The Point Reyes Peninsula, located approximately thirty miles north of San Francisco is relatively isolated, and although occupied in many places for ranching purposes, it retains a great deal of its original wild character. Due to its off-current geographical position and its sparse population, the many superb recreation, scenic, and ecological qualities of this region have been relatively unspoiled. The highly specialized use of a portion of the Peninsula for ranching is considered by the National Park Service as lending color and charm to the landscape. In this relatively undeveloped region—from its 45 miles of seashore to the forest-covered 1400-foot Inverness Ridge a scant 2 miles from the sea—there exists a diversity of scenic, recreation, ecologic and geologic resources which in the opinion of many competent observers can be found nowhere else in the country as near a large center of population.

There follows a resume of past efforts made to preserve the unique values of the Point Reyes Peninsula.

1. A 1929 State Park Survey report prepared for the California State Park Commission by Frederick Law Olmstead listed the Point Reyes Peninsula as being scenically fine and having high recreation potentialities. He further stated that the Point Reyes Peninsula area would be worth including in a State park system.
2. In 1935 the National Park Service made a recreation survey of the Peninsula. It recommended that something on the order of 53,000 acres be placed in public ownership for recreation use. Marin County opened a section of the Drakes Bay area to the public in 1938 by establishing Drakes Beach. Subsequently Drakes Monument was established in this same general vicinity to commemorate Drakes landing.

3. Interest in the question of the historical significance of the Drakes Bay area resulted in a 1938 request of the National Park Service to make a historic site survey of the area. The resulting report stated that the site appeared to be of adequate historic significance to warrant recommending it to the Secretary of the Interior's Advisory Board on National Parks, Historic Sites and Monuments for consideration.

4. In October 1940, the Advisory Board approved a recommendation to designate the area as a national historic site.

5. In 1941, Marin County citizens proposed establishment of a national historic site on Drakes Bay and in 1946 this proposal was revived.

In 1949-1950 archeological excavations were undertaken jointly by the University of California, the California Archeological Survey, the Historical Society of California, the State Park Commission and the National Park Service in an unsuccessful attempt to prove the site to be the Drake Fort.

6. Then in 1957 the Service made a survey of the Peninsula as a part of its Pacific coast recreation area survey, at the special request of then Representative Hubert B. Scudder. The Service identified the Point Reyes Peninsula as one of the finest relatively undeveloped natural areas on the Pacific coast and reaffirmed its earlier (1935) belief that at least a portion of the Peninsula should be preserved in public ownership for public recreation purposes.

7. On July 16, 1958 Senator Engle, then a member of the House, introduced House Resolution 634, resolving that the Secretary of the Interior be requested to complete the preparation of the report of the National Park Service on the proposed Point Reyes National Seashore.

8. On July 23, 1959 Senator Engle introduced S. 2428 to establish the Point Reyes National Seashore in the State of California. Representative Miller introduced an identical bill, H.R. 6358, in the House on the same date and more recently (February 17), introduced H.R. 10519 to establish several seashore areas including Point Reyes. This area is also listed in several other bills as one of a number of seashore areas worthy of preservation.
The proposal to establish a Point Reyes National Seashore is still under study by the Department of the Interior and no report has yet been made on any of the bills.

This proposal, and other national seashore proposals now under consideration, have prompted many pertinent questions about national seashores. People are asking: What is a national seashore? How does a national seashore differ from a national park? How large would this area be? How would the land be acquired? Could property owners continue to enjoy their homes?

Answers to many of the questions particularly germane to the Point Reyes proposal are given in the following presentation. The answers are based upon National Park Service experience with the policies and the laws, rules and regulations which would most nearly apply in the Point Reyes case. More specific answers will depend upon the nature of whatever legislation the Congress may enact which would authorize establishment of the proposed national seashore.

These questions and answers necessarily cannot constitute an advance commitment by the Federal Government regarding proposed legislation. They are meant to be as helpfully informative as possible.

1. Q. What is a national seashore?

A. A national seashore is a coastal area, comprising ocean, beach, foreshore and inland property, which is set aside for conservation through preservation for public enjoyment of its nationally significant scenic, scientific, historic, or recreation values. There is one national seashore in existence, Cape Hatteras in North Carolina. There are several proposed, however, including areas on the Atlantic, Gulf, Great Lakes and Pacific coasts.

2. Q. What is a National Park?

A. A national park is a spacious land area essentially of primitive or wilderness character which contains scenery and natural wonders so outstanding in quality that its preservation as a form of complete land use has been required by the people of the country simply for the inspirational benefit and enjoyment they gain through seeing such places intact, unaltered and unspoiled.

3. Q. What is the difference between the two?

A. Both are administered under the laws, rules and regulations of the National Park System. In general, a national park might be larger, probably would be less altered by men, and might require more stringent application of protective controls to conserve the delicate balance of its natural qualities.
The national seashore may be somewhat less restrictive than a national park as in the case at Point Reyes where the purpose is a program which would provide the national park type of contemplative enjoyment of scenery and, also, boating, swimming and other active recreation pursuits.

4. Q. What information has the general public had to date about this proposal to establish a national seashore on the Point Reyes Peninsula?

A. In April 1958 the Advisory Board on National Parks, Historic Sites, Buildings and Monuments adopted a resolution suggesting that the Point Reyes area be favorably considered for national seashore status, and recommended that the proposal be given further study. A May 1, 1958 press release made this information available to newspapers.

In June and early July 1958, copies of the Preliminary Report on the Point Reyes National Seashore proposal were furnished to the Marin County Board of Supervisors, the Marin Conservation League and others. About July 1958 newspapers began carrying stories on the proposal and good coverage has continued up to the present time.

On July 8, 1958, a meeting was held in Nicasio at the request of the Marin Coast Chamber of Commerce to discuss the proposal. Subsequent to that meeting there have been numerous public meetings in Marin County and elsewhere with various groups of interested individuals, including real estate groups, conservation organizations, sportsmen, Chambers of Commerce and others.

On July 9 radio station KTIM at San Rafael made 10 minutes of time available for a broadcast covering questions about the Point Reyes proposal. A more complete radio program, the Marin Sounding Board, was used on July 17 and 20, 1958, for debate of the Point Reyes subject between representatives of the West Marin property owners and proponents of the national seashore proposal.

5. Q. How large would the proposed national seashore be?

A. Boundaries for the proposed Point Reyes National Seashore can be drawn precisely after completion of a land use survey, and following public hearings. S. 2428 and H.R. 8358 both limit the size of the area not to exceed 35,000 acres of land and such adjoining waters and submerged lands as may be required. H.R. 10519, introduced on February 17, provides for 55,000 acres. Land use surveys, made subsequent to introduction of the two first named bills, have indicated that more than
35,000 acres are needed. Currently the proposal is for acquisition by the Federal Government of all the privately owned lands on the Point Reyes Peninsula west of State Highway One and Tomales Bay (with the exception of the villages and adequate surrounding lands required for their expansion). This would comprise about 53,000 acres. Of this total, 32,000 acres would be included in the public use area exclusively for the national seashore. The remainder, 21,000 acres, consists primarily of dairy lands and it is proposed that they would be leased back to the ranchers for continuance of that type of land use. An alternate proposal is that the Federal Government purchase in fee simple only the land needed exclusively for public uses, then purchase scenic easements over the remainder in order to guarantee perpetuation of the open space, but otherwise leave the dairy ranches under private ownership.

6. Q. **How many private land owners are involved?**
   
   A. Approximately 59 land owners are involved in the study area proposed for national seashore status.

7. Q. **Is the foreshore included in the study areas?**
   
   A. Yes. The area between high and low tide is included.

8. Q. **How far would the proposed seashore boundary extend into the ocean?**
   
   A. Generally the boundary would extend one-fourth mile off shore from mean low tide.

9. Q. **Would Tomales Bay State Park be included in the proposed Point Reyes National Seashore if it is established?**
   
   A. It would not be necessary to include Tomales Bay State Park in the National Seashore but it could be included if the State of California requested so doing.

10. Q. **Would Drakes Beach and McClure's Beach be included in the proposed Point Reyes National Seashore if it is established?**
    
    A. It would not be necessary to include these areas in the National Seashore but they could be included if Marin County requested so doing.
11. Q. Would existing State and county roads in the area be acquired by the Government? If not, how would they be administered? Would free public usage, both private and commercial, be allowed on these present State and county highways?

A. State highways within areas of the National Park System normally are retained by the State. County roads required for transient and commercial use are usually retained by the county. However, as the seashore area develops, many of the present minor roads might become unnecessary. All roads used primarily for national seashore access and circulation would be built or improved and maintained by the National Park Service. It is proposed that free public use of the present highways, for both private and commercial uses, would continue.

12. Q. Will dairy ranches be taken into the public use area?

A. Approximately 21,000 acres of dairy ranches are included within the maximum exterior boundaries of the proposed Point Reyes National Seashore. Of this total about 11,500 acres might be acquired for the public use area and dairying discontinued therefrom.

13. Q. If a dairy or other type ranch is purchased by the Federal Government what guarantee does the owner have that the ranch will be leased back to him for continued use for ranching?

A. It is proposed that the Point Reyes Peninsula be considered as offering three types of land use. One is for the village areas, all of which are found along the east side or San Andreas fault side of the Peninsula where they are served by State Route #1 and the local connecting service roads of the Peninsula. The village sites are considered to require ample room for expansion in each case and could occupy approximately 11,000 acres of the total Peninsula.

Next to the villages in order of priority of land use would be the ranch area. The pastoral quality of some of the interior landscape is one of the great charms of the region and should be preserved insofar as that would be possible in a national seashore project. The total number of stock, dairy cows, beef cattle and horses as of March 1, 1960, was approximately 10,500 head. The total acreage utilized for pasturage and grazing purposes was approximately 20,000 acres. The hope of the National Park Service is that an arrangement can be worked out whereby most of the dairy lands, and any other ranch lands that can be included in such an arrangement will either be purchased outright by the Federal Government and leased back under the most equitable conditions possible for all concerned, or will be preserved as to their ranching uses and pastoral qualities through acquisition of scenic easements.

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14. Q. Will the Federal Government stipulate the number of years the lands in the ranch area will be leased back to their former owners or will lease back privileges extend as long as the owner wishes to continue to operate the ranch?

A. It is proposed that renewable 10 year leases be granted subject to reassessment of conditions annually to insure adequate protection for all interests, including the public. Fees and payments on account of uses for ranching purposes should be established on the basis of property values, operation costs, and other economic factors. The fees would be reviewed annually and renegotiated if circumstances warrant adjustment.

15. Q. Can the lessee sell his lease to another person?

A. Provision should be made for transfer of leases so long as successor lessees would assume the obligations to preserve the pastoral scene.

16. Q. How would the rental or leasing fee which the lessee would pay to the Federal Government be established?

A. Use fees existing in comparable situations in nearby political subdivisions (counties, etc.), would be considered.

17. Q. Would the lessee have to pay Federal, State and County taxes?

A. The lessee would have to pay Federal and State income taxes and State and county taxes on his possessory interest.

18. Q. Who will pay for installation and maintenance of ranch improvements such as fences and buildings?

A. It is contemplated that the Government would provide all of the fencing necessary to prevent public uses from interfering with ranching and would also provide all necessary maintenance on these fences. As to the improvement and maintenance of all other structures essential to the use of the property by the lessee, in each case it would appear equitable for him to assume such costs, giving adequate recognition thereto in the renegotiation of the annual fees and charges.

19. Q. Will the Federal Government regulate the ranchers use of the lands such as limiting the number of dairy or beef cattle to be grazed?

A. The Federal Government would, of necessity, have to reserve certain basic rights to step-in in case of any interference clearly inimical to the public interest if it should arise. However, it would be assumed that the State and county agricultural authorities working with the lessees would be a sufficient guarantee of
good use practices. The Park Service has had many years of experience in leases of this type along the Blue Ridge Parkway and Natchez Trace, and the arrangements have proved satisfactory to all concerned.

20. Q. Will the Government have authority to cease leasing the ranch area lands after expiration of any lease agreement in the event there is disagreement on management of the lands or for some other reason?

A. In case of any substantial default or continued unsatisfactory performance by the lessee it is proposed that the Federal Government could terminate the lease by the following procedure:

(a) The Federal Government would give the lessee written notice specifying the particulars of the alleged default or unsatisfactory performance.

(b) No less than thirty (30) days after receipt by the lessee of such notice the Federal Government would grant to the lessee an opportunity to be heard upon the charges;

(c) Following such opportunity to be heard the Federal Government would have the power to determine whether there was such a default or unsatisfactory performance;

(d) If the Federal Government determined that there had been such a default or unsatisfactory performance it would give to the lessee written notice of such decision specifying the particulars thereof;

(e) If the lessee failed or refused to remedy such default or unsatisfactory performance within such period of time as might be fixed by the Federal Government, then the Federal Government could determine the lease terminated upon such date or contingency as it might deem proper to protect the public interest and thereafter all right of the lessee under the lease to use or occupy the area within the provision of the lease would be terminated.

21. Q. What is the assessed valuation of the land and improvements in (1) the public use area and (2) the ranch area?

A. Approximately 53,000 acres of land are included in proposed Point Reyes National Seashore area. Of this total about 22,000 acres are in the public use area which are assessed at approximately $21. per acre, or $470,000 for the total public use area. About 31,000 acres are in the ranch area, which are assessed at approximately $38 per acre, or $1,186,000 for the total ranch area. Total assessed value is approximately $1,600,000. In Marin County, lands and improvements are assessed at about 23% of their market value.
22. Q. Where would the funds come from to acquire lands for a national seashore?

A. The Congress could appropriate funds for use in acquiring the necessary lands. Also, some funds have been donated from private sources in the past for the express purpose of purchasing lands. States have occasionally purchased lands for areas within the National Park System, and land owners have sometimes donated their lands.

23. Q. Would the Federal Government be disposed to consult with the land owners and others in delineating the proposed boundaries of the Point Reyes National Seashore?

A. The Government has consulted and will continue to consult with all interests on the proposed boundaries as well as other phases of the proposal. The details of boundary locations would have to be discussed with property owners especially, and their views would be considered carefully where property lines, public concentration zones and road locations would involve their welfare.

24. Q. Is it true that final boundary authority rests solely with the Secretary of the Interior, and if not, who would make the ultimate boundary decisions?

A. It is true that the pending bills to authorize establishment of a national seashore provide for the designation of boundaries by the Secretary of the Interior. However, final enabling legislation could require a specific boundary description written into the law itself.

25. Q. What provisions are there in the procedures establishing a national seashore that assure the local people directly affected that they will have a voice in the final decision on boundaries, and also, what is to be accomplished in such an area?

A. In recommending boundaries, every effort is made to keep the public informed and invite the expression of their views. In any such public venture there must be give and take, and that has been the rule all the way through in the planning for this proposed national seashore. Adjustments can be made to avoid hardships. Of course, the final decision on establishment of this proposed national seashore rests with the Congress as the ultimate policy-making body of the Nation. Hearings by the Interior and Insular Affairs Committees of the Congress provide opportunity for all parties to make known their views.

26. Q. Would the total land needed for maximum seashore area development be acquired at one time, or might a nucleus of desired land be established, with undefined areas to be added at some future time?

A. It is unlikely that sufficient funds would be made available initially for acquisition of the entire proposed national seashore. Therefore, acquisition might be concentrated on key properties in the interest of preserving the most important or endangered natural
values, and of obtaining land most immediately useful for public recreation. Administrable units would have to be selected.

27. Q. Is the Government in a position legally to take control of the lands needed for the proposed national seashore should it so desire? How would this be done?

A. Establishment of a Point Reyes National Seashore would require an authorizing Act of Congress. The procedure normally would call for the Administration to submit a report to the Congress on the proposed legislation. The appropriate committees of Congress seek the views, recommendations and advice of the public in such situations and discuss the subject with the Department of the Interior and others concerned. This is to aid them and the whole Congress in deciding whether, and under what conditions, the public would best be served by the proposed legislation. If an authorization measure is passed by both the Senate and the House of Representatives, it becomes law upon approval by the President. Upon such approval a Point Reyes National Seashore project would be a reality, and appropriations would then be requested of Congress for land acquisition, and for related administration and other purposes. The Government could not acquire any lands prior to enactment of such legislation. According to the present measures before Congress, the Secretary of the Interior could declare the establishment of a national seashore when land has been acquired by the United States in sufficient quantity to afford an administrable area. Following such establishment the Secretary could continue to acquire lands for the national seashore, subject to the availability of funds, until completion of the project.

28. Q. If the Point Reyes National Seashore is authorized by Congress what happens in the interval before acquisition funds can be provided?

A. The National Park Service would prepare a detailed master plan for development and use of the area, including studies on which to base a precise boundary. This might require about one year.

29. Q. Would there be an entrance fee?

A. The Congress would probably consider the question of the advisability of charging a vehicular entrance or use fee. Such a fee is charged the public at many areas within the National Park System, and at many of the State parks throughout the country. Most of the people National Park Service planners have asked this question would prefer one entrance or use fee to individual parking area fees, camp-site fees and others. There does appear to be general acceptance of the principle of a vehicular entrance fee.

30. Q. What are the losses involved for private owners? Monetary? Acreage?
A. Private land owners would not suffer financial loss in sales of their lands since any private land acquired for national seashore purposes would be purchased on the basis of values determined by qualified independent appraisers. On the basis of assessed valuation of the 53,000 acres of private land included within the boundaries of the proposed Point Reyes National Seashore the fair market value is estimated to be $6,500,000.

31. Q. If private lands are sold to the Government can the owners retain mineral rights?

A. The Federal Government would prefer to purchase all lands in fee simple. There have been instances of purchases in which the mineral rights were retained by the owners of the land for a stipulated period of time.

32. Q. Assuming that private property acquired for a seashore area would be removed from the property tax rolls, what offset provision is made by the Government to the following types of local tax bodies: school districts, fire protection districts, water districts, or tax-supported districts or institutions?

A. Payments by the Department of Health, Education and Welfare to local educational agencies for current operating expenses are authorized by Public Law 874, 81st Congress (20 U.S.C. Ch.13) as amended by Public Law 85-620, enacted August 12, 1958. Section 2 of the law provides for financial assistance to the local educational agencies in cases where revenues available from local sources have been reduced by more than 10 percent as a result of the acquisition of real property by the Federal Government. Instructions issued by the Department of Health, Education, and Welfare state that "Any local educational agency which desires to seek to establish eligibility for Federal assistance should request advice, application forms and instructions from its State Department of Education."

There is no general authority for payments to other types of tax-supported institutions in lieu of taxes from lands acquired for national seashore purposes. The experience has been that establishment of a National Park System area usually results in increased local tourist travel and expenditures, resulting in increased overall local tax revenues.

33. Q. What can make up the tax losses? This means taxes which go to maintain local schools, hospitals, fire districts, etc.?

A. In 1956 a tourist study was made at Great Smoky Mountains National Park which showed that additional taxes received because of tourist expenditures in the area more than offset the tax loss from lands included in the park. The tax base was greatly expanded through development of tourist facilities. This same situation must be reasonably expected to occur if a Point Reyes National Seashore were established.
34. Q. What tax offset provisions are proposed?

A. When Grand Teton National Park was established, Congress pro-
vided that the Federal Government pay the County concerned money
in lieu of taxes for a period of several years. These payments
were based on the taxes paid on the land for the last year it
was in private ownership. It is possible a similar arrangement
could be made for a Point Reyes National Seashore.

35. Q. What is the procedure for acquisition of private property
desired to be included in a seashore area?

A. Subject to the availability of funds, acquisition of private
lands is normally conducted through direct negotiation with the
landowner based upon current fair market value appraisals by quali-
fied non-Federal appraisers.

36. Q. What steps and procedures are followed before the right of
condemnation of private property is exercised?

A. Unless there is a special reason to initiate condemnation pro-
cedures, i.e., to clear title, or to acquire critically needed land
for an immediate purpose that cannot be delayed, or to eliminate the
immediate threat of adverse types of development, every reasonable
effort is made to reach amicable agreements with the owners for the
acquisition of their properties.

37. Q. Presuming that acquisition of private property would include some
existing business installations, such as the commercial fishing
docks on Point Reyes, what would be the application of the following:

Would any of the businesses be allowed to remain?

A. Generally speaking, it is the policy of the National Park Service
to permit the development of commercial enterprises within the areas
administered by the Service only to the extent that they are necessary
for area use and enjoyment by the public consistent with governing
laws, rules and regulations. Where adequate accommodations exist,
or can be developed by private enterprise outside of parks, the
general rule is that accommodations are not provided within them.
It is possible that some of the businesses within the proposed
national seashore—such as the oyster farming, and the Point Reyes
sport and commercial fishing activities would be essential to park
visitors and would be continued under concession contracts if their
properties were purchased by the Government.

If some are retained, what criteria would be applied to determine
which enterprises would be left?
A. The criterion on which present businesses might be continued in the proposed seashore would be a finding of fact that they are necessary to public use of the area. During the production of a Master Plan for the seashore a determination would be made as to which of the business facilities ought to remain. Location and condition of existing facilities and quality and type of services would be factors to be considered.

Q. Would the owner get first priority to operate the business on a lease or concession basis, or must he bid against others for the right to operate the business he originally developed?

A. If a business is determined to be necessary to public use of the area it would seem probable that an owner selling his business to the Government would be in a favorable position to be considered for a concession contract. Also, there have been instances where existing facilities have been purchased by the Government through a deferred purchase plan which allowed the seller and operator to continue for a specified number of years.

Q. If the owner has priority, what is the formula to determine what he would pay as rental, and for how long could he continue to operate?

A. Franchise fees for concessions are set through negotiation.

30. Q. Presuming that acquisition of private land in the public use area would include dwellings, would the present owners be able to continue residing in them in either the public use area or the ranch area, and if so:

What is the formula for determining what price would be paid by the occupant for use of the dwelling after it is acquired by the Government?

A. The computation of the value of a life estate or life lease is based upon the "expectation of life" of the record owner computed from life insurance tables of mortality. Likewise, the current value of the property and a reasonable rental return for the property are involved. Qualified appraisers frequently are called upon to compute such life estate or life lease values. The method used, as illustrated below, will give a prospective seller an idea as to the formula followed.

Assume that a male seller, 45 years of age, owns a piece of property worth $20,000; and that his life expectancy is 25 years. Where more than one owner is involved an adjustment is made in actuarial tables to reflect a proper period considering their ages. Assume further that a net yearly rent of $600 is determined to be fair for the
property of the seller. (Note: Net rent is that amount remaining after maintenance, repairs, taxes, depreciation, and insurance have been paid.) A discount is then applied against future rentals to reduce them to present day worth. A commonly used table is called Invwood (compound interest) Premise. Reference to this table reflects that the present day worth of 25 years occupancy for the owner, discounted at five percent for the sake of illustration, equals $8,456.40 as the life interest value. The owner would be paid $12,243.60 cash for his property and could occupy and use it for the remainder of his life regardless of the number of years he might live.

Q. For how long would the occupant be permitted to remain in possession of the dwelling: (a) for life; or (b) for specified term?

A. An occupant remaining under a life tenancy agreement may remain for life. If the owner so desired it would be possible to make arrangements for a specified period not to exceed his life expectancy span.

Q. Would there be a right of succession to such a dwelling by the former owners and occupant heirs, such as a widow or children?

A. For property owned by more than one person, the value of the life tenancy is computed on the basis of age of the youngest party who is in ownership. Thus, if a husband and wife are joint owners and the present day value is computed with respect to the age of the younger spouse, the life tenancy would continue during the lifetime of the surviving spouse. No right of succession is contemplated with respect to persons not in ownership. To do so would perpetuate private ownership within the National Seashore.

Q. What would the Government permit the occupant to do in regard to improvements or alterations to the dwelling and/or property?

A. Essential major improvements or alterations would have to be approved by the Government. Other maintenance would be at the occupant's discretion.

Q. What would the Government require the occupant to do on the property other than the specified rental payments, such as (a) General upkeep; (b) Repairs, and to what degree; (c) Other services?

A. The occupant would be expected to do normal maintenance on the property.

Q. In cases where private property was acquired against the will of the private owner in a forced sale, would the seller then be required to pay income or capital gains taxes on the difference between original cost to him of the property and a higher forced sale price, as in the case of property originally purchased perhaps 25 or 30 years ago, and where the sale is for the convenience of the Government?
A. The tax laws make no exception on capital gains under forced sales. However, if the monies received from the sale of property are reinvested to replace the sold property, no capital gains or income taxes are levied.

39. Q. What provisions would be made within the national seashore for meals, lodging and related services?

A. The National Park Service at this time does not believe the Government should provide motels, restaurants, and related facilities and services within the proposed national seashore. Such facilities and related services are provided and could be expanded by private enterprise in Point Reyes Station, Olema, Inverness, Bolinas and other settlements outside of the proposed national seashore. Exceptions might be the provision on a concession basis of minor snack bar type services at concentration points.

40. Q. How many people would be employed in such a seashore area?

A. The Park Service estimates that a permanent staff of approximately 26 Federal employees would be necessary at the completion of development of the proposed national seashore. A much larger work force would be required by the privately owned service centers that would cater to the needs of the visiting public inside and outside of the national seashore.

41. Q. Assuming the establishment of a Point Reyes National Seashore, how long would it take to develop to its full potential?

A. Progress in development would be dependent upon the rate of annual appropriations by the Congress. The normal procedure would be for the Service to prepare master plans and working plans for a 10-year development schedule.

42. Q. Would fishing and hunting be allowed in the seashore area? If so, to what extent and under what regulations?

A. Commercial and sport fishing, the taking of abalone and clamming would be permitted in the area subject to existing State and Federal laws. It has been proposed that the question of hunting of upland game and waterfowl within the proposed national seashore should be decided as the result of cooperative deliberations with State and Federal authorities and in consideration of the conservation objectives and other recreational uses of the area.
43. Q. What improvements and developments would be made in such a seashore area as the one proposed?
A. Since the primary purpose of a national seashore is public use and enjoyment in naturalistic surroundings of such cultural quality that their preservation is deemed essential, the public use facilities provided should be consistent with the basic conservation objectives and should include only those essential to public enjoyment and protection of the area. Facilities and developments, not essential to public enjoyment of the area, which could be supplied just as well nearby should be precluded. It would be desirable that all developments within the national seashore be kept to a minimum. More specifically, it has been suggested that only those facilitating developments need be provided that are associated with the natural outdoor conditions in the area, such as trails for hiking and horseback riding, campgrounds and picnic areas with water and adequate sanitary facilities, fishing, boating and swimming facilities and services, and such access roads as may be required. Interpretive facilities, such as information centers, nature trails, and appropriate markers and signs, add to public understanding and enjoyment of the area and are customarily provided by the Government, as well as certain administrative buildings—headquarters, ranger stations, maintenance shop, etc.

44. Q. What advantages would a seashore area have over existing or planned installations and improvements by State and County agencies and private capital?
A. The advantages would be recognition and support by the whole Nation of a program for the preservation of this splendid region which embraces closely related recreation, scenic, biological and geological features of truly national significance. To utilize its resources by permitting an assortment of unrelated, inconsistent and possibly conflicting and competing interests would surely undermine the character of the area and reduce it to mediocrity. The preservation, development and operation of this region by an organization experienced in the handling of very large public recreation enterprises would mean unified and consistent management in the local, State and National interest.

45. Q. Has the National Park Service made a study of the economic effect that a seashore area would have on Marin County? If so, what are the findings of that study?
A. The Service is making a survey of the economic effects of the proposed national seashore on Marin County, and the Bay area and expects to produce a report of its findings during 1960.
46. Q. What is the amount of taxes derived from the private lands and improvements within the proposed area?

A. According to county tax records, tax revenues covering the private lands and improvements within the exterior boundaries of the proposed national seashore for the 1958-1959 fiscal year totalled approximately $68,700. Tax revenues from within the proposed ranching area totalled approximately $35,100 for the same year.

47. Q. With the apparent water shortages anticipated in California necessitating long range planning in this field to take care of forthcoming needs, how is it expected that a large visitor population on the Point Reyes Peninsula would be provided with sufficient water?

A. Admittedly the entire answer is unknown, however, there are many springs which could be utilized. Also, a few wells have been drilled successfully. It is not unlikely that ultimately two or three major water systems would have to be developed utilizing minor water sheds for catchment purposes. The planners have investigated the available and potential water sources sufficiently to believe that adequate water can be obtained locally on the Peninsula to meet the needs.