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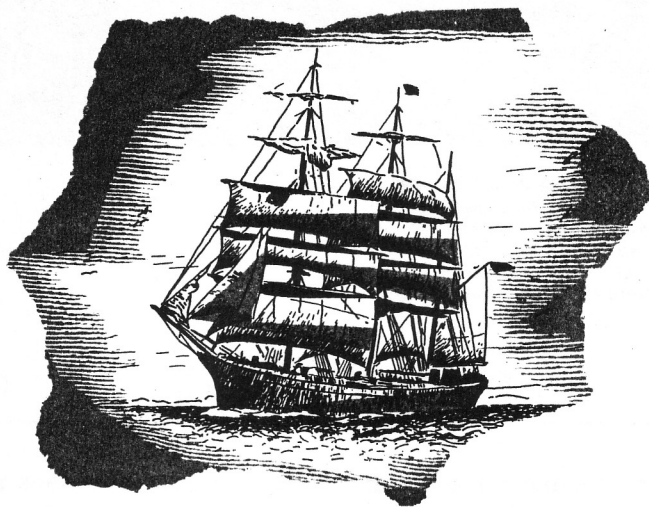
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# LAND USE SURVEY

Proposed

## POINT REYES NATIONAL SEASHORE



prepared by

REGION FOUR OFFICE

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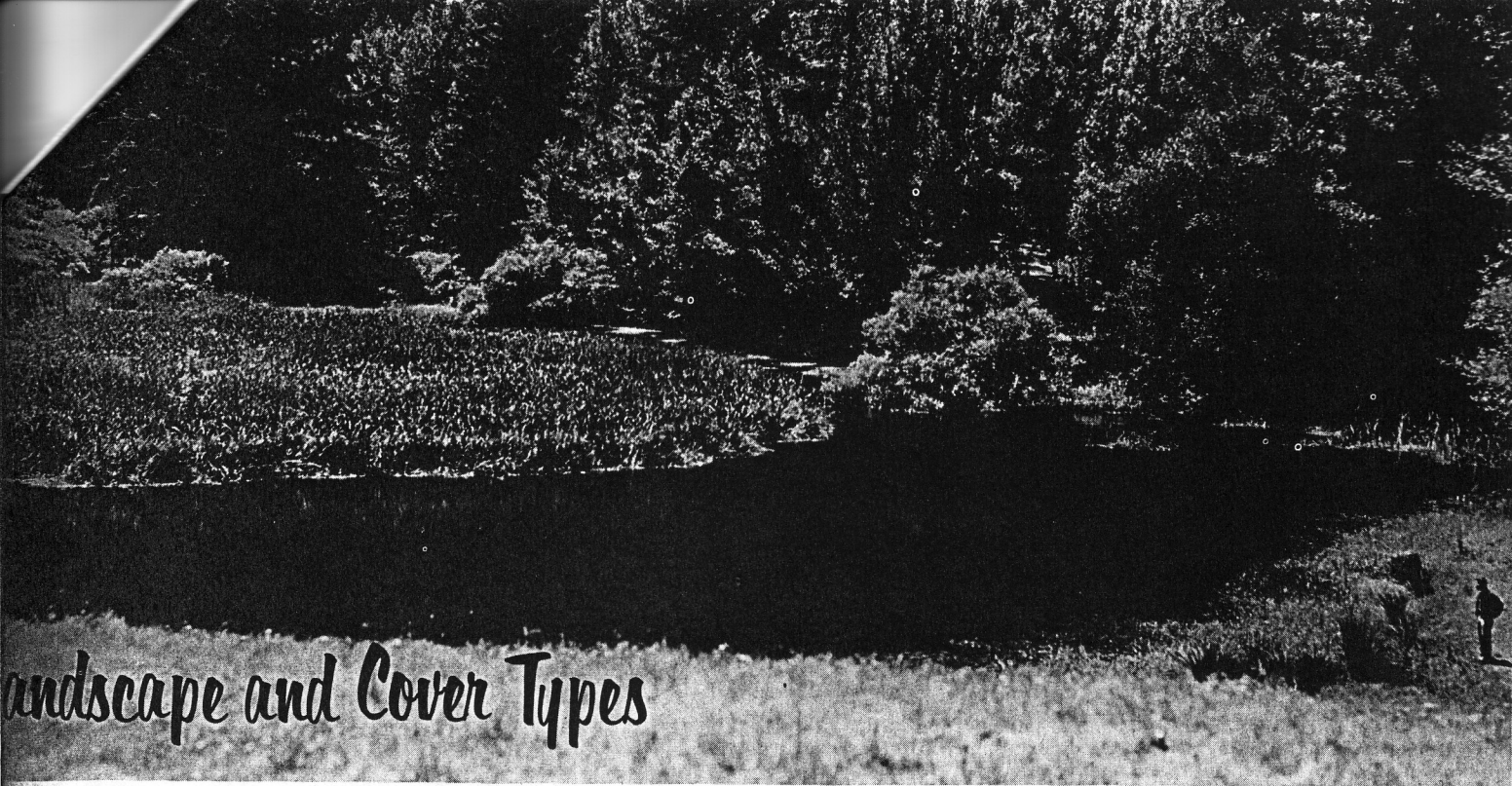
February 1961



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
Stewart L. Udall, Secretary

NATIONAL PARK SERVICE  
Conrad L. Wirth, Director





## Landscape and Cover Types

p Hyde

**WOODED UPLAND.** The forest encircling Mud Lake illustrates the two types of forests on Inverness Ridge. Broadleaf trees are found in moist canyons and bordering the openings. Conifers are responsible for the name "Black Forest" which has been applied to the Peninsula uplands. Mud Lake has an interesting history. Most of the water drained out of the lake in the 1906 earthquake.

## Landscape AND COVER TYPES

**THE** Point Reyes Peninsula is scenically and ecologically unique for the following reasons:

California's coastal climate has no counterpart in this hemisphere. The warm, dry summers and cool, rainy winters produce a Mediterranean type of climate. The ocean fogs, which play a vital part in moderating seasonal temperature variations, also create collateral climatic conditions beneath the tall trees, and they influence vegetation on the Western slopes. These peculiar climatic factors in combination with the great variations in topography and soils of the Point Reyes Peninsula have produced an extraordinary diversity of forests, brush lands, grasslands, dune vegetation and marshes.

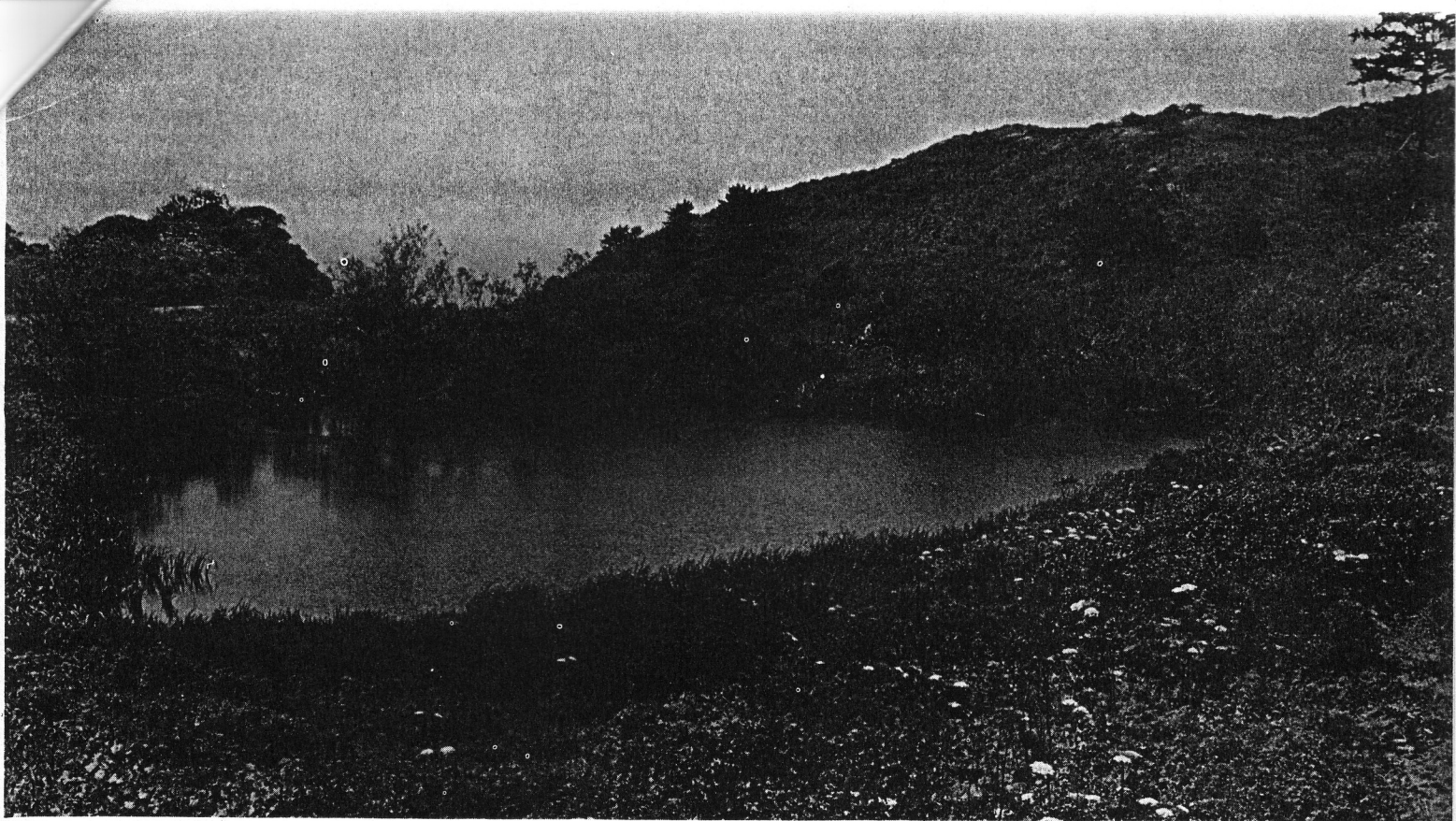
Point Reyes Peninsula flora evidences that the Peninsula has long been the meeting ground of northern and southern California Coast Range floras. The Douglas fir forest is a southern outpost of the Northern Forest Association. In places stands of these trees around Inverness Ridge resemble in density and uniformity the forests of this species that grow far to the north. The Bishop pine forest, on the other hand, is typical of the closed-cone pine forests of coastal California which occur in isolated groves from northern California south into Lower California. Distributional relationships of other plants show

that the movements of floras have been much stronger southward than northward.

The ranges of five species of plants are confined exclusively to the Point Reyes Peninsula. Two endemic Manzanitas, one having resemblances to a northern species, the other resembling a southern species, occur only on Mount Tamalpais and the Point Reyes Peninsula.

As a result of this diversified climate and plant life, the wildlife exhibits a corresponding diversity, ranging from salt-water shore birds to birds and mammals typical of dense mountain forests. One hundred and sixty-three species of birds and forty-three species of mammals have been recorded.

**WOODED UPLAND.** A forest of Douglas firs grows on the eastern slopes of Inverness Ridge and in some of the deeper canyons facing the ocean. Bishoppines, unique to the California Coast occur on the northern half of Inverness Ridge. A small grove of Coast Redwoods adds to the ecological variety. Mingled with the firs, or flanking them at lower levels, are groves of broadleaf trees consisting of California laurel, madrone, tanbark oak, live oak, maple and wax myrtle, with a profusion of shrubs including rhododendron, blue blossom, honeysuckle, wild



**BRUSHY SLOPES.** Coastal brushland is a type of chaparral. Shrubby plants, intermingled with perennial herbs, form tall, dense thickets on the moister sites. On drier, sunny hillsides the same plants are lower and more bushy. Douglas firs are invading the brushland suggesting its existence is due to recurring fires which have been suppressed by civilized man.

Philip Hyde

**GRASSY LOWLANDS.** Several types of grassland on the Point Reyes Peninsula are included in this category. Grass growing on a delta at the head of Drakes Estero differs from similar plant associations found on the tops of adjacent low hills. Grassland associations have been modified by cattle grazing for so long that the present vegetation is not representative of natural conditions.



Philip Hyde



Philip Hyde

**DUNES AND BEACHES.** Plants growing on the sandy portion of the Peninsula have adaptations which permit them to fill this niche in the scheme of nature. Persisting on the most recent geologic deposits they strive continually to hold their ground. Those washed by the highest surf, or those literally anchoring the dunes by their interlaced rootlets, differ markedly from inland species.

rose, and huckleberry. Here in thickets and tangles of down logs, a few colonies of that living fossil, the mountain beaver—which is not closely related to any other rodent—still survive. Below the ridge crest and bordering on the forest is an extensive belt of woodland, interspersed with grasslands in which the California buckeye is a common and conspicuous feature. This belt is a pleasant, hospitable place for camping and picnicking. Deer, rabbits, quail, and many species of songbirds inhabit these wooded uplands.

**BRUSHY SLOPES.** The brush covered slopes impart their own unique scenic quality to the upland landscape, and harbor bird species with comparably unique qualities. The coastal brush association includes thickets of a chaparral-type growth on the seaward slopes, and wind-swept plants on the maritime bluffs. In the hills and canyons, the shrubs on the moister slopes form tall, dense thickets. On the ocean bluffs plant growth is usually not so dense, the plants are lower and more compact. In the midst of the brushland, islands of Coast live oak and California laurel occur, the latter often wind-pruned. Some twenty-five species of shrubs grow on these brushy slopes. Coyote brush is a common colonizer and may occur as a pure society.

**GRASSY LOWLANDS.** This very extensive zone covers much of the seaward-facing lowlands, and gives to the Point Reyes Peninsula the open space, the wide dimensions, the "elbow room" for which this area, so close to

the heart of San Francisco, remains uniquely valuable. profusion of wildflowers, dominated by lupines, decorates this spacious area wherever grazing has not been too severe. Brushland clearing on the flatter hilltops, and swales, has created artificial openings where grass prevails with the help of man. Much of the grasslands on the Peninsula may be due largely to agricultural practice. Over the years, much of the lowland has been plowed and planted to crops, and then seeded to grass. Heavy grazing for over a century has drastically altered the natural grassland complex. Possibly, the lowlands original were covered largely with brushy plants and the grasslands are mostly man-made.

**DUNES AND BEACHES.** The dramatic, see-saw struggle of plants to bind the drifting sands along the Point Reyes Beach and establish themselves in spite of wind and waves is a fascinating ecological story. Many of the dune plants, particularly the lupines, produce a notable wildflower spectacle. Some of them are unique to the Peninsula.

**THE MARSHES.** The fresh water marshes, although of limited extent, are of great interest to plant ecologists, to bird students, and to scientists in other fields. Vernal pools behind sand dunes which have dammed drainage produce a distinctive group of spring plants. The salt water marshes are vital feeding grounds for a great variety of waterfowl, including swans, marsh birds, and shore birds, which forage the tidal pools where their food supply becomes exposed twice daily.

A fundamental part of the history of the Point Reyes Peninsula is the story of land ownership, beginning with grants made by the Mexican Governors of California in the 1830's and 1840's. The survey lines of these grants, as later delineated by the U.S. Surveyor General, are the basic land ownership lines of the area; some of them are still to be found on official county maps and on topographic maps issued by the U.S. Government.

The lines continue to exist because title to the lands had already been issued when the United States took over California in 1846, and because, by the terms of her treaty with Mexico in 1848, the United States guaranteed the security of property of the residents of these newly acquired territories. It was the United States, however, which determined the validity of the land grants and delineated the boundaries of the lands previously granted by the Spanish and Mexican governors of California. As we shall see, the boundaries so determined did not necessarily coincide with the lands actually occupied by the grantees.

Most of the Olema-Bolinas Valley lying between Tomales Bay and Bolinas Lagoon was controlled by the Mission San Rafael during its period of power. In the 1820's most of the Indians in the valley and on the peninsula were moved to San Rafael, leaving these lands vacant. Mission San Rafael maintained its power until 1834, and the lands over which it had control were therefore not available for settlement. The first white family of record to move onto the peninsula after secularization of the mission was that of Rafael Garcia, a retired corporal from the garrison at San Francisco. He had been for some years a member of the military escort at Mission San Rafael. Some time in 1834 Garcia settled in the Bolinas area. In July 1835 he asked for, and received the following year, a grant of about 8,800 acres. Garcia named his grant the Rancho Tomales y Baulenes.

Then in 1836, James Richard Berry, in recognition of services as a colonel in the Mexican Army, was granted about 35,000 acres in the northern part of the Olema Valley and on the west side of Tomales Bay. Berry named his land the Rancho Punta de los Reyes. The relative positions of the two ranches are shown on the History of Land Ownership map in Diagram No. 1.

According to the terms of his grant, Berry could not sell or otherwise alienate his land. Nevertheless, in 1838 he did sell 8,800 acres along the shore of Tomales Bay to Joseph F. Snook, an English sea captain and naturalized Mexican citizen. Snook and Berry legalized the transaction by the process of "denouncement." This provision of the Mexican law held that if a grantee were not using all of his land, the unused portion could be "denounced" by a second party, and if the claim were found to be true, that portion would be given to the denouncer. With Snook's money already in Berry's pocket, Snook denounced the

8,800 acres, Berry assented, and the Governor gave the land to Snook in 1839. Snook's portion of the Berry Rancho is shown on Diagram No. 2.

Three months after Snook received the land officially, he traded it for some property in Southern California belonging to Antonio Maria Osio, a government official in Monterey, California. Osio continued to live in Monterey, establishing a resident foreman on the northern rancho. Then in 1840, Osio asked for a grant of the sobrante, or remainder, of the Peninsula, and in 1843 it was given to him. In the meantime Rafael Garcia's brother-in-law, Gregorio Briones, moved on to the land east of Bolinas Lagoon and southerly along the coast. The holdings in that year are shown on Diagram No. 3.

Boundaries of land grants were rarely clearly defined in Spanish and Mexican California; there was plenty of land for all, and in spite of generally vague property designations, disputes were infrequent.

Nevertheless, because Garcia, Berry, Osio, and Briones were not actually using the lands granted them, a dispute arose in 1844. Garcia had moved up the Olema Valley, crowding Berry into Osio's lands, and Gregorio Briones had come into the land vacated by Garcia. The relative positions occupied by the rancheros are shown on Diagram No. 4, which is based on a report of the fiscal, or Government attorney, in Monterey, December 28, 1844, when the three rancheros sought the assistance of the Mexican Government to settle their boundaries. Following the American conquest of California in 1846, Osio became dissatisfied with the new government, and in 1852 he moved his family to Baja California, selling his land - the Snook portion of the Berry rancho, and the sobrante - to an American resident of Monterey, Andrew Randall. Randall began the long legal process of establishing the validity of title through the United States Land Commission and the Federal Courts, but died before the process was completed. The rancho was sold by the sheriff of Marin County in satisfaction of a judgment, and eventually was purchased by the San Francisco law firm of Shafter, Shafter, Park and Heydenfeldt. The firm also acquired title to the Berry Rancho, and the Shafter, having bought out their partners, were owners of most all of the Peninsula, as shown on Diagram No. 5.

Although the Shafter brothers had sold a 2,200 acre ranch on Tomales Point to Solomon Pierce in 1858, they and their heirs kept a tight hold on almost all of the remainder of the Peninsula for over 60 years.

As Diagram No. 6 indicates, in 1869 lands jointly owned by Oscar L. and James McM. Shafter were divided into six parcels. The Shafter brothers each retained two and allotted two parcels to Charles Webb Howard, the son-in-law of Oscar Shafter.

The west end of Point Reyes was sold to the United States, and the existing lighthouse was built there in 1870.

In 1889, several small tracts were sold by James Shafter for summer cottages in the Inverness area. Other than this subdivision, the lighthouse reservation, and the Pierce ranch, the Shafter-Howard families retained ownership of their ranches until 1919. In that year the heirs of Charles W. Howard sold their holdings to John Rapp, who in turn sold the ranches to tenant farmers. In 1939 the James McM. Shafter and Oscar L. Shafter estates on the Peninsula were sold, as is shown on Diagram No. 7.

The first ranchers who leased land from the Shafter family did not stay long. A comparison of the U. S. Census of 1860 and 1870 shows a complete population change in the Point Reyes township in this decade. The names of only two ranchers listed in the census of 1880 are found in the

Marin County Great Register of 1896. Some of these later ranchers lived on the Peninsula for longer periods; for instance James McClure, a native of Ireland, was naturalized in San Rafael in 1896 and that year was a registered voter in the Point Reyes precinct. He was still living on the Peninsula in 1919, the year he bought a ranch from John Rapp south of Abbotts Lagoon. His wife, Margaret McClure and two sons, David and George, now live on the old Pierce ranch.

Thus it was not until relatively recent years that individual ranchers have been able to own their own land on the Peninsula. The present pattern of land holdings is illustrated on Diagram No. 8.

## PRESENT Land Ownership and Use

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Essentially all of Point Reyes Peninsula proposed for inclusion in the national seashore is privately owned. It passed into private ownership before California became a state. Most of this land was later acquired by the Shafter family who held it until 1919 when a few of the present ranch owners purchased their lands. The majority bought in 1939 or later. Some of the persons listed in Table 2 purchased lands only a few years ago.

Sixty-two persons or corporations have properties within the proposed boundary. Twenty-six of these properties are small tracts ranging in size from a few hundredths of an acre to 14 acres. They account for a total of 73 acres. Ninety-nine percent of all the lands on the Peninsula suggested for seashore status is owned by 25 persons or corporations. Six of these 25 properties contain 25,468 acres which constitutes 48 percent of all the land in the proposed seashore.

Federal property within the exterior boundaries of the proposed seashore includes three parcels. The old U.S. Naval Compass Station, comprising 3.4 acres, is one parcel. Another is the Point Reyes Lifeboat Station which contains 12.21 acres that was conveyed to the United States in 1913 by the Howard family for a life-saving station. Nearly 10 of these 12 acres are rights-of-way for roads which provide access to the Lifeboat Station from the Sir Francis Drake Highway. The third parcel is the 120-acre lighthouse reservation on Point Reyes. It is not contemplated that these lands would be acquired for public seashore use unless so requested by the Navy or Coast Guard.

The Marin County Drakes Beach Park of 52.12 acres and the contiguous Drakes Historical Monument of 2.14

acres would be included in the proposal, if agreeable to the County.

Uses of land as of April 1960 within the boundaries of the proposed Point Reyes National Seashore consist mostly of dairy and beef cattle ranching. Lands owned or leased by dairy ranchers total about 19,000 acres, while lands used for grazing beef cattle total about 23,000 acres. About half (9,600 acres) of the lands comprising the dairy ranches are proposed for lease-back in the Ranching Area; the other half are in the suggested PUBLIC USE AREA. Some 6,000 acres of the beef cattle ranches are within the RANCHING AREA with 17,000 acres in the PUBLIC USE AREA.

Lands included in both dairy and beef cattle ranches are not all suitable for grazing. There are approximately 3,000 acres of sand dunes and sea cliffs which furnish little or no forage for cattle. Practically all of these poor grazing lands have been included in the PUBLIC USE AREA. At least half of the 12,000 acres of densely forested land in the proposed national seashore are designated above as beef cattle ranches. Parts of both dairy and beef cattle ranches are covered with brush especially in the steeper slopes where very little grass grows or is available to cattle.

Considered here as dairy and beef cattle ranches are the Radio Corporation of America and American Telephone and Telegraph properties. The amount of land used for the radio receiving stations and the areas leased for cattle grazing has not been determined. Eighteen of the 25 ranches in the proposed seashore are operated by lessees.

OWNER	PUBLIC USE AREA	RANCHING AREA	TOTAL ACREAGE	KEY NO.	OWNER	PUBLIC USE AREA	RANCHING AREA	TOTAL ACREAGE
1. American Tel. & Tel. Co.	160.13	361.70	521.83	33. Mendoza, Zenna	2,437.79	0	2,437.79	
2. Barnes, Fred H.	0.58	0	0.58	34. Menzies, R.H.	3.22	0	3.22	
3. Benevenga, Emma K.	0.04	0	0.04	35. Murphy, Anna J.	1.51	0	1.51	
4. Blair, Francis P.	1.35	0	1.35	36. Murphy, Leland S.	1,085.29	1,927.53	3,012.82	
5. Blanchard, Russell H.	0.34	0	0.34	37. Murray, Blaine, Jr.	8.78	0	8.78	
6. Calif. Pacific Title Co.	252.69	596.26	848.95	38. Nunes, George P.	435.20	1,037.20	1,472.4	
7. Chase, Richard D.	12.10	0	12.10	39. Onslow, Ford	0	76.30	76.30	
8. Collins, H. A.	2.00	0	2.00	40. Ottinger, Millard R.	0	4,040.43	4,040.43	
9. County of Marin	54.87	0	54.87	41. Parker, Alan B.	1.31	0	1.31	
10. Danielson, Norman	1.45	0	1.45	42. Pt. Reyes Land & Dev. Co.	406.4	0	406.4	
11. Gallagher, Edward	577.91	1,078.36	1,656.27	43. Powers, John J.	3.5	0	3.5	
12. Gallagher, Thomas	1,053.3	0	1,053.3	44. Radio Corp. of America	396.18	1,077.74	1,473.92	
13. Ghisletta, Ernest	162.78	1,077.22	1,240.00	45. Righetti, Ethel	80.	0	80.	
14. Gottschalk-Sieroty Co.	90.	0	90.	46. Santori, Frank	0.50	0	0.50	
15. Grossi, D.	120.17	2,624.83	2,745.	47. Schluckebier, Ludwig	1.	0	1.	
16. Hagmaier, Daniel P.	499.04	0	499.04	48. Scoville, Loren P.	4.51	0	4.51	
17. Hall, William T.	1,211.41	0	1,211.41	49. Silveira, Christina T.	0.61	0	0.61	
18. Heims, Edward H.	273.50	841.50	1,115.	50. Smoot, S. A.	84.	0	84.	
19. Hoefler, Otto	1.4	0	1.4	51. Spenger, Frank	9.06	0	9.06	
20. Holter, Malone, Richards	63.0	43.0	106.	52. Stewart, Boyd	889.61	0	889.61	
21. Jensen, Eileen C.	1.0	0	1.0	53. Teixeira, Joseph F.	230.24	0	230.24	
22. Jensen, Mary D.	5.	0	5.	54. Tevis Land & Livestock Co.	3,605.20	0	3,605.20	
23. Kehoe, James V.	550.29	712.73	1,263.02	55. The Golden Rule Church	3,348.22	0	3,348.22	
24. Kelham, Grace H.	7,714.66	0	7,714.66	56. Turney, Sayles A.	709.53	2,211.47	2,921.00	
25. Kilkenny, Lillian H.	18.1	0	18.1	57. U.S. Pt. Reyes Lifeboat Sta.	12.21	0	12.21	
26. King, Charles D.	1.02	0	1.02	58. U.S. Naval Compass Sta.	3.4	0	3.4	
27. Lowman, Malden C., Jr.	0.56	0	0.56	59. U.S. Pt. Reyes Lighthouse	120.	0	120.	
28. Lupton, Earl L.	0.95	0	0.95	60. Vedanta Society	2,026.69	0	2,026.69	
29. McClure, James	735.21	956.76	1,691.97	61. Ward, John F.	0.70	0	0.70	
30. McClure, Margaret	2,536.76	0	2,536.76	62. Wistar, Richard	14.43	0	14.43	
31. McDonald, Morton	0.75	0	0.75					
32. Marshall, Robert D.	452.40	1,406.16	1,858.56	Totals	32,473.85	20,069.19	52,543.04	

## Boundaries SUGGESTED USE ZONES

Recreation lands for public use, ranch lands for dairy farms, and expansion areas for established communities constitute major use zones of the national seashore proposal for the Point Reyes Peninsula. Additional uses include the Point Reyes Lighthouse, the Point Reyes Lifeboat Station, the fishing and oyster industries, and the radio receiving installations.

Point Reyes Peninsula contains roughly 100 square miles or 64,000 acres. The suggested PUBLIC USE AREA for recreation would contain about 33,000 acres, the RANCHING AREA about 20,000, and the established communities with their expansion areas approximately 11,000 acres.

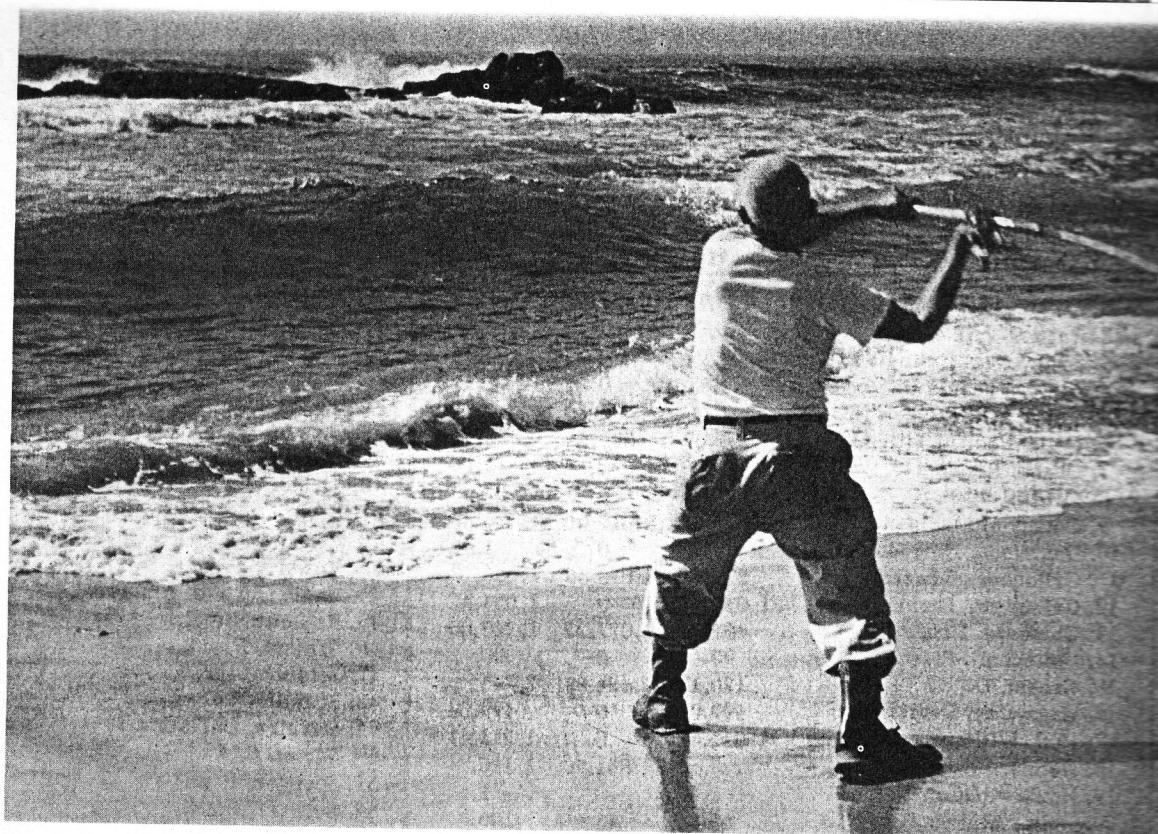
The majority of the wooded uplands on the Peninsula are included in the PUBLIC USE AREA because of their high recreation values, and because the forest and hills should be protected from additional timber cutting and resulting soil erosion. The southern part of the PUBLIC USE AREA accounts for more than half of the recreation use zone. Three-fourths of this land is wooded or brush-

covered. This part of the Peninsula includes the high Inverness Ridge and the freshwater lake region.

Beef cattle ranches in the PUBLIC USE AREA total about 17,000 acres, and provided grazing for approximately 1,500 head of cattle in the spring of 1960.

All of the lands of three dairy ranches in the PUBLIC USE AREA on that portion of the Peninsula south and west of Drakes Estero eventually would be required for recreation. If the national seashore were established, heavy public use on both sides and around the southern end of the Peninsula would materially interfere with the use of the land for dairy ranching. Any attempt to allocate the lands for both recreation and ranching would be unfair to both seashore visitors and the ranchers.

Boundary lines for the PUBLIC USE AREA have been drawn so as to interfere as little as possible with the dairy and beef ranches. A large portion of these ranch lands consists of terrain unsuitable for cattle grazing. A narrow strip along the coast between Point Reyes and Tomales Point, for instance, is covered with dune sand. Much



Surf fishing from the beaches, deep sea salmon trolling in Drakes Bay, abalone fishing on reefs or rocky shores, and clamming on tide flats are sports which could be enjoyed by fishermen if the shores of the Peninsula were accessible to the public.

of the narrow strip of land proposed for recreation which encircles Drakes Estero consists of cliffs or steep hillsides covered with brush. Practically all of the east side of Inverness Ridge, the majority of the top, and a large share of the western slope are so densely forested and covered with brush as to furnish relatively little forage for livestock.

The RANCHING AREA of about 20,000 acres consists primarily of dairy lands and it is proposed that they should be leased back to the ranchers for continuance of that type of land use. Within the RANCHING AREA, ten dairy ranches run approximately 3,600 head of dairy stock with about half of them in active milk production. Six ranches in this area now raise a reported 2,000 head of beef cattle. At least two of the latter ranches were formerly dairy ranches and could be used again for production of milk. Included as ranches are the properties of the Radio Corporation of America and the American Telephone and Telegraph Company. Parts of both of these properties are leased to tenant ranchers - one of whom operates a dairy ranch; the other raises beef cattle. Half of the dairy ranches in the RANCHING AREA are operated by tenants; about half of the beef cattle ranches are run by tenants or close relatives of the owners.

Point Reyes Lighthouse, which has been an aid to navigation for nearly a century, and the Point Reyes Lifeboat Station would continue to be operated by the U.S. Coast Guard. Both of these installations have fascinating histories and stories which could show by proper interpretive devices the role of the United States Government in guiding ships and in saving the lives of sailors.

The commercial fishing industry on Point Reyes could contribute significantly to public enjoyment of the proposed seashore. Continuation of fishing, expansion of facilities to include sea-food restaurants, markets, and

charter-boat service for deep sea fishing, would be activities compatible with the seashore recreation area concept. Consideration is being given by other public agencies to the construction of a jetty from the eastern end of Point Reyes which would make a harbor of refuge for pleasure craft. The presence of a safe anchorage near good fishing waters, especially when salmon are running, and a refuge when unexpected storms make the Golden Gate hazardous for small craft, would permit a significant increase in the use of these waters by boats berthed in San Francisco Bay. Launching ramps within the harbor of refuge would also permit smaller boats to fish Drakes Bay.

The oyster industry in Drakes Estero would be benefited by establishment of the proposed national seashore. Pollution of these waters, which would occur if the surrounding land were subdivided and occupied, would put the oyster operation out of business. A restaurant specializing in selling and serving fresh oysters and other sea foods would add another recreation attraction to the proposed seashore. Additionally, culture of oysters is an interesting industry which presents exceptional educational opportunities for introducing students to the field of marine biology.

Included in the PUBLIC USE AREA is the ocean beach fronting the American Telephone and Telegraph Company and the Radio Corporation of America properties. No road would be built between the receiving stations and the ocean. No vehicles would be allowed on the beach, nor power boats on Abbots Lagoon. Sir Francis Drake Highway would be relocated in order to remove highway traffic from the immediate vicinity of the radio stations. Retention of the ranching area in its present-day agricultural use would preclude electrical interferences which would occur if the Peninsula were subdivided.



Philip Hyde

**BEACH USE.** Hearts Desire Beach in Tomales Bay State Park is characteristic of several beaches within the proposed seashore. A similar but larger beach in Tomales Bay is suggested for development to provide for the usual activities associated with beach recreation.

## POSSIBLE Development Layout

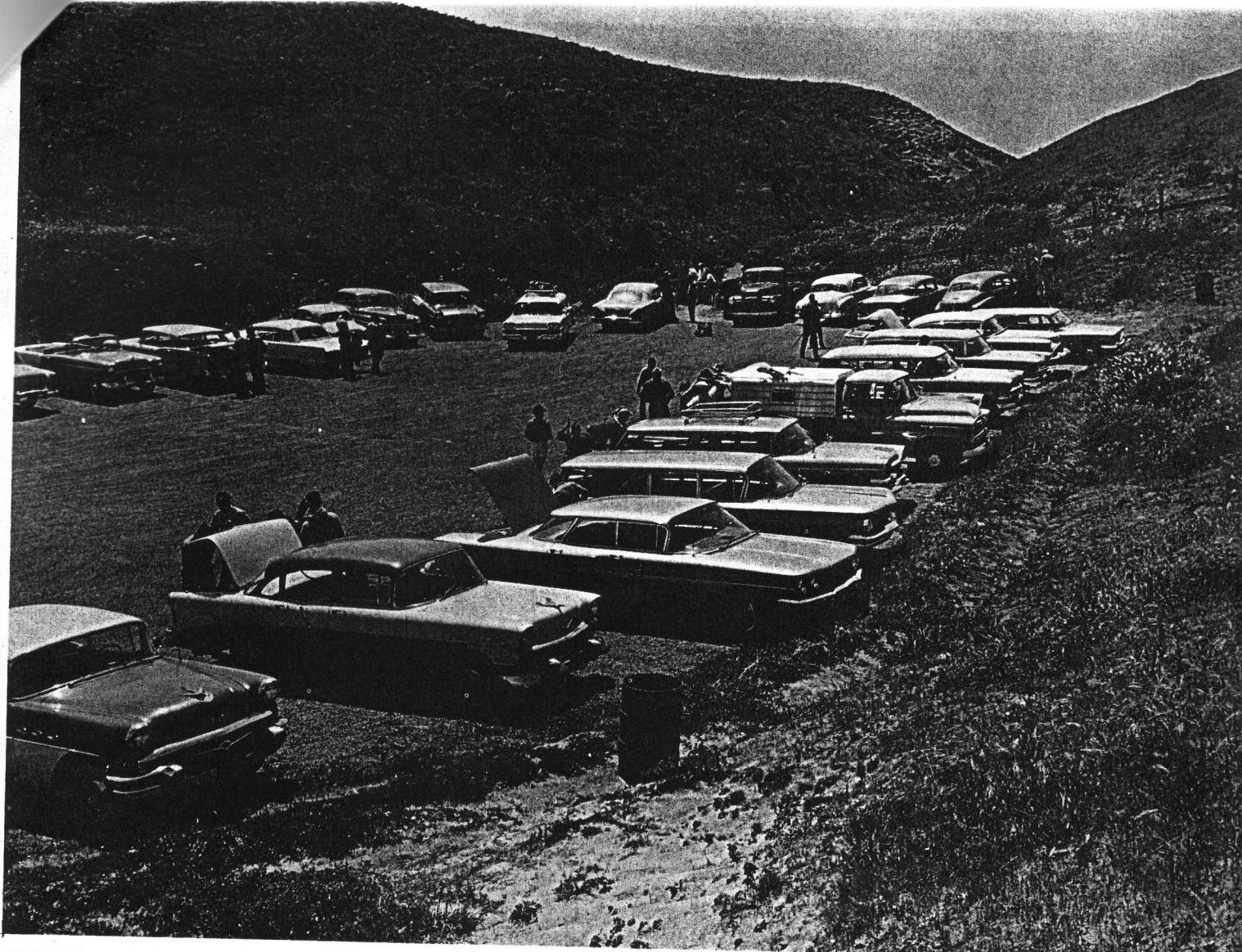
**THE** accompanying drawing shows in stippled pattern the RANCHING AREA of 20,000 acres, and the adjoining PUBLIC USE AREA of 33,000 acres. Also shown are Tomales Bay State Park, the U.S. Coast Guard facilities, and the community areas of Bolinas, Inverness, and Inverness Park, which are excluded from the national seashore proposal.

Developments would be planned to avoid the RANCHING AREA insofar as that is possible. The roads would traverse the RANCHING AREA to some extent, of course, and would be needed not only by the public but by the ranchers as well. There are a number of existing roads in that area, and it is felt that ultimately the road system most satisfactory for all concerned would probably be somewhat different from the road system presently in use. It is believed that there would be a total of about 25 miles of new roads within the proposed national seashore, and about 40

miles of improved existing roads. The horse and hiking trails, either new or improved, would total approximately 25 miles. The trail system would include short stretches of trail which would be necessary to provide for public access to the beaches from nearby parking areas at numerous points along the coast. Also there would be a number of miles of hiking trails and horse trails in the interior of the area..

Beach developments would consist of bath houses, shelters, comfort stations, food concessions, picnic facilities, potable water and parking areas. One major development of this kind would be possible at Drakes Beach on the immediate shores of Drakes Bay, and a second major development could be located in the Tomales Bay area. It is believed that most of these facilities would be developed and operated by concessioners.

Picnic areas would be developed at five major locali-



Philip Hyde

**BEACH ACCESS.** This parking area built by Marin County on the Pie Ranch provides public access across private land to McClure Beach. Planned development of roads in the proposed seashore calls for parking areas that would make many beaches accessible to seashore visitors.

ties, to accommodate a total of about 2,000 people at one time.

The proposed campgrounds represent probably the only overnight accommodations which should be developed, in the opinion of the planners. The nearby communities are so close, and there is such a fine opportunity for them to improve their public accommodations in caring for many seashore visitors, that it hardly seems justifiable to consider major overnight accommodations such as ho-

tels and motels within the proposed national seashore itself. The total campground facilities contemplated would be 500 units in three major centers—Inverness Ridge, Drakes Estero, and the Bolema Club area. It is believed that exceedingly attractive campgrounds could be developed in these areas.

Riding stables could be developed on the Bear Valley Ranch, utilizing existing barns and corrals which are near the proposed entrance to the seashore area.