

National Historic Lighthouse Preservation Act

NOTICE OF AVAILABILITY

Point Fermin Light Station San Pedro, Los Angeles, California

May 2, 2012



The light station property described on the attached sheet has been determined to be excess to the needs of the Federal government. Pursuant to the National Historic Lighthouse Preservation Act of 2000, 16 U.S.C. 470, this property is being made available at no cost to eligible entities defined as **Federal Agencies, state and local agencies, non-profit corporations, educational agencies, or community development organizations**, for education, park, recreation, cultural, or historic preservation purposes. No preference will be given to Federal agencies, or state or local governments.

An eligible entity with an interest in acquiring the described property for a use consistent with the purposes stated above, should submit a letter of interest to the address listed below by **July 2, 2012**.

Letters of interest should include:

- Name of property
- Name of eligible entity
- Point of contact, title, address, phone and email
- Non-profit agencies must provide a copy of their state-certified articles of incorporation

Eligible entities that submit a letter of interest will be sent an application and given an opportunity to inspect the property. Building inspectors and/or contractors may accompany the applicant on the site visit. The completed application must be submitted to the Department of Interior within 90 days from the date of the Federal Government's scheduled site inspection. The Department of Interior will review applications and select an eligible entity to receive the property. The General Services Administration will complete the conveyance to the selected recipient. Pursuant to Section 309 of the National Historic Lighthouse Preservation Act, the light station will be sold if it is not transferred to a public body or non-profit organization.

For more information on the disposal of lighthouses, please visit the following web sites:

https://extportal.pbs.gsa.gov/ResourceCenter/content/lighthouse_customer.do

<http://www.cr.nps.gov/maritime/nhlpa/nhlpa.htm>

Letters of interest should be mailed to:

Ms. Monica Pech
United States General Services Administration
Office of Property Utilization & Disposal (9PZ)
450 Golden Gate Avenue, Fourth Floor East
San Francisco, California 94102

A copy of the letter of interest should be sent to:

Mr. Tom Doszkocs
U.S. General Services Administration
Office of Property Utilization & Disposal
880 Front Street, Suite 4236
San Diego, California 92101

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GSA Control No.	9-U-CA-1684
Property Identification	Point Fermin Light Station
Property Address	805 & 807 Paseo Del Mar, San Pedro, CA 90731
Property Description	Two parcels totaling approximately 3.489 acres including the Lighthouse tower, office and garage building, concrete storage structure, electronics shack, former guest quarters structure, and non-operational light signal beacon
Condition of Property	The structures are in generally good condition. The property is offered “AS IS” and “WHERE IS” without representation, warranty, or guarantee as to quality, quantity, title, character, condition, size or kind, with the exception of the personal property and fixtures owned by the City of Los Angeles or other licensees utilizing the property (see Site Plan on page 5).
Range of Possible Uses	Historic Lights and Light Stations may be used for education, park, recreation, cultural, or historic preservation purposes.
Commercial Activities	Commercial activities are prohibited unless approved by the Secretary of the Interior
Utilities	All primary utilities (gas, electric, water, sanitary sewer) currently serve the property from the following municipal & private utility providers: Los Angeles Dept. of Water and Power; Southern California Edison Company; and the Bureau of Sanitation City of Los Angeles
Historical Information	Point Fermin Light Station was listed on the National Register of Historic Places in June of 1972 (No. 72000234). The original fourth-order Fresnel lens has been removed from the Lighthouse Tower, is on display on the ground level of the Lighthouse Building, and will remain the property of the U.S. Coast Guard. The selected recipient must maintain the property in accordance with the Secretary of Interior’s Standards for Rehabilitation, and with USCG Fresnel lens guidelines. Historic covenants will be incorporated into the deed
Aid to Navigation	Federal Aid to Navigation equipment located onsite remains the personal property of USCG. The United States reserves an unrestricted right for ingress and egress to protect, maintain, install, operate, repair, replace, relocate or remove the aid to navigation and any associated equipment; supporting utilities;

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Point Fermin Light Station

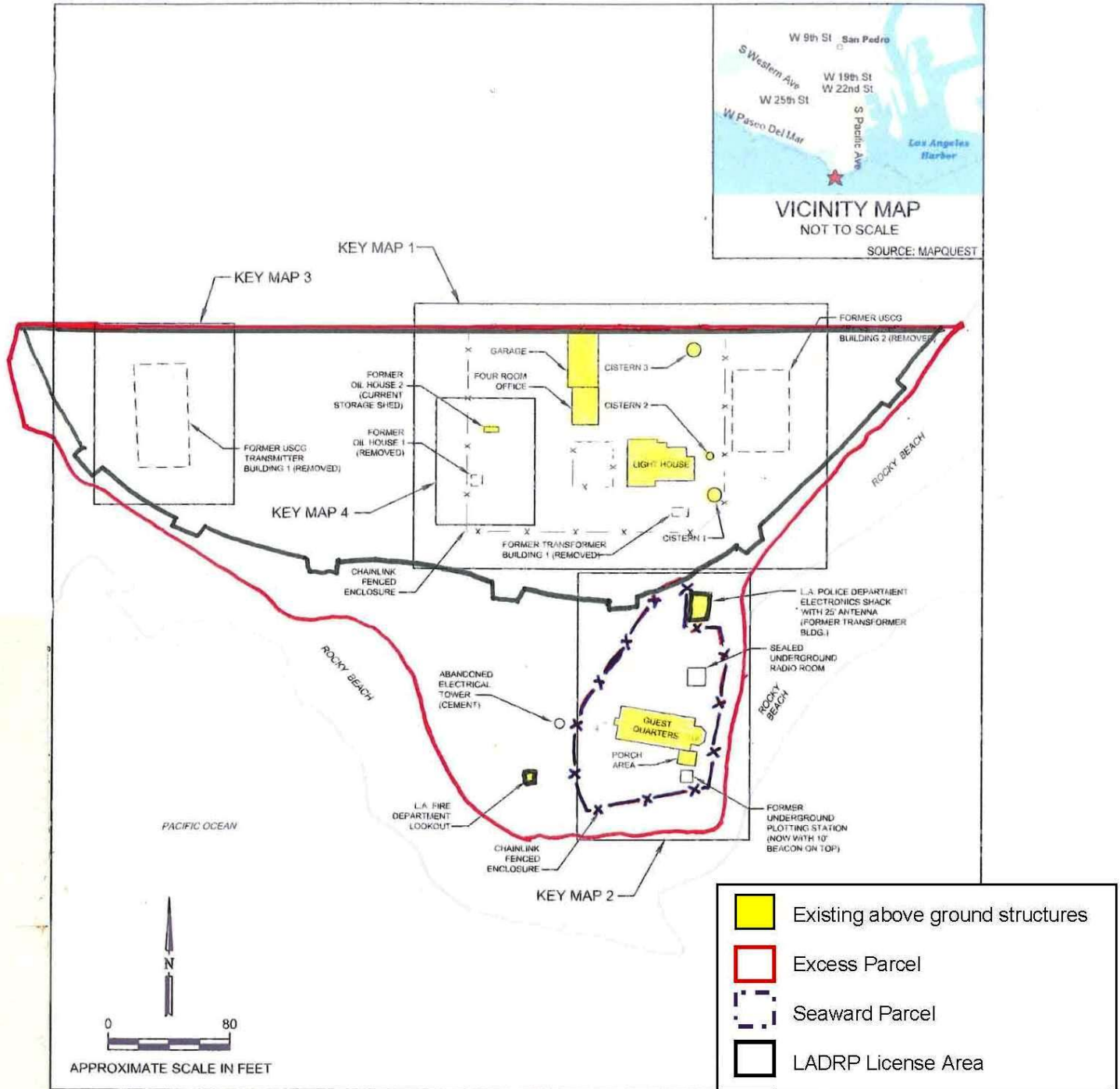
San Pedro, Los Angeles, California

	unobstructed visual signal to the equipment on the property; and for continued placement, access and use of the property by USCG and other parties in order to operate and maintain their respective equipment.
Easements & Exceptions	Subject to existing easements and licenses for public roads highways, utilities, pipelines, drainage and sewer lines
Current Tenants	The lighthouse, electronics shack, and a coastal lookout structure are currently used by various entities of the City of Los Angeles under license with USCG
Environmental Information	Lead, total petroleum hydrocarbons, and PCBs exists in surface soil at concentrations exceeding residential site cleanup levels around the Lighthouse & Four-Room Office. No soil samples exceeded industrial/commercial screening levels and do not pose a risk to human health & safety. Asbestos and lead based paint exists in some of onsite structures. Mold is evident on the exterior or the basement level of the Guest Quarters. Pesticides have been properly applied to the grounds surrounding the Lighthouse. The recipient of the property will be prohibited from using the property for a residence, day-care center or playground. Any future development will also be governed, in part, by the San Pedro Specific Plan for the San Pedro Coastal Zone. Point Fermin is also located within a general area of known, listed threatened and/or endangered species and/or critical habitat.
Property Inspection	TBD following identification of (and as a part of notification to) eligible recipients
Attachments	See attached pictures and maps

VICINITY AERIAL MAPS



SITE PLAN



	US COAST GUARD	VICINITY MAP AND SITE PLAN
	LOCATION: SAN PEDRO, CALIFORNIA	



FRONT VIEW LOOKING NORTH



SIDE VIEW LOOKING WEST



SIDE VIEW LOOKING EAST, VIEW OF GARAGE, FOUR ROOM OFFICE AND LIGHTHOUSE



REAR VIEW LOOKING SOUTH



SEAWARD PARCEL - ELECTRONICS SHACK & ANTENNA, GUEST QUARTERS



FRONT VIEW OF GUEST QUARTERS FACING SOUTH



REAR VIEW OF GUEST QUARTERS FACING NORTH



VIEW FROM GUEST QUARTERS DECK



ANTENNA



COASTAL LOOKOUT



ABANDONED ELECTRICAL TOWER CEMENT