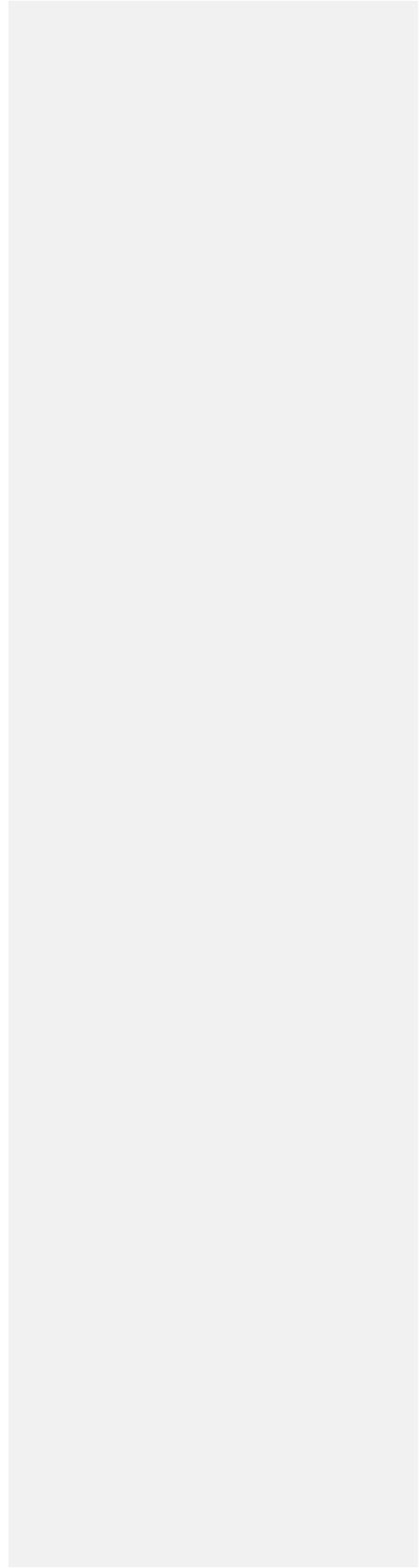
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1 | **Figure 1: Proposed Boundary Adjustment Map**
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Figure 2: Potential Future Boundary Adjustments Map

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