

The Alternatives for Park Lands in Marin, San Francisco, and San Mateo Counties

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NO-ACTION ALTERNATIVE

PARK LANDS IN MARIN COUNTY

Overview

In Marin County, Golden Gate National Recreation Area forms the southern core of a large network of regional, state, and federal protected lands and waters (many of which are recognized as part of the UNESCO Golden Gate Biosphere Reserve). Under the no-action alternative, the park would continue to manage this large expanse of preserved natural landscape, with scattered concentrations of developed facilities, to provide visitors with multiple opportunities for recreation; miles of trails, preserved historic military fortifications, and scenic and historic landscapes.

The county features some of the most varied landscapes in Golden Gate National Recreation Area, including lush woodlands, rugged coasts, sandy beaches, meadows, marshes, grasslands, and coastal shrubs. As a result, visitors can experience an array of wildlife and several different habitats in one brief hike.

Much of this area has been managed as part of Golden Gate National Recreation Area since the park was established in 1972. Management of this land would continue to be guided by the park's 1980 general management plan and subsequent land use and implementation plans (as described in the "Relationship of This Plan to Other Plans" section and in appendix B).

A diverse set of park partners—many housed in historic structures—would continue to provide programs and facilities for visitors' education and enjoyment. These facilities and programs currently include a hostel, environmental education and arts programming, equestrian facilities, and a marine mammal rehabilitation center. Park-managed visitor facilities would continue to include a visitor center, scenic overlooks, trails, campsites, and parking areas at recreational beaches.

National Park Service maintenance facilities, staff housing, administrative offices, and various partner offices would also continue to be located in the park.

Stinson Beach North to Bolinas–Fairfax Road

This developed area would continue to be managed to support intensive use as a scenic recreational beach receiving a high number of visitors. A variety of facilities would support activities that include picnicking, beach recreation, and water recreation (surfing, windsurfing, and boogie boarding). Two public bus routes currently serve this area. Easkoot Creek and the dunes would continue to be managed to preserve and enhance natural habitat. Areas of the park east of Bolinas Lagoon would be managed for their natural resource values and would have few trails or other visitor facilities.

This area would continue to be managed to protect and restore the coastal ecosystems, and contribute to the restoration of natural processes that affect Bolinas Lagoon. Partnerships with neighboring land managers would be strengthened to achieve these goals across the broader landscape.

State Route 1 and Panoramic Highway

Stretches of these roads pass through or alongside park lands. The roads are not under federal jurisdiction; however, as the underlying land manager, the National Park Service would continue to cooperate with Caltrans and Marin County for management of the road infrastructure and rights-of-way to protect park resources and preserve the scenic rural character of the setting.

State Route 1, a segment of the Pacific Coast Highway, is a designated national scenic byway. In general, the park land in this area would continue to be managed to preserve and enhance natural and cultural resources and offer access to park sites and recreational activities.

Slide Ranch

This area would continue to be managed by a park partner to operate an environmental and farm education center in a natural landscape with public access to trails and the shoreline. Slide Ranch would provide day and overnight experiences for program participants and promote healthy eating, healthy living, and environmental awareness. The rocky shoreline and natural area surrounding the program site would continue to be managed by the park to protect natural and ecological values and provide access on existing trails.

Lower Redwood Creek (former Banducci flower farm and surrounding area)

This area would continue to be managed to preserve and enhance natural processes in the creek, floodplain, and surrounding natural landscape. The National Park Service would work with other land managers in the restoration and preservation of the watershed and in the protection of threatened and endangered species like coho salmon and the red-legged frog. Land and water management would be consistent with the *Lower Redwood Creek Floodplain and Salmonid Habitat Restoration Plan* and the *Redwood Creek Watershed: Vision for the Future* plan. Existing residential structures could continue to provide housing for volunteers who contribute to site restoration and stewardship.

Muir Beach

This small but popular beach lies at the mouth of Redwood Creek and at the confluence of several park trails. In the no-action alternative, the National Park Service would continue to support recreation, hiking, access to the beach. The park staff would continue extensive wetland and creek restoration of the area

Golden Gate Dairy and Vicinity

The developed area along State Route 1 would be managed to support a small equestrian facility and the Muir Beach Volunteer Fire Department, which would continue to be housed in historic ranch buildings. Park housing would continue to be provided in nonhistoric structures. A small buffer area protects a tributary to Redwood Creek. The surrounding uplands would be managed to provide trail connections through a natural

coastal landscape. Recent trail and trailhead improvements connect this area to the Dias Ridge Trail.

Tennessee Valley (from Oakwood Valley to the ocean)

A major trailhead, multiple trails, Haypress Meadow hike-in campground, and an equestrian center are in the upper end of the valley. A site in the lower valley contains a nursery operation, the park's small horse patrol, an environmental education program, and the Youth Conservation Corps seasonal group campsite. This area would continue to be managed in a way that accommodates these intense and varied visitor uses. The management of equestrian facilities in this area would reflect the equestrian management environmental assessment that is underway.

The majority of the valley would be managed as a natural landscape with a trail system that provides access to a variety of destinations and landscapes. Remnants of former agricultural uses, including farm ponds, fence lines, and nonnative trees, would remain in the landscape. The creek corridor and shoreline would continue to be managed to protect sensitive natural resources. Tennessee Valley is not currently served by transit. In addition, the trail connections are poor between Tennessee Valley, Oakwood Valley, and the Tamalpais Valley community along Tennessee Valley Road.

Marin City Ridge and Gerbode Valley (the coastal ridges and valleys)

This extensive area would continue to be managed to preserve natural resources and processes, restore native habitats, and protect sensitive species, in addition to coastal fortifications, while providing for trail use, trail improvements, and primitive camping. The Marin City Ridge will continue to be managed as part of the adjacent Marin Headlands in order to protect and restore natural habitats and support public access on the trails that connect to the community.

Fort Barry and Fort Cronkhite

In this area, historic structures and their settings would be preserved or adaptively reused for recreation, education, and other uses, including park operations. Adaptive use of historic structures would continue to be the foundation of the robust program of park partners who preserve buildings and offer programs that further the mission of the park. Planned road, trail, and transit projects will improve access for visitors and partners (e.g., *Marin Headlands and Fort Baker Transportation Infrastructure and Management Plan Final Environmental Impact Statement*).

Park operations located in the area currently include a fire station, roads and maintenance facilities, staff offices, and a native plant nursery.

Recreational experiences supported in the area would continue to include beach activities, hiking, bicycle riding, horseback riding, picnicking, and environmental education.

The upland areas would be managed to preserve natural resources and processes, continue habitat restoration, protect sensitive species and habitats, and allow for continued trail use.

Capehart Housing Area

The National Park Service would continue to manage this area of housing on the north and south side of Rodeo Creek, located at the intersection of the two roads that access the Rodeo Valley, to provide workforce housing for park and partner staff. This area is named Capehart after the senator who sponsored the military housing act.

Conzelman, Bunker, and McCullough Roads (including Battery Spencer and Hawk Hill)

This area would continue to be managed to preserve historic and natural resources and scenic views of the Golden Gate and Pacific Ocean. The coastal defense fortifications would continue to be accessible and interpreted while protecting sensitive species and native habitats. Currently, scenic driving, bicycling, and walking the California Coastal Trail are popular activities. Planned road, trail, and transit projects will improve access for visitors and reduce congestion at scenic overlooks (e.g., *Marin Headlands and Fort Baker Transportation Infrastructure and Management Plan Final Environmental Impact Statement*).

Kirby Cove

This area would continue to provide a small campground and group picnic area. The beach would be accessible on foot or by nonmotorized boats. The historic coastal fortifications and forest would be preserved.

Point Bonita Lighthouse Complex

The lighthouse and several structures, including a small outbuilding, bridge, and access trail, would continue to be preserved. Visitors would be immersed in an authentic historic setting with interpretation about the site's maritime and military history. Access would continue to be highly managed.

Offshore Ocean and Bay Environment

The National Park Service has jurisdiction through a management lease with the State of California over a 1,000-foot-wide band of coastal waters immediately offshore. The area includes a variety of marine habitat. The shoreline in Point Bonita Cove would continue to be closed to public access year-round to protect the harbor seal haul-out, except for approved research. Park management of these areas would continue to accommodate public uses such as boating. The park staff would continue to encourage and support research, inventory, monitoring, and consultation and cooperation with other resource managing agencies.

PARK LANDS IN SAN FRANCISCO

Overview

San Francisco park lands in the planning area include upper Fort Mason, China Beach, Lands End, East and West Fort Miley, Ocean Beach, and Fort Funston.

The following areas that have recently completed land use plans, or are implementing recently completed plans, are not included in this plan: Lower Fort Mason (The Fort Mason Center), the Presidio (including Crissy Field), Fort Point National Historic Site, the Sutro Historic District (Sutro Heights Park, Sutro Baths, and the adjacent parking lot and trail), and the Cliff House.

Park lands in San Francisco ring the northern and western shores of the City of San Francisco, preserving a greenbelt next to dense urban neighborhoods. These lands would continue to be major attractions to tourists and central to the quality of life for local citizens. They offer city dwellers places to recreate, rejuvenate, and learn about the fascinating natural and cultural history of the region. For visitors, the park lands help define San Francisco as one of the most beautiful cities in the world.

Management of these lands and marine/bay waters would continue to focus on preserving natural, cultural, and scenic resources, and providing for a variety of recreational uses in the varied settings along San Francisco Bay and the Pacific coast.

Upper Fort Mason

Fort Mason would continue to be managed to preserve the historic district and to adaptively use the many historic military structures for a variety of park and park partner uses, including staff offices, maintenance, community garden, and a program center for other park partners. A hostel would continue to be the primary public use in the historic structures. The National Park Service manages a leasing program that provides the opportunity for the San Francisco community to live in historic residences, much like army personnel before them, while providing a source of funds for preservation and maintenance. The Fort Mason Post Exchange would continue to be available to the public for events, such as weddings and conferences.

The “Great Meadow” would continue to provide a flexible space that accommodates a range of informal uses and occasional large special events. The San Francisco Bay Trail through Fort Mason would continue to provide a continuous waterfront multiuse promenade that links to San Francisco Maritime National Historical Park and many park destinations along the City and Presidio waterfront. Planning is underway to bring water shuttle access to a pier at Lower Fort Mason. The City of San Francisco is also evaluating Bus Rapid Transit Service along Van Ness Avenue to terminate at an improved transit hub at North Point Boulevard, immediately adjacent to Fort Mason.

China Beach

This area would continue to be managed for the recreational enjoyment of the small secluded beach and to provide opportunities for bird watching. Park facilities such as picnicking, restrooms, and showers would continue to be provided. The area’s natural resources would be managed for native vegetation and slope stability.

Lands End

Only the northern area of Lands End is covered in this plan. This area would continue to be managed to preserve and enhance the rugged coastal landscape and its natural appearance, and to provide trail access. Public safety staff would continue to be located at this site. The southern portion of Lands End, the Sutro Historic District including the Cliff House, is not part of this plan. This area was recently transformed by the addition of a new parking lot, promenade, scenic overlooks, and extensive renovation of the Monterey cypress forest.

Fort Miley

Fort Miley is divided into East Fort Miley and West Fort Miley by the active Veterans Administration Medical Center hospital. Park managers would continue to preserve the historic structures and landscapes, providing for both public and park operation uses. East Fort Miley would continue to be managed as a small maintenance center housed in historic structures, with public access to an unimproved landscape setting primarily through the hospital campus.

West Fort Miley's historic forest would continue to provide an outdoor skills and fitness course and a small picnic area set among historic fortifications with spectacular coastal views. The historic Marine Exchange Lookout Building (Octagon House) would remain unused.

Ocean Beach

Ocean Beach would continue to be managed to provide a recreational beach that accommodates high levels of diverse use, while preserving its natural values, including habitat for shorebirds such as the threatened western snowy plover. It would continue to provide a long trail connection between Fort Funston and the Cliff House, as well as preserve the historic O'Shaughnessy seawall and promenade. The National Park Service would continue to collaborate with the City and County of San Francisco on Ocean Beach management issues.

Fort Funston

This park unit would continue to provide trail and beach access for a variety of recreational uses, including dog walking and hang gliding. It would also preserve important natural and cultural resources, including endangered species habitat and historic coastal defense fortifications. Former military structures support park operations and partner programs such as environmental education and a native plant nursery.

Offshore Ocean and Bay Environment

The National Park Service has jurisdiction through a management lease with the State of California over a 1,000-foot-wide band of coastal waters immediately offshore. The area includes a variety of marine habitat. Park management of these areas would continue to accommodate public uses such as boating. The park staff would continue to encourage

and support research, inventory, monitoring, and consultation and cooperation with other resource managing agencies.

PARK LANDS IN SAN MATEO COUNTY

Overview

At the time the 1980 general management plan was developed, Golden Gate National Recreation Area did not manage any land in San Mateo County. Since that time, NPS-managed land within the designated park boundary has grown to include almost 30,000 acres in San Mateo County.

Stretching along the San Mateo coast to Rancho Corral de Tierra and inland to the Phleger Estate, the southern park lands feature a remarkable wealth of natural and historic resources. From rugged coastal bluffs and windswept ridgelines to a redwood forest, wetlands, and streams, these lands support an abundance of plants and wildlife and tell the story of the people who have shaped this peninsula over generations.

Golden Gate National Recreation Area park lands in San Mateo County serve a large and diverse local population, offering many opportunities for recreation and enjoyment. Whether enjoying the trails, strolling the beaches, or taking in panoramic views up and down the Pacific coast, there are unlimited ways to explore and appreciate these park lands.

Currently the National Park Service's presence in San Mateo County is limited, sites are not well identified, and there are few basic facilities to support access. Management of park lands in San Mateo County is guided by the park's authorizing legislation and the management policies common to units of the national park system. This management approach would continue under the no-action alternative, with the exception of Sweeney Ridge, for which a general management plan amendment was approved in 1985 to provide specific management guidance.

Site planning for the enhancement of visitor facilities, such as the planning recently completed for Mori Point, would continue. The park management would also continue to consult with other agencies to achieve fundamental park goals regarding the San Francisco Public Utilities Commission Peninsula Watershed, where the park holds scenic and recreational easements.

Parcels South of Thornton State Beach and South of Mussel Rock

The National Park Service manages approximately 30 acres in two parcels in this geologically dynamic coastline: one parcel south of Thornton State Beach and one parcel south of Mussel Rock. No improvements for public access have been made by the National Park Service, and there is no active NPS presence in this area. In the absence of a general management plan, management is guided by the park's authorizing legislation (its purpose) and the management policies common to units of the national park system. This would continue under the no-action alternative.

Milagra Ridge

This area would continue to be managed to protect and restore natural habitat (including endangered species habitat), to protect historic coastal defense fortifications, and to provide public access through a system of trails so people can enjoy the site and its scenic beauty. Recent acquisition by the park of a conservation easement on the northwest slope allows potential development of a Bay Area Ridge Trail connection to the coast.

Shelldance Nursery Area

Portions of the Shelldance Nursery area were added to the park in 1988 and 1993. This small area would continue to be managed for trail access, including a trailhead and trails to Sweeney Ridge; office and storage of park maintenance equipment; and to accommodate a commercial nursery.

Sweeney Ridge (including Cattle Hill and Picardo Ranch)

Sweeney Ridge was added to the park in 1984. The area would continue to be managed for natural values and protection of historic resources, such as the San Francisco Bay Discovery Site National Historic Landmark and the 20th century Nike facilities. Cattle Hill is expected to be transferred to the National Park Service by the City of Pacifica in the near future and recent collaboration has provided trail and habitat improvements on this site. Picardo Ranch and the western extension of Cattle Hill are both private lands not managed by the National Park Service at this time. Picardo Ranch includes the lower slopes of Cattle Hill, and its trails connect to Sweeney Ridge. Currently, an equestrian facility provides horse boarding. Land and conservation easement acquisition would be a priority for the park.

Mori Point

Mori Point was added to the park in 2002. This site would continue to be managed to preserve and enhance habitat for threatened and endangered species (San Francisco garter snake, California red-legged frog) and to restore natural functions to a highly degraded site. A network of hiking trails, including the California Coastal Trail, is under development to provide visitors access to the area's scenic beauty. Management of this site would be guided by the *Mori Point Restoration and Trail Plan Environmental Assessment*.

Pedro Point, Devil's Slide, and San Pedro Mountain

These rugged coastal areas are not managed by the National Park Service. However, they will be greatly affected by the opening of the State Route 1 tunnel now under construction, and may be added to the park within the planning horizon of the general management plan. The City of Pacifica manages Pedro Point to preserve its natural features and open space. The Devil's Slide segment is managed by Caltrans to support State Route 1; several agencies have been involved in planning trailheads for the future conversion of the road to a multiuse trail when the Devils Slide tunnel opens in 2011. Lands adjacent to State Route 1 in this area and on San Pedro Mountain are in public and private ownership.

Rancho Corral de Tierra

One of the largest areas of open space near San Francisco, this 4,200-acre site is managed by the Peninsula Open Space Trust and encompasses the majority of an 1839 Mexican Land Grant. The isolated and undisturbed condition of the land provides unique and productive habitat for a diverse array of plant and animal species, including several threatened and endangered species. The headwaters of four major coastal watersheds are contained within this property, providing important riparian habitat and a scenic backdrop that visually distinguishes the San Mateo mid-coast region.

Limited public access would continue to be provided for recreation such as hiking and horseback riding. The area would be managed to provide for these current uses, such as equestrian facilities, and anticipated new public uses in a way that maintains and protects resources.

The acquisition process is underway to transfer some of this land to the National Park Service. Approximately 300 acres of the Rancho Corral de Tierra will not be included in the park. Those acres encompass farmland of “Local Significance” as designated by the State of California Department of Conservation, and will remain in agricultural use.

Montara Lighthouse

The site is presently managed by the U.S. Coast Guard. Under an agreement with California State Parks, a hostel is operated in several structures related to the lighthouse. Day use of the site is focused on scenic beauty and lighthouse history. Transfer of this site to the park is anticipated within the planning horizon of the general management plan. If this occurs, the site would be managed for its current uses.

Phleger Estate

This area was added to the park in 1994. It would continue to be managed to preserve the cultural and natural resources of this 1,000-acre, second-growth redwood forest and to provide access to the regional trail system.

San Francisco Public Utilities Commission Peninsula Watershed Easements

These 23,000 acres are managed by San Francisco Public Utilities Commission to protect San Francisco’s water supply and the scenic, ecological, and cultural resources of the watershed. The management is guided by the commission’s *Peninsula Watershed Management Plan*. Golden Gate National Recreation Area manages two easements over the Peninsula watershed: a scenic easement and a scenic and recreation easement that provide for preservation of natural values and limited recreational use. Compatible recreational, educational, and scientific uses are highly controlled. Primary public access is on trails along the eastern edge of the watershed where the trails are easily accessible from adjacent communities. Access on the 10-mile Cahill Ridge alignment of the Bay Area Ridge Trail is provided by guided tours. The San Francisco Public Utilities Commission and National Park Service cooperate to ensure that ongoing water operations and other allowable uses are compatible with the preservation and access components of

the easements. The Peninsula watershed forms the core of the UNESCO Golden Gate Biosphere Reserve, an area rich in native plant and animal life.

Offshore Ocean Environments

In areas where the park boundary coincides with the Fitzgerald Marine Reserve, the two organizations would continue to cooperate in the implementation of the provisions of the California State Marine Life Protection Act. The reserve area between Montara State Beach and Ross Cove has been designated as the Montara State Marine Reserve: no fishing, harvesting, or collecting would be allowed in this area. The reserve area between Ross Cove and Pillar Point Harbor has been designated as the Pillar Point Marine Conservation Area; some fishing would be allowed in this area.

COST ESTIMATES

Cost estimates for the no-action alternative are identified in the table below. The costs shown here are not for budgetary purposes; they are only intended to show a relative comparison of costs among the alternatives.

The alternatives describe the maximum potential capital improvements; lesser improvements may be implemented, or built in phases if necessary. The implementation of the approved plan will depend on future funding. The approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. Full implementation of the actions in the approved general management plan could be many years in the future. Additionally, some of the future long-term funding needed to implement the various actions called for in the alternatives is anticipated to come from nonfederal partners, consistent with the park's current practices.

Annual Operating Costs

The operating budget for fiscal year 2009 was \$28.0 million. This includes operations costs for Golden Gate National Recreation Area (including Alcatraz Island) and Muir Woods National Monument.

Staffing

The no-action alternative assumes that current staffing levels would be maintained at 335 FTE (one FTE or full time equivalent is one person working 40 hours per week for one year, or the equivalent). The FTE number does not include volunteer positions or positions funded by partners. FTE salaries and benefits are included in the annual operating cost.

One-time Costs

The estimated costs of the no-action alternative reflect the continuation of current management. One-time costs for the no-action alternative are the costs for those projects that are currently approved and funded—any requested but unfunded projects are not

considered in this analysis. Therefore, while the action alternatives contain estimates for 20 years of proposed projects, the no-action alternative assumes no new projects would take place except those projects funded in 2009. The costs include such projects as preservation of seacoast fortifications, trail realignment, and photovoltaic panel installation. Non-facility projects currently include conservation of museum collections, visitor use management and monitoring, and restoration of native plants. Total one-time costs of the no-action alternative are \$5.3 million.

In the no-action alternative, the current level of facilities would be continued. Improvements to facilities would include deferred maintenance and rehabilitation projects.

Table 11: Costs Associated with the Implementation of the No-action Alternative for Park Lands in Marin, San Francisco, and San Mateo Counties

SUMMARY OF COSTS FOR THE NO ACTION ALTERNATIVE	
Annual Operational Costs	
Existing Operations	\$28,030,000
Staffing (additional FTE)	334 (+0)
One-time Capital Costs	
Total	\$5,280,000

All costs in 2009 dollars

MANAGEMENT ZONES FOR THE NO-ACTION ALTERNATIVE (FROM THE 1980 GENERAL MANAGEMENT PLAN)

Natural Resource Zones

Intensive Landscape Management Zone

Lands within this zone occur entirely within southern reaches of the park and basically include all areas where exotic vegetation predominates. Although all of these areas have been substantially modified through human activities, many of them still contain isolated populations of natural wildlife and vegetation which will be carefully preserved. When choices are available in these zones they should favor native species wherever possible. Within this category the following two subzones have been recognized.

Natural Appearance Subzone: (Ocean Beach, Fort Funston, Lands End, and Rodeo Lagoon picnic area). To many park users, lands in this subzone may appear to be as natural as wilderness areas at Point Reyes, but they are in fact man-created landscapes which in many cases will require the same degree of maintenance as an urban park setting. The primary management goal in these areas will be to continue to accommodate relatively high use levels with a commitment to intensive maintenance in order to retain the appearance of a natural landscape. Examples of intensive measures that will be required in this subzone include reforestation of Monterey cypress and stabilization and maintenance of planted sand dunes.

Urban Landscape Subzone: (Crissy Field, West Fort Mason, Fort Barry parade ground, Stinson Beach developed areas). This subzone is characterized by familiar elements found in traditional city parks—well tended trees, shrubs and flowers, irrigated and mowed lawns, and hard-surfaced areas for walking and congregating. These areas are designed for intensive use and should look complete only when filled with people. Primary resource management activities will include mowing, irrigation, weeding, fertilization, replanting, and trash pickup.

Natural Landscape Management Zone (Marin Headlands and Stinson Beach area)

In this zone natural resources and processes will remain as undisturbed as possible given a relatively high level of natural park uses (hiking, primitive camping, etc.). Management activities will be directed primarily at protecting wildlife and vegetation from misuse and overuse and at maintaining a variety of landscape settings conducive to recreation (open grasslands as well as forests).

Special Protection Zone

This zone includes lands that have received legislative or special administrative recognition of exceptional natural qualities requiring strict protection measures. Further analysis of park resources in the future could result in additional lands being placed in this category.

National Monument Subzone: (Muir Woods). Although contained within the boundary of Golden Gate National Recreation Area, Muir Woods retains its special status as a national monument, the sole purpose of which is to protect a stand of virgin coast redwoods for public enjoyment of their scientific, scenic, and educational values.

Biotic Sensitivity Subzone: (shoreline and stream courses). This subzone, derived from high sensitivity ratings in the information base, generally identifies those natural resources in the park that are particularly sensitive to human use or are especially valuable from an ecological or scientific point of view. Use and development in these areas should be either discouraged or mitigated sufficiently to avoid significant levels of deterioration.

Most of the areas covered by this subzone are water courses or bodies of water recognized for their importance in sustaining wildlife and vegetation. Because the lands near these resources have been and will continue to be the most attractive locations for use and minor development, mitigation measures will be particularly important. Siting of minor facilities will be crucial. For example, locating a campground directly upon the bank of a stream could cause unacceptable impacts that could be avoided by shifting the facility only several hundred feet.

Historic Resource Zones

Preservation Zone (Fort Point, ships, lighthouses, fortifications, historic buildings at Alcatraz Island)

Spaces and objects placed in this category are managed and used primarily for the purpose of facilitating public enjoyment, understanding, and appreciation of their historic values. Management activities will include the protection of structures from influences and uses that could cause deterioration and the presentation of tours, exhibits, or other appropriate interpretive efforts.

Because of the unusually large number of historic structures in the parks, many that are suitable for adaptive use have been placed in this category simply because a use has not yet been specifically identified for them. Undoubtedly some of these will be adapted for management or visitor uses in the future, but in the meantime they will be simply protected from damage and deterioration.

Enhancement Zone (Sutro Baths, Sutro Heights, Cliff House, Aquatic Park)

All of the areas within this subzone were developed originally as recreation spaces and still derive their primary value from recreation use. Management practices will be directed at preserving the basic integrity of their settings and specific structures within them. Enhancement of the usability and attractiveness of these partially rundown and deteriorated areas will be accomplished through the addition of elements and the practice of maintenance activities similar to those described for the urban landscape subzone.

Adaptive Use Zone (Alcatraz Island grounds, north and east Fort Mason, Haslett Warehouse, East Fort Miley, areas of Marin Headlands)

This subzone defines structures or spaces of historic value that have been or will be adapted for recreation, park management, and related activities. Although as much historic integrity as possible will be retained throughout all areas of the park, the interior spaces of structures included in this zone may be modified considerably to accommodate recreation, education, and other park-related uses. Exterior settings may also be modified

to include site improvements such as landscaping in cases where modification is deemed necessary to properly accommodate public use.

Special Use Zone (Vedanta Society, Audubon Canyon Ranch, Zen Center, Mount Tamalpais and Angel Island State Parks, Lincoln Park and Marina Green city parks, Presidio of San Francisco)

Lands within this zone are located within the authorized boundaries of Golden Gate National Recreation Area or Point Reyes National Seashore but are not currently or expected in the foreseeable future to come under the jurisdiction of the National Park Service. Management policies and practices of the agencies and organizations administering these lands appear to adequately provide for the continued preservation of the natural, scenic, recreational, and historic values which motivated their inclusion within the boundaries.

Not shown: Areas to north managed by Point Reyes National Seashore

**1980 General Management Plan
Park Lands in Marin and
San Francisco Counties
No-Action Alternative**

NATURAL RESOURCE ZONES	
	INTENSIVE LANDSCAPE MANAGEMENT NATURAL APPEARANCE
	URBAN LANDSCAPE
	FEDERAL LANDSCAPE MANAGEMENT
	NATURAL LANDSCAPE MANAGEMENT
SPECIAL PROTECTION	
	BIOIC SENSITIVITY
	NATIONAL MONUMENT
	WILDERNESS
	WAPNES RESERVE
HYBRID RESOURCE ZONES	
	PRESERVATION
	ENHANCEMENT
	ADAPTIVE USE
SPECIAL USE ZONE	
	SPECIAL USE

MANAGEMENT ZONING
GOLDEN GATE NATIONAL RECREATION AREA
POINT REYES NATIONAL SEASHORE



ALTERNATIVE 1: CONNECTING PEOPLE WITH THE PARKS THE PREFERRED ALTERNATIVE

PARK LANDS IN MARIN COUNTY

Overview

In this alternative, park managers would preserve the natural, cultural, scenic, and recreational qualities that are enjoyed today and would improve access to the park for all visitors. The park would enhance the facilities that support visitors' experiences in what has been called "the wilderness next door." Park managers would work to preserve and restore these interconnected coastal ecosystems through collaborative partnerships with other land management agencies in the region. A stronger national park identity and message would welcome people as they arrive, and improved orientation and information services would inform them of the variety of experiences available in the park. Important park operational uses would remain in the Marin Headlands, and the visitor facilities at these sites would be improved.

The park lands in Marin County are an outdoor recreationist's paradise, with an extensive network of trails through valleys, atop windblown coastal bluffs, along rocky shores, and among redwoods and oaks. Sustainable approaches to rehabilitating facilities that are in place today would improve trailheads and trails as well as roads, parking lots, campsites, picnic areas, restrooms, and other structures at popular destinations, such as the coastal fortifications. Some new facilities would be developed to improve visitor services and support the growing stewardship programs. Park partners would continue to play important roles in preserving resources and offering programs and services to visitors in support of the park's mission. Public transportation and multimodal access to all park sites would be improved.

Stinson Beach North to Bolinas–Fairfax Road

Diverse Opportunities Zone (beach, dunes, and developed area)

At Stinson Beach, the setting and facilities would be improved to better support beach recreation, expand the creek buffer to protect endangered species habitat, and enhance the dunes. Sustainable new facilities would replace deteriorated restrooms, showers, picnic areas, and parking lots. A visitor contact facility could combine existing services (food service, equipment rental) and interpretive and educational programs. Visitor facilities would be removed if it becomes infeasible to maintain them because of climate change. Maintenance and public safety offices with staff housing would be retained.

The park would explore ways to improve visitor access to Stinson Beach, such as increasing transit on weekends during the peak season and enhancing regional trail connections. The park would also continue to work with the community and Marin County to manage parking and reduce traffic using congestion management tools.

The park would continue to work with the Stinson Beach Community Services District, Marin County, and the local community to find sustainable solutions to flooding and

floodplain function, water use, water quality, and wastewater treatment, and sea level rise related to climate change where these affect park resources. More detailed site planning for proposed improvements will involve working with the community to identify alternatives for vulnerable facilities, including offsite locations and increased transit service to offset reduced parking.

Natural Zone (surrounding park land north to Bolinas-Fairfax Road, except Stinson Beach)

This area would be managed to protect and restore the coastal ecosystems, and contribute to the restoration of natural processes that affect Bolinas Lagoon. Partnerships with neighboring land managers would be strengthened to achieve these goals across the broader landscape. The park would improve trails, trailheads, and directional signage to provide access to other nearby park lands.

State Route 1 and Panoramic Highway

Scenic Corridor Zone

Park lands in this area would be managed to enable visitors traveling by car, bicycle, and transit to enjoy spectacular views of the Pacific coast and natural habitats, and to provide trail access to park sites.

The park would collaborate with Caltrans, Marin County, California State Parks and other land management agencies to improve the roadways and trail crossings for the safety and enjoyment of park visitors while retaining the scenic rural character. New facilities could include overlooks and trailheads with parking, restrooms, interpretive exhibits, picnic areas, enhanced trail and transit connections, and a unified wayfinding system. A small trailhead parking area could be developed in the vicinity of the former White Gate Ranch. Improvements east of Panoramic Highway in the vicinity of Homestead Hill would enhance trail and transit access in this area. Improvements would fit with the rural character of the area. Park managers would seek to minimize impacts to natural resources caused by road use, maintenance, and drainage.

Slide Ranch

Diverse Opportunities Zone (developed area)

This area would be managed to enhance the environmental and farm education center and provide improved facilities for public day use of the site, including a picnic area, trail access, and a scenic overlook. Improvements would take into account the dynamic geologic conditions of the site.

Natural Zone (land surrounding the developed area)

The landscape that surrounds the educational programs would be managed to enhance its natural and scenic values, retain flexibility to adapt to coastal geologic processes, and provide for public trail use and access to the coast.

Lower Redwood Creek (former Banducci flower farm and surrounding area)

Natural Zone (majority of Lower Redwood Creek)

Park managers would continue to restore the natural coastal ecosystem and the riparian habitat of Redwood Creek while providing improved trail connections to Mount Tamalpais State Park and other area trails, including the California Coastal Trail. All unnecessary structures would be removed.

Evolved Cultural Landscape Zone (developed area and adjacent approximately 6-acre site)

Park managers would preserve the rural, pastoral character of the landscape. Stewardship facilities relocated from Muir Woods National Monument could be accommodated in this zone. The stewardship center, incorporating a native plant nursery and other native plant propagation areas, would reinvigorate the horticultural traditions of the site and engage the community. Existing buildings would be rehabilitated to support park programs and operations.

The National Park Service would work with California State Parks to provide a small trailhead parking and picnic area near the Santos Meadow and the Frank Valley horse camp, and improve access to this zone.

A sustainable approach to providing for water supply and wastewater treatment would be identified and implemented to confirm the viability of possible uses at this site. To further protect the creek's endangered salmon, park managers could collaborate with the community to increase water storage capacity for use during the dry season.

Park managers would continue to work with Marin County and California State Parks to explore realignment of Muir Woods Road to reduce impacts to Redwood Creek and repair and reopen damaged road segments.

Muir Beach

Natural Zone

The National Park Service would manage the area to restore and sustain the wetlands, creek, dunes, and lagoon with improvements for beach and trail access that preserve the community's natural setting. The park would continue to collaborate with the community, Muir Beach Community Services District, and Marin County to understand and address water quality issues that impact park resources.

Golden Gate Dairy and Vicinity

Evolved Cultural Landscape Zone (developed area only)

The area would be managed to preserve the historic structures and pastoral character while continuing to support park and community needs. Site improvements to accommodate a small trailhead and rural transit stop and enhance the creek corridor would be included. Equestrian facilities would be retained, with site improvements made to incorporate best management practices and protect the adjacent riparian area. The National Park Service would continue to work with the operator of the equestrian

facilities to expand programs that benefit the public. Nonhistoric residences along State Route 1 could be removed if they do not contribute to essential community services or park operational needs.

The National Park Service would continue to promote regularly scheduled transit service to reduce vehicle traffic and to work with Caltrans to improve the safety of State Route 1 for park visitors including traffic calming and improved pedestrian crossing.

Natural Zone (surrounding uplands)

The uplands surrounding the dairy would be managed to preserve and enhance the natural setting, protect the coastal prairie and scrub habitat, and provide connections to trails to the beach and the adjacent Mount Tamalpais State Park.

Tennessee Valley (from Oakwood Valley to Tennessee Valley Road)

Diverse Visitor Opportunities (Tennessee Valley trailhead and the upper stables area)

Trailhead site improvements, including potable water, restrooms, and an improved picnic and parking area, would enhance this “portal” to the park that supports hiking, biking, and equestrian activities. A small food and information kiosk could be included in this area.

In collaboration with Marin County and the community, park managers would explore transit to the trailhead on peak season weekends, extend a multiuse trail to connect with Oakwood Valley and the Mill Valley Bike Path (San Francisco Bay Trail), and manage traffic congestion.

Equestrian facilities would be retained and could be expanded while protecting the historic character of the former dairy ranch. Site improvements would be made to incorporate best management practices and protect the adjacent riparian area. The National Park Service would continue to work with equestrian operators to expand programs that benefit the public.

Modest facilities could be located within this zone that support stewardship, education, youth programs, and the park horse patrol relocated from lower Tennessee Valley.

Diverse Opportunities Zone (Oakwood Valley)

Visitor access improvements, including trailhead and parking, picnicking, and restrooms, would be provided in this zone to support access to the trail system.

Natural Zone (from the trailhead to the ocean and the surrounding uplands including Oakwood Valley)

The main multiuse trail would be enhanced to support family groups and improve accessibility.

All facilities and structures would be removed. Unnecessary management roads could be converted to trails and natural processes restored. Primitive group camping could be retained at Haypress and the Youth Conservation Corps seasonal group camp. All other existing functions could be accommodated closer to the trailhead.

The scenic hills that surround the main trail corridor and trailhead would be managed to preserve and enhance the expanse of undeveloped coastal habitat, outstanding natural features, and the scenic beauty of a large contiguous natural area extending to the north and south. An improved, more sustainable trail system would provide access to the variety of settings. The remaining dams and artificial ponds would be removed. Native wetland and riparian habitat would be restored in these areas.

Marin City Ridge and Gerbode Valley

Natural Zone (majority of the Marin Headlands extending south of Tennessee Valley)

This area would be managed to preserve the expansive undeveloped wilderness-like character of the landscape, preserve natural resources and processes, continue habitat restoration, protect endangered and sensitive species, and improve the trail system with more sustainable trails and better connections to adjacent communities. Visitor amenities could include expanded primitive and accessible camping opportunities. The National Park Service would collaborate with other agencies and the community to develop a community trailhead in Marin City.

Fort Barry and Fort Cronkhite

Diverse Opportunities Zone (lower elevations of Rodeo Valley along Bunker Road and Fort Barry and Fort Cronkhite)

This zone would be managed to provide visitors with a variety of recreational, educational, and stewardship activities consistent with the protection of the nationally significant cultural resources in the area. Visitor amenities could be expanded to include improved trailheads, accessible trails, camping, picnicking, and orientation. These facilities would welcome visitors and give access to the adjacent natural areas. Fort Cronkhite would become the visitor portal to the Headlands.

This alternative would build upon the nucleus of existing programs offered by the park and its partners that contribute to the concept of a “Center for the Environment.” Rehabilitated structures and limited new construction would continue to be used by the park and its partners to provide visitors with an expanded menu of opportunities that are strongly linked to the park’s purpose. Programs would focus on environmental education, science, history and culture, recreation, healthy lifestyle activities, and special events. Housing for staff, interns, and volunteers of the park and its partners would be provided within this zone. A visitor contact facility combining information and food service would be developed in a location near both the beach and a transit stop, replacing the existing chapel visitor center at Fort Barry.

In 1994, the Park Service removed a national landmark WWII cantonment to restore Crissy Field, with the explicit understanding that the cantonment at Fort Cronkhite would be preserved and interpreted. The Fort Cronkhite cantonment is not only highly representative of the once-ubiquitous 700-Series World War II mobilization cantonments; it is considered the best-preserved example of its type in the nation. Every effort will be made to enhance the historic scene while creating diverse visitor opportunities in this zone.

Fort Barry and other historic sites and structures within this zone would continue to support programs provided by the park and its partners consistent with the concept described for Fort Cronkhite. Equestrian facilities would be supported in this area of the Headlands. This zone would also continue to provide for park operational needs including maintenance, public safety, staff offices, and a plant nursery facility. The chapel at Fort Barry could be adapted as a multiuse meeting and program facility.

Natural Zone (uplands)

This area of Marin Headlands would be managed as part of the extensive natural landscape, with emphasis on the protection and restoration of habitat for threatened and endangered species.

Evolved Cultural Landscape Zone (Rodeo Beach and seacoast fortifications)

This zone would be managed for the enjoyment of the beach, trails, and other outdoor recreation and educational opportunities. The landscape would be managed to preserve and interpret the significant military features and structures, such as Wolf Ridge and Batteries Townsley and Mendell, in the natural coastal setting.

Sensitive Resources Zone (Rodeo Lagoon and Rodeo Lake)

This area would be managed to preserve and restore coastal habitat for threatened and endangered species. Visitor access would be highly controlled and restricted to designated trails.

Historic Immersion Zone (Nike Missile Site SF88-L)

The restored compound would continue to provide visitors with an experience that is evocative of its historic use.

Capehart Housing Area

Park Operations Zone

A new park operational facility would be constructed within this zone south of Bunker Road. Housing lost through the removal of housing units to construct this facility could be accommodated in another location, either in existing structures or through limited new construction.

Natural Zone

The residences on the north side of Bunker Road would be removed to provide for creek restoration and to create a more natural and scenic entrance to Rodeo Valley.

Conzelman, Bunker, and McCullough Roads (including Battery Spencer and Hawk Hill)

Scenic Corridor Zone

Managers would highlight the fundamental coastal resources, endangered species habitat, military fortifications, and spectacular views of the Golden Gate Bridge, San Francisco Bay, and the urban skyline of San Francisco from the roads. Safe pedestrian, bike, and motor vehicle access to overlooks and to interpretive and recreational opportunities

would be provided. Some overlooks would be improved with amenities such as interpretive signs, restrooms, and benches.

Kirby Cove

Evolved Cultural Landscape Zone

This area would be managed for beach access and camping, and would support additional uses by visitors on the new San Francisco Bay Water Trail. Rustic cabin accommodations could be developed, maintaining the setting and character of this park site. The coastal fortifications and the historic forest would be preserved and interpreted.

Habitat restoration would continue outside of the historic forest with removal of invasive nonnative vegetation and expansion of habitat for the endangered mission blue butterfly.

Point Bonita Lighthouse Complex

Historic Immersion Zone

The park would continue to preserve the historic structures and interpret the site's maritime and military history. The coastal environment and the sensitive marine habitat would be protected.

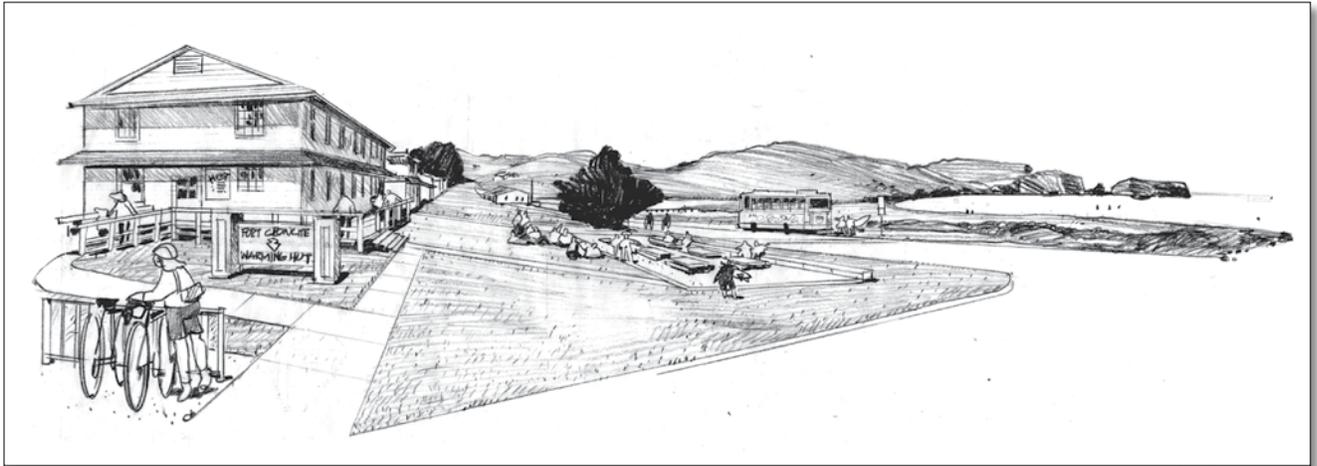
Offshore Ocean and Bay Environment

Scenic Corridor Zone (all offshore areas except Point Bonita Cove and Bird Rock)

Park managers would work to preserve the integrity of the ocean and bay environment, while accommodating public uses including surfing, boating, and noncommercial fishing. Management actions would protect the marine habitat, rocks, sea caves, and other natural features of the area in coordination with the Monterey Bay and Gulf of the Farallones national marine sanctuaries. This zone would support the San Francisco Bay Water Trail where appropriate.

Sensitive Resources Zone (Offshore areas at Point Bonita Cove and Bird Rock)

The park would preserve sensitive marine resources—intertidal resources, seabirds, and marine mammals—in these two locations. Visitation would be highly restricted to protect resources that are easily disturbed. Park-approved research would be the primary activity in this zone, but would be conducted in a manner that is highly protective of sensitive resources.



A visitor center in the historic WWII barracks supports the wide range of visitor activities and preservation goals at Rodeo Beach.



A community trailhead connects to ridgetop trails and Marin Headlands.



Valuable habitat created by removing obsolete facilities and power lines improves the ecological function and natural beauty of Tennessee Valley.

PARK LANDS IN SAN FRANCISCO

Overview

The park lands of San Francisco provide opportunities to experience nature; explore our heritage; and enjoy the company of families, friends, and fellow community members. Under this alternative, these areas would be managed to preserve and enhance a variety of settings, and improve and expand the facilities that welcome and support visitors to the “National Park Next Door.”

The visibility and identity of national park system sites would be improved in settings from military to “wild,” and visitors would be introduced to Golden Gate National Recreation Area through facilities, information, and programming at popular arrival nodes and recreational destinations. As in other alternatives, the San Francisco-based Alcatraz embarkation facility would serve as a portal to the GGNRA and larger national park system.

This alternative would also emphasize the importance of education, civic engagement, and healthy outdoor recreation, including offering nature experiences to city children and their families. Existing and new facilities, including a museum collection facility, would support visitor enjoyment, learning, and community-based natural and cultural resource stewardship. Recreational and stewardship opportunities would promote healthy parks and healthy communities. Similar to Crissy Field, this alternative would engage the community to revitalize coastal park areas such as Ocean Beach, Fort Funston, and Lands End.

The park would continue to improve trails and trailheads throughout the San Francisco park lands to make the park accessible to the broadest array of visitors. Sites would be connected to each other and to communities by the trail system and the city’s transit and multimodal access systems.

Upper Fort Mason

Evolved Cultural Landscape Zone (eastern portion of the site)

The historic district would become a portal to Golden Gate National Recreation Area, using historic structures to welcome visitors in a setting that would remain a peaceful contrast to the more bustling northern waterfront of Fisherman’s Wharf and Lower Fort Mason. The park would preserve and rehabilitate select historic structures for new uses that provide orientation, information, food service, special events, and other services for visitors. With improved visibility, signs, and additional activities, this site would provide visitors with better access and understanding of the opportunities available throughout the park.

Historic residences would continue in residential use where compatible with preservation goals. Other nonresidential historic structures would be preserved for uses such as a hostel and other overnight accommodations, park headquarters, partner offices, and other programs that support the park mission.

The two neighboring national park units, Golden Gate National Recreation Area and San Francisco Maritime National Historical Park, would collaborate on unified visitor welcoming and orientation, exploring the potential to share facilities. Consistent NPS site

identification and directional signs would be placed along the popular Golden Gate Promenade/San Francisco Bay Trail and at transit nodes.

An expanded stewardship program would connect the park with San Francisco through youth programs offered by the park and its partners.

The historic district's batteries and landscape would be restored and rehabilitated, including the overgrown gardens on the east and northeast slopes. The community garden would be retained in its current location.

This alternative anticipates improved access to the park by the development of a water shuttle at Lower Fort Mason, improved walking paths, expansion of the F-Line, and development of the bus rapid transit on Van Ness Avenue. Visitor circulation and wayfinding improvements would be implemented in response to new adjacent bus transit and ferry connections. These concepts would require close collaboration with San Francisco Maritime National Historical Park and the City of San Francisco to improve the experience of arriving at Fort Mason through Aquatic Park and Gashouse Cove at Laguna Street and Marina Boulevard.

Diverse Opportunities Zone ("Great Meadow")

The "Great Meadow" would continue to support the variety of current uses and special events with modest improvements to enhance the landscape, enhance the safety of pedestrians and bicyclists on the paths, and provide formal opportunities for picnicking.

Park Operations Zone

Park operations could remain in their current locations. Adjacent structures would continue to house a conservation corps program. If the program relocates, the site and structures would serve park operational needs.

Sensitive Resource Zone (shoreline at Black Point, including a 100-foot offshore buffer to protect intertidal resources)

This area would be managed to protect the rare remaining natural rocky shoreline in San Francisco inside the Golden Gate. An overlook would be developed in the adjacent zone to allow visitors to experience this small site.

China Beach

Diverse Opportunities Zone

Park managers would improve visitor facilities and access to support current uses.

Lands End

Evolved Cultural Landscape Zone

Park managers would continue to enhance the landscape, integrating natural habitat restoration with cultural landscape preservation, and improving the trail system. This would include the California Coastal Trail and the secondary trails that access the shoreline, and would enhance scenic viewpoints and opportunities for bird watching. The area would continue to be managed for the preservation of dark night skies. Trail

connections and directional signage to the community and adjacent park lands would also be improved.

Fort Miley

Evolved Cultural Landscape Zone (West Fort Miley)

The historic structures and cultural landscape would be preserved and enhanced. The Marine Exchange Lookout Station (Octagon House) would be rehabilitated to interpret its history and provide for park operational or public uses. Site improvements would focus on enhancing the Fort's appearance and providing better connections to the surrounding community, nearby Lands End site, and the Veterans Administration hospital campus. Improved picnicking and group camping facilities would be provided in an appropriate location, as would opportunities for outdoor learning and leadership programs. The area would continue to be managed for the preservation of dark night skies.

Park Operations (East Fort Miley)

Park maintenance and public safety satellite operations would remain in the historic warehouse and batteries. Safe and more direct vehicle and trail access would be developed to better support its use and preservation.

Ocean Beach

In Both the Diverse Opportunities Zone and the Natural Zone

In this alternative, the National Park Service would participate in multiagency efforts to knit the unique assets and experiences of the Ocean Beach corridor into a seamless and welcoming public landscape, planning for environmental conservation, sustainable infrastructure, and long-term stewardship.

The Park Service would continue to work with the City of San Francisco, California Coastal Commission, and the U.S. Army Corps of Engineers to address coastal erosion: relocating facilities out of vulnerable locations and restoring natural processes to maximize protection of the beach for its natural and recreational values.

Diverse Opportunities Zone (along the O'Shaughnessy seawall)

Park managers would continue to provide for a diversity of recreational beach use and preserve the natural setting and resource values, including shorebird habitat. The vital community stewardship activities that are part of the successful management of the beach would be promoted.

The park would preserve the historic O'Shaughnessy seawall and collaborate with the City of San Francisco to enhance the Ocean Beach corridor with improved amenities that support enjoyment of the beach, including the promenade, parking, and restrooms.

The California Coastal Trail and other connections would be improved to link Ocean Beach to Lands End, Fort Funston, city neighborhoods, and other park lands including Golden Gate Park and Lake Merced.

Natural Zone (south of the O’Shaughnessy seawall)

The area would be managed to protect shorebirds and threatened species and allow natural coastal and marine processes to occur, while providing for a variety of compatible recreational activities. Public safety activities would be continued.

Fort Funston

Diverse Opportunities Zone (central area and southern beach)

This site would continue to support current recreational activities, including dog walking and the unique opportunity for hang gliding in the park, while making landscape and trail improvements and protecting and restoring natural habitat. New visitor facilities would be provided near the parking lot. These could include restrooms, group picnicking facilities, a visitor contact facility combining food service with park information, and other support structures. Battery Davis, the historic seacoast fortification, would be preserved and interpreted and its earthworks fenced and protected.

Natural Zone (corridors along the perimeter and northern beach)

Fort Funston’s islands of native habitat would be extended to form a continuous habitat corridor that supports recovery of native dune habitat including endangered San Francisco *Lessingia* plants. The northern stretch of beach would be managed to protect shorebirds, coastal bluffs, and bank swallows and to allow natural coastal and marine processes to occur to the extent feasible, while providing for a variety of compatible recreational activities.

Park Operations Zone (southeast corner)

Operational facilities could be expanded to meet park needs, including public safety offices, nursery, stewardship center, satellite maintenance facilities, and staff or volunteer housing.

The existing environmental education center could remain in this zone or be relocated to another site better served by public transportation with appropriate facilities and outdoor settings.

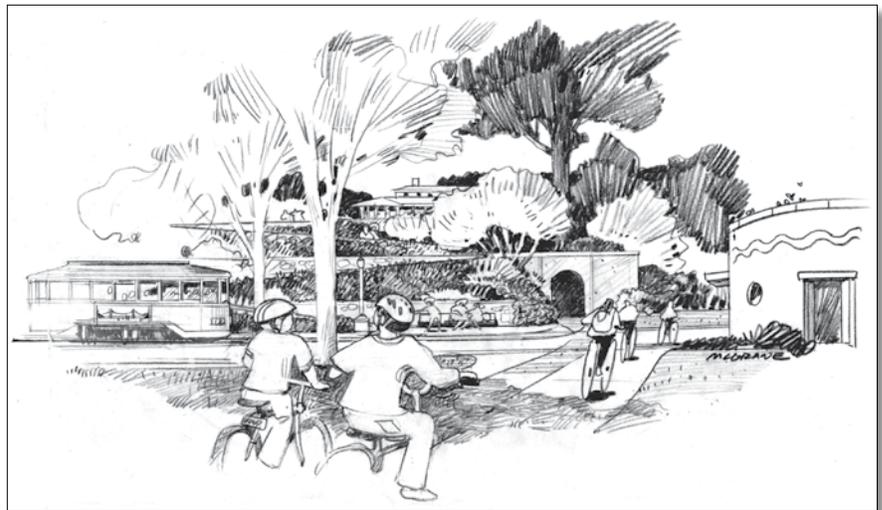
Offshore Ocean and Bay Environment

Scenic Corridor Zone

The park would preserve the ocean and bay environment and accommodate public uses including surfing, boating, and noncommercial fishing. Park managers would protect the marine habitat, geologic resources and processes, and other natural features of the area.



The coastal setting of the historic Marine Exchange Lookout Station at West Fort Miley is restored.



New garden walkways and the historic streetcar connect visitors to Fort Mason and Aquatic Park.

PARK LANDS IN SAN MATEO COUNTY

Overview

Under this alternative and others, park lands and ocean environments in San Mateo County would be managed as part of a vast network of protected lands and waters, some recognized as part of the UNESCO Golden Gate Biosphere Reserve. This network includes San Francisco Public Utilities Commission Peninsula Watershed lands, California state parks, the Monterey Bay National Marine Sanctuary, county parks, and other land held by regional land trusts. Park managers would emphasize connectivity, preservation, and restoration of the area's vital ecosystems through collaborative partnerships with other land management agencies.

In the spirit of the "Parks to People" movement that created Golden Gate National Recreation Area four decades ago, this alternative would focus on the importance of improving access and engaging the community in these newest park lands. Given the significant addition of park land in the county in recent years, a series of actions would be needed to enhance visitor access, enjoyment, appreciation, and stewardship.

Key efforts would include improving the visibility and identity of National Park Service sites. Park trails would be improved to create a sustainable system that provides opportunities to enjoy park sites, connects with local communities, and contributes to an exceptional regional trail network. Equestrian facilities would continue to have an important role in recreation and stewardship. A comprehensive trail plan would be prepared to achieve these goals. Park managers would work with county transit providers to improve transit connections to local trailheads and east-west transit between bayside communities and State Route 1. Collaboration with the community and Caltrans would focus on providing safe access to park sites along State Route 1.

The addition of signs and trailhead parking will help visitors find their way to various park sites and will help them gain an understanding of the park's diverse natural and cultural resources. Equestrian needs would be incorporated in trail and trailhead design.

Equally important would be providing facilities to welcome visitors to the park. This alternative would promote visitor information and orientation centers in Pacifica and in the coastside community south of Devil's Slide. Park improvements would be consistent with preservation of community character. These facilities could be shared with San Mateo County Department of Parks, California State Parks, Monterey Bay National Marine Sanctuary, local governments, and other organizations.

Thornton State Beach to South of Mussel Rock

Natural Zone

In all alternatives park managers would preserve and enhance the natural and scenic values of the area; allow for natural coastal geologic processes to continue; and provide modest visitor access facilities (trails, trailheads) to beaches, scenic overlooks, and along the California Coastal Trail, where feasible.

The beach, dunes, and cliffs extending from San Francisco's Ocean Beach south to Mussel Rock (a stretch of almost 5 miles) would be managed to protect shorebird habitat, allow natural shoreline processes to continue unimpeded, and provide improved or new

trails for visitors to enjoy and view nature. Park staff would work with neighboring communities to mitigate concentrated urban runoff and landslide threat.

Milagra Ridge

Natural Zone

The area would be managed to preserve its wild character and protect habitat for endangered species. Disturbed areas would be restored. Coordinating with other land managers, the park would also make trail improvements that could include connections to Oceana Boulevard, the Pacific coast, Skyline Boulevard, and Sweeney Ridge. Historic structures would be preserved.

Scenic Corridor Zone (center of ridge)

Additional amenities would be developed to support visitors and stewardship volunteers. These could include accessibility improvements, trailhead parking, restrooms, and picnic facilities.

Shelldance Nursery Area

Diverse Opportunities Zone and Park Operations Zone

The site would transition from a commercial nursery to an area that provides a variety of visitor services that could include enhanced trailhead parking serving Sweeney Ridge and Mori Point, restrooms, park orientation and information, and a community stewardship/education center. Access from State Route 1 and the trail connection to Mori Point would be improved.

In all alternatives, a portion of this park site would be dedicated to park operational needs possibly including a satellite facility for maintenance and public safety, native plant nursery, and ranger workforce or volunteer housing.

Sweeney Ridge (including Cattle Hill and Picardo Ranch)

Natural Zone (majority of the area)

The area would be managed to protect endangered species and the large contiguous natural landscape extending into the San Francisco Public Utilities Commission Peninsula Watershed. Visitors could experience the area through stewardship activities, improved trails, and primitive camping. Connections to the regional trail network and the surrounding public lands (San Francisco Public Utilities Commission lands, San Pedro Valley County Park, McNee Ranch, and Rancho Corral de Tierra) would be developed in coordination with other land managers.

Scenic Corridor Zone (Sneath Lane and part of Sweeney Ridge)

Trail amenities would be developed, and connections would be enhanced to the Bay Area Ridge Trail and the Sawyer Camp Trail in San Francisco Public Utilities Commission Peninsula Watershed. The San Francisco Bay Discovery Site National Historical Landmark would be preserved and interpreted. Limited vehicular access to the discovery

site would be permitted. A hikers' hut could be developed as part of a system of huts proposed for the Bay Area Ridge Trail.

Diverse Opportunities Zone (developed portion of Picardo Ranch)

If acquired, the existing facilities could be adapted or replaced with new facilities to support visitor activities, potentially including continued equestrian use, environmental education, trailhead improvements, and park operations. Management would include strong protection for the creek corridor and other natural habitats.

Mori Point

Natural Zone

The land would be managed for ongoing restoration of natural habitats and to protect threatened and endangered species while improving the trail system for public enjoyment of the site and its exceptional views and landscapes. Access to Mori Point would be enhanced with modest trailhead and parking improvements.

Trail connections to the community, Sweeney Ridge and the adjacent public lands, and the California Coastal Trail would be improved in partnership with other land managers. Collaboration with adjacent land managers would also contribute to expanded efforts to preserve listed species and their habitats, improving habitat connectivity across management boundaries

Pedro Point, Devil's Slide, and San Pedro Mountain

Natural Zone

These lands, if acquired, would be managed to maintain natural features and scenic beauty and to continue with the habitat restoration and access improvements initiated by the community and other agencies. Trailheads and trails would be developed and enhanced to improve accessibility and connections to the California Coastal Trail and adjacent public lands. Public access to Devil's Slide and the surrounding coastal bluffs west of existing State Route 1 would be managed to protect nesting seabirds and historic sites. Collaboration with adjacent land managers would be essential.

Rancho Corral de Tierra

Natural Zone (majority of the area)

The upland areas and land outside the existing equestrian centers would be managed to preserve the wild, open character of the landscape and offer trail-based recreation that is light on the land, including walking, hiking, bicycling, and horseback riding. Natural habitats and processes in the zone, which includes four creek corridors, would be restored to the greatest extent possible with the help of community stewards.

Visitors would enjoy the scenic coastal environment through an enhanced and sustainable system of trails. The trail network would connect local communities to the park and link the ridges of Montara Mountain to the Pacific Ocean. The National Park Service would work with the San Francisco Public Utilities Commission to complete a trail connection to Sweeney Ridge through the Peninsula Watershed's northwest corner along Whiting

Ridge. Unnecessary roads could be converted to trails or removed. Exploration of the park could be facilitated by scenic overlooks, sites for picnicking, primitive camping sites, and possibly a hikers' hut in a remote setting.

Diverse Opportunities Zone

Modest improvements would be created in this zone consisting of trailheads and other visitor facilities that provide for the enjoyment of this new area. This area would be considered as a southern "portal" to the Golden Gate National Recreation Area and other public open space. Detailed planning following general management plan approval would determine the mix of uses that would share this zone. Equestrian uses would be retained at Rancho Corral de Tierra, with the exact location, type, and scale of facility improvements determined in future planning efforts. Park managers would continue to work with equestrian operators to enhance the best management practices employed to protect the environment and expand programs that welcome and benefit the public. New facilities in this zone could include trails, trailheads, a community stewardship/educational center, a group picnic area, a rustic campsite, and a horse camp. Significant constraints on availability of water will influence development and operations of facilities at this site. Any new visitor facility would be sited to preserve natural and cultural resources and where compatible with adjacent uses such as agriculture.

In addition, safe trailheads would be developed near State Route 1 to support exploration of this large, diverse landscape and the extensive adjacent public lands. The multiuse trails and trailheads would be compatible with adjacent residential uses.

Habitat restoration and community stewardship activities would have a strong presence in both zones. An area for native plant production would be established to support restoration projects in the park. The National Park Service would partner with surrounding land managers and the Fitzgerald Marine Reserve, one of the richest intertidal areas on the California coast, to improve habitat connectivity and protect sensitive habitats, to protect water quality, restore the creek corridors and reconnect them to the ocean, and to reestablish anadromous fish passage where possible.

The National Park Service would connect people to the agriculture history of Rancho Corral de Tierra through interpretation of its cultural landscape and adjacent working farms.

Montara Lighthouse

Evolved Cultural Landscape Zone

In all alternatives, the historic lighthouse structures and other associated resources would be preserved and interpreted. Management would enhance the current hostel and day use programming. Trail connections from the hostel up and down the coast would better integrate this site with other park lands and open space. Access from State Route 1 would be improved.

The park would look for an opportunity to locate a multiagency visitor information and orientation facility in this vicinity.

Phleger Estate

Natural Zone

In all alternatives, the area would be managed to provide trail-based recreation in a natural and contemplative setting that complements the more developed recreation facilities at adjacent Huddart County Park. The redwood forest ecosystem, including West Union Creek and threatened and endangered species, would be protected and restored. The history of logging on the estate and its role in the settlement of San Mateo County would be interpreted. Trail connections to adjacent lands and the regional trail system would be pursued in collaboration with San Mateo County and San Francisco Public Utilities Commission. These connections would include the Bay Area Ridge Trail, potential access from trailheads on Cañada Road and Skyline Boulevard, and a multiuse trail connection between Cañada Road and Skyline Boulevard north of Phleger Estate. Community stewardship of the site could contribute to trail and habitat improvements. The National Park Service would explore community trailheads and partnerships with the Woodside Store historic site.

San Francisco Public Utilities Commission Peninsula Watershed Easements

Natural Zone (majority of the area, corresponding with the scenic easement)

Park managers would continue to cooperate with the San Francisco Public Utilities Commission for the preservation of the natural, cultural, scenic, and recreational features of the watershed. Within this zone, the park would promote completion of the Bay Area Ridge Trail connection from the Phleger Estate to Highway 92 and a new trail connection between the Bay Area Ridge Trail and the California Coastal Trail on the existing alignment over Whiting Ridge; this would connect Sweeney Ridge with McNee Ranch and Rancho Corral de Tierra.

Scenic Corridor Zone (eastern area closest to Highway 280, corresponding with the scenic and recreation easement)

Park managers would promote preservation of natural, cultural, and scenic values with improved public access on trails. Proposed trail improvements include connecting the existing San Andreas multiuse trail to Sweeney Ridge via Sneath Lane, and improving trail access to the Phleger Estate from a new trailhead on Cañada Road. Park managers also would promote the implementation of other trails proposed in the 2002 *San Francisco Watershed Management Plan*, including completion of the north–south corridor through the watershed in areas of low sensitivity. The park would work with the San Francisco Public Utilities Commission to provide a multiuse trail connection through the Peninsula watershed lands between Cañada Road and Skyline Boulevard north of Phleger Estate. Preservation of scenic views along the trails, Cañada Road, Skyline Boulevard, Interstate 280, and its vista points would also be promoted in cooperation with the San Francisco Public Utilities Commission and Caltrans. The National Park Service would collaborate with the San Francisco Public Utilities Commission in creating a watershed visitor education center near the Pulgas Water Temple on Cañada Road, as described in the 2002 *Watershed Management Plan*. Additional coordination with the Juan Bautista De Anza National Historic Trail could also be provided.

Offshore Ocean Environment

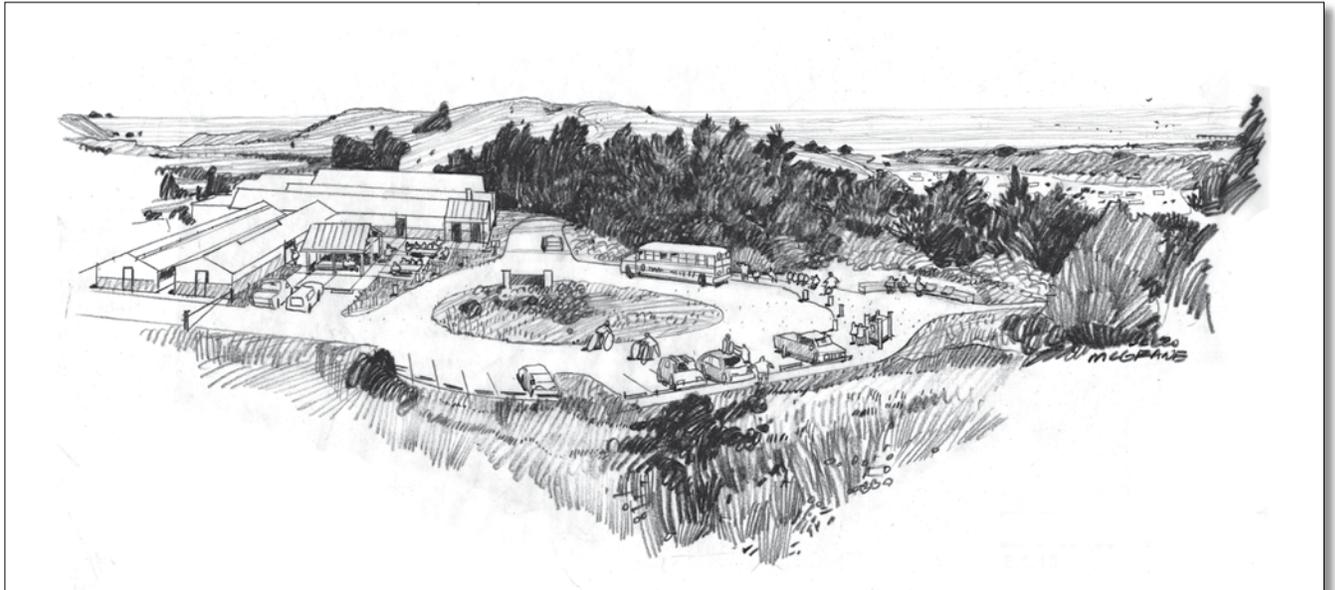
Management of offshore areas could be extended to cover new segments of the San Mateo County coast as described in the “Boundary Adjustments” section.

Sensitive Resources Zone (Fitzgerald Marine Reserve)

In areas where the park boundary coincides with the Fitzgerald Marine Reserve, the two organizations would continue to cooperate in the implementation of the provisions of the California State Marine Life Protection Act. The offshore area between Montara State Beach and Ross Cove, designated as the Montara State Marine Reserve, would not permit fishing, harvesting, or collecting. The reserve area between Ross Cove and Pillar Point Harbor, designated as the Pillar Point Marine Conservation Area; some fishing would be allowed in this area.



Visitors are welcomed to Rancho Corral de Tierra at a new trailhead portal.



The trailhead to Sweeney Ridge is enhanced at the site transitions from commercial to park purposes.

COST ESTIMATES

Cost estimates for alternative 1 are identified below in the table below. The costs shown here are not for budgetary purposes; they are only intended to show a relative comparison of costs among the alternatives.

The alternatives describe the maximum potential capital improvements; lesser improvements may be implemented, or built in phases if necessary. The implementation of the approved plan will depend on future funding. The approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. Full implementation of the actions in the approved general management plan could be many years in the future. Additionally, some of the future long-term funding needed to implement the various actions called for in the alternatives is anticipated to come from nonfederal partners, consistent with the park's current practices.

The costs to implement alternative 1 focus on a diversity of facilities to attract and welcome visitors, connect people with the resources, and promote understanding, enjoyment, preservation, and health. Costs reflect all proposals of alternative 1 that could be implemented over the 20-year life of the general management plan.

Annual Operating Costs

The annual operating costs for alternative 1 are made up of the current annual operating costs, with changes made to reflect additional staffing needs. The annual operating costs of alternative 1 are estimated at \$32.0 million.

Staffing Requirements

Total additional staff needed to support alternative 1, including staff for Alcatraz Island and Muir Woods National Monument, is 46 FTE. A significant amount of staff would be required to support the newly acquired lands in San Mateo County. Staff would support orientation, safety, maintenance, and resource protection in these areas.

Additional staff would be needed to carry out new functional use of the park lands. An increase in interpretive staff would support expanded interpretive programs throughout the park. A greater number of law enforcement officers would allow for needed patrol and response to increased visitor recreational activities. With the addition of new trails and facilities and rehabilitation of other facilities, maintenance responsibilities would increase, also requiring additional staff.

The natural resources division would have a need for staff to perform additional inventory and monitoring duties, as well as enhanced management and restoration activities. The cultural resources division would need funds to conduct baseline studies to inventory and identify resources. In addition, staff would support a series of rehabilitation projects, and would require technical specialists in the fields of historic architecture, landscape architecture, archeology, curation, cataloging, and compliance. The responsibilities of the planning division for project coordination, compliance, and public involvement would also expand, requiring additional staff. The business management division would require additional staff to manage additional visitor facilities, Alcatraz

Island services, and equestrian operations. New staff would also manage the rigorous user capacity program at Alcatraz Island and Muir Woods National Monument.

Other divisions, including administration, environmental and safety, and public affairs would each require a few additional staff members to manage new areas and uses of the park lands.

Proposed New Staff

- 10 positions in visitor resources and protection
- 12 positions in maintenance
- 6 positions in interpretation and education
- 2 positions in planning and compliance
- 4 positions in cultural resources and museum management
- 6 positions in natural resources management and science
- 1 position in public affairs
- 2 positions in business management
- 2 positions in administration
- 1 position in environmental and safety programs

One-time Costs

One-time costs of alternative 1 reflect extensive rehabilitation to provide a diverse range of visitor activities for the park's many visitors. Total one-time costs are estimated at \$46.7 million over the life of the general management plan.

Table 12: Costs Associated with the Implementation of Alternative 1 for Park Lands in Marin, San Francisco, and San Mateo Counties

SUMMARY OF COSTS FOR ALTERNATIVE 1 (NPS Preferred Alternative)	
Annual Operational Costs	
Annual Operational Costs	\$32,000,000
Staffing (additional FTE)	380 (+46)
One-time Capital Costs	
FACILITY REHABILITATION	
Fort Barry/Fort Cronkhite: visitor access improvements	\$480,000
Fort Funston: visitor facilities improvements	\$770,000
Fort Miley: improve visitor access and facilities*	\$1,500,000
Lower Redwood Creek: improve trail connections*	\$1,020,000
Lower Redwood Creek: stewardship center and landscape improvements	\$1,220,000
Oakwood, Marin City Ridge, Gerbode: improve trail connections to local communities*	\$1,090,000
Oakwood, Marin City Ridge, Gerbode: visitor access improvements	\$560,000
Other Marin County projects	\$580,000
Other San Francisco projects*	\$1,050,000
Other San Mateo County projects*	\$1,190,000
Rancho Corral de Tierra: equestrian facilities improvements	\$2,870,000
Rancho Corral De Tierra: trails system development	\$810,000
Stinson Beach: replace restrooms, showers, parking	\$1,480,000

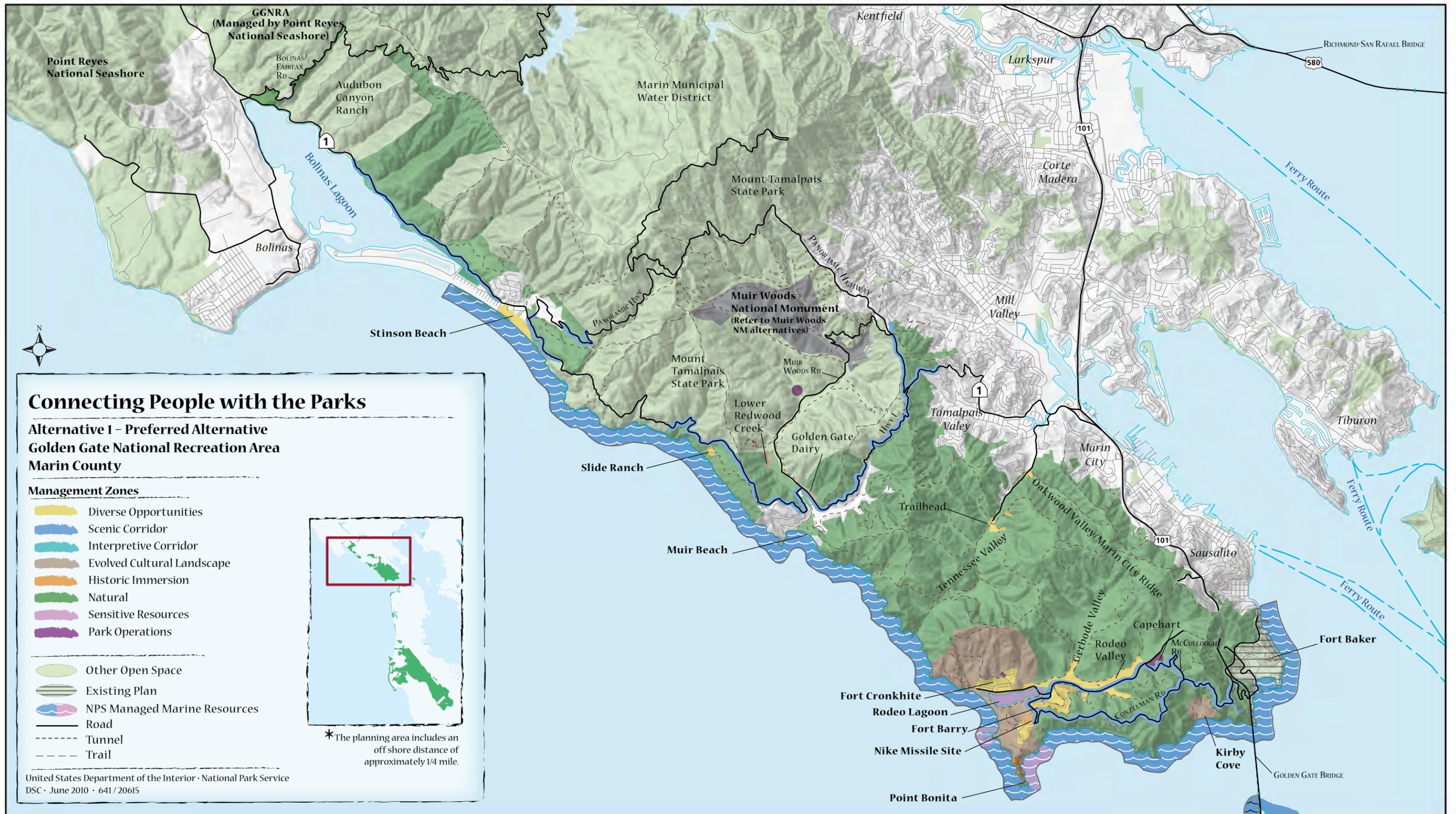
PART 5: ALTERNATIVES FOR PARK LANDS
 IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

SUMMARY OF COSTS FOR ALTERNATIVE 1 (NPS Preferred Alternative)	
Stinson Beach: replace visitor contact facility (warming hut)*	\$1,240,000
Tennessee Valley: improve main multiuse trail*	\$1,360,000
Tennessee Valley: stewardship center and environmental education	\$800,000
Tennessee Valley: trailhead improvements	\$1,930,000
Thornton Beach/Mussel Rock: improve trail and trailhead*	\$530,000
HISTORIC PRESERVATION	
Marin Headlands seacoast fortifications: stabilization and rehabilitation*	\$960,000
China Beach: rehabilitate structures and parking	\$2,430,000
Fort Barry/Fort Cronkhite: rehabilitate and relocate visitor contact facility (warming hut)*	\$1,920,000
Fort Miley: rehabilitate historic structures*	\$3,330,000
Ocean Beach: rehabilitate O'Shaughnessy seawall	\$6,000,000
Other San Mateo County historic preservation projects*	\$740,000
Shelldance Nursery: rehabilitate for park operational uses*	\$640,000
Shelldance Nursery: rehabilitate for stewardship center*	\$1,140,000
NATURAL RESOURCE RESTORATION	
Marin County sites, including Stinson Beach	\$1,960,000
San Francisco: Ocean Beach, Fort Funston, and Lands End	\$1,000,000

SUMMARY OF COSTS FOR ALTERNATIVE 1 (NPS Preferred Alternative)	
San Mateo County sites	\$1,510,000
FACILITY REMOVAL	
Capehart housing: remove units north of Bunker Road	\$250,000
NEW CONSTRUCTION	
Fort Funston: new visitor contact facility (warming hut)*	\$1,240,000
Kirby Cove: new rustic overnight accommodations*	\$390,000
Other Rancho Corral de Tierra Projects: trailhead and parking	\$980,000
Rancho Corral de Tierra: new rustic overnight accommodations*	\$780,000
Rancho Corral de Tierra: new stewardship and education center*	\$960,000
Total	\$46,710,000

All costs in 2009 dollars

*These projects are desirable/lower priority, and while important to full implementation of the alternative, may be accomplished with nonfederal funds or in later phases.



Connecting People with the Parks

Alternative 1 - Preferred Alternative Golden Gate National Recreation Area Marin County

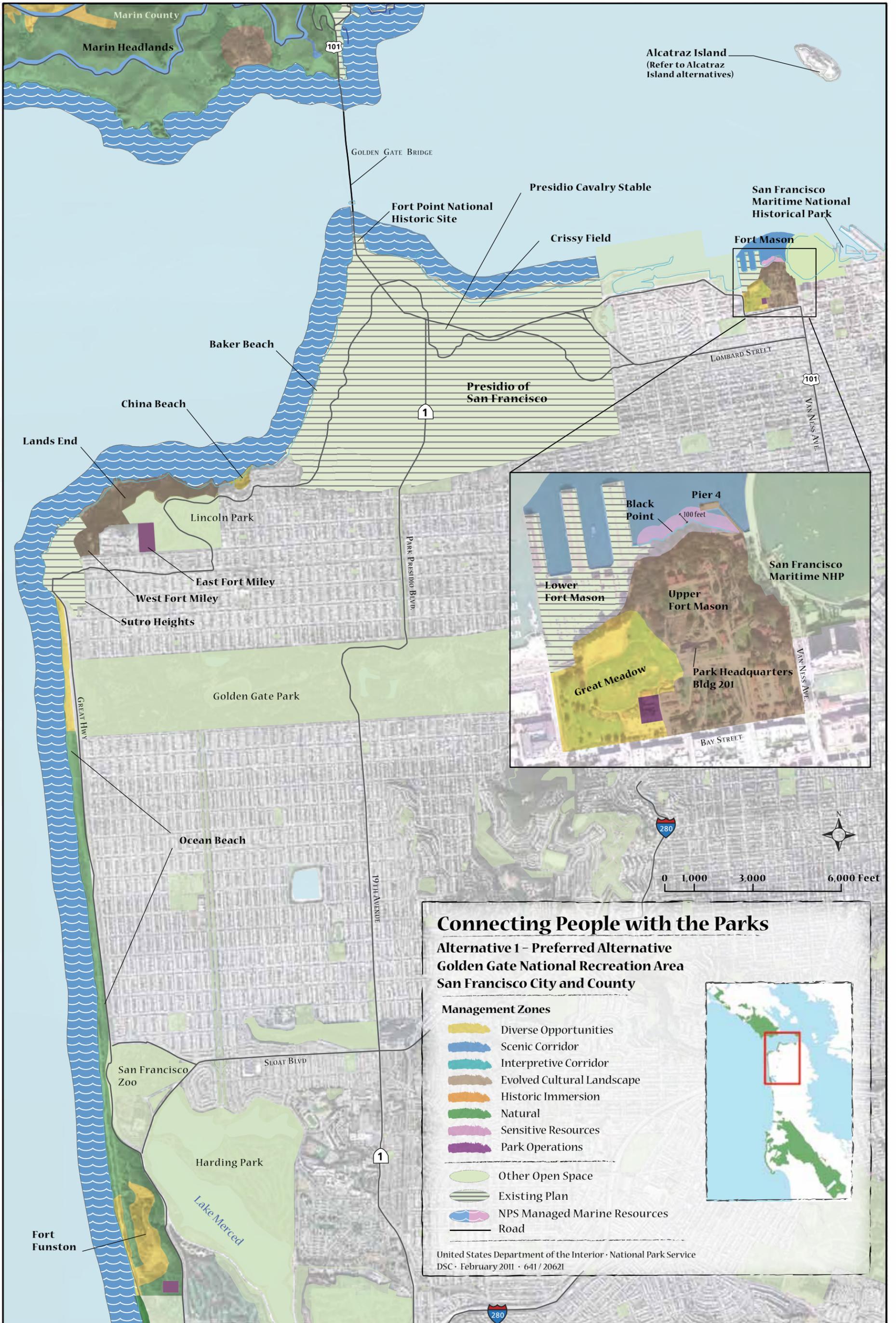
Management Zones

- Diverse Opportunities
- Scenic Corridor
- Interpretive Corridor
- Evolved Cultural Landscape
- Historic Immersion
- Natural
- Sensitive Resources
- Park Operations

- Other Open Space
- Existing Plan
- NPS Managed Marine Resources
- Road
- Tunnel
- Trail



*The planning area includes an off shore distance of approximately 1/4 mile.



Connecting People with the Parks

Alternative 1 - Preferred Alternative Golden Gate National Recreation Area San Mateo County

Management Zones

-  Diverse Opportunities
-  Scenic Corridor
-  Interpretive Corridor
-  Evolved Cultural Landscape
-  Historic Immersion
-  Natural
-  Sensitive Resources
-  Park Operations
-  Other Open Space
-  Golden Gate National Recreation Area Easement
-  Future Park Addition
-  NPS Managed Marine Resources

United States Department of the Interior · National Park Service
DSC · June 2010 · 641 / 20624



ALTERNATIVE 2: PRESERVING AND ENJOYING COASTAL ECOSYSTEMS

PARK LANDS IN MARIN COUNTY

Overview

In this alternative, management would strive to further preserve and restore the dynamic, interconnected coastal ecosystems at the core of protected lands through collaborative regional partnerships. These lands provide significant swaths of protected habitat for many of the park's sensitive, rare, threatened, and endangered species. Partners would work on common goals to sustain the area's native biodiversity, reconnect fragmented habitats and migration corridors, minimize the impact of invasive species, manage for changing fire regimes, protect threatened and endangered species, and restore naturally functioning ecosystems. Proactive management would work to build resiliency to climate change into the natural environment.

This alternative would highlight Marin County's park lands and waters as living laboratories, engaging visitors in participatory science, education, and stewardship that nurture personal connections with nature and inspire advocacy.

Exploration of trails and beaches would further highlight the park's coastal natural and cultural resources. Cultural resource sites and stories would emphasize human occupation of the coastal environment, as reflected in lighthouses, coastal defense structures, archeological sites, and agricultural land uses.

Stinson Beach North to Bolinas–Fairfax Road

Diverse Opportunities Zone (beach and developed area)

The current level of visitor services such as restrooms, seasonal lifeguards, and food service, would continue to support beach recreation; however, park facilities such as the central restroom and its septic system would be relocated farther from the dunes and beach to better protect natural resources. As in alternative 1, sustainable new facilities would replace deteriorated restrooms, showers, picnic areas, and parking lots. The Easkoot Creek riparian corridor would be further enhanced by redesigning the parking lot.

As in alternative 1, park managers would explore improved weekend transit service at peak times in order to reduce congestion, minimize impacts on natural resources, and provide a way to get to the beach without a car.

Natural Zone (dunes, south parking lot, and surrounding park land north to Bolinas–Fairfax Road)

The sand dunes would be restored and the south parking lot would be removed to support wetland restoration. The rest of the lands and waters in the vicinity of Stinson Beach, including the uplands, would be managed to protect and restore the coastal ecosystems, and contribute to the restoration of natural processes that affect Bolinas Lagoon.

Partnerships with neighboring land managers would be strengthened to achieve these goals across the broader landscape.

State Route 1 and Panoramic Highway

Natural Zone

As in alternative 1, these park lands would be managed to enable visitors traveling by car, bicycle, and transit to enjoy spectacular views of the Pacific Coast, and to provide access to park sites.

Under this alternative, greater emphasis would be placed on collaboration with Caltrans and other agencies to further protect and restore the coastal ecosystem. In the event of a catastrophic landslide, park managers would encourage abandonment of State Route 1 between Muir Beach and Stinson Beach in the affected segment. Interpretive exhibits could illustrate the dramatic impacts on coastal ecosystems caused by constructing and maintaining the highway.

Slide Ranch

Natural Zone

The existing environmental education center and farm education program would be relocated to a more sustainable and geologically stable site in a less remote location. The area would be managed to promote restoration of coastal resources and to allow for natural geologic processes to continue unimpeded. A modest trailhead near State Route 1 would be provided to support visitor access to the rugged coast, but all other structures and farm areas would be removed to allow for restoration of natural conditions.

Lower Redwood Creek (former Banducci flower farm and surrounding area)

Natural Zone

Park managers would continue to restore the native coastal ecosystem, including Redwood Creek and endangered salmon habitat, the riparian corridor and adjacent wetlands, and the uplands that were planted with heather and eucalyptus. Visitors would have opportunities to participate in stewardship activities in the restoration of the natural systems. All facilities and structures would be removed unless needed to support stewardship, restoration activities, and trail use. The California Coastal Trail could also connect at this park site.

Park managers would work with Marin County and California State Parks to explore realignment of Muir Woods Road to reduce impacts to Redwood Creek. To further protect the creek's endangered salmon, park managers could collaborate with the community to increase water storage capacity for use during the dry season.

Muir Beach

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Golden Gate Dairy and Vicinity

Evolved Cultural Landscape Zone (developed area and surrounding uplands)

The area would be managed to preserve the historic structures and pastoral landscape and protect the coastal prairie and scrub habitat.

The historic structures could be adaptively reused for a science and stewardship center or for local community services that are consistent with park goals. Nearby nonhistoric residences could be removed if they do not contribute to essential community services or park operational needs. The rest of this park site could be restored to its natural condition. Equestrian use would be provided on designated trails in the area.

Tennessee Valley (from Oakwood Valley to the ocean)

Evolved Cultural Landscape Zone (Tennessee Valley trailhead and the Miwok Stables area)

This area would be managed to retain its traditional equestrian uses and provide for a minimal level of visitor facilities and an improved trailhead to support visitor access to the extensive network of trails. Modest facilities could be located within this zone that support the stewardship and restoration activities and the park horse patrol that are currently located in lower Tennessee Valley.

Natural Zone (from the trailhead to the ocean and the surrounding uplands including Oakwood Valley)

Park managers would preserve and enhance the native coastal ecosystem and allow visitors to experience the wild character of the valley. Nonhistoric facilities and structures would be removed. Unnecessary management roads, including Marincello Road, could be converted to trails, or removed if not historic, and natural processes restored.

The main Tennessee Valley Trail would be converted to a multiuse trail, and the remaining dams and artificial ponds would be removed. Native wetland and riparian habitat would be restored in these areas.

Marin City Ridge and Gerbode Valley

Natural Zone (Marin City Ridge and Gerbode Valley)

This area would be managed to restore and preserve the undeveloped coastal corridor of contiguous habitat and natural resources, and the outstanding open space and wild character of these lands. The nonhistoric facilities and infrastructure would be removed and the land restored to a natural condition. Unnecessary management roads could be converted to trails, or removed if not historic, and natural processes restored.

Opportunities would be explored to provide trail connections from these park lands to local communities.

Fort Barry and Fort Cronkhite

Sensitive Resources Zone (Rodeo Lagoon and most of the Rodeo Valley uplands south of Bunker Road)

This area would be managed to preserve and restore coastal habitat for threatened and endangered species. Visitor access would be highly controlled and restricted to designated trails in this zone.

Evolved Cultural Landscape Zone (Rodeo Beach, Fort Cronkhite, and Fort Barry)

These areas would be managed to maintain the military identity of the area, provide for higher levels of visitor use than in surrounding areas, and provide educational programs, surfing, fishing, and other outdoor recreation opportunities. The adjacent forts would be managed to protect and interpret the national register historic district while allowing for reuse of the buildings for park programming and operations, possibly including a new visitor center. Habitat restoration within this zone would be consistent with the preservation of the military landscape. Equestrian facilities would be accommodated in this area.

Historic Immersion Zone (Nike Missile Site SF88-L)

Management of this zone would be the same as that described under alternative 1.

Capehart Housing Area

Park Operations Zone

A new park operations facility would be constructed within this zone south of Bunker Road. Residential structures and unnecessary infrastructure would be removed; riparian and upland habitats would be restored, and fragmented habitat would be reconnected where possible.

Conzelman, Bunker, and McCullough Roads (including Battery Spencer and Hawk Hill)

Scenic Corridor Zone

Same as alternative 1, except that outside of the immediate road corridor, the area would be managed to protect and restore coastal habitat that supports the threatened mission blue butterfly. Visitor access would be highly controlled and restricted to designated trails in this zone.

Kirby Cove

Evolved Cultural Landscape Zone

The park resources and stories associated with coastal fortifications would be highlighted and camping would promote appreciation of views of the Golden Gate Bridge and the wild-urban interface between the park and the City of San Francisco. Facilities would provide visitors with access to the beach and new San Francisco Bay Water Trail.

Habitat restoration would continue outside of the historic forest with removal of invasive nonnative vegetation and expansion of mission blue butterfly habitat.

Point Bonita Lighthouse Complex

Historic Immersion Zone

Management of this zone would be the same as that described under alternative 1.

Offshore Ocean and Bay Environment

Scenic Corridor Zone (offshore areas except Muir Beach and Point Bonita)

Management of this zone would be the same as that described under alternative 1.

Sensitive Resources Zone (offshore areas around Muir Beach and Point Bonita)

The park would preserve sensitive marine resources—intertidal resources, Redwood Creek salmonids, seabirds, and marine mammals—in these two locations. Visitation would be highly restricted to protect resources that are easily disturbed. Park-approved research would be the primary activity in this zone, but would be conducted in a manner that is highly protective of sensitive resources.

PARK LANDS IN SAN FRANCISCO

Overview

San Francisco’s national park system lands are a vital natural refuge, rich in biodiversity and native habitat. As in alternative 1, San Francisco park lands would welcome visitors to the “National Park Next Door”; however, this alternative would focus on engaging visitors, communities, and partners in participatory science, education, and stewardship focused on the coastal environment.

The local impacts of global climate change, including rising sea level provide a focal point for individual and collective action and advocacy. The park, in collaboration with community partners, would demonstrate leadership in proactive adaptation and management in the face of accelerated sea level rise. These interpretive messages would reach visitors enjoying the coastal environment along the San Francisco Bay Trail and the California Coastal Trail. Cultural resource sites and stories would also highlight the human connection to the coastal environment; sites and stories would include archeological sites, European exploration, maritime history, and coastal defense. As in other alternatives, the San Francisco-based Alcatraz embarkation facility would serve as a portal to Golden Gate National Recreation Area and larger national park system.

Upper Fort Mason

Evolved Cultural Landscape Zone (Majority of the site)

This zone would be managed similar to alternative 1, but adaptive use of historic structures, including Pier 4, would bring new park partners who would engage visitors,

communities, and others in participatory science, education, and stewardship focused on the coastal environment. A stewardship “hub” would be based at Fort Mason to transport volunteers arriving by public transit to volunteer and stewardship activities in other park locations. Visitor circulation and wayfinding improvements would be implemented in response to new adjacent bus transit and ferry connections.

Diverse Opportunities Zone (“Great Meadow”)

Management of this zone would be the same as that described under alternative 1.

Sensitive Resources Zone (shoreline at Black Point)

Management of this zone would be the same as that described under alternative 1.

China Beach

Diverse Opportunities Zone

Management of this zone would be the same as that described under alternative 1.

Lands End

Natural Zone

Native habitat and natural processes would be restored within the coastal corridor extending from Eagle’s Point (Sea Cliff neighborhood) south to the area of recent restoration and trail improvements near the new Lands End parking lot.

The trail system would be improved to provide access to the shoreline and vistas, as well as connections to the community and adjacent park areas.

Fort Miley

Evolved Cultural Landscape Zone

Same as alternative 1, except that more natural landscape enhancements would be integrated and the Marine Exchange Lookout Building (Octagon House) would be adaptively reused to engage the public in the natural and human history of the ocean environment.

Ocean Beach

In Both the Diverse Opportunities Zone and the Natural Zone

In this alternative, the National Park Service would participate in multiagency efforts to knit the unique assets and experiences of the Ocean Beach corridor into a seamless and welcoming public landscape, planning for environmental conservation, sustainable infrastructure, and long-term stewardship.

The park would continue to work with the City of San Francisco and the U.S. Army Corps of Engineers to address coastal erosion by relocating facilities out of vulnerable locations and restoring natural processes.

Diverse Opportunities Zone (along the O’Shaughnessey seawall)

The northern end of Ocean Beach would be managed to provide opportunities for visitors to engage in a variety of beach-related recreational activities.

As in alternative 1, the park would collaborate with the City of San Francisco to provide an enhanced oceanfront landscape in the Ocean Beach corridor with improved amenities to support enjoyment of the beach, including the coastal promenade, parking, and restrooms.

Natural Zone (south of the O’Shaughnessey seawall)

The area would be managed to protect shorebirds and allow natural coastal and marine processes to occur while providing for a variety of compatible recreational activities that allow visitors to enjoy and view nature. This zone would extend to create approximately 5 miles of beach, dunes, and cliffs from central Ocean Beach south to Mussel Rock in San Mateo County. Park managers would protect shorebird habitat, allow natural shoreline processes to continue unimpeded, and provide visitors opportunities for self-discovery while enjoying and viewing nature.

In Both Zones

This alternative supports the City of San Francisco’s interest in a broad approach to redesigning the Ocean Beach corridor and exploring sustainable approaches to sea level rise.

The park would continue to work with the City of San Francisco and the U.S. Army Corps of Engineers to address coastal erosion by relocating facilities out of vulnerable locations and restoring natural processes.

Fort Funston

Natural Zone (majority of the site)

Fort Funston’s islands of native habitat would be expanded to form a continuous habitat corridor that supports recovery of native dune habitat including endangered San Francisco *Lessingia* plants.

The beach, dunes, and cliffs extending from central Ocean Beach south to Mussel Rock (a nearly continuous stretch of almost 5 miles) would be managed to protect shorebird habitat, allow natural shoreline processes to continue unimpeded, and provide improved or new trails for visitors to enjoy and view nature.

Diverse Opportunities Zone (central core of existing facilities)

This area would be managed to provide continued high levels of varied visitor use, including hang gliding and dog walking, near the main parking lot, supported by parking, restrooms, and trails. Park managers would preserve Battery Davis as a structure contributing to the history of seacoast fortifications.

Park Operations Zone (southeastern corner)

Park operations, stewardship, and education support facilities would remain.

Offshore Ocean and Bay Environment

Sensitive Resources Zone (Eagle’s Point near China Beach to Seal Rocks, and area at West Crissy Field)

These areas would be designated marine reserves to protect seabirds and marine mammals.

Scenic Corridor Zone (all other offshore areas in San Francisco)

Management of this zone would be the same as that described under alternative 1.

PARK LANDS IN SAN MATEO COUNTY

Overview

As in the other alternatives, park lands and ocean environments in San Mateo County would be managed as part of a vast network of protected lands and waters. In this alternative, however, park managers would work to preserve and restore these interconnected coastal ecosystems through collaborative partnerships with other land management agencies in the region. Together these groups would work to sustain the area’s native biodiversity, reconnect fragmented habitats and migration corridors, minimize the impact of invasive species, manage for changing fire regimes, and restore naturally functioning ecosystems. Proactive management would build into the environment greater resiliency to climate change.

Park lands in San Mateo County provide an extensive wildlife corridor that includes habitat for threatened and endangered species. Under this alternative, these lands would serve as living laboratories, engaging visitors in participatory science, education, and stewardship—activities that nurture personal connections with nature and inspire advocacy.

Exploration along the vast network of trails would further highlight the park’s diverse ecosystems and rich cultural resources. Cultural resource sites and stories—archeological sites, European exploration, agricultural land uses, coastal defense sites, and the lighthouse—would emphasize human occupation of the coastal environment. Most cultural resources would be stabilized if not in conflict with natural resource restoration.

Land protection strategies would seek to reconnect fragmented endangered species habitat and strive to remove features that impede movement or migration of species, or disrupt ecological function.

Thornton State Beach to South of Mussel Rock

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Milagra Ridge

Natural Zone

The land would be managed to preserve the wild character of the area and protect endangered species habitat. Disturbed areas would be restored. Coordinating with other land managers, the National Park Service would also make trail improvements that could include connections to Oceana Boulevard, the Pacific coast, Skyline Boulevard, and Sweeney Ridge.

Shelldance Nursery Area

Diverse Opportunities Zone and Park Operations Zone

Management of this zone would be the same as that described under alternative 1.

Sweeney Ridge (including Cattle Hill and Picardo Ranch)

Natural Zone

This area would be managed to protect endangered species and restore the large contiguous natural landscape extending into the San Francisco Public Utilities Commission Peninsula Watershed. Visitors would experience the wild character of these lands through stewardship activities, trail use, and primitive camping. Sneath Lane could be converted to a trail and connect to the Bay Area Ridge Trail in the San Francisco Public Utilities Commission Peninsula Watershed. Unnecessary fire roads could also be converted to trails or removed if not historic, and natural resources restored. If acquired, a trailhead would be located at Picardo Ranch with modest visitor support facilities (restroom, picnic tables, parking).

The San Francisco Bay Discovery Site National Historical Landmark would be preserved and interpreted.

Mori Point

Sensitive Resources Zone

Visitor use would be highly controlled to protect threatened and endangered species that inhabit the site. The public would continue to engage in community stewardship to preserve and restore the native coastal ecosystem.

Pedro Point, Devil's Slide, and San Pedro Mountain

Sensitive Resources Zone (Devil's Slide area)

If acquired, the rugged coastal areas west of existing State Route 1 would be managed to protect seabirds that are sensitive to human disturbance. Visitor access would be highly managed or closed during breeding seasons.

Natural Zones (other areas)

Management of this zone would be the same as that described under alternative 1.

Rancho Corral de Tierra

Natural Zone (majority of the area)

Management would be the same as alternative 1, but with fewer and more primitive visitor amenities. Unnecessary fire roads could be converted to trails or removed if not historic, and natural processes restored.

Sensitive Resources Zone (creek corridors)

In this alternative, the four equestrian facilities would be removed or relocated away from creek corridors over time. The park would partner with surrounding land managers to restore the creek corridors, reconnect them to the ocean, and restore anadromous fish passage.

Scenic Corridor Zone (existing equestrian lease area)

These areas would accommodate visitor and equestrian facilities, in sustainable locations and configurations, compatible with natural resource management goals for the surrounding area.

Montara Lighthouse

Evolved Cultural Landscape Zone

Similar to alternative 1, the historic resources would be preserved and adaptively used, but the site would be dedicated to stewardship and environmental education. The site would become a campus focused on enhancing understanding and stewardship of coastal resources, with hostel and overnight accommodations for program participants and staff.

Phleger Estate

Natural Zone

Management of this zone would be the same as that described under alternative 1.

San Francisco Public Utilities Commission Watershed Easements

Sensitive Resources Zone (majority of the area)

In this alternative, the park managers would continue to cooperate with the San Francisco Public Utilities Commission for the preservation of the natural, cultural, scenic, and recreational features of the watershed. Park managers would promote natural resource preservation and highly managed public access in most of the watershed to support the values that resulted in designating this area as the core of the UNESCO Golden Gate Biosphere Reserve.

Scenic Corridor Zone (Crystal Springs Regional Trail / Juan Bautista de Anza National Historic Trail corridor)

Park managers would promote access and visitor services along the existing multiuse trail and the implementation of trail improvements proposed in the *San Francisco Watershed Management Plan* (2002), including completion of the north-south corridor through the

watershed in areas of low sensitivity. Additional coordination with the Juan Bautista De Anza National Historic Trail could also be provided.

Offshore Ocean Environment

Management of offshore areas could be extended to cover new segments of the San Mateo County coast as described in the “Boundary Adjustments” section.

Sensitive Resources Zone (Fitzgerald Marine Reserve)

In areas where the park boundary coincides with the Fitzgerald Marine Reserve, the two organizations would continue to cooperate in the implementation of the provisions of the California State Marine Life Protection Act. The reserve area between Montara State Beach and Ross Cove has been designated as the Montara State Marine Reserve; no fishing, harvesting, or collecting would be allowed in this area. The reserve area between Ross Cove and Pillar Point Harbor has been designated as the Pillar Point Marine Conservation Area; some fishing would be allowed in this area.

COST ESTIMATES

Cost estimates for alternative 2 are identified in the table below. The costs shown here are not for budgetary purposes; they are only intended to show a relative comparison of costs among the alternatives.

The alternatives describe the maximum potential capital improvements; lesser improvements may be implemented, or built in phases if necessary. The implementation of the approved plan will depend on future funding. The approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. Full implementation of the actions in the approved general management plan could be many years in the future. Additionally, some of the future long-term funding needed to implement the various actions called for in the alternatives is anticipated to come from nonfederal partners, consistent with the park’s current practices.

Alternative 2 proposes to reconnect the coastal ecosystems as well as provide visitors with recreational and educational opportunities that would allow them to learn about and enjoy the coastal and marine environments. Costs to implement this alternative include funding needed for a wide range of landscape restoration activities and stewardship and science programming.

Annual Operating Costs

The annual operating costs for alternative 2 are made up of the current annual operating costs, with changes made to reflect additional staffing needs. The annual operating costs of alternative 2 are estimated at \$31.1 million.

Staffing Requirements

Additional staffing needs were estimated to support alternative 2. While some divisions would not require changes in staff, total additional staff needed to support alternative 2 is estimated at 35 FTE. Most divisions would require additional staff to support the newly acquired lands in San Mateo County.

Other additional staff would be needed to carry out new uses of the park lands. An increase in interpretive staff would support expanded interpretive programs throughout the park. A greater number of law enforcement officers would allow for needed evening coverage, marine patrol, and response to increased visitor recreational activities. With the addition of new trails and facilities and the rehabilitation of other facilities, maintenance responsibilities would increase, also requiring additional staff.

The natural resources division would have additional responsibilities related to the inventory, monitoring, and restoration of natural areas and habitats.

As a result of the expanded natural areas, cultural resources would require extensive documentation and survey, as well as adaptive management. Significant cultural resources would require rehabilitation for park and partner use. Additional archeological surveys would be needed before areas were allowed to revert to their natural environment. Compliance would be needed in cultural areas and also to document wild areas where buildings may be removed and archeological resources covered by vegetation. The responsibilities of the planning division for project coordination, compliance, and public involvement would also expand, requiring additional staff.

Other divisions, including business and administration, environmental and safety, and public affairs would each require a few additional staff members to manage new areas and uses of the park lands. New staff would also manage the rigorous user capacity program at Alcatraz Island and Muir Woods National Monument.

Proposed New Staff

- 8 positions in visitor resources and protection
- 7 positions in maintenance
- 4 positions in interpretation and education
- 2 positions in planning and compliance
- 3 positions in cultural resources and museum management
- 7 positions in natural resources management and science
- 1 position in public affairs
- 1 position in business management
- 1 position in administration
- 1 position in environmental and safety programs

One-time Costs

One-time costs of alternative 2 reflect extensive restoration of the landscape, as well as rehabilitation of facilities in concert with the goals of the alternative. Proposed facility needs in this alternative reflect the overarching goal of creating a park that preserves and promotes enjoyment of the coastal ecosystems. Total one-time costs (including facility and landscape restoration costs) are estimated at \$47.3 million.

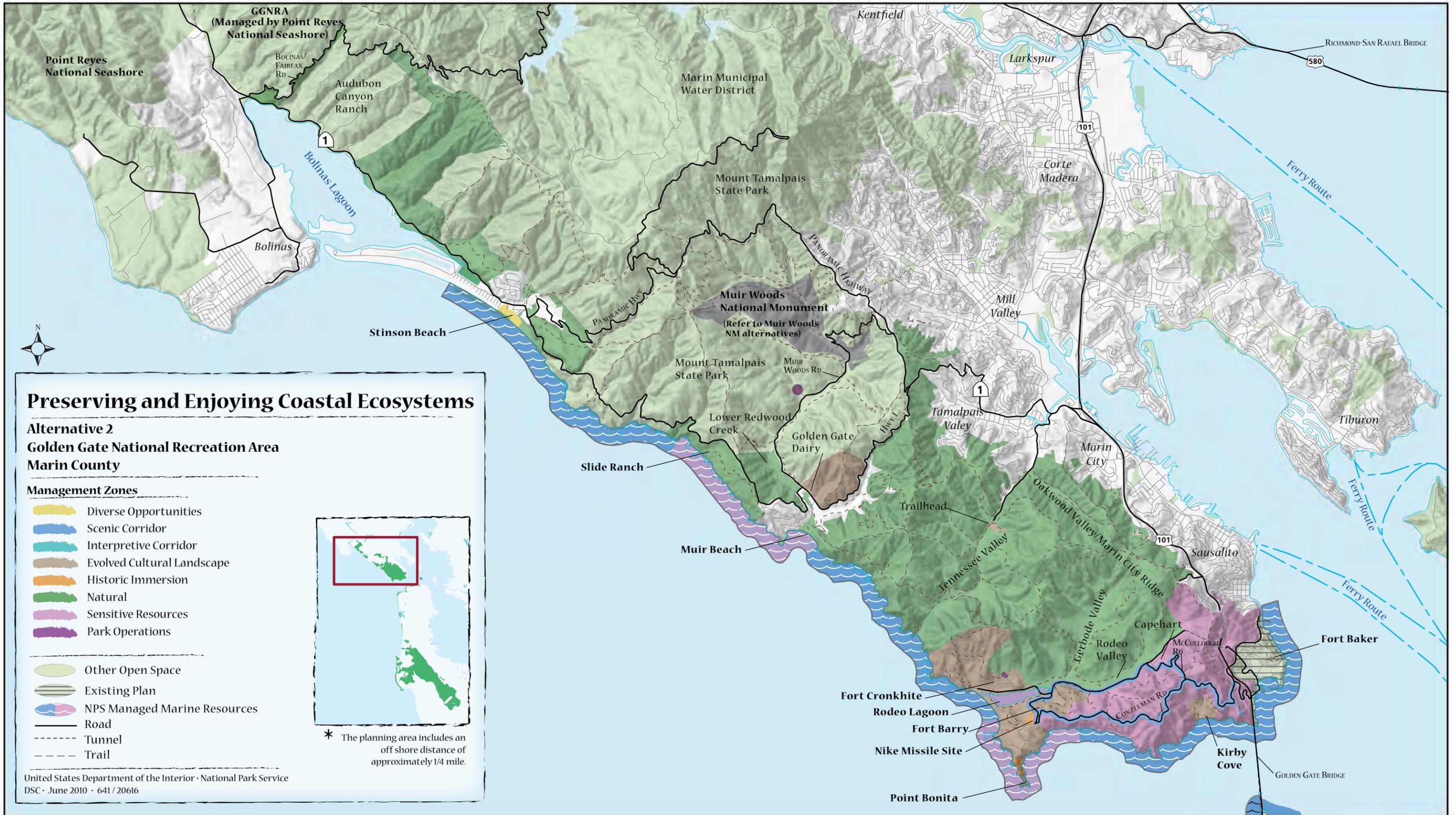
Table 13: Costs Associated with the Implementation of Alternative 2 for Park Lands in Marin, San Francisco, and San Mateo Counties

SUMMARY OF COSTS FOR ALTERNATIVE 2	
Annual Operational Costs	
Annual Operational Costs	\$31,090,000
Staffing (additional FTE)	369 (+35)
One-time Capital Costs	
REHABILITATION PROJECTS	
Lower Redwood Creek: improve trail connections	\$1,020,000
Oakwood, Marin City Ridge, Gerbode: improve trail connections to local communities	\$1,090,000
Other Marin County projects	\$40,000
Other San Francisco projects	\$1,330,000
Other San Mateo County projects	\$1,570,000
Rancho Corral de Tierra: relocate equestrian facilities	\$2,500,000
Stinson Beach: replace restrooms, septic and other facilities with sustainable systems	\$1,930,000
Tennessee Valley: improve equestrian facilities	\$1,120,000
Other rehabilitation projects	\$3,210,000

PART 5: ALTERNATIVES FOR PARK LANDS
 IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

SUMMARY OF COSTS FOR ALTERNATIVE 2	
HISTORIC PRESERVATION	
China Beach: rehabilitate structures and parking	\$2,430,000
Fort Miley: rehabilitate historic structures	\$3,330,000
Ocean Beach: rehabilitate O'Shaughnessy seawall	\$6,000,000
Shelldance Nursery: rehabilitate for stewardship center	\$1,140,000
NATURAL RESOURCE RESTORATION	
Marin County sites	\$13,630,000
San Francisco sites	\$3,060,000
San Mateo County sites	\$1,500,000
FACILITY REMOVAL	
Facilities at various park sites	\$2,350,000
NEW CONSTRUCTION	
None	\$0
Total	\$47,250,000

All costs in 2009 dollars



Preserving and Enjoying Coastal Ecosystems

Alternative 2 Golden Gate National Recreation Area Marin County

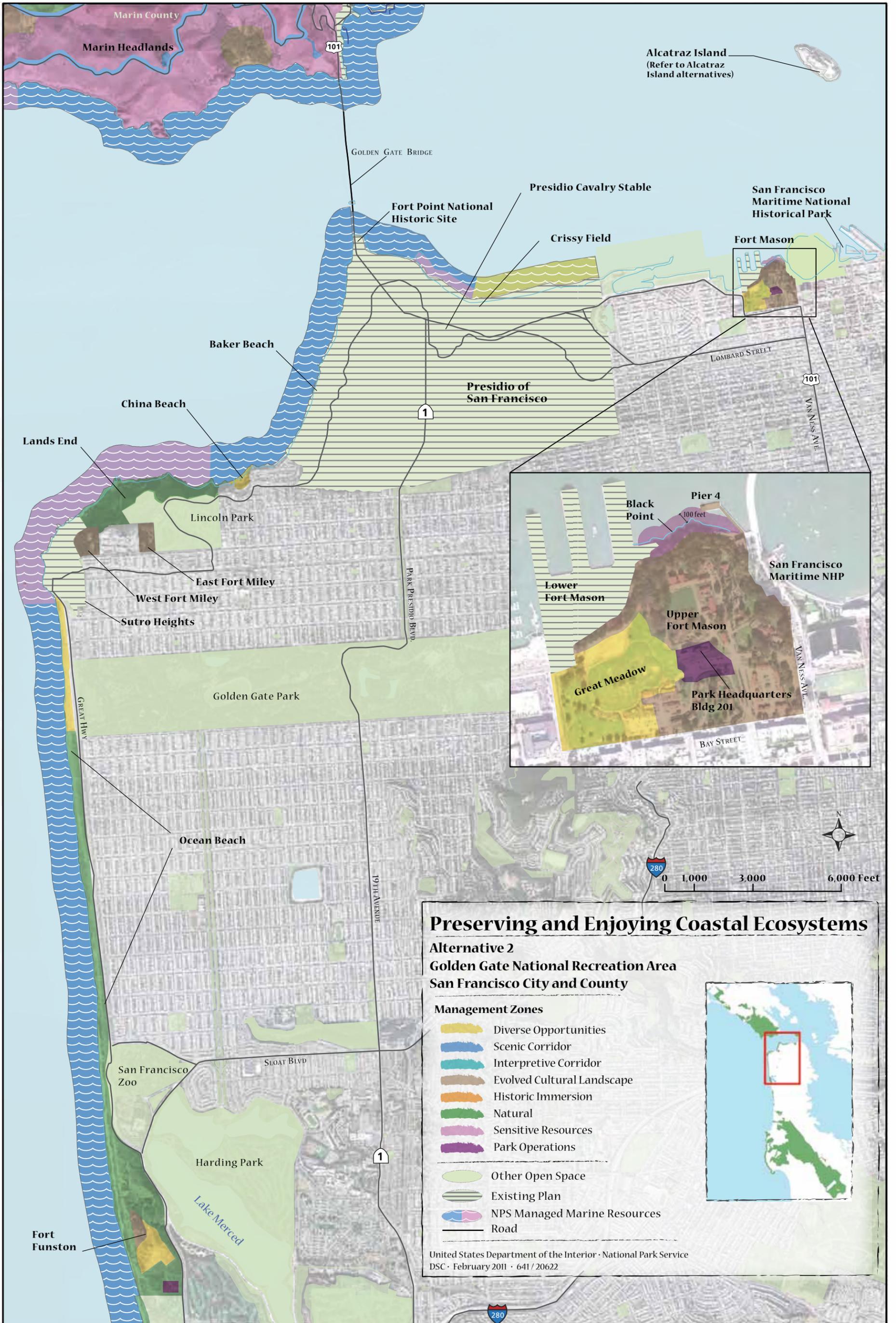
Management Zones

- Diverse Opportunities
- Scenic Corridor
- Interpretive Corridor
- Evolved Cultural Landscape
- Historic Immersion
- Natural
- Sensitive Resources
- Park Operations

- Other Open Space
- Existing Plan
- NPS Managed Marine Resources
- Road
- Tunnel
- Trail



* The planning area includes an off shore distance of approximately 1/4 mile.



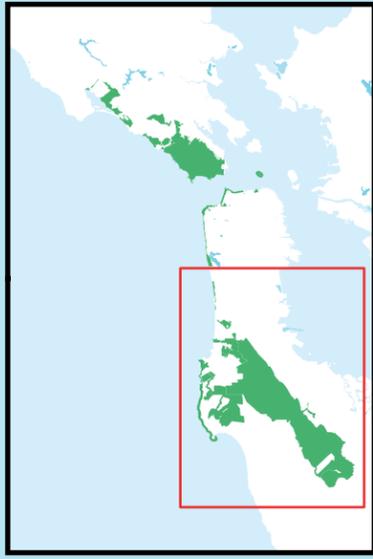
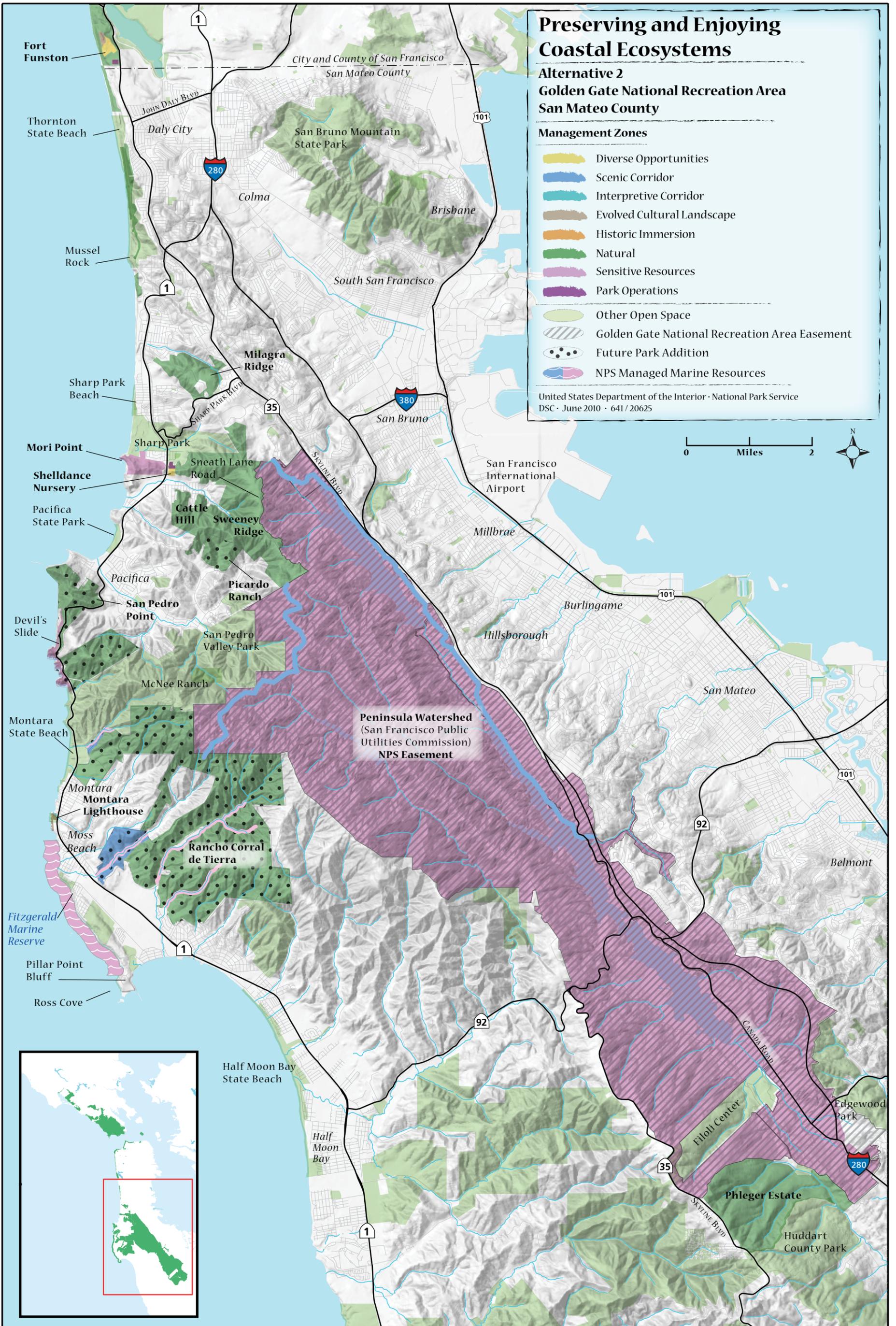
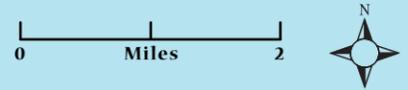
Preserving and Enjoying Coastal Ecosystems

Alternative 2 Golden Gate National Recreation Area San Mateo County

Management Zones

-  Diverse Opportunities
 -  Scenic Corridor
 -  Interpretive Corridor
 -  Evolved Cultural Landscape
 -  Historic Immersion
 -  Natural
 -  Sensitive Resources
 -  Park Operations
-
-  Other Open Space
 -  Golden Gate National Recreation Area Easement
 -  Future Park Addition
 -  NPS Managed Marine Resources

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ALTERNATIVE 3: FOCUSING ON NATIONAL TREASURES

PARK LANDS IN MARIN COUNTY

Overview

This alternative would welcome visitors to a vast network of open space that protects natural and cultural resources and offers many forms of recreation in a setting of national importance. Much of the area's undeveloped land is a legacy of the U.S. Army, whose coastal defense systems remain anchored in the landscape.

The park would highlight several nationally important sites, including Muir Woods, the Golden Gate, the coastal setting of the State Route 1 National Scenic Byway, and the historic Army posts on the Marin Headlands.

Although this alternative shares many characteristics of alternatives 1 and 2, the management of the Marin Headlands' historic core would be very different. Sheltering the best-preserved collection of seacoast fortifications in the country, the Marin Headlands tell the story of two centuries of evolving weapons technology and the nation's unwavering efforts to protect the Golden Gate. As a result, this alternative would focus on immersing visitors in its compelling sites and history, using and interpreting preserved structures and landscapes ranging from Battery Spencer to the Nike Missile Launch Site.

Other important landmarks, such as the Point Bonita Lighthouse, established in 1855, also would be preserved and interpreted for visitors.

Stinson Beach north to Bolinas–Fairfax Road

Diverse Opportunities Zone (beach, dunes, and developed area)

Management of this zone would be the same as that described under alternative 1.

Natural Zone (Easkoot Creek corridor and surrounding park lands north to Bolinas–Fairfax Road)

The natural ecosystem of Easkoot Creek riparian corridor and the uplands east of State Route 1 would be restored. The coastal defense structures in the vicinity of State Route 1 near Red Rock Beach would be preserved and interpreted.

As in alternative 1, other park lands and waters in the vicinity of Stinson Beach, including the uplands, would be managed to protect and restore the coastal ecosystems, and contribute to the restoration of natural processes that affect Bolinas Lagoon. Partnerships with neighboring land managers would be strengthened to achieve these goals across the broader landscape.

State Route 1 and Panoramic Highway

Scenic Corridor Zone

Management of this zone would be the same as that described under alternative 1.

Slide Ranch

Natural Zone

Management of this zone would be the same as that described under alternative 2.

Lower Redwood Creek (former Banducci flower farm and surrounding area)

Natural Zone

Management of this zone would be the same as that described under alternative 2.

Muir Beach

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Golden Gate Dairy and Vicinity

Evolved Cultural Landscape Zone (developed area only)

The area would be managed to preserve the pastoral landscape and historic structures and stories associated with past dairy ranching.

The historic structures could be adapted for use to support equestrian and other recreational uses, park operations, and local community services that are consistent with park goals. The rest of this park site could be restored to its natural coastal conditions.

Natural Zone (surrounding uplands)

Management of this zone would be the same as that described under alternative 1.

Tennessee Valley (from Oakwood Valley to the ocean)

Scenic Corridor Zone (Tennessee Valley trailhead and the Miwok Stables area, including the trail to the beach)

The area would be managed to establish a visitor facility that provides orientation and services to support the recreational and educational opportunities available in this region of large undeveloped open spaces. Equestrian, environmental education, and stewardship uses would be retained in improved, sustainable facilities.

The trail and ocean beaches would also be managed to promote hiking, biking, and equestrian touring on a “trail to the sea.” Modest and rustic facilities could be provided that support these recreational activities including overnight accommodations that complement the scenic touring experience.

Natural Zone (surrounding uplands including Oakwood Valley)

Outside the trail corridor, the area would be managed to protect undeveloped coastal habitat and outstanding natural features that are backdrops to the scenic corridor experience.

Marin City Ridge and Gerbode Valley

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Fort Barry and Fort Cronkhite

Historic Immersion Zone (Rodeo Valley, Fort Barry and Fort Cronkhite)

These areas would be managed to showcase the stories and structures of military history and the transition from Army post to national park. Infrastructure and landscapes within this area would be restored (at varying levels of historic preservation treatment) to be evocative of the military era, while protecting threatened and endangered species habitat. Structures could continue to be used for a diversity of purposes, including use by park partners, but partners would be encouraged to incorporate into their programming an association with military history and conservation of open space. Equestrian facilities would be accommodated in this zone.

Much of the visitor immersion would be interpretive, incorporating the latest technological and multimedia advances to bring history alive in new and nontraditional ways. Interpretive themes would address the various military periods. Preservation of the historic military resources would be consistent with natural resource protection.

Historic Immersion Zone (Nike Missile Site SF88-L)

Management of this zone would be the same as that described under alternative 1.

Capehart Housing Area

Diverse Opportunities Zone

Some Capehart residences would be replaced with new facilities on the south side of the Bunker Road to serve park uses and operational needs.

Conzelman, Bunker, and McCullough Roads (including Battery Spencer and Hawk Hill)

Historic Immersion Zone

The roads and adjacent park lands would be managed to focus visitors on the coastal geology and the military fortifications, and to engage them in the exploration of these stories. Deteriorated military sites and features would be restored. New or improved trails throughout the area, including the California Coastal Trail, would help connect the visitor to the geologic and military resources and to follow a historic route while protecting habitat for threatened and endangered species.

Kirby Cove

Historic Immersion Zone

The park resources and stories associated with coastal fortifications would be highlighted and overnight accommodations would promote appreciation of views of the Golden Gate Bridge and the wildland-urban interface between the park and city of San Francisco. Facilities would provide visitors with access to the beach and new San Francisco Bay Water Trail.

Habitat restoration would continue outside of the historic forest with removal of invasive nonnative vegetation and expansion of mission blue butterfly habitat.

Point Bonita Lighthouse Complex

Historic Immersion Zone

Management of this zone would be the same as that described under alternative 1.

Offshore Ocean and Bay Environment

Scenic Corridor Zone (all offshore areas)

Park managers would work to preserve the ocean and bay environment and accommodate public uses including water recreation, boating, and noncommercial fishing.

PARK LANDS IN SAN FRANCISCO

Overview

This alternative would focus on the collection of historic sites and the dynamic coastal landscape that defines San Francisco's edge, from Fort Mason to Fort Funston. Visitors would be welcomed to the "National Park Next Door" as in alternative 1, with a focus on the nationally important sites that are connected by the San Francisco Bay Trail and California Coastal Trail, thus creating a scenic and historic corridor.

Park lands in San Francisco encompass a significant collection of historic sites, ranging from the Civil War era Black Point at Fort Mason to the military coastal fortifications at Fort Funston. These sites are located amid a windswept coastal environment, featuring rocky bluffs, acres of dunes, sandy beaches, and fragile native habitat.

Today, these offerings are an array of popular destinations for park lovers. Under this alternative, the National Park Service would expand interpretive programs and visitor services to enable residents and visitors to further appreciate the significant landmarks and landscapes at the Golden Gate. As in other alternatives, the San Francisco-based Alcatraz embarkation facility would serve as a portal to Golden Gate National Recreation Area and the larger national park system.

Upper Fort Mason

Diverse Opportunities Zone (majority of the site)

More of the structures at Fort Mason would be dedicated to visitor services to expand the range of opportunities. Fort Mason would serve as the primary visitor entrance to Golden Gate National Recreation Area with an orientation and information center that would introduce visitors to all Bay Area national parks, as well as to the programs offered by the park's many partners, thus enabling visitors to better plan their national park visit. Visitor circulation and wayfinding improvements would be implemented in response to new adjacent transit and ferry connections.

Park managers would preserve historic structures and landscapes that tell the story of continuous military and civilian use of the fort. Expanded overnight accommodations would provide a base for day trips to explore other areas of the park. The "Great Meadow" could have sustainable infrastructure to support special events.

Historic Immersion Zone (Building 201—Park Headquarters and Pier 4)

Golden Gate National Recreation Area headquarters would share space with a museum that would showcase the military history of Fort Mason and the 20th-century port of embarkation that is the centerpiece of the historic district.

In this alternative, historic program tours to Alcatraz Island would leave from a restored Pier 4 at the foot of Van Ness Avenue. The facility would include interpretive and educational exhibits.

McDowell Road would continue to facilitate pedestrian and bicycle travel through Fort Mason and highlight scenic views of the Golden Gate and San Francisco Bay.

As in alternative 1, these proposals would require close collaboration with San Francisco Maritime National Historical Park and the City of San Francisco.

Sensitive Resources Zone (shoreline at Black Point)

Same as in alternative 1.

China Beach

Diverse Opportunities Zone

Management of this zone would be the same as that described under alternative 1.

Lands End

Evolved Cultural Landscape Zone

Management of this zone would be the same as that described under alternative 1.

Fort Miley

Historic Immersion Zone (West Fort Miley, the USS San Francisco Memorial, and Marine Exchange Lookout Building)

The park would preserve these structures and sites and showcase military and maritime history.

Park Operations Zone (East Fort Miley)

Park managers would focus on providing park maintenance and public safety operations needed to support the surrounding park lands. Safer and more direct vehicle and trail access to East Fort Miley would be developed to better support this use.

Ocean Beach

In Both the Diverse Opportunities Zone and the Natural Zone

In this alternative, the National Park Service would participate in multiagency efforts to knit the unique assets and experiences of the Ocean Beach corridor into a seamless and welcoming public landscape, planning for environmental conservation, sustainable infrastructure, and long-term stewardship.

The park would continue to work with the City of San Francisco and the U.S. Army Corps of Engineers to address coastal erosion by relocating facilities out of vulnerable locations and restoring natural processes.

Diverse Opportunities Zone (along the O'Shaughnessey seawall)

Management of this zone would be the same as that described under alternative 2.

Natural Zone (south of the O'Shaughnessey seawall)

Management of this zone would be the same as that described under alternative 2.

Fort Funston

Natural Zone (majority of the site)

This area would be managed to provide recreational activities in a more natural setting with limited support facilities. Access and parking would be at the edge of the site, allowing restoration of the natural dune ecosystem and providing for trail access. Nonhistoric structures would be removed; existing park operation functions and the environmental education program would be relocated to suitable locations elsewhere in the park.

The historic Battery Davis would be preserved within the context of the natural setting. The coastal bluffs would be preserved for their unique geology and to allow natural processes to continue unimpeded.

Diverse Opportunities Zone (uplands, away from the edge of the Dune)

This zone would be managed to provide for continued high levels of visitor use and current opportunities such as hang gliding and dog walking, to the extent the area remains safe from bluff erosion.

Offshore Ocean and Bay Environment

Natural Zone (all offshore areas in San Francisco)

Management of this zone would be the same as that described under alternative 1.

PARK LANDS IN SAN MATEO COUNTY

Overview

As in the other alternatives, park lands and ocean environments in San Mateo County would be managed as part of a vast network of protected lands and waters. This alternative, however, would highlight how this “quilt” of undeveloped land has been protected by numerous organizations. Over the past 20 years, the National Park Service, local governments, private land trusts, and dedicated individuals have worked together to acquire and preserve this “wilderness” next door.

Today, these lands are a national treasure of recreational, natural, and cultural resources. Several nationally significant historic sites are in San Mateo County, along with habitat for numerous endangered species. Many of these important resources are managed by other agencies on nearby sites. This alternative would focus on protecting resources in the park while developing recreational and thematic connections between sites managed by other land managers.

This alternative also looks beyond the immediate park lands to explore the potential to stimulate regional landscape management and enhance heritage tourism. To do so, park managers would work with communities between Pacifica and Santa Cruz to support the National Scenic Byway designation of Pacific Coast Highway (State Route 1). The highway is one of the unifying features of the rural coast, and is characterized by forested hills, small-scale agriculture, and seaside communities.

Thornton State Beach to South of Mussel Rock

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Milagra Ridge

Natural Zone

Management of this zone would be the same as that described under alternative 2.

Shelldance Nursery Area

Diverse Opportunities Zone and Park Operations Zone

Management of these zones would be the same as that described under alternative 1.

Sweeney Ridge (including Cattle Hill and Picardo Ranch)

Natural Zone (majority of the area)

The area would be managed to protect endangered species and the large contiguous natural landscape extending into the San Francisco Public Utilities Commission Peninsula Watershed. Visitors could experience the area through stewardship activities, improved trails, and primitive camping. The area would connect visitors to the Bay Area Ridge Trail. The San Francisco Bay Discovery Site National Historical Landmark would be preserved, enhanced, and interpreted.

Diverse Opportunities Zone (developed portion of Picardo Ranch)

Management of this zone would be the same as that described under alternative 1.

Mori Point

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Pedro Point, Devil's Slide, and San Pedro Mountain

Natural Zone

Management of this zone would be the same as that described under alternative 1.

Rancho Corral de Tierra

Natural Zone (majority of the area)

Management of this zone would be the same as that described under alternative 1.

Diverse Opportunities Zone (existing equestrian lease area)

Management of this zone would be the same as that described under alternative 1.

Montara Lighthouse

Historic Immersion Zone

As the most intact lighthouse complex in the park, the site offers an opportunity for immersion in the life of lighthouse keepers. This alternative would restore historic structures and landscape features, remove contemporary structures, and develop new visitor programs. Overnight stays would be part of the immersion experience.

Phleger Estate

Natural Zone

Management of this zone would be the same as that described under alternative 1. Interpretation would explore the estate's similarities with and differences from Muir Woods National Monument.

San Francisco Public Utilities Commission Watershed Easements

Natural Zone (majority of the area corresponding with the Scenic Easement)

Management of this zone would be the same as that described under alternative 1.

Scenic Corridor Zone (eastern edge, adjacent to Highway 280)

Same as alternative 1, but with an emphasis on promoting enhanced interpretation to highlight the scope of the water system with its origins in Yosemite National Park and enhanced interpretation of Spanish exploration and colonization efforts including the Bay Area Discovery Site and Anza and Portola routes.

Offshore Ocean Environment

Management of offshore areas could be extended to cover new segments of the San Mateo County coast as described in the “Boundary Adjustments” section.

Sensitive Resources Zone (Fitzgerald Marine Reserve)

In areas where the park boundary coincides with the Fitzgerald Marine Reserve, the two organizations would continue to cooperate in the implementation of the provisions of the California State Marine Life Protection Act. The reserve area between Montara State Beach and Ross Cove has been designated as the Montara State Marine Reserve; no fishing, harvesting, or collecting would be allowed in this area. The reserve area between Ross Cove and Pillar Point Harbor has been designated as the Pillar Point Marine Conservation Area; some fishing would be allowed in this area.

COST ESTIMATES

Cost estimates for alternative 3 are identified in the table below. The costs shown here are not for budgetary purposes; they are only intended to show a relative comparison of costs among the alternatives.

The alternatives describe the maximum potential capital improvements; lesser improvements may be implemented, or built in phases if necessary. The implementation of the approved plan will depend on future funding. The approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. Full implementation of the actions in the approved general management plan could be many years in the future. Additionally, some of the future long-term funding needed to implement the various actions called for in the alternatives is anticipated to come from nonfederal partners, consistent with the park’s current practices.

The costs of this alternative reflect the effort to focus the management of the park’s resources, visitor experiences, and partnerships on the park’s most significant sites.

Annual Operating Costs

The annual operating costs for alternative 3 are made up of the current annual operating costs, with changes made to reflect additional staffing needs. The annual operating costs of alternative 3 are estimated at \$31.6 million.

Staffing Requirements

Additional staffing needs were estimated to support alternative 3. While some divisions would not require changes in staff, total additional staff needed to support alternative 3 is estimated at 43 FTE. Most divisions would require additional staff to support the newly acquired lands in San Mateo County.

Other additional staff would be needed to carry out new uses of the park lands. An increase in interpretive staff would support expanded interpretive programs throughout the park. A greater number of law enforcement officers would allow for evening coverage, marine patrol, and response to increased visitor recreational activities. With the addition of new trails and facilities and rehabilitation of other facilities, maintenance responsibilities would increase, also requiring additional staff.

The natural resources division would have additional responsibilities related to the inventory, monitoring, and restoration of natural areas and habitats.

The cultural resources division would have additional work associated with expanded stewardship centers throughout the park, museum collection program and outreach, and restoration of historic structures and landscapes. The responsibilities of the planning division for project coordination, compliance, and public involvement would also expand, requiring additional staff.

Other divisions, including business and administration, environmental and safety, and public affairs would each require a few additional staff members to manage new areas and uses of the park lands. New staff would also manage the rigorous user capacity program at Alcatraz Island and Muir Woods National Monument.

Proposed New Staff

- 10 positions in visitor resources and protection
- 9 positions in maintenance
- 6 positions in interpretation and education
- 2 positions in planning and compliance
- 4 positions in cultural resources and museum management
- 7 positions in natural resources management and science
- 1 positions in public affairs
- 1 positions in business management
- 2 positions in administration
- 1 positions in environmental and safety programs

One-time Costs

Alternative 3 proposes a high level of restoration and rehabilitation of historic resources. Total one-time costs are estimated at \$78.2 million.

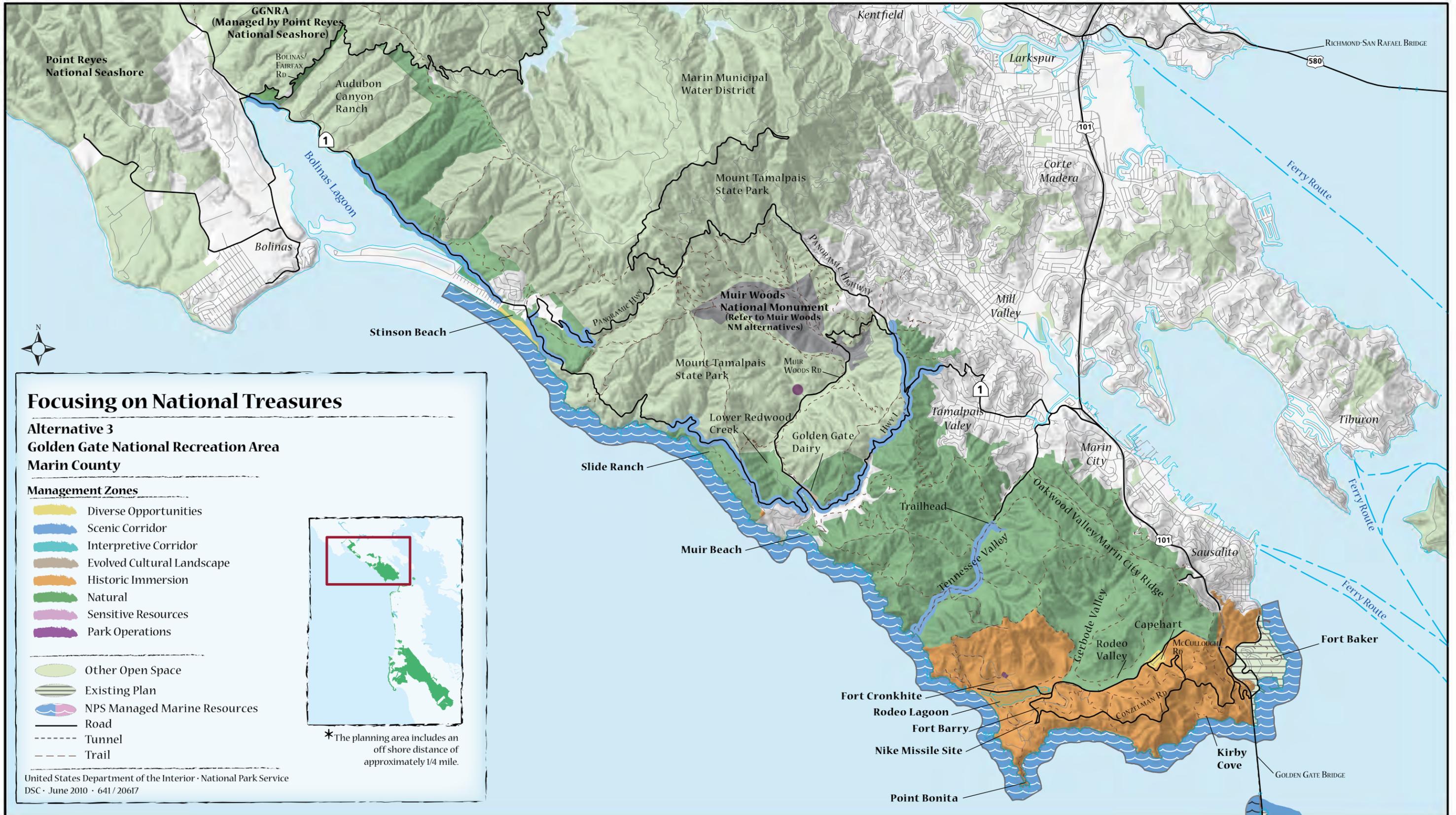
Table 14: Costs Associated with the Implementation of Alternative 3 for Park Lands in Marin, San Francisco, and San Mateo Counties

SUMMARY OF COSTS FOR ALTERNATIVE 3	
Annual Operational Costs	
Annual Operational Costs	\$31,630,000
Staffing (additional FTE)	377 (+43)
One-time Capital Costs	
FACILITY REHABILITATION	
Lower Redwood Creek: improve trail connections	\$1,020,000
Oakwood, Marin City Ridge, Gerbode: improve trail connections to local communities	\$1,090,000
Other Marin County projects	\$1,460,000
Other San Francisco projects	\$1,000,000
Other San Mateo County projects	\$4,190,000
Rancho Corral de Tierra: relocate equestrian facilities and make other improvements	\$2,870,000
Stinson Beach: replace restrooms, showers, parking	\$1,480,000
Stinson Beach: replace visitor contact facility (warming hut)	\$1,240,000
Tennessee Valley: trailhead improvements	\$1,930,000
HISTORIC PRESERVATION	
China Beach: rehabilitate structures and parking	\$2,430,000
Fort Barry and Fort Cronkhite: rehabilitate military structures	\$4,360,000

PART 5: ALTERNATIVES FOR PARK LANDS
 IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

SUMMARY OF COSTS FOR ALTERNATIVE 3	
Fort Mason: rehabilitate Pier 4	\$18,850,000
Fort Miley: rehabilitate historic structures	\$3,330,000
Marin Headlands: rehabilitate military sites and features along Conzelman, Bunker, and McCullough Roads	\$4,890,000
Montara Lighthouse: rehabilitate historic structures and remove contemporary structures	\$2,250,000
Ocean Beach: rehabilitate O'Shaughnessy seawall	\$6,000,000
Other historic preservation projects	\$2,330,000
Shelldance Nursery: rehabilitate for stewardship center	\$1,140,000
NATURAL RESOURCE RESTORATION	
Marin County sites	\$2,300,000
San Francisco sites	\$1,010,000
San Mateo County sites	\$190,000
FACILITY REMOVAL	
Facilities at various park sites	\$1,430,000
NEW CONSTRUCTION	
Capehart visitor facility	\$6,700,000
Upper Fort Mason: construct special events facilities in the Great Meadow	\$1,540,000
Rancho Corral de Tierra: visitor contact facility	\$2,240,000
Rustic overnight accommodations at Kirby Cove and Rancho Corral de Tierra	\$940,000
Total	\$78,210,000

All costs in 2009 dollars



Point Reyes National Seashore

GGNRA (Managed by Point Reyes National Seashore)

BOLINAS/FAIRFAX Rd

Audubon Canyon Ranch

Bolinas

Stinson Beach

Bolinas Lagoon

Marin Municipal Water District

Mount Tamalpais State Park

Muir Woods National Monument (Refer to Muir Woods NM alternatives)

Mount Tamalpais State Park

Muir Woods Rd

Lower Redwood Creek

Golden Gate Dairy

Slide Ranch

Muir Beach

Trailhead

Tamalpais Valley

Marin City

Oakwood Valley Marin City Ridge

Sausalito

Capehart

Rodeo Valley

McCULLOUGH Rd

Fort Baker

Fort Cronkhite

Rodeo Lagoon

Fort Barry

Nike Missile Site

Kirby Cove

Point Bonita

CONZELMAN Rd

GOLDEN GATE BRIDGE

Kentfield

Larkspur

Corte Madera

Mill Valley

RICHMOND-SAN RAFAEL BRIDGE

580

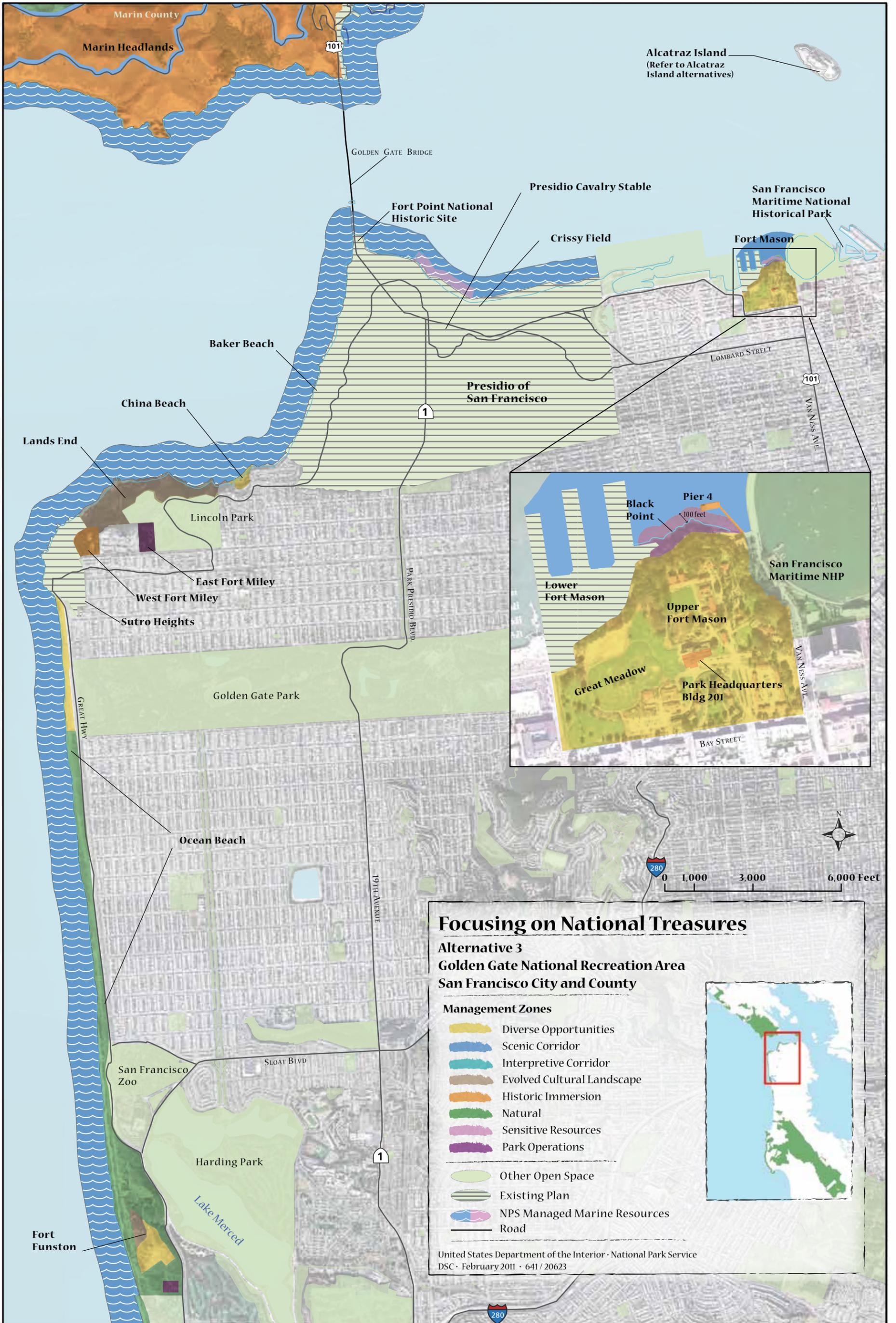
Ferry Route

Tiburon

Ferry Route

Ferry Route

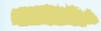
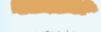




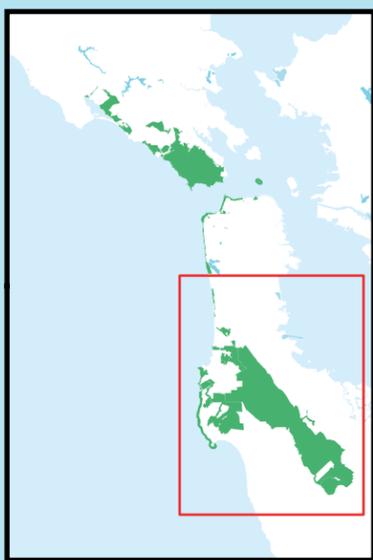
Focusing on National Treasures

Alternative 3 Golden Gate National Recreation Area San Mateo County

Management Zones

-  Diverse Opportunities
-  Scenic Corridor
-  Interpretive Corridor
-  Evolved Cultural Landscape
-  Historic Immersion
-  Natural
-  Sensitive Resources
-  Park Operations
-  Other Open Space
-  Golden Gate National Recreation Area Easement
-  Future Park Addition
-  NPS Managed Marine Resources

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SUMMARY COSTS ESTIMATES FOR PARK LANDS IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

The cost figures shown here and throughout the plan are intended only to provide conceptual costs for general comparison of alternatives. National Park Service and industry cost estimating guidelines were used to develop the costs (in 2009 dollars) to the extent possible, but the estimates should not be used for budgeting purposes. Specific costs will be determined in subsequent, more detailed planning and design exercises, after considering the design of facilities, identification of detailed resource protection needs, and changing visitor expectations. Actual costs to the National Park Service will vary depending on when actions are implemented, and on contributions by partners and volunteers.

The alternatives describe the maximum potential capital improvements; lesser improvements may be implemented, or built in phases if necessary. The implementation of the approved plan will depend on future funding. The approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. Full implementation of the actions in the approved general management plan could be many years in the future. Additionally, some of the future long-term funding needed to implement the various actions called for in the alternatives is anticipated to come from nonfederal partners, consistent with the park's current practices.

Table 15: Summary of Costs Associated with the Implementation of the Alternatives for Park Lands in Marin, San Francisco, and San Mateo Counties

	No-action Alternative	Alternative 1 (NPS Preferred)	Alternative 2	Alternative 3
Annual Operational Costs ¹	\$28,030,000	\$32,000,000	\$31,090,000	\$31,630,000
Staffing (additional FTE)	334 (+0)	380 (+46)	369 (+35)	377 (+43)
One-time Capital Costs ³	\$5,280,000	\$46,710,000	\$47,250,000	\$78,210,000

NOTES:

1 Annual operating costs are the total costs per year for maintenance and operations associated with each alternative, including utilities, supplies, staff salaries and benefits, and leasing. Costs and staffing estimates assume that the alternative is fully implemented as described in the narrative. All annual operating costs for Muir Woods National Monument and Alcatraz Island were included in the above table, as those costs are administered by Golden Gate National Recreation Area.

2 The total number of FTEs is the number of person-years of staff required to maintain the assets of the park at a good level, provide acceptable visitor services, protect resources, and generally support the park's operations. The FTE number indicates ONPS-funded NPS staff only, not volunteer positions or positions funded by partners. (ONPS funds are funds designated for the

PART 5: ALTERNATIVES FOR PARK LANDS
IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

“Operation of the National Park Service.”) FTEs area from the 201- Green Book, adjusted to reflect the loss of 32 structural fire positions.

3 One-time costs for the no-action alternative only include costs associated with projects already approved and fully funded. Costs for Alcatraz Island are not included in this table. (See “Part 4: Alternatives Applied to Alcatraz Island” for these costs.)

4 Costs are in 2009 dollars.

DEFERRED MAINTENANCE

The “Actions Common to All Alternatives” section, earlier in this document, contained a discussion of facilities that could be removed to reduce maintenance funding needs. However, in addition to removing facilities, expending one-time costs on park facilities would reduce the deferred maintenance by bringing the facilities up to a sustainable condition. Deferred maintenance—or work needed to bring park assets into good condition—exceeds \$198.1 million at Golden Gate National Recreation Area, according to the 2009 *Park Asset Management Plan*.

Each alternative contains proposals that would reduce total deferred maintenance. Although the reductions in deferred maintenance are similar in amount for each alternative, the alternatives do not all contain the same proposals for reducing deferred maintenance; each alternative proposes different treatments for structures, including rehabilitation or removal.

Park staff continue to seek out additional measures to reduce deferred maintenance at the park. The *Park Asset Management Plan*, in particular, addresses strategies for reducing deferred maintenance.

Table 16: Reductions in Deferred Maintenance Associated with the Implementation of the Alternatives for Park Lands in Marin, San Francisco, and San Mateo Counties

	No-action Alternative	Alternative 1 (NPS Preferred)	Alternative 2	Alternative 3
Parklands in Marin, San Francisco, and San Mateo Counties	\$0	\$5,210,000	\$6,370,000	\$4,450,000

ENVIRONMENTALLY PREFERABLE ALTERNATIVE FOR PARK LANDS IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

The environmentally preferable alternative is the alternative that promotes the national environmental policy expressed in the National Environmental Policy Act (Sec. 101(b)). This includes alternatives that

1. fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
2. ensure for all Americans safe, healthful, productive, and esthetically and culturally pleasing surroundings;
3. attain the widest range of beneficial uses of the environment without degradation, risk of health or safety, or other undesirable and unintended consequences;
4. preserve important historic, cultural, and natural aspects of our national heritage and maintain, wherever possible, an environment that supports diversity and variety of individual choice;
5. achieve a balance between population and resource use that will permit high standards of living and a wide sharing of life's amenities; and
6. enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources" (NPS DO-12 Handbook, Section 2.7D).

The alternatives are very similar with respect to criteria 1, 2, 5, and 6. The park staff continues to work in achieving these factors as a basic course of implementing the legal mandates for Golden Gate National Recreation Area. All the alternatives equally meet the attainment for these four criteria, therefore the evaluation focuses on criteria 3 and 4.

The no-action alternative is included to provide a comparison against the action alternatives. The legal foundation for managing these park lands requires the National Park Service to provide for outdoor recreation opportunities while protecting the natural, historic, and scenic values of the park. The no-action alternative does not fully provide for the widest range of beneficial uses. Some of the park lands are not easily identifiable as public lands and are not very welcoming to the park visitor. Most of the recent land additions and some existing park lands are in need of natural and cultural resource restoration or stabilization. These lands lack appropriate land use planning; therefore, the desired conditions for future recreation activities and levels of resource preservation are not defined. Through this planning process, the future desired conditions have been described for each of the action alternatives.

Alternative 2 emphasizes management of these park lands for natural resource restoration and preservation, while providing for an increase in hiking and primitive recreational opportunities. This alternative identifies actions that will provide a slightly wider range of beneficial uses than the no-action alternative. But visitor opportunities would not be as diverse as those identified in alternatives 1 and 3.

In alternative 3, the focus is on preserving and strengthening those park resources and values that have national significance. This would result in a more diverse range of visitor opportunities and greater resource restoration, protection, interpretation, and stewardship for both natural and cultural resources than is provided in the no-action alternative and alternative 2.

In alternative 1, the emphasis is to be welcoming to park visitors (improved information, facilities, and signing) while providing diverse opportunities and restoring the park's natural and cultural resources. The emphasis on visitor opportunities, education, and stewardship provides additional actions that better attain the widest range of beneficial uses of the environment without degradation, risk of health or safety, or other undesirable and unintended consequences. This is accomplished by incorporating actions for natural and cultural resources preservation and restoration from the other alternatives where there is a well-defined advantage. Implementation of alternative 1 will provide the best means to preserve important historic, cultural, and natural aspects of our national heritage and maintain, wherever possible, an environment that supports diversity and variety of individual choice.

After considering the environmental consequences of the alternatives, including consequences to the human environment, the National Park Service has concluded that the NPS preferred alternative, alternative 1 for park lands in Marin, San Francisco, and San Mateo counties, is also the environmentally preferable alternative. This alternative best realizes the full range of national environmental policy goals as stated in section 101 of the National Environmental Policy Act.

SUMMARY TABLES OF THE ALTERNATIVES FOR PARK LANDS IN MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

Table 17: Comparison of Alternatives for Park Lands in Marin County

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN MARIN COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Concept			
<ul style="list-style-type: none"> Reflects current conditions and activities: NPS would continue to manage these areas under the 1980 general management plan and subsequent land use and implementation plans. 	<ul style="list-style-type: none"> Consistent with the concept "Connecting People With the Parks," this alternative would further the founding idea of "parks to the people," and engage the community and other potential visitors in the enjoyment, understanding, and stewardship of the park's resources and values. Focus park management on ways to attract and welcome people, connect people with the resources, and promote understanding, enjoyment, preservation, and health. 	<ul style="list-style-type: none"> Consistent with the concept of "preserving and Enjoying Coastal Ecosystems," this alternative would place an emphasis on preserving, enhancing, and promoting the dynamic and interconnected coastal ecosystems. Through recreational and educational opportunities, allow visitors to learn about and enjoy the ocean and bay environments, and gain a better understanding of the region's international significance and history. 	<ul style="list-style-type: none"> Consistent with the concept of "Focusing on National Treasures," this alternative would place an emphasis on the park's nationally important natural and cultural resources. Manage the nationally significant fundamental resources at the highest level of preservation to promote appreciation, understanding, and enjoyment of those resources.
Stinson Beach North to Bolinas-Fairfax Road			
<ul style="list-style-type: none"> Manage the developed areas to support intensive use as a scenic recreational beach. Preserve habitat at Easkoot Creek and dunes. Manage area east of Bolinas Lagoon to protect natural resources. 	<ul style="list-style-type: none"> Improve facilities to support beach recreation, expand creek buffer and enhance dunes. Build sustainable new facilities to replace deteriorated restrooms, showers, picnic areas, and parking lots. Work with the community to improve access to Stinson Beach through transit and congestion management. Continue to work on flooding and water issues with local community and authorities. Manage natural areas to protect and restore coastal ecosystems. 	<ul style="list-style-type: none"> Replace central facilities with sustainable new facilities and transit support. Remove south parking lot and restore wetlands and sand dunes. Manage natural areas to protect and restore coastal ecosystems. Restore the sand dunes and wetlands and contribute to restoration of natural processes at Bolinas Lagoon. 	<ul style="list-style-type: none"> Manage beach, dunes and developed areas same as Alternative 1. In Easkoot Creek corridor and lands north to Bolinas-Fairfax Road, restore natural ecosystem and riparian corridor. Preserve and interpret coastal defense structures along State Route 1 near Red Rock Beach. As in Alternative 1, manage other lands and waters outside Stinson Beach to protect and restore coastal ecosystems, and contribute to restoration of natural processes at Bolinas Lagoon.
State Route 1 and Panoramic Highway			
<ul style="list-style-type: none"> Manage park lands in this area to enhance resources and offer access to park sites and recreational activities and to preserve the scenic rural character. 	<ul style="list-style-type: none"> Manage this area to enable visitors to enjoy spectacular views of the Pacific coast. Work with other governmental and nongovernmental groups to improve rural roadways and trail crossings. 	<ul style="list-style-type: none"> Manage this area in a way similar to that in Alternative 1, but with greater emphasis on collaboration with Caltrans and other agencies to protect the ecosystem. Encourage the abandonment of State Route 1 if a catastrophic landslide occurs. 	<ul style="list-style-type: none"> Same as Alternative 1.
Slide Ranch			
<ul style="list-style-type: none"> Manage the area through a park partner to operate an environmental farm and education center in a natural landscape with public access to trails and the shoreline. 	<ul style="list-style-type: none"> Manage the area to enhance the environmental and farm education center and provide improved facilities for public day use including picnic area, trail access, and scenic overlook. Manage surrounding natural zone to enhance natural and scenic values and provide public access to trails and the coast. 	<ul style="list-style-type: none"> Manage the area to promote restoration of coastal resources. Provide modest trailhead at State Route 1 for coastal access. Remove structures from farm and relocate environmental education center and farm education program to a less remote and more geologically stable location. 	<ul style="list-style-type: none"> Same as Alternative 2.

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN MARIN COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Lower Redwood Creek (former Banducci flower farm and surrounding area)			
<ul style="list-style-type: none"> • Manage this area to preserve and enhance natural processes in the creek, floodplain, and surrounding landscape, and to protect threatened and endangered species. • Retain the rural character, existing buildings to support park programs and operations. 	<ul style="list-style-type: none"> • Manage the majority of the area to restore natural coastal ecosystem and riparian habitat and provide trail connections. • Manage developed area to preserve rural pastoral character; existing buildings would support park programs and stewardship opportunities. • To protect salmon, collaborate with community to increase water storage capacity for use in dry season. 	<ul style="list-style-type: none"> • Manage area, including Redwood Creek, to restore coastal ecosystem and endangered salmon habitat. Visitors would have opportunities to participate in these stewardship activities. • Remove all facilities not needed for stewardship, restoration, or trail use. With partners, explore realignment of Muir Woods Road to reduce impacts to Redwood Creek. • To protect salmon, collaborate with community to increase water storage capacity for use in dry season. 	<ul style="list-style-type: none"> • Same as Alternative 2.
Muir Beach			
<ul style="list-style-type: none"> • Manage the beach, creek, parking lot and picnic area as planned in the wetland and creek restoration plan. 	<ul style="list-style-type: none"> • Manage the area to restore and sustain wetlands and creek. • Improve beach and trail access and preserve natural setting. • Collaborate with community to address water quality issues impacting park resources. 	<ul style="list-style-type: none"> • Same as Alternative 1. 	<ul style="list-style-type: none"> • Same as Alternative 1.
Golden Gate Dairy			
<ul style="list-style-type: none"> • Manage area to support equestrian facility and Muir Beach Volunteer Fire Department within historic ranch buildings. 	<ul style="list-style-type: none"> • Manage the developed area to preserve historic structures and pastoral landscape and to protect coastal prairie and scrub habitat. • Manage surrounding uplands to preserve and enhance the natural setting and provide trail connections. • Create site improvements including trailhead. • Continue to work with Caltrans to improve the safety of Highway 1. • Retain equestrian facilities with improvement to protect adjacent riparian area. 	<ul style="list-style-type: none"> • Manage develop area and surrounding uplands to preserve historic structures and pastoral landscape and to protect coastal prairie and scrub habitat. • Reuse historic structures for science and stewardship center or local community services consistent with park goals. Remove nearby nonhistoric residences if not contributing to community services. • Provide equestrian use on designated trails. 	<ul style="list-style-type: none"> • Manage developed area to preserve pastoral landscape and historic structures and stories associated with past dairy ranching. • Manage surrounding uplands same as Alternative 1. • Adaptively reuse historic structures to support equestrian and other recreational uses, park operations, and local community services consistent with park goals.
Tennessee Valley (from Oakwood Valley to the ocean)			
<ul style="list-style-type: none"> • Manage the area to accommodate a variety of uses including trailhead, multiple trails, hike-in campground, equestrian center, nursery, horse patrol, environmental education, and campground. 	<ul style="list-style-type: none"> • Provide improvements at trailhead, such as potable water, restrooms, and possibly a food kiosk. • Retain equestrian facilities and possibly expand them. • Retain walk-in group camping. • Remove structures and restore wetland and riparian habitat in lower valley. 	<ul style="list-style-type: none"> • Manage Tennessee Valley trailhead and Miwok stable area to retain equestrian use and provide minimal visitor facilities; improve trailhead to support visitor access to trails. Provide modest facilities to support stewardship and restoration activities. • Remove nonhistoric structures and convert unneeded roads to trails. • Remove dams and artificial ponds and restore wetland and riparian habitat. 	<ul style="list-style-type: none"> • Manage Tennessee Valley trailhead and Miwok stable area to establish a visitor facility providing orientation and services to support area recreational and educational opportunities. • Retain equestrian, environmental and stewardship uses with improved sustainable facilities. • Modest facilities could be provided to support recreational activities and could include rustic overnight accommodations.

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN MARIN COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Marin Headlands: Marin City Ridge, and Gerbode Valley			
<ul style="list-style-type: none"> • Manage area to preserve natural resources and processes, restore habitats, protect sensitive species and habitats and allow trail use. • Provide primitive camping and a trail network with access to local communities. 	<ul style="list-style-type: none"> • Manage area to preserve undeveloped wilderness-like character. • Could expand primitive camping opportunities that are accessible. • Continue habitat restoration, protect sensitive species. • Improve sustainability of trail system and explore an opportunity to provide a community trailhead in Marin City. 	<ul style="list-style-type: none"> • Manage area to restore and preserve coastal corridor of contiguous habitat and natural resources. • Remove nonhistoric buildings and infrastructure and restore lands. • Convert unnecessary roads to trails. Explore opportunities to provide trail connections to local communities. 	<ul style="list-style-type: none"> • Same as Alternative 1.
Marin Headlands: Fort Barry and Fort Cronkhite			
<ul style="list-style-type: none"> • Continue to utilize historic structures for a variety of education, recreation, conservation, and park operations for the park and our partners. • Some visitor facilities, such as waysides, parking, and a small visitor center are provided. • Equestrian programs exist but provide limited opportunities for the park visitor. 	<ul style="list-style-type: none"> • Manage for a variety of recreational, educational and stewardship activities. Expand visitor amenities at Fort Baker and Fort Cronkhite. Rehabilitate structures and limited new construction for programs. • Visitor amenities could be expanded to include trailheads, accessible trails, camping, picnicking, and park orientation. • Build on existing programs with focus on environmental education, science, history, culture, recreation, healthy lifestyle activities, and special events. • Some housing for staff, interns, and volunteers of the park and its partners would be provided. • Add a warming hut at Rodeo Beach to replace the chapel visitor center at Fort Barry. • Equestrian programs would be supported in this area. • Manage upland areas to protect and restore habitat for endangered species; preserve coastal fortifications. • Continue to maintain restored Nike Missile Site to provide experience evocative of its historic use. 	<ul style="list-style-type: none"> • Manage Rodeo Beach, Fort Cronkhite and Fort Barry to maintain military identity; provide higher levels of visitor use, educational programs, and recreation. Manage forts to interpret national register historic district; allow reuse of buildings for park programming. • Manage Rodeo Lagoon and uplands south of Bunker Road to preserve and restore coastal habitat for threatened/endangered species. Limit visitor access to designated trails. • Accommodate equestrian use and restore habitat consistent with military landscape. • Manage Nike Missile Site as in Alternative 1. 	<ul style="list-style-type: none"> • Manage Rodeo Valley, Fort Barry, and Fort Cronkhite to showcase stories and structures of military history and transition to a national park. Restore infrastructure and landscapes to military era; protect threatened/endangered species habitat. Continue to use structures for a variety of purposes, and encourage park partners to incorporate programming with military history and conservation of open space. • Incorporate technology and multimedia to enhance interpretation and visitor immersion. • Accommodate equestrian facilities. • Manage Nike Missile Site as in Alternative 1.
Capehart Housing Area			
<ul style="list-style-type: none"> • Manage area to provide workforce housing for park and partner staff 	<ul style="list-style-type: none"> • Construct sustainable housing and park operations facility south side of Bunker Road. • Remove residences on north side of Bunker Road to provide for creek restoration. 	<ul style="list-style-type: none"> • Consider a new park operations facility south of Bunker Road. • Remove residential structures and unnecessary infrastructure; restore riparian and upland habitats and reconnect fragmented habitat where possible. 	<ul style="list-style-type: none"> • Replace some residences with new visitor center and facilities on south side of Bunker Road.
Conzelman, Bunker, and McCullough Roads (including Battery Spencer and Hawk Hill)			
<ul style="list-style-type: none"> • Manage to preserve historic and natural resources and scenic views as well as protecting sensitive species and habitats. Implement planned road, trail, and transit projects to improve access and reduce congestion at scenic overlooks. 	<ul style="list-style-type: none"> • Highlight fundamental coastal resources, military fortifications, and scenic views. • Provide safe pedestrian, bike, and motor vehicle access to overlooks and to interpretive and recreational opportunities. 	<ul style="list-style-type: none"> • Same as Alternative 1, except that area outside immediate road corridor would be managed to protect and restore coastal habitat to support mission blue butterfly. • Limit visitor access to designated trails in area outside immediate road corridor. 	<ul style="list-style-type: none"> • Manage roads and adjacent park lands to focus visitors on coastal geology and military fortifications. Restore military structures and fortifications. • Provide new and improved trails following historic routes and connecting visitors to geologic and military resources.

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN MARIN COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
	<ul style="list-style-type: none"> Add interpretive signs, restrooms, and benches to some overlooks. 		<ul style="list-style-type: none"> Protect habitat for threatened/endangered species.
Offshore Ocean and Bay Environment			
<ul style="list-style-type: none"> Maintain 1,000-foot-wide buffer in coastal waters. Manage area to accommodate public uses including water recreation and noncommercial fishing. Support research and cooperation with other resource managing agencies. 	<ul style="list-style-type: none"> Preserve integrity of ocean and bay environment. Accommodate appropriate public uses including water recreation, boating, and noncommercial fishing. Protect marine habitat in coordination with Monterey Bay and Gulf of the Farallones national marine sanctuaries. At Point Bonita Cove and Bird Rock, limit access in order to preserve sensitive resources; primary use would be research. 	<ul style="list-style-type: none"> Offshore areas except Muir Beach and Point Bonita would be managed the same as in Alternative 1. At offshore areas around Muir Beach and Point Bonita, preserve sensitive marine resources including intertidal resources, Redwood Creek salmonids, seabirds, and marine animals. Restrict visitation to protect resources, primary use would be research. 	<ul style="list-style-type: none"> Work to preserve the integrity of ocean and bay environment and accommodate public uses including water recreation, boating, and noncommercial fishing.

Table 18: Comparison of Alternatives for Park Lands in San Francisco

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN SAN FRANCISCO			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Upper Fort Mason			
<ul style="list-style-type: none"> • Manage the area to preserve historic district and to adaptively reuse historic structures for park and park partner uses. • Provide public use through hostel and leasing of historic residences. • Provide a range of uses in the Great Meadow. 	<ul style="list-style-type: none"> • Manage this district as a portal to the park; use selected historic structures for orientation and visitor services. Restore historic landscape and Pier 4; enhance connections to the Aquatic Park. • Maintain residential uses where compatible with preservation goals. • Develop an expanded stewardship program. • Maintain park operations in current location. • Provide modest improvements at the Great Meadow. • Manage Black Point to protect natural rocky shoreline and provide a scenic overlook. 	<ul style="list-style-type: none"> • Manage this area similar to Alternative 1, but selected historic structures would be used for new park partners to engage visitors, communities, and others in participatory science, education, and stewardship focused on coastal environment. • Develop a stewardship “hub” at Fort Mason to transport volunteers arriving by transit to other work sites in the park. • Improve visitor circulation and wayfinding, especially from transit arrival areas. • Manage Great Meadow and shoreline at Black Point as in Alternative 1. 	<ul style="list-style-type: none"> • Manage Fort Mason as primary visitor entrance to the park, with an orientation and information center. • Preserve historic structures and landscapes. • Expand overnight accommodations. • Develop historic Pier 4 as an additional embarkation point to Alcatraz Island. • Manage Great Meadow and shoreline at Black Point same as in Alternative 1.
China Beach			
<ul style="list-style-type: none"> • Manage the area to provide for enjoyment of a secluded beach and bird watching. 	<ul style="list-style-type: none"> • Improve visitor facilities and access to support current uses. 	<ul style="list-style-type: none"> • Same as Alternative 1. 	<ul style="list-style-type: none"> • Same as Alternative 1.
Lands End (Northern area)			
<ul style="list-style-type: none"> • Manage the area to preserve and enhance the rugged coastal landscape. 	<ul style="list-style-type: none"> • Enhance the landscape, integrating natural habitat restoration and cultural landscape preservation. • Enhance scenic viewpoints and opportunities for bird watching. • Improve trail system, including connections to community and adjacent park lands. 	<ul style="list-style-type: none"> • Restore native habitat and natural processes within the coastal corridor from Eagle’s Point south to area of recent restoration. • Improve trail system to provide access to shoreline and vistas and to connect to communities. 	<ul style="list-style-type: none"> • Same as Alternative 1.
Fort Miley			
<ul style="list-style-type: none"> • Manage the area to preserve the historic structures and landscapes and provide public and park operations uses. 	<ul style="list-style-type: none"> • Preserve and enhance historic structures and cultural landscapes. Rehabilitate Marine Exchange Lookout Station (Octagon House). • Focus site improvements on appearance and connection to community and VA hospital campus. • Provide improved picnicking and group camping facilities and improved opportunities for outdoor learning and leadership programs. • Park operations would remain at East Fort Miley. 	<ul style="list-style-type: none"> • Same as Alternative 1, with more restoration of natural landscape. Adaptively reuse Marine Exchange Lookout Building (Octagon House) to engage the public in natural and human history of the ocean environment. • Park operations would remain at East Fort Miley. 	<ul style="list-style-type: none"> • Preserve and enhance USS San Francisco Memorial, Marine Exchange Lookout Building, and structures and sites showcasing military and maritime history at West Fort Miley. • Continue to use East Fort Miley for park operations, and provide safer and more direct vehicle and trail access.

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN SAN FRANCISCO			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Ocean Beach			
<ul style="list-style-type: none"> • Manage to provide a recreational beach accommodating high levels of use while preserving natural values, including habitat for shorebirds such as the threatened western snowy plover. 	<ul style="list-style-type: none"> • Collaborate with City of San Francisco and other agencies to address coastal erosion, sea level rise, and redesign of the corridor. • Manage area north of seawall to provide diverse recreational uses and preserve natural resources. • Manage area south of seawall to protect shorebirds and allow natural coastal processes, along with compatible recreational uses. • Relocate facilities out of areas vulnerable to coastal erosion. 	<ul style="list-style-type: none"> • As in Alternative 1, support City's efforts to redesign Ocean Beach corridor and relocate facilities out of areas vulnerable to coastal erosion. • Manage northern end of beach to provide a variety of recreational opportunities. Manage area south of seawall to protect shorebirds and allow natural coastal processes while allowing compatible recreational uses. 	<ul style="list-style-type: none"> • Same as Alternative 2.
Fort Funston			
<ul style="list-style-type: none"> • Provide trail and beach access for recreational uses including dog walking and hang gliding. • Preserve natural and cultural resources including historic fortifications. Maintain park operations and environmental education center. 	<ul style="list-style-type: none"> • Continue existing recreational activities. Provide new visitor facilities. Preserve and interpret Battery Davis. • Expand islands of native habitat to form continuous native dune habitat corridor. • Along northern stretch, protect shorebirds, including threatened western snowy plover. • Retain and possibly expand park operational facilities. 	<ul style="list-style-type: none"> • Expand islands of native habitat to form continuous native dune habitat corridor. • Manage southern area to protect shorebird habitat and provide new trails. • In developed area, manage to provide continued levels of high use and variety of recreational activities and support facilities. • Preserve Battery Davis. 	<ul style="list-style-type: none"> • For the majority of the site, manage to provide recreational activities with limited support facilities. • Restore natural dune ecosystem and trail access, locate parking at edge of site. • Remove nonhistoric buildings; relocate park operation functions and environmental education programs to suitable locations. • Preserve historic Battery Davis within natural setting. • Manage uplands for continued high levels of recreational use.
Offshore Ocean and Bay Environment			
<ul style="list-style-type: none"> • Maintain 1,000-foot-wide buffer in coastal waters. • Manage this area to accommodate public uses including water recreation and noncommercial fishing. • Support research and cooperation with other resource managing agencies. 	<ul style="list-style-type: none"> • Preserve integrity of ocean and bay environment. • Accommodate appropriate public uses including water recreation, boating, and noncommercial fishing. 	<ul style="list-style-type: none"> • Designate Eagle's Point near China Beach to Seal Rocks and West Crissy Field as marine reserves to protect seabirds and marine mammals. • Remainder of area would be managed as in the no-action alternative. 	<ul style="list-style-type: none"> • Work to preserve the integrity of ocean and bay environment and accommodate public uses including water recreation, boating, and noncommercial fishing.

Table 19: Comparison of Alternatives for Park Lands in San Mateo County

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN SAN MATEO COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Thornton State Beach to South of Mussel Rock			
<ul style="list-style-type: none"> Limited management would continue. 	<ul style="list-style-type: none"> Preserve and enhance natural and scenic values; allow for coastal geologic processes. Provide modest visitor access facilities; protect shorebird habitat. 	<ul style="list-style-type: none"> Same as Alternative 1. 	<ul style="list-style-type: none"> Same as Alternative 1.
Milagra Ridge			
<ul style="list-style-type: none"> Manage to protect and restore natural habitat, to protect historic coastline defenses. Maintain limited trail access. 	<ul style="list-style-type: none"> Manage area to preserve wild character and protect habitat for endangered species. Restore heavily disturbed areas. Improve trails and trail connections in coordination with other land managers. At center of ridge, improve access and add additional visitor amenities. 	<ul style="list-style-type: none"> Same as Alternative 1 without additional amenities and improved access at center of ridge. 	<ul style="list-style-type: none"> Same as Alternative 2.
Shelldance Nursery Area			
<ul style="list-style-type: none"> Manage area for multiple uses including commercial nursery, trailhead, and park maintenance storage. 	<ul style="list-style-type: none"> Transition area to provide visitor services including trailhead parking, restrooms, orientation, and community stewardship/education center. Designate some portion for park operations. 	<ul style="list-style-type: none"> Same as Alternative 1. 	<ul style="list-style-type: none"> Same as Alternative 1.
Sweeney Ridge (including Cattle Hill and Picardo Ranch)			
<ul style="list-style-type: none"> Manage for natural values and protection of historic resources. Cattle Hill to be transferred to NPS in the near future, with trail improvements underway. Picardo Ranch is a priority for land and conservation easements for the park. 	<ul style="list-style-type: none"> Manage to protect endangered species and large contiguous natural landscape. Visitor experience would include stewardship activities, trail use, and primitive camping. Coordinate improvements in regional trail system connections, develop trail amenities. Preserve and enhance interpretation of the San Francisco Bay Discovery Site National Historic Landmark. If acquired, locate trailhead at Picardo Ranch with visitor use improvements. 	<ul style="list-style-type: none"> Majority of area managed similar to Alternative 1. Convert Sneath Lane to a trail to connect Bay Area Ridge Trail. Remove unnecessary fire roads or convert to trails. If acquired, locate trailhead at Picardo Ranch with modest improvements. Preserve and interpret San Francisco Bay Discovery Site National Historic Landmark. 	<ul style="list-style-type: none"> Manage majority of area to protect endangered species and the large contiguous landscape extending to San Francisco Public Utilities Commission Peninsula Watershed. Visitor experience could include stewardship activities, improved trails, and primitive camping. Connect to Bay Area Ridge Trail. Preserve and enhance interpretation of the San Francisco Bay Discovery Site National Historic Landmark. If acquired, manage developed portions of Picardo Ranch the same as Alternative 1.
Mori Point			
<ul style="list-style-type: none"> Manage to preserve and enhance habitat for threatened and endangered species and to restore natural functions. Develop hiking trails network. 	<ul style="list-style-type: none"> Manage land for ongoing restoration of natural habitats and to protect endangered species. Improve trail system and its connections and improve access. 	<ul style="list-style-type: none"> Control visitor use to protect threatened and endangered species on site. Continue community stewardship to restore ecosystem. 	<ul style="list-style-type: none"> Same as Alternative 1.

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN SAN MATEO COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Pedro Point, Devil's Slide, and San Pedro Mountain			
<ul style="list-style-type: none"> Not currently managed by NPS, but could be added to the park after construction of the State Route 1 tunnel. 	<ul style="list-style-type: none"> If acquired, manage to maintain natural features and scenic views, and restore habitat. Improve trails and trailheads; control access to protect nesting seabirds. 	<ul style="list-style-type: none"> Same as Alternative 1. 	<ul style="list-style-type: none"> Same as Alternative 1.
Rancho Corral de Tierra			
<ul style="list-style-type: none"> Non-agricultural portions of this open space managed by Peninsula Open Space Trust are in the process of being transferred to NPS. Manage for limited public access for recreation such as hiking and horseback riding. 	<ul style="list-style-type: none"> Create trailheads and other visitor facilities that provide for the enjoyment of this area. Manage areas outside equestrian centers to preserve wild, open character and offer trail-based recreation. Equestrian facilities and uses would be retained although the exact location, type, and scale will be subject to future planning efforts. Restore natural habitats with community stewards. 	<ul style="list-style-type: none"> Same as Alternative 1, with fewer amenities. Remove unnecessary roads or convert to trails. Remove or relocate equestrian facilities away from creek corridors. Partner with surrounding land owners to restore creek corridors supporting fish passage. 	<ul style="list-style-type: none"> Same as Alternative 1.
Montara Lighthouse			
<ul style="list-style-type: none"> Currently managed by the U.S. Coast Guard; current uses include a hostel. Potential to be transferred to NPS. 	<ul style="list-style-type: none"> Preserve and interpret historic structures and associated resources. Enhance hostel and day use programming. Encourage multiagency visitor center in vicinity. Improve trail connections. 	<ul style="list-style-type: none"> Similar to Alternative 1, but dedicate the site to stewardship and environmental education including education related to coastal resources. Maintain hostel and overnight accommodations for use by program participants and staff. 	<ul style="list-style-type: none"> Restore and interpret historic structures and landscape features to support immersion in life of lighthouse keepers, remove contemporary structures, and develop new visitor programs. Continue overnight stays as part of immersion experience.
Phleger Estate			
<ul style="list-style-type: none"> Manage this area to preserve cultural and natural resources of second-growth redwood forest and to provide access to regional trail system. 	<ul style="list-style-type: none"> Manage this area to provide trail-based recreation in natural setting. Restore redwood forest ecosystem and pursue trail connections. Interpret logging history. 	<ul style="list-style-type: none"> Same as Alternative 1. 	<ul style="list-style-type: none"> Same as Alternative 1.
San Francisco Public Utilities Commission Peninsula Watershed Easements			
<ul style="list-style-type: none"> Managed by San Francisco Public Utilities Commission to protect water supply and ecological and cultural resources. The NPS manages a scenic easement and a recreation easement to protect natural values and limited recreational uses compatible with ongoing water operations. 	<ul style="list-style-type: none"> Continue to cooperate with San Francisco Public Utilities Commission on land management for preservation of natural, cultural, scenic, and recreational features of the watershed, including new trail connections. In scenic and recreation easement, promote preservation while providing improved public trail access. Collaborate with San Francisco Public Utilities Commission on a watershed visitor education center. 	<ul style="list-style-type: none"> Similar to Alternative 1, with emphasis on promoting natural resources preservation and supporting biodiversity values. Promote access and visitor services along existing multiuse trail and implement trail improvements proposed in San Francisco Watershed Management Plan (2002) including north-south corridor in areas of low sensitivity. 	<ul style="list-style-type: none"> Manage majority of area, corresponding to scenic and recreational easement, as in Alternative 1. Manage eastern edge, adjacent to Highway 280 as in Alternative 1, but with emphasis on promoting enhanced interpretation to highlight the scope of the water system with its origins in Yosemite National Park.

COMPARISON OF ALTERNATIVES FOR PARK LANDS IN SAN MATEO COUNTY			
NO ACTION	ALTERNATIVE 1 - PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Offshore Ocean Environments			
<ul style="list-style-type: none"> Where park boundary coincides with Fitzgerald Marine Reserve, continue to cooperate on management. The Fitzgerald Marine Reserve area between Montara State Beach and Ross Cove has been designated as the Montara State Marine Reserve; no fishing, harvesting, or collecting would be allowed in this area. The Fitzgerald Marine Reserve area between Ross Cove and Pillar Point Harbor has been designated as the Pillar Point Marine Conservation Area; some fishing would be allowed in this area. 	<ul style="list-style-type: none"> Management could be extended to cover new offshore areas added to the park. 	<ul style="list-style-type: none"> Same as Alternative 1. 	<ul style="list-style-type: none"> Same as Alternative 1.

Table 20: Summary of Potential Key Impacts of Implementing the Alternatives for Park Lands in Marin, San Francisco, and San Mateo Counties (including Alcatraz Island)

POTENTIAL KEY IMPACTS ON PARK LANDS				
	NO ACTION ALTERNATIVE	ALTERNATIVE 1 – NPS PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
NATURAL RESOURCES				
Carbon Footprint and Air Quality	Total gross emissions would be 6,924 MTCE, resulting in long-term, minor to moderate, adverse impacts to the park’s carbon footprint. Overall, when compared to background levels of air pollution and GHG emissions in the region or the nation, impacts to air quality from the no-action alternative would be long term, adverse, and negligible. No impairment of air resources would result from this alternative.	The combined effect of the actions included in alternative 1 would increase the gross emissions of the entire park by 2% to 7,040 MTCE. This would result in long-term, minor, adverse impacts on the NPS’ carbon footprint. As in the no-action alternative, impacts to air quality would be negligible when compared to background levels of regional and national air pollution. No impairment of air resources would result from this alternative.	The combined effect of the actions included in alternative 2 would reduce the gross emissions of the entire park by 6% to 6,506 MTCE, the lowest of all of the alternatives. This would result in long-term, minor, beneficial impacts on the park’s carbon footprint. As in the no-action alternative, impacts to air quality would be negligible when compared to background levels of regional and national air pollution. No impairment of air resources would result from this alternative.	The combined effect of the actions included in alternative 3 would reduce the gross emissions of the entire park by 5%, to 6,609 MTCE. This would result in long-term, minor, beneficial impacts on the park’s carbon footprint. As in the no-action alternative, impacts to air quality would be negligible when compared to background levels of regional and national air pollution. No impairment of air resources would result from this alternative.
Soils and Geologic Resources and Processes	Overall, the impact to geologic resources and soils from the no-action alternative would be long-term, range from minor adverse to moderate beneficial, and be localized and parkwide. Adverse impacts would occur from the presence and maintenance of existing facilities and visitor use. Beneficial impacts would occur from restoration and education and stewardship activities. No impairment of geologic resources would result from this alternative.	The elimination of unsustainable roads and trails would reduce soil erosion, resulting in long-term, minor, beneficial, localized impacts to soils. The removal of facilities and structures would result in long term, minor to moderate, beneficial, localized impacts, although new recreational development would have long-term, adverse, localized impacts on soils and geologic resources. During the removal or construction period, short-term, minor, adverse impacts (such as increased erosion or compaction in adjacent areas) would occur. No impairment of geologic resources would result from this alternative.	The elimination of unsustainable trails and roads and the removal and restoration of unneeded management roads, would reduce soil erosion, resulting in long-term, minor to moderate, beneficial, localized impacts. The removal of facilities/structures and restoration of a large number of natural areas would result in long-term, moderate, beneficial, and localized impacts. No impairment of geologic resources would result from this alternative.	The reduction in soil erosion and the reclamation of disturbed building sites would result in long-term, minor to moderate, beneficial, localized impacts. Impacts from new recreational development would be long term, minor to moderate, adverse, and localized. No impairment of geologic resources would result from this alternative.
Water Resources and Hydrologic Processes	The continued existence of structures and facilities in some areas of the park would have long-term, minor to moderate, adverse, and localized impacts. Projects to improve natural habitat values and ecosystem function would have long-term, minor to moderate, beneficial, and localized impacts on water resources and hydrologic processes. No impairment of water resources would result from this alternative.	The removal and reclamation of facilities and structures, the re-creation of natural hydrologic regimes, and restoration of watershed processes would result in long-term minor to moderate, beneficial impacts to water quality, while the construction, maintenance or removal of trails and facilities would have short-term, minor to moderate, adverse impacts to water quality. There would be long-term minor to moderate, adverse, localized impacts to water quality resulting from cleaning of primary visitor use areas on Alcatraz Island and increased vessel traffic in San Francisco Bay. No impairment of water resources would result from this alternative.	The removal of unsustainable trails and unneeded management roads, removal of facilities and structures, creek restorations, realignment of small sections of roadway, and the relocation of horse stables from adjacent creeks would result in long-term, minor to moderate, beneficial impacts to water resources, wetlands, floodplains, and overall hydrologic processes. However, the construction, maintenance, or removal activities associated with these changes would have short-term, minor to moderate, adverse impacts to water quality. Leaving greater portions of the island to natural reclamation and reducing the visitor use area would result in long-term, minor, beneficial, localized impacts to water quality No impairment of water resources would result from this alternative.	The removal and natural restoration of unsustainable trails and unneeded management roads, the removal of facilities and structures, and creek restoration efforts would result in long-term, minor to moderate, beneficial impacts to water resources and hydrologic process. However, the construction, maintenance, or removal of trails and facilities would have short-term, minor to moderate, adverse impacts to water quality. The scale of historic structure rehabilitation and facility improvements on Alcatraz Island could result in impacts to water quality. The cleaning of the primary visitor use areas on Alcatraz Island and the increased vessel traffic in San Francisco Bay would result in long-term minor to moderate, adverse, localized impacts to water quality. No impairment of water resources would result from this alternative.
Habitat (Vegetation and Wildlife)	The conditions related to existing facilities would continue to cause fragmentation of habitat and the potential for exotic plant species to displace native species. The continuation of current recreational use also would reduce habitat integrity. The impacts would	The development of a sustainable trail system and elimination of unneeded and unsustainable roads and trails, the removal of facilities/structures with reclamation of disturbed building sites, and habitat restoration efforts would result in long-term, minor to moderate, beneficial,	The development of a sustainable trail system, the elimination of unneeded roads, and the removal of a large number of structures with the restoration of natural vegetation in these areas would result in long-term, minor, beneficial, localized impacts on vegetation and	The development of a sustainable trail system and the elimination of unneeded roads and the restoration of natural vegetation in these areas would result in long-term, minor, beneficial, localized impacts on vegetation and

POTENTIAL KEY IMPACTS ON PARK LANDS				
	NO ACTION ALTERNATIVE	ALTERNATIVE 1 – NPS PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
	<p>be long-term, minor to moderate, adverse, and localized but would occur throughout the park.</p> <p>Habitat restoration efforts and educational and participatory stewardship programs would result in long-term, minor to moderate, beneficial impacts that would occur both at the local level (habitat restoration) and parkwide (stewardship programs).</p> <p>Impacts to waterbirds would be long-term, minor to moderate, adverse, and localized.</p> <p>No impairment of vegetation or wildlife resources would result from this alternative.</p>	<p>localized impacts on vegetation and wildlife.</p> <p>The expansion of visitor access and use and the development of new or improved recreational facilities would result in long-term, minor, adverse, and localized impacts. The construction activities related to these developments would result in short-term, minor, and adverse impacts.</p> <p>Impacts from NPS educational and stewardship programs would generally be the same as those described in the no-action alternative. Similarly, impacts from vegetation and wildlife management and monitoring activities under alternative 1 would be the same as those described in the no-action alternative. However, the establishment of a native plant nursery would provide additional capacity to improve native vegetation and wildlife habitat and expand stewardship efforts—resulting in a beneficial impact.</p> <p>Habitat restoration efforts and educational and participatory stewardship programs would result in long-term, minor to moderate, beneficial impacts that would occur both at the local level (habitat restoration) and parkwide (stewardship programs). An additional beneficial impact would result from the establishment of a native plant nursery.</p> <p>Impacts to waterbirds would be long-term, moderate, adverse, and localized.</p> <p>No impairment of vegetation or wildlife resources would result from this alternative.</p>	<p>wildlife.</p> <p>The expansion of visitor access and use and the development of new or improved recreational facilities would result in long-term, minor, adverse, and localized impacts. The construction activities related to these developments would result in short-term, minor, and adverse impacts.</p> <p>Habitat restoration efforts and educational and participatory stewardship programs would result in long-term, minor to moderate, beneficial impacts that would occur both at the local level (habitat restoration) and parkwide (stewardship programs). Additional beneficial impacts would result from the establishment of a native plant nursery and partnering with other agencies to manage visitor access and promote restoration and habitat management as part of the UNESCO Biosphere Reserve.</p> <p>Impacts to waterbirds on the island would be long-term, moderate, beneficial, and localized.</p> <p>No impairment of vegetation or wildlife resources would result from this alternative.</p>	<p>wildlife.</p> <p>The expansion of visitor access and use and the development of new or improved recreational facilities would result in long-term, minor, adverse, and localized impacts. The construction activities related to these developments would result in short-term, minor, and adverse impacts.</p> <p>Natural resource restoration would result in long-term, moderate, beneficial, and localized impacts.</p> <p>Habitat restoration efforts and educational and participatory stewardship programs would result in long-term, minor to moderate, beneficial impacts that would occur both at the local level (habitat restoration) and parkwide (stewardship programs).</p> <p>Impacts to waterbirds on the island would be long-term, moderate, adverse, and localized.</p> <p>No impairment of vegetation or wildlife resources would result from this alternative.</p>
<p>Special Status Species (Federal and State Threatened and Endangered Species)</p>	<ul style="list-style-type: none"> • California red-legged frog—(Federal threatened) “may affect, likely to adversely affect” for project specific actions in the short-term, and “may affect, not likely to adversely affect” for land use and park management over the long-term. • Mission blue butterfly (Federal endangered): “may affect, likely to adversely affect” for project specific actions in the short-term, and “may affect, not likely to adversely affect” for land use and park management over the long-term. • Tidewater goby (Federal endangered): “may affect, likely to adversely affect” for project specific actions in the short-term, and “may affect, not likely to adversely affect” for land use and park management over the long-term. • San Francisco garter snake (Federal endangered): “may affect, likely to adversely affect” for project specific actions in the short- 	<ul style="list-style-type: none"> • California red-legged frog (Federal threatened): “may affect, not likely to adversely affect” • Mission blue butterfly (Federal endangered): “may affect, not likely to adversely affect” • Tidewater goby (Federal endangered): “may affect, not likely to adversely affect” • San Francisco garter snake (Federal endangered): “may affect, not likely to adversely affect” • San Bruno elfin butterfly (Federal endangered): “may affect, not likely to adversely affect” • Coho salmon and Steelhead trout, Central California Coast (Federal threatened): “may affect, not likely to adversely affect” • Western snowy plover (Federal threatened): “may affect, not likely to adversely affect.” • Northern spotted owl (Federal threatened): “may 	<ul style="list-style-type: none"> • California red-legged frog (Federal threatened): “may affect, not likely to adversely affect” • Mission blue butterfly (Federal endangered): “may affect, not likely to adversely affect” • Tidewater goby (Federal endangered): “may affect, not likely to adversely affect” • San Francisco garter snake (Federal endangered): “may affect, not likely to adversely affect” • San Bruno elfin butterfly (Federal endangered): “may affect, not likely to adversely affect” • Coho salmon and Steelhead trout, Central California Coast (Federal threatened): “may affect, not likely to adversely affect” • Western snowy plover (Federal threatened): “may affect, not likely to adversely affect.” • Northern spotted owl (Federal threatened): 	<ul style="list-style-type: none"> • California red-legged frog (Federal threatened): “may affect, not likely to adversely affect” • Mission blue butterfly (Federal endangered): “may affect, not likely to adversely affect” • Tidewater goby (Federal endangered): “may affect, not likely to adversely affect” • San Francisco garter snake (Federal endangered): “may affect, not likely to adversely affect” • San Bruno elfin butterfly (Federal endangered): “may affect, not likely to adversely affect” • Coho salmon and Steelhead trout, Central California Coast (Federal threatened): “may affect, not likely to adversely affect” • Western snowy plover (Federal threatened): “may affect, not likely to adversely affect.” • Northern spotted owl (Federal threatened): “may

POTENTIAL KEY IMPACTS ON PARK LANDS				
	NO ACTION ALTERNATIVE	ALTERNATIVE 1 – NPS PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
Special Status Species (Federal and State Threatened and Endangered Species) (continued)	<p>term, and “may affect, not likely to adversely affect” for land use and park management over the long-term.</p> <ul style="list-style-type: none"> • San Bruno elfin butterfly (Federal endangered): “may affect, not likely to adversely affect • Coho salmon and Steelhead trout, Central California Coast (Federal threatened): “may affect, likely to adversely affect” for project specific actions in the short-term, and “may affect, not likely to adversely affect” for land use and park management over the long-term. • Western snowy plover (Federal threatened): “may affect, likely to adversely affect” • Northern spotted owl (Federal threatened): “may affect, not likely to adversely affect” • San Francisco lessingia (Federal endangered): “may affect, not likely to adversely affect” • Bank swallow (Federal candidate; State threatened): Long-term, beneficial impact that is minor and localized. • Montara Manzanita (State threatened): No impact 	<p>affect, not likely to adversely affect”</p> <ul style="list-style-type: none"> • San Francisco lessingia (Federal endangered): “may affect, not likely to adversely affect” • Bank swallow (Federal candidate; State threatened): long-term, beneficial impact that is minor and localized • Montara Manzanita (State threatened): long-term, adverse impact that is minor and localized 	<p>“may affect, not likely to adversely affect”</p> <ul style="list-style-type: none"> • San Francisco lessingia (Federal endangered): “may affect, not likely to adversely affect” • Bank swallow (Federal candidate; State threatened): long-term, beneficial impact that is minor and localized • Montara Manzanita (State threatened): long-term, adverse impact that is minor and localized 	<p>affect, not likely to adversely affect”</p> <ul style="list-style-type: none"> • San Francisco lessingia (Federal endangered): “may affect, not likely to adversely affect” • Bank swallow (Federal candidate; State threatened): long-term, beneficial impact that is minor and localized • Montara Manzanita (State threatened): long-term, adverse impact that is minor and localized
CULTURAL RESOURCES				
Archeological Resources	<p>Because 90% of the park has not been surveyed for archeological resources, there is potential for the park to contain buried prehistoric and historic resources. Such resources could potentially be subject to loss of integrity from natural processes, ongoing agricultural and ranching operations, and inadvertent visitor activity or vandalism.</p> <p>Known archeological resources (Muir Beach Archeological District, Point Lobos Archeological Sites, as well as the <i>King Philip</i> and <i>SS Tennessee</i>) could also be adversely affected by natural processes and inadvertent visitor activity or vandalism. Adverse impacts would be permanent and of minor to moderate intensity.</p> <p>Archeological surveys and/or monitoring would precede any ground disturbing activity. If significant archeological resources could not be avoided, an appropriate mitigation strategy would be developed in consultation with the state historic preservation officer. Any adverse impacts to archeological resources would be permanent and minor to moderate in intensity.</p> <p>No impairment of park resources or values would result</p>	<p>Because 90% of the park has not been surveyed for archeological resources, there is potential for the park to contain buried prehistoric and historic resources. Such resources could potentially be subject to loss of integrity from natural processes, ongoing agricultural and ranching operations, and inadvertent visitor activity or vandalism.</p> <p>Known archeological resources (Muir Beach Archeological District, Point Lobos Archeological Sites, as well as the <i>King Philip</i> and <i>SS Tennessee</i>) could also be adversely affected by natural processes and inadvertent visitor activity or vandalism. Adverse impacts would be permanent and of minor to moderate intensity.</p> <p>On Alcatraz Island, archeological resources would be identified, evaluated, and provided stabilization, security, or other protection commensurate with their significance and sensitivity – a beneficial impact. Such resources could also be incorporated into visitor interpretive opportunities.</p> <p>Archeological surveys and/or monitoring would precede any ground disturbing activity. If significant archeological resources could not be avoided, an appropriate</p>	<p>Because 90% of the park has not been surveyed for archeological resources, there is potential for the park to contain buried prehistoric and historic resources. Such resources could potentially be subject to loss of integrity from natural processes, ongoing agricultural and ranching operations, and inadvertent visitor activity or vandalism.</p> <p>Known archeological resources could also be adversely affected by natural processes and inadvertent visitor activity or vandalism. Adverse impacts would be permanent and of minor to moderate intensity.</p> <p>On Alcatraz Island, archeological resources would be identified, evaluated, and provided stabilization, security, or other protection commensurate with their significance and sensitivity – a beneficial impact. Such resources could also be incorporated into visitor interpretive opportunities.</p> <p>Archeological surveys and/or monitoring would precede any ground disturbing activity. If significant archeological resources could not be avoided, an appropriate mitigation strategy would be developed in consultation with the state historic preservation officer. Any adverse</p>	<p>Because 90% of the park has not been surveyed for archeological resources, there is potential for the park to contain buried prehistoric and historic resources. Such resources could potentially be subject to loss of integrity from natural processes, ongoing agricultural and ranching operations, and inadvertent visitor activity or vandalism.</p> <p>Known archeological resources could also be adversely affected by natural processes and inadvertent visitor activity or vandalism. Adverse impacts would be permanent and of minor to moderate intensity.</p> <p>On Alcatraz Island, archeological resources would be identified, evaluated, and provided stabilization, security, or other protection commensurate with their significance and sensitivity – a beneficial impact. Such resources could also be incorporated into visitor interpretive opportunities.</p> <p>Archeological surveys and/or monitoring would precede any ground disturbing activity. If significant archeological resources could not be avoided, an appropriate mitigation strategy would be developed in consultation with the state historic preservation officer. Any adverse impacts to archeological resources would be permanent and minor to</p>

POTENTIAL KEY IMPACTS ON PARK LANDS				
	NO ACTION ALTERNATIVE	ALTERNATIVE 1 – NPS PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
	from this alternative.	mitigation strategy would be developed in consultation with the state historic preservation officer. Any adverse impacts to archeological resources would be permanent and minor to moderate in intensity. No impairment of park resources or values would result from this alternative.	impacts to archeological resources would be permanent and minor to moderate in intensity. No impairment of park resources or values would result from this alternative.	moderate in intensity. No impairment of park resources or values would result from this alternative.
Ethnographic Resources/ Traditional Cultural Properties	Surveys and research necessary to determine Alcatraz Island's eligibility for listing in the National Register of Historic Places as a traditional cultural property are a prerequisite for understanding the resource's significance, as well as the basis of informed decision-making in the future regarding how the resource should be managed. Such surveys and research would result in a negligible to minor, beneficial, long-term impact. No impairment of park resources or values would result from this alternative.	Surveys and research necessary to determine Alcatraz Island's eligibility for listing in the National Register of Historic Places as a traditional cultural property are a prerequisite for understanding the resource's significance, as well as the basis of informed decision-making in the future regarding how the resource should be managed. Such surveys and research, including those planned for Alcatraz Island, would be a negligible to minor, beneficial long-term impact. No impairment of park resources or values would result from this alternative.	Surveys and research necessary to determine Alcatraz Island's eligibility for listing in the National Register of Historic Places as a traditional cultural property are a prerequisite for understanding the resource's significance, as well as the basis of informed decision-making in the future regarding how the resource should be managed. Such surveys and research would be a negligible to minor, beneficial long-term impact. No impairment of park resources or values would result from this alternative.	Surveys and research necessary to determine Alcatraz Island's eligibility for listing in the National Register of Historic Places as a traditional cultural property are a prerequisite for understanding the resource's significance, as well as the basis of informed decision-making in the future regarding how the resource should be managed. Such surveys and research would be a negligible to minor, long-term, beneficial impact. No impairment of park resources or values would result from this alternative.
Historic Structures	The park would continue to stabilize and preserve historic structures as financial resources and opportunities become available. The park's historic structures have generally retained their integrity but the incremental and piecemeal approach to preservation and maintenance, as well as their various adaptive uses, has resulted in long-term, minor to moderate, adverse impacts because historic buildings, fabric, and integrity have been lost. No impairment of park resources or values would result from this alternative.	Implementing the actions under alternative 1 would generally provide better opportunities for strengthening the integrity and adaptive use of historic structures that are listed in or determined eligible for listing in the National Register of Historic Places or are designated as National Historic Landmarks. Actions under this alternative, such as adaptive reuse of historic structures, could result in localized loss of historic fabric on some historic buildings (resulting in permanent adverse impacts of minor intensity) but would generally improve the integrity, enhance the preservation and stabilization, and halt further deterioration of the park's historic buildings, resulting in general overall long-term, beneficial impacts. Monitoring human impacts to historic structures, increased ranger patrol, and increased historical interpretation associated with this alternative could indirectly discourage vandalism and inadvertent impacts and minimize adverse impacts. Adverse impacts would be long term and negligible to minor in intensity. No impairment of park resources or values would result from this alternative.	Alternative 2 would generally provide opportunities for strengthening the integrity and adaptive use of historic structures that contribute to historic properties listed in or determined eligible for listing in the national register or designated as national historic landmarks. Although actions involving stabilization and recovery could result in localized loss of some historic fabric, the actions would enhance the preservation and stabilization of historic structures in the park. The primary goals for coastal ecosystem restoration and rehabilitation of rural and pastoral landscapes could impact the integrity of some historic structures. Collectively, actions under alternative 2 would result in impacts that range from long-term and beneficial (because of improved treatment to historic buildings) to permanent and adverse of minor to moderate intensity (resulting from adaptive use and the potential for future coastal erosion). Under alternative 2, more historic structures on Alcatraz Island would become managed ruins. However, a benchmark/threshold evaluation stabilization plan is needed to determine the minimum level of historic building/fabric integrity needed in order to retain the island's National Historic Landmark designation. Monitoring human impacts to historic structures, increased ranger patrol, and increased historical interpretation could indirectly discourage vandalism and inadvertent impacts and minimize adverse impacts. Adverse impacts would be long term and negligible to minor in intensity.	Under alternative 3, nationally significant buildings would be rehabilitated and adaptively used to showcase the park's military, maritime, commercial, and agricultural and ranching history themes and to support visitor programming and services. The condition of all primary buildings would be improved. This alternative would provide for the greatest number of historic buildings preserved in "good" condition. It would also provide for public access to the greatest number of historic buildings. Although public access and adaptive reuse could result in localized adverse impacts to historic properties or fabric, overall, alternative 3 would have major comprehensive long-term beneficial impacts on the park's historic structures, including those on Alcatraz Island. Monitoring human impacts to historic structures, increased ranger patrol, and increased historical interpretation could indirectly discourage vandalism and inadvertent impacts and minimize adverse impacts. Adverse impacts would be long term and negligible to minor in intensity. No impairment of park resources or values would result from this alternative.

POTENTIAL KEY IMPACTS ON PARK LANDS				
	NO ACTION ALTERNATIVE	ALTERNATIVE 1 – NPS PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
			No impairment of park resources or values would result from this alternative.	
Cultural Landscape Resources	<p>The park would continue to stabilize and preserve cultural landscapes as financial resources and opportunities become available. The incremental approach to preservation of cultural landscape resources has resulted in varying degrees of preservation and possible localized loss of resource integrity, but overall the park’s cultural landscape resources have retained their historic integrity.</p> <p>The park would continue to make incremental improvements upon existing facilities, including consolidation and participation in the Bay Area Museum Resource Center Plan for oversized objects. Conditions would be improved to meet NPS standards; impacts would be short term, minor, and beneficial</p> <p>No impairment of park resources or values would result from this alternative.</p>	<p>Alternative 1 would provide improved opportunities for strengthening and enhancing the integrity of cultural landscape resources. Although actions could result in localized loss of some cultural landscape features due to increasing visitor opportunities, overall, alternative 1 would improve the integrity of the cultural landscape features in the park (including Alcatraz Island). Features near all primary historic buildings would be rehabilitated. Although some localized cultural landscape features would likely deteriorate or be lost in the park (resulting in permanent adverse impacts of minor intensity), the overall effect would have a long-term, minor, and beneficial impact on cultural landscape resources.</p> <p>No impairment of park resources or values would result from this alternative.</p>	<p>Alternative 2 would provide opportunities for strengthening the integrity and adaptive use or interpretation of cultural landscape resources. However, some actions involving the coastal ecosystem restoration and rehabilitation of existing pastoral and rural landscapes could negatively impact the integrity of some cultural landscape resources and would likely result in long-term, adverse impacts of moderate intensity. Overall, the majority of actions in alternative 2 would have a long-term, beneficial impact on the cultural landscape resources in the park.</p> <p>Under alternative 2, more cultural landscape resources on Alcatraz Island would become ruins and many of the island’s cultural landscape features would only be stabilized. Thus, many could be lost over time. Recent findings indicate that cultural landscape resources on the island are deteriorating at a rapid rate, and alternative 2 would do little to reverse that trend. The impacts on Alcatraz Island would range from long term, moderate, and beneficial to long term, moderate, and adverse.</p> <p>No impairment of park resources or values would result from this alternative.</p>	<p>Under alternative 3, the historically significant cultural landscape resources that have integrity would be rehabilitated and adaptively used to showcase the park’s military, maritime commercial, and agricultural/ranching history themes, and support visitor programming and services. Throughout the park (including Alcatraz Island) this alternative would generally result in a comprehensive effort to improve, preserve, and rehabilitate the cultural landscape resources in “good” condition and provide public access to the greatest number of cultural landscape features. These actions would result in long-term beneficial impacts to cultural landscape resources. However, the loss of some cultural landscape resources would result in permanent adverse impacts of minor intensity.</p> <p>No impairment of park resources or values would result from this alternative.</p>
Park Collections	<p>Park collections are currently stored in 15 different facilities throughout the park. This places the collections in a vulnerable position because of potential eviction and deteriorating structural and curatorial conditions. The current conditions for collections at the park do not meet NPS standards for long-term preservation, protection, and use, resulting in long-term, moderate, and adverse impacts.</p> <p>No impairment of park resources or values would result from this alternative.</p>	<p>Establishing a curatorial and research facility that meets NPS standards and can accommodate the majority of the park collection will have a long-term beneficial impact to the preservation of the collections. Incorporating the park collections in ways that enhance the visitor experience and helps expose the values of the collection while still meeting NPS preservation standards would have a long-term, beneficial impact on the value of the collection.</p> <p>No impairment of park resources or values would result from this alternative.</p>	<p>Establishing a curatorial and research facility that meets NPS standards and can accommodate the majority of the park collection will have a long-term beneficial impact to the preservation of the collections. The increased emphasis of collecting and preserving natural resource specimen would have a long-term, negligible, and beneficial impact to the park collections.</p> <p>No impairment of park resources or values would result from this alternative.</p>	<p>Establishing a curatorial and research facility that meets NPS standards and can accommodate the majority of the park collection will have a long-term beneficial impact to the preservation of the collections. Incorporating the park collections in ways that enhance the visitor experience and helps expose the values of the collection while still meeting NPS preservation standards would have a long-term, beneficial impact on the value of the collection.</p> <p>No impairment of park resources or values would result from this alternative.</p>
VISITOR USE AND EXPERIENCE				
	<p>The no-action alternative for Golden Gate National Recreation Area would result in long-term, minor to moderate, beneficial impacts from continued opportunities to access high-quality resource-dependent visitor opportunities and experience the natural, historic, and scenic qualities of the park. However, minor to moderate adverse impacts on the visitor experience from traffic congestion, use conflicts, limited facilities in San Mateo County, and restricted to access to a few</p>	<p>The actions proposed in alternative 1 for Golden Gate National Recreation Area would result in long-term, moderate, beneficial impacts to the visitor experience. The diversity of recreational opportunities provided, the new and enhanced visitor support facilities, and the purposeful effort to engage a more diverse audience would have a positive impact on the visitor experience to the park. Further, the emphasis on improved access, particularly transportation connections, would be a</p>	<p>The actions proposed in alternative 2 for Golden Gate National Recreation Area would result in long-term, minor to moderate, beneficial impacts to the visitor experience. The visitor experience would be improved regarding the depth and content of educational programming, interpretation, and resource stewardship; along with the preservation and promotion of visitor activities focused on immersion in the park’s natural and cultural settings. However, the regulation and</p>	<p>The actions proposed in alternative 3 for Golden Gate National Recreation Area would result in long-term, moderate, beneficial impacts to the visitor experience. The most significant beneficial effect of this alternative would be the increased opportunities for visitors to understand, appreciate, and take part in the preservation of the park’s most fundamental resources and values. In addition, this alternative would improve access and connectivity to and between key sites in the park, and reduce use conflicts and</p>

POTENTIAL KEY IMPACTS ON PARK LANDS				
	NO ACTION ALTERNATIVE	ALTERNATIVE 1 – NPS PREFERRED	ALTERNATIVE 2	ALTERNATIVE 3
	<p>desired locations would continue. The no-action alternative for Alcatraz Island would result in long-term, minor to moderate, beneficial impacts from continued opportunities to access the cellhouse and the immediate surrounding landscape. In addition, high quality interpretive and educational programs and materials would continue to be provided. However, minor to moderate adverse impacts on the visitor experience from conflicts with birds, limited access to areas and structures on the island, and some visitor crowding would continue.</p>	<p>beneficial impact on the visitor experience by reducing traffic congestion and use conflicts.</p> <p>Alternative 1 would result in long-term, moderate, beneficial impacts to the visitor experience on Alcatraz Island. The enhancements to the park setting through increased preservation of the structures; the increased access to the island's various layers of historic resources and natural settings; and the purposeful effort to increase programming options and connect with a more diverse audience would help create this beneficial impact.</p>	<p>restrictions on some visitor activities and access to some areas might have a long-term, moderate, adverse impact on repeat visitors.</p> <p>On Alcatraz Island, alternative 2 would result in long-term, minor to moderate, beneficial impacts to the visitor experience given the actions that would increase understanding and appreciation of the island's important role in the marine ecosystem. However, there would be long-term, moderate, adverse impacts due to the increased interaction and related conflicts between visitors and birds during the nesting season, and the restricted access to desired locations and structures on the island.</p>	<p>visitor frustration. However, this alternative would change visitor opportunities at a few areas, leading to long-term, minor to moderate, adverse impacts on visitors who currently frequent these locations.</p> <p>Alternative 3 would result in long-term, moderate to major, beneficial impacts to the visitor experience on Alcatraz Island. This is primarily due to the opportunities to immerse oneself in the historic periods of Alcatraz Island, have access to more of the island's settings and buildings in improved condition, and to participate in stewardship and education activities supported by expanded overnight programs and facilities.</p>
SOCIAL AND ECONOMIC ENVIRONMENT				
	<p>The overall impact to the social and economic environment from the no-action alternative could be long-term, minor to moderate, and beneficial for the local gateway communities and the three adjacent counties. The beneficial impacts would result from maintaining the park's contribution to the local economy and quality of life, existing education and stewardship programs, as well as maintaining existing relationships with other local governments and land managers.</p>	<p>The short-term and long-term beneficial impacts of alternative 1 on the social and economic environment of the gateway communities and three adjacent counties could range from minor to moderate. These beneficial impacts to quality of life and economy could result from (1) a substantial increase in public outreach programs, orientation, and educational or stewardship opportunities, (2) considerable improvements in public accessibility, transportation options, and community trail connections, (3) enhancement of existing equestrian facilities, (4) several community-building components, (5) economic growth via many new engineering and construction contract work, (6) several new opportunities for park partners to use park facilities and expand their operations, and (7) a substantial amount of job creation from increased visitor services throughout the park.</p>	<p>The short-term and long-term beneficial impacts of on the social and economic environment of the gateway communities and three adjacent counties would range from minor to moderate. The beneficial impacts to quality of life and economy could result from (1) site-specific increases in public outreach programs and orientation, (2) a substantial increase in educational and stewardship opportunities, (3) some additional community trail connections, (4) NPS collaborations with several other local governments and land management agencies, (5) limited new engineering and construction contract work for restoration projects, (6) a limited number of new park partners opportunities, and (7) limited job creation from increased visitor services.</p> <p>The long-term adverse impacts on the social and economic conditions of the gateway communities and three adjacent counties could range from minor to moderate, resulting from: (1) a possible reduction in NPS and concession jobs at certain park sites due to closures or facility removal, (2) a possible reduction in opportunities for some park partners, (3) the recommended closure of a State Route 1 segment (Caltrans has decision authority), and (4) removal or relocation of equestrian and educational facilities (at Rancho Corral de Tierra and Slide Ranch).</p>	<p>The short-term and long-term beneficial impacts of alternative 3 on the social and economic environment of the gateway communities and three adjacent counties could range from minor to moderate. The beneficial impacts to quality of life and economy could result from: (1) an increase in public outreach programs, visitor orientation, educational/stewardship opportunities and additional park programs, (2) improvements in public accessibility and community trail connections, (3) enhancement of existing equestrian facilities, (4) several community-building components, (5) a moderate amount of new engineering and construction contract work for facility and restoration projects, (6) limited new opportunities for park partners to use park facilities and expand their operations, and (7) a small amount of job creation from increases in visitor services at various sites.</p> <p>The adverse impacts could result from removal of work force housing units at Capehart Housing Area and possible restrictions on tour boat operations (from enforcement of historic no trespass zone around Alcatraz Island). These impacts would be long-term, minor, and adverse to the gateway communities.</p>
TRANSPORTATION				
	<p>In Marin County, auto access to the most popular destinations is likely to continue to be difficult during peak periods, while bicycle and pedestrian access would improve, particularly in the Marin Headlands, because of projects outside of this planning process. Existing transit service would continue to enable access to park lands in Marin County for visitors without cars.</p>	<p>In alternative 1, access by land to park sites in Marin County—including improved trails, increased transit services, and wayfinding—would result in a long-term, moderate, beneficial effect, particularly during peak and shoulder seasons, and on holiday weekends. Increased transit service and stops would have a moderately beneficial impact by relieving congestion of the land-</p>	<p>For park lands in Marin County, impacts on access and connectivity for alternative 2 are negligible, with two exceptions. A 50% reduction in parking at Stinson Beach could have either a long-term, major, adverse impact on accessibility and user experience in Stinson Beach during peak periods and holiday weekends by exacerbating an already difficult traffic congestion</p>	<p>In alternative 3, the relocation of parking and access to Fort Funston would have a long-term, minor effect that is both slightly beneficial for preservation of the natural environment and slightly adverse for its impact on visitor access.</p> <p>For Alcatraz Island, this alternative could result in a long-</p>

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	<p>The no-action alternative would have a long-term, minor to major, adverse impact on the access to most popular sites, and a long-term, minor, adverse effect on transportation in other areas, such as the Marin Headlands.</p> <p>Park sites in San Francisco in the north part of the city would see long-term, moderate, beneficial impact to access by land via improved transit implemented by the San Francisco Municipal Transportation Agency. Park lands in San Mateo County would see a long-term minor improvement in access by land because of the Devil's Slide project and accompanying transit stops. Taking no other transportation improvement actions in San Mateo would have a long-term, minor to moderate, adverse effect on access to these park sites.</p> <p>The no-action alternative would have negligible impacts on transportation to or within Alcatraz Island.</p>	<p>based transportation system and by providing more ways for the public to get to park sites.</p> <p>In San Francisco, alternative 1 would have a long-term, moderate, beneficial impact on both visitor connections and the functioning of the transportation system through increased land and water transit and improved trails. In San Mateo County, enhanced trail systems would provide a long-term, moderate to major, beneficial effect on connections by land; there would be a long-term, moderate, beneficial effect on transportation functionality through more transit availability and a minor beneficial impact on parking.</p> <p>At Alcatraz Island, the slight increase in boat and ferry traffic in the Scenic Corridor zone as well as the entry dock area could result in a long-term, minor, beneficial impact by increasing access by water to the island. Re-opening improved areas of the park and increasing year-round trail access would have a long-term, minor, beneficial impact on pedestrian access to park features and circulation on the island.</p>	<p>situation, or a long-term, moderate, beneficial effect if combined effectively with other efforts such as provision of transit, marketing of transit, and enforcement of parking restrictions.</p> <p>Closing a segment of State Route 1 between Muir Beach and Stinson Beach may have a moderate to major, adverse impact on connectivity between these two communities.</p> <p>There are no transportation actions for San Francisco for alternative 2. In San Mateo, the transportation actions in alternative 2 may result in a minor to moderate, beneficial effect on connections by land through enhanced trail systems.</p> <p>The improved access on Alcatraz Island to previously closed areas could result in a long-term, minor, beneficial impact to connectivity by water transit, and access to sites on Alcatraz Island via enhanced trails.</p>	<p>term, moderate, beneficial increase in connectivity through additional ferry embarkation points; and a long-term, moderate, beneficial increase in access to additional historic features over an expanded area of the island because of trail expansion and improvement.</p>
PARK MANAGEMENT, OPERATIONS, AND FACILITIES				
	<p>Inadequate staffing levels would result in continued long-term, moderate, and adverse impacts to operations. Continued partner and volunteer efforts would result in long-term, moderate, beneficial impacts to park operations, although these efforts would be limited by current staffing levels. Inadequate project and operational funding would result in long-term, major, adverse impacts to park facilities throughout the park including Alcatraz Island. The inadequate maintenance and public safety facilities along with their inconvenient locations would result in continued long-term, moderate, and adverse impacts to operations.</p>	<p>Increased number of park staff would result in long-term, moderate, beneficial impacts to operations if appropriate, annual base funding is available. Construction, rehabilitation, restoration, and demolition projects proposed in the alternative would result in long-term, moderate, beneficial impacts to park operations by addressing deferred maintenance. Construction activities would result in short term, minor, adverse impacts on park operations, because of closures during the work. An expanded maintenance facility at Fort Funston and the addition of three "portals" would result in long-term, moderate, beneficial impacts to park operations.</p>	<p>Increased staff would result in long-term, moderate, beneficial impacts to operations if appropriate, annual base funding is available. Construction, stabilization, rehabilitation, restoration, and demolition projects proposed in the alternative would result in long-term, moderate, beneficial impacts to park operations and address deferred maintenance issues. Construction and landscape restoration activities would result in minor, adverse impact in the short term, as some inefficiency would be caused by closure of buildings and lands during construction or restoration. Increased difficulty for public safety personnel to reach the more primitive areas would result in long-term, minor, adverse impacts to operations.</p>	<p>Increased staff would result in long-term, moderate, beneficial impacts to operations if appropriate, annual base funding is available. Construction, stabilization, rehabilitation, restoration, and demolition projects proposed in the alternative would result in long-term, moderate, beneficial impacts to park operations, but would also result in short-term, minor, adverse impacts while the activities are underway, due to road and building closures. Facility use and location changes would result in long-term, moderate, and beneficial impacts to park operations.</p>