



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

180 New Montgomery Street
San Francisco 5, California

Cole *gzc*
Diederich

IN REPLY REFER TO:

L58

August 28, 1961

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+ L58 NPS Planning +

Memorandum

To: Chief, Division of Recreation Resource Planning
From: Regional Chief, Branch of National Park System Planning
Subject: National Seashore Reserves on Military Reservations

Consideration has been given to the advice requested by Mr. Tolson's memoranda of April 17 and June 23 regarding possible legislation authorizing Camp Pendleton as a national seashore reserve. With respect to the suitability of Camp Pendleton as a national seashore we have but little specific information to offer other than that presented on Page 205 of the Pacific Coast Recreation Area Survey. While three persons from the Division of Recreation Resource Planning of this office have looked at the Naval Reserve from the highway, we have made no detailed studies.

Camp Pendleton is located some 40 miles north of San Diego. It contains 125,566 acres of land consisting of 17½ miles of Pacific Ocean shoreline, seacliffs from 40 to 140 feet high, level terraces ½ to 1½ miles wide, mountains rising to elevations of 2,500 feet, deep canyons, five lakes and several brackish lagoons at the mouths of the larger stream courses.

Camp Pendleton is an active marine base. Last year 35,000 marines and approximately 1,600 naval personnel were stationed there. Permanent facilities for a much larger number of marines exist in addition to a large U. S. Naval hospital and a U. S. Navy Ammunition Depot located in the northeastern corner of the reservation. Fortunately, most of these facilities are located near the southern reservation boundary and the northeastern corner. The five camps situated along the central axis of the reservation are in canyons and cannot be seen from the highway. The main line of the A.T. & S.F. RR and U. S. Highway 101 traverse the area parallel to and about a half mile from the beach. Some terrace lands not being used by the marines are planted to beans. Possibly detailed study would disclose that some of these developed areas

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might be excluded from the suggested Camp Pendleton national seashore reserve.

South from Camp Pendleton to San Diego the coastal strip is nearly a continuous urban development with the city of Oceanside adjacent to the reservation. Between Oceanside and Fallbrook, situated at the northeastern corner of the reservation, there are several residential and agricultural communities. San Clemente lies north of the reservation.

The Navy has developed a seashore recreation area near the north end of Camp Pendleton. Bath houses, picnic grounds, playgrounds, volley ball and tennis courts, swimming pool, and a dance hall are available to military personnel. Use of a $3\frac{1}{2}$ mile section of the beach by civilians who are members of organized clubs is permitted. Overnight camping is allowed on the beach although no campground facilities have been developed. Inland, a number of recreation areas have been provided for military personnel. These consist, in part, of a golf course, rodeo grounds, swimming pools, picnic grounds, amphitheater, track and football field, baseball diamond, bowling alleys, skeet and trap range and riding stables. Practically all of these inland facilities are located in the southern developed portion of Camp Pendleton.

We have little information as to a time to seek legislation authorizing a Camp Pendleton national seashore reserve. The first information to come to our attention for consideration of including Camp Pendleton in the National Park System is the attached tear sheet from the June 5, 1960 issue of the San Clemente Sun Post. The editor of this newspaper, Karl Wray, who is a California State Park Commissioner, informed us that there is a growing interest in San Diego and Orange Counties to the suggestion of obtaining part of Camp Pendleton for public recreation. He stated last year that the Boards of Supervisors of both counties favored the suggestion. We have not contacted anyone in this part of the State for over a year concerning this proposition and have received no information as to what might be the local attitude now.

We believe that the timing for seeking legislation will depend largely upon the needs of the military in the present World situation; the present attitudes of Boards of Supervisors, officials of nearby communities and civic leaders; and the reception accorded the Secretary's broad program. Our concern with Point Reyes and Oregon Dunes seashore proposals, the boundary extension

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of Cabrillo National Monument, the Channel Islands possibility, and the active status of the Marine base have deterred us from pushing for a Camp Pendleton National Seashore. This new concept of national seashore reserves, however, interjects an entirely different aspect. We feel, for the following reasons, that portions of Camp Pendleton are highly desirable for public recreation:

1. Out of $17\frac{1}{2}$ miles of beach, we understand that the Marine Corps now uses only a small section for landing exercises a few times a year. Possibly other military operations on land adjacent to the shoreline could be conducted elsewhere.
2. Portions of the beach are now set aside by the Navy for recreation of military personnel.
3. The Navy has already permitted public recreation use of roughly one-fifth of the coastal part of Camp Pendleton. While this is restricted now to members of organized clubs, the first beachhead has been made.
4. The Navy has released 67 acres of the reservation south of the mouth of Santa Margarita River to the City of Oceanside for recreation use in connection with the development of a small boat harbor.
5. Public beach recreation facilities in this part of California are tremendously overtaxed. Waiting lines form early each day all summer long at entrances to State Parks by recreationists looking for picnic grounds or overnight campsites.
6. Ocean frontage suitable for public recreation in this part of California, other than in Camp Pendleton, is practically non-existent or so valuable as to preclude its acquisition for park purposes.
7. Urban development, which has spread 40 miles northerly from San Diego along the Pacific Coast, and has been thwarted by the Naval reservation boundary, is pressing to breach the line. Urban development along the coast north of Camp Pendleton is not as dense as that to the south because of unsuitable terrain. The suitable sites, however, are saturated with houses, and development is now extending

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up the interior valleys as has occurred also along the the eastern boundary of the reservation. Last year a developer was advertising one-acre size lots in one of these valleys for \$30,000. At that time, quarter-acre lots with ocean frontage in San Clements were selling for \$25,000. The potential value of ocean-view land in Camp Pendleton for subdivisions and the inundation of interior valleys to provide water supplies for the subdivisions appear to us to be an eminent threat to Camp Pendleton.

While we have not contacted high Naval authorities with any proposal designed to open Camp Pendleton for public recreation, we believe any such proposition would not be warmly received. It appears to us, the dominant theme of any such proposal, in addition to the need of ocean frontage for public use, should emphasize the preservation of a part of the Pacific Coast where the Navy could train marines. Our contention is that the Navy cannot long hold this seashore without using it. Should it be obtained by subdividers, it would soon be lost irrevocably to naval training maneuvers. On the other hand, if suitable portions of the reservation were placed within the National Park System or reserved by legislation for national seashore status, the Navy would always have coastal areas which could be used for training in case of national emergency. Possibly, if needed, military training and public recreation could occur on the same beach. For instance, beaches reserved for training purposes on week days might be used by recreationists on week ends.

The situation with respect to public recreation on military reservations is not restricted to Camp Pendleton. It involves lands under the administration of Army, Air Force, Navy and Coast Guard. Along the Pacific Coast, and in the interior regions as well, there are no doubt many reservations both large and small which might provide outstanding recreation if all or even portions of them could be used by the public.

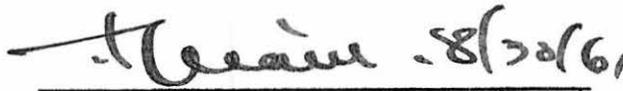
Foremost in this regard on the west coast are lighthouse reservations. In many instances such reservations occupy some of the most scenic headlands from which the best seascapes are visible. Under regulations made last year, all lighthouse reservations are now open to the public for a few hours each day. Public use, however, is limited because the facilities are all directed toward the primary function of the installation.

Although not so well informed about military reservations scattered all over the United States and its island possessions, it appears to us that situations similar to these we mention must exist elsewhere also. We are, however, at this time unable to list all such reservations in Region Four let alone assess their recreation values. In addition to the press of work, our reluctance to visit these reservations without invitation or authorization accounts for our limited knowledge. We strongly believe, however, that under this new concept of national park or seashore reserves, permission might be sought for recreational evaluations of at least some military and lighthouse reservations. On-site investigations should be made to determine what reservations are presently endangered and which, if any, of them might be administered jointly by military forces and recreation agencies. Such studies should be directed toward segregating those for which prompt legislative action is needed and those for which no immediate danger appears eminent.

James E. Cole
Regional Chief
National Park System Planning

JECole:cg:lc

Cleared for Distribution:


Acting Regional Director (Date)

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Copy to: Director (2)



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J. Kenneth Decker
Executive Officer

Robert N. Young
Assistant Executive Officer

STATE OF CALIFORNIA

CALIFORNIA PUBLIC OUTDOOR RECREATION PLAN COMMITTEE

STATE OFFICE BUILDING NO. 1, SACRAMENTO 14

July 19, 1960

WLB 7/20

Mr. Les Bigler
National Park Service
U.S. Department of the Interior
180 New Montgomery Street
San Francisco, California

Dear Les:

In accordance with your request, I am enclosing a copy of the appraisal of Camp Pendleton, which was made by W. C. Yeomans, including a small sketch map.

Concerning your request for Professor Kinnaird's appraisal of the Humboldt coast for historical values, his coverage of that area was so limited that I believe you must be referring to the appraisal by Professors Palais and Treganza which was made for you under contract and published as a supplement to the "Natural Resources of Northwestern California." I believe Mr. Gibson of your office is the source for copies of this report.

I have been retained for the month of July to edit the copy for Report II. Beginning in August, I will return to private practice. My office address will be 1821 Delaware Street, Berkeley 3, California.

Cordially yours,

J. Kenneth Decker

Evaluation of Potential, Camp Pendleton
(from notes by W. C. Yeomans)

Summary: Existing

Camp Pendleton, 125,000 acres, holds a base complement of roughly 30,000 service men, which means about 60,000 on the base, including families. I believe I submitted under separate cover to you a listing of existing recreation facilities -- which are considerable. I don't believe we should properly consider these as potential in the event the base would be de-activated, since they are receiving human use at present. It's something to consider in our report, however.

Summary: Potential

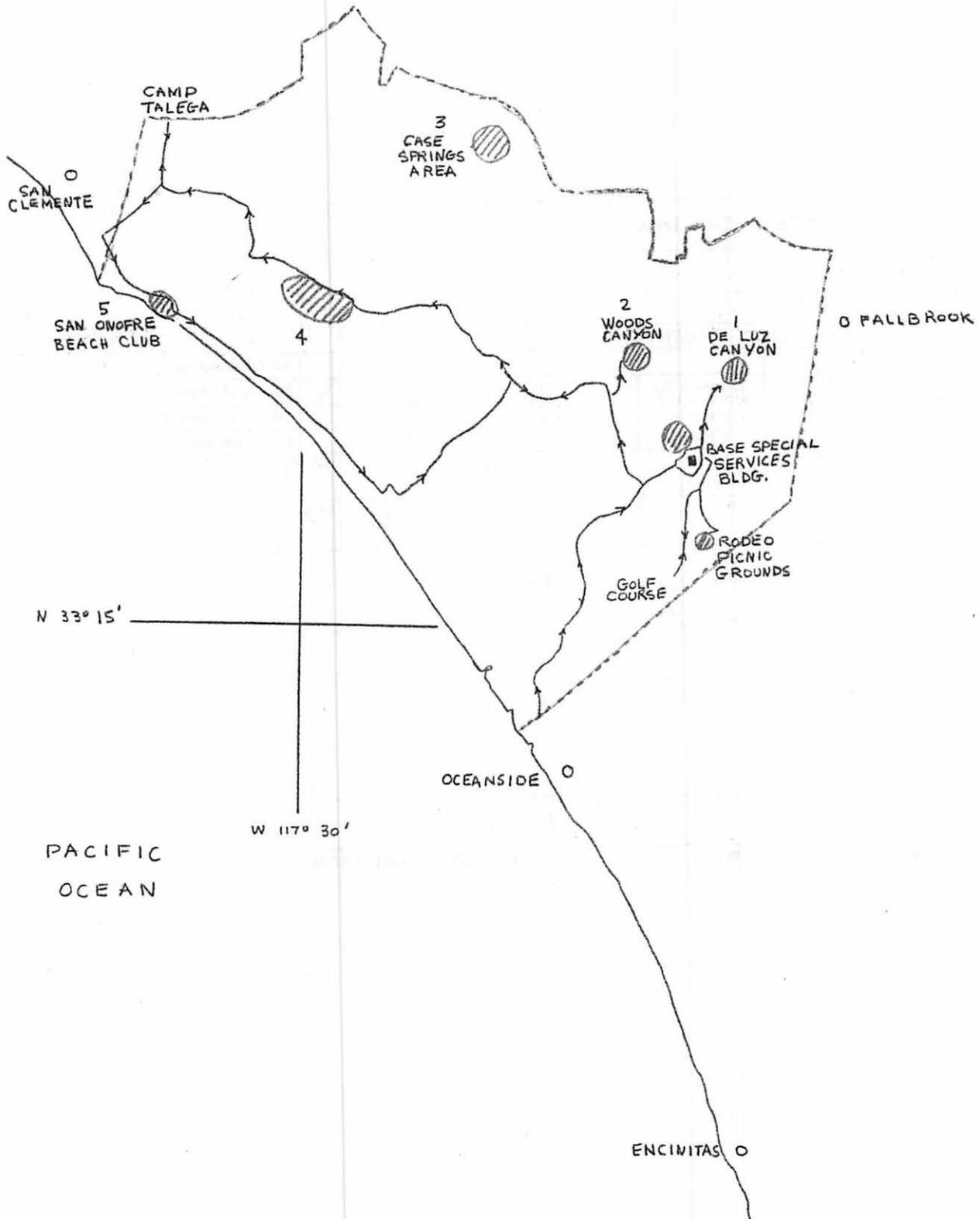
In all, I covered over 100 miles of road and was given a very thorough and cooperative survey of base facilities and areas. Generally the landscape is similar to that being used for grazing in other adjacent sections. Only the upper canyons and the ocean strip hold any significant potential. They are listed as follows (numbers correspond with those on the small map):

1. De Luz Canyon. About 50 usable acres. Well shaded with oak, but very dry. Water could become questionable. Suitable for limited picnicking; riding and hiking. Questionable for overnight camping.
2. Woods Canyon. Same approximate acreage: 50. Same general conditions.
3. Case Springs Area. About 160 acres. Available water makes this the most desirable of all areas.

4. San Onofre Mountain. About 2000 acres along ridge and northeast slopes. Scenic and fairly heavily wooded canyons offer fine hiking country. I would conceive of this, perhaps, as an overnight corollary to any development of the 16-mile ocean strip under military ownership.
5. San Onofre Beach Club Surfing Area. About 1000 feet of some of the finest surf in California. Under private lease by above named club. This should be in public ownership.

The remainder of the 16-mile ocean strip has been picked up by the NPS Pacific Coast Recreation Survey and I have further tabulated it by county in my assignment on that survey. In summation, then, we only have about 2300 acres falling into Class 1 - "Sites Suitable for Recreation Development." Add to that 16 miles of shoreline with an average width of 500 feet, or roughly 900 acres (still Class 1), which gives us 3200 acres total.

Camp Pendleton



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Covina, Calif.

August 19, 1937.

Director Arno B. Cammerer,
National Park Service,
Interior Department Building,
Washington, D. C.

My dear Mr. Cammerer:

You will remember my having called upon you in May this year while I was in Washington, relative to interesting you in the acquiring and establishing of a National Beach Park of some 204,000 acres of land, with 20 miles of beach front. Said land being located in San Deigo County, California, just north of Oceanside, and known as the O'Neil Ranch. I trust you have been able to make some investigation of the property by this time.

I feel this would prove to be one of the best moves the Park Department could ever take.

Enclosed you will find a recent booklet of mine that you may enjoy reading.

Awaiting your reply, I am

Sincerely yours,

(Sgd) ROLAND C. CASAD.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON

Potential

August 30, 1927.

Mr. Roland C. Casad,
Covina, California.

Dear Mr. Casad:

The Service has received your letter of August 19, regarding an area in San Deigo County, California, north of Oceanside, known as the O'Neil Ranch.

This Service, in accordance with the provisions of the Act of June 28, 1936, Public No. 770 $\frac{1}{2}$, is now conducting a Park, Parkway and Recreational-Area Study of the United States. In order that the O'Neil Ranch may be considered in connection with this Study, we are sending a copy of your letter to our Regional Office, Region 4, 601 Sheldon Building, San Francisco, California.

We appreciate your calling this area to our attention.

Sincerely yours,

(824) C. L. Wirth

Conrad L. Wirth.
Assistant Director.

cc: Region 4, with
copy of Mr. Casad's letter. ✓
cc: Mr. Sid Kennedy