

will want to, I feel, sit down and work out contracts, maybe even a contract for payment over a period of time. But if we can move in and do that immediately, we may find that we can save very substantial sums of money because it is in their interest and ours to act as quickly as possible.

Senator KUCHEL. I quite agree with you.

I am wondering, however, whether you and the Department would be averse to our liberalizing the language of the bill on this subject by perhaps adding to fiscal years 1968 and 1969—maybe 3 more, for example—so that you are talking about half the next decade, something like that, where you would have a little more authority, a little more flexibility.

Secretary UDALL. I hear signs of approval from Dr. Crafts here. It must mean that it would be a good move.

Senator KUCHEL. Now, without trying to upset our Swedish friend from New Mexico, it is true that we have had great trouble with Point Reyes in California. We authorized the acquisition of this magnificent park in good faith, setting a price tag on it. That price tag was imprecise.

The CHAIRMAN. That is a generous way to cover it.

Senator KUCHEL. We finally were able to wangle an additional authorization, a rather puny amount, and it is true there is going to be a problem there.

I assume you envision your authority to purchase and to lease back with respect to the Point Reyes situation to be an admirable technique by which a park could be created but by which some of the pastoral functions in the area would continue and the Government would be out little or no money.

Am I right on that?

Secretary UDALL. You are absolutely right.

Let me discuss this because it illuminates the whole problem.

As the members of the committee will remember on Point Reyes, and in some ways it is a classic case, near a large urban center, good prospects for development and so on. You will remember some of the dairy farmers and others who had ranches wanted to be left out of the park. Then we finally at the end put them in with the understanding that we would only acquire, as I recall it, their lands if they wanted to sell.

What happened, at least in my judgment—we may get into controversy here with the Marin County people—these ranches were not zoned at all; there was no zoning whatsoever. So, lo and behold, the park was established and some of the farmers and ranchers, at least, suddenly decided they did not want to do what they said they had wanted to do because they said leave us alone, we want to remain part of the pastoral scene. They suddenly decided they wanted to subdivide their land since the county had not zoned it—and I think the county owes us some help on this—and the values skyrocketed. Nothing has been done. They have not subdivided. They have not sold.