

APPROVED
JUN 06 2018

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-117

DATE June 6, 2018

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POINT FERMIN LIGHTHOUSE – FINAL AUTHORIZATION FOR THE ACQUISITION OF THE PROPERTY; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15325, CLASS 25(E) [TRANSFER OF OWNERSHIP OF INTEREST IN LAND TO PRESERVE HISTORIC RESOURCES] OF THE STATE CEQA GUIDELINES

AP Díaz	_____	V. Israel	_____
* R. Barajas		S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____


General Manager

Approved X Disapproved _____ Withdrawn _____
With Corrections _____

RECOMMENDATIONS

1. Approve a proposed Memorandum of Agreement (MOA), substantially in the form as Exhibit A attached, between the Department of Recreation and Parks (RAP), the United States ~~State~~ of America acting by and through its General Services Administration (GSA), the United States ~~State~~ Department of Interior, National Park Service (NPS), the United States Coast Guard (USCG) and the California State Historic Preservation Office (SHPO) regarding the conveyance and preservation of Point Fermin Lighthouse, located at 805-807 Paseo Del Mar, San Pedro, California (Property) and the approval of the City Attorney as to form;
2. Adopt the Resolution (Exhibit B) that approves the proposed MOA and the acquisition of the Property for continued use of the Lighthouse as a house museum;
3. Authorize the acquisition of Property, identified as Los Angeles County Assessor's Parcel Number (APN) 7469-030-901, as depicted in attached Site Map (Exhibit C) for continued use of the Point Fermin Lighthouse ("Lighthouse") located at the Property as a house museum;
4. Direct Board of Recreation and Park Commissioners' (Board) Secretary to transmit the MOA to City Attorney for review and approval as to form;
5. Authorize RAP staff to request the assistance of GSD and the City Attorney's Office in the review and processing of the related documents, including but not limited to the MOA;

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6. Upon the receipt of the necessary approvals, authorize the Board President and Secretary to execute the MOA and Quit Claim Deed from GSA, which shall be set apart and dedicated as park property in perpetuity, subject to the approval of the City Attorney as to form and legality;
7. Find that the proposed acquisition is categorically exempt from California Environmental Quality Act (CEQA), and direct staff to file a Notice-of-Exemption; and,
8. Direct the Chief Financial Officer or designee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-five Dollars (\$75.00) in order to file a Notice of Exemption with the County within five (5) working days of approval of this Report.

SUMMARY

The proposed acquisition Property is a 3.5-acre site, located at 805-807 Paseo Del Mar, San Pedro, California 90731 as depicted in the site map (Exhibit C), Assessor's Parcel Number 7469-030-901 (GSA Control No. 9-U-CA-1684). The Property has two (2) areas of use, a 2-acre inland area and a 1.5-acre seaward area. The Lighthouse and some other buildings are located on the 2-acre inland area. The 1.5-acre seaward area includes the guest quarters and light signal beacon. The area surrounding the Property is predominantly zoned for open space, recreational uses, and low density residential.

The Lighthouse is a five-story, Victorian-style designed residence built in 1874. It is situated within Point Fermin Park ("Park") and amenities in the Park include picnic facilities, play equipment, restrooms and a small community building. Other historical landmarks that RAP currently maintains nearby in San Pedro include: Cabrillo Marine Aquarium, Cabrillo Beach Bathhouse, Los Angeles Maritime Museum, Banning Residence Museum, Drum Barracks Civil War Museum, Fort MacArthur Military Museum, and Angel's Gate Park, which includes the Korean Bell of Friendship.

Since 1927, RAP has continuously maintained and operated the subject site under a lease with USCG. In 1972, the Lighthouse was listed in the National Register of Historic Places (NRHP) designated as a historical landmark. In 2002, RAP renovated the museum at a cost of \$2.3 million and seismically retrofitted and refurbished the Lighthouse. The Lighthouse, continued as a museum, offered tours to the public on a regular basis at no cost.

On May 2, 2012, NPS published a Notice of Availability indicating that the Lighthouse was available for transfer of ownership at no cost. On May 4, 2012, RAP responded with a Letter of Interest and on August 8, 2012, the Board authorized to pursue acquisition of the Lighthouse. (Report No. 12-235) Three (3) other philanthropic groups participated in this bidding process of the Lighthouse. On September 22, 2017, the Secretary of the Interior informed RAP that GSA will provide the transfer of the Property to the City without monetary consideration. (Exhibit D attached)

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On April 4, 2018, RAP received a finalized MOA (Exhibit A attached) from GSA for the transfer of the Lighthouse from USCG to the City of Los Angeles, California. Agencies to execute the MOA are: the GSA (the lead agency), NPS, USCG, SHPO, and RAP is an invited signatories ("Invited Signatory") to this MOA based on its administrative control, custody, accountability and maintenance responsibilities for the Property, once the Deed is recorded.

This MOA will expire on the date that the terms and conditions in Stipulation 1 of the MOA are recorded in the deed of transfer of the Property and the terms and conditions in Stipulation 2 are complete. This MOA will expire if its terms are not carried out within five years from the date of its execution. Prior to such time, GSA may consult with the other Signatories and Invited Signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation 2.M

In accordance with the MOA (Exhibit A)[page 12 to 13 and page 16 at Sec I (2) B, C, D, E, G and L], the responsibilities of RAP are as follows:

Updates on NRHP Nominations

RAP will have to submit updates to SHPO for review pertinent to the NRHP Nominations on the Lighthouse (NRHP Nomination# PH0111586) and the Battery Osgood-Farley (NRHP Nomination# PH0065293). SHPO will review the nomination and provide feedback. RAP will then revise and resubmit the nomination to incorporate SHPO comments.

Designation as Local Historic Resource

RAP will have to submit an application to the Cultural Heritage Commission (CHC) for initial consideration to CHC for designation of the Historic Property as a Historic- Cultural Monument.

Signage

RAP will install and maintain signs near the principal points of access to the Property as specified in MOA

Preservation and Maintenance

RAP and USCG must preserve and maintain the Property all in accordance with the recommended approaches set forth in the Secretary of the Interior's Standards for the Treatment of Historic Properties and as described in the Historic Structure Report prepared by the Historic Resources Group, LLC.

Annual Reports

Each year following the execution of this MOA, RAP must provide all Parties to this MOA an annual report summary [page 16 at Sec I (2) L].

Easement for USCG

An easement will allow USCG to keep, locate, access, operate, service, install, maintain, replace, repair, and remove the federal Aid to Navigation(s) at the Property, and necessary land use controls.

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ENVIRONMENTAL IMPACT STATEMENT

The proposed project consists of the transfer of ownership of interest in land with the intent to preserve historic resources. Therefore, Staff recommends that the Board determine the project site is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15325 Class 25 (e) of the State CEQA Guidelines.

FISCAL IMPACT STATEMENT

The current costs to maintain and operate the Lighthouse is two hundred twenty-one thousand seven hundred and thirty dollars (\$221,730) annually, which includes staff salaries, maintenance and operation costs.

RAP currently includes the maintenance and operation costs in RAP's General Fund and the Port of Los Angeles (Harbor Department) reimburses RAP for the maintenance costs. Upon completion of this acquisition, it is anticipated that RAP will no longer be reimbursed by the Harbor Department. Therefore, RAP will include the maintenance and operation costs of this facility in its future annual budget requests upon completion of this acquisition.

This Report was prepared by Felice Chen, Management Analyst II of Real Estate and Asset Management Section.

List of Attachments

- Exhibit A – MOA
- Exhibit B – Resolution
- Exhibit C – Site Map
- Exhibit D – Sept 22, 2007 Secretary of the Interior Letter to RAP

MEMORANDUM OF AGREEMENT BY AND AMONG THE UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS GENERAL SERVICES ADMINISTRATION, THE UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, THE UNITED STATES COAST GUARD, THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICE, AND THE CITY OF LOS ANGELES REGARDING THE CONVEYANCE AND PRESERVATION OF POINT FERMIN LIGHT STATION HISTORIC DISTRICT, SAN PEDRO, LOS ANGELES, CALIFORNIA

WHEREAS, this Memorandum of Agreement (“MOA”), inclusive of all attachments, is made as of this _____ day of _____, 2018, by and among the U.S. General Services Administration (“GSA” or “Grantor”), as lead agency, the United States Department of Interior, National Park Service (“NPS”), the United States Coast Guard (“USCG”), the California State Historic Preservation Office (“SHPO”) and the City of Los Angeles, CA (“City” or “Grantee”) (all referred to collectively herein as the “Signatories” or “Parties” or individually as a “Signatory” or “Party”), pursuant to Sections 106 and 110 of the National Historic Preservation Act, as amended (“NHPA”) 54 U.S.C. §§ 306101-306114, respectively, and its section 106 implementing regulations at 36 Code of Federal Regulation (“CFR”) part 800 and the National Historic Lighthouse Preservation Act (“NHLPA”) 54 U.S.C §§ 305101-305106; and

WHEREAS, USCG is the federal agency that has administrative control, custody and accountability, on behalf of the United States, of the Point Fermin Light Station, the real property located at 805-807 Paseo Del Mar, San Pedro, CA (“Property”) that is the subject of this MOA; and

WHEREAS, the Point Fermin Lighthouse (“Lighthouse”), which was individually listed in the National Register of Historic Places (“NRHP”) in 1972 (#PH0111856), and is located on the Property; and

WHEREAS, the Property contains the prehistoric archaeological site CA-LAN-144, a site determined eligible for inclusion in the NRHP under Criterion D through consensus with SHPO; and

WHEREAS, GSA has completed the Point Fermin Historic Resource Analysis (“HRA”) (2014), attached hereto as Attachment 1 and incorporated herein by reference, and determined the Lighthouse Garage and Office (“Garage”), the three Cisterns (“Cisterns”) and the two Base End Stations B’5 and B’6 (“Base End Stations”) on the Property also are eligible for listing in the NRHP and, together with the Lighthouse and archaeological site CA-LAN-144, comprise the Point Fermin Light Station Historic District (“Historic Property”), attached hereto as Attachment 2 and incorporated herein by reference and the SHPO has concurred with this determination; and

WHEREAS, USCG has reported the Property to GSA as excess to USCG’s needs as directed by 41 C.F.R. § 102-75.60; and

WHEREAS, USCG will continue to have administrative control, custody, accountability and maintenance responsibilities for an active federal Aid to Navigation (“ATON”) on the Property; and

WHEREAS, the United States, through USCG, will retain ownership of the Fourth Order Fresnel Lens that served the Lighthouse from 1912-1941 and that Grantee has on display on the First Floor of the Lighthouse under the Agreement For Ongoing Loan, dated November 30, 2006, as renewed (“Lens Loan Agreement”), attached hereto as Attachment 3 and incorporated herein by reference; and

WHEREAS, pursuant to the terms of the NHLPA, which makes historic lighthouse properties that are excess to the needs of USCG available at no cost to other federal agencies, state and local governments, non-profit corporations, educational agencies, or community development organizations for education, park and recreation, cultural or historic preservation purposes, the City filed an application for ownership of the Property (“Application”), attached hereto as Attachment 4 and incorporated herein by reference, and on June 28, 2017, NPS recommended to the Secretary of the Interior (“Secretary”) that the City be the recipient of the Property; and

WHEREAS, on September 22, 2017, the Secretary requested that GSA approve the transfer of the Property to the City; and

WHEREAS, the United States of America, through GSA, is proposing to convey the Property to the City pursuant to the NHLPA, for use as a City of Los Angeles Department of Recreation and Parks (“RAP”) Museum and Park subject to the Historic Covenant excerpted herein (“Historic Preservation Covenant”) and the terms of the Application (“Undertaking”), which references the *Secretary’s Standards for the Treatment of Historic Properties* (“Secretary’s Standards”) and the prevailing applicable codes, including the California Historical Building Code (“CHBC”), found in part 8 of title 24 of the California Code of Regulations; and

WHEREAS, the City agrees that for any discrepancies or conflicts between the City’s Application and any outcome(s) of the section 106 consultation process, the outcome(s) of the section 106 consultation process will take precedence and, consequently, this MOA will be incorporated into the Application in its entirety; and

WHEREAS, in response to the request of the Secretary and in accordance with the terms of the NHLPA, GSA will convey the Property to the City by a quitclaim deed (“Deed”), to be recorded by the City at the Los Angeles County Recorder’s Office, which will incorporate the Application by reference and will include the Historic Preservation Covenant (Stipulation I. below), an easement for the benefit of the United States to allow USCG to keep, locate, access, operate, service, install, maintain, replace, repair, and remove the federal ATON(s) at the Property, and necessary land use controls; and

WHEREAS, in consultation with the SHPO, GSA determined that the Area of Potential Effect (“APE”) of the Undertaking is the boundaries of the Property to be transferred, referred to as Assessor’s Parcel Number 7469-030-901, Los Angeles, Los Angeles County, CA (Attachment 2); and

WHEREAS, given the location and nature of the Property, and the results of Archaeological Investigations (March 19, 2003), GSA has reached out to the following Native American tribes: Soboba Band of Luiseno Indians, Gabrielino/Tongva San Gabriel Band of Mission Indians, Gabrieliño Band of Mission Indians – Kizh Nation, Gabrielino Tongva Indians of California Tribal Council, and Gabrielino-Tongva Tribe, and tribal interest in the Undertaking or the Property has been expressed to GSA; and

WHEREAS, pursuant to 36 C.F.R. §§ 800.2(c)(2)(ii) and 800.3(f)(2), GSA has consulted with the Gabrielino/Tongva San Gabriel Band of Mission Indians, the Gabrieliño Band of Mission Indians – Kizh Nation, and the Gabrielino Tongva Indians of California Tribal Council and determined that they attach religious or cultural significance to the CA-LAN-144 site and they agreed to concur with this MOA (“Concurring Parties” and each individually a “Concurring Party”); and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), GSA has consulted with the SHPO and has notified the Advisory Council on Historic Preservation (“ACHP”) of its adverse effect determination with specified documentation and ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii); and

WHEREAS, the City, through its RAP and its Office of Historic Resources (“OHR”) has participated in said consultation, and accordingly, these City entities will assume responsibilities for certain aspects of the Undertaking as described in greater detail below and RAP is an invited signatory (“Invited Signatory”) to this MOA in accordance with 36 C.F.R. § 800.6(c)(2) based on its administrative control, custody, accountability and maintenance responsibilities for the Property, once the Deed is recorded; and

WHEREAS, the City plans to enforce the Historic Preservation Covenant, as set forth below (Stipulation 1), through its various entities, such as RAP, which will advise and consult with OHR as conditions occur on the Property that impact the City’s preservation obligations, such as those in Stipulation 1 of this MOA; and OHR which will provide consultation to RAP so it may effectively implement said preservation obligations. Also, as set forth below (Stipulation 2.D) of this MOA, the City’s Cultural Heritage Commission (“Commission”) plans to review and take action on the Application to designate the Historic Property as a City Historic-Cultural Monument; and

WHEREAS, GSA has identified and invited additional parties to consult on the Undertaking, including the Los Angeles Conservancy (“Conservancy”), the National Trust for Historic Preservation, the Point Fermin Lighthouse Society, the Point Fermin Historical Society, and the Fort MacArthur Museum, pursuant to 36 CFR § 800.3(f), (“Consulting Parties”); and

NOW THEREFORE, the Signatories agree that the Undertaking will be implemented in accordance with the following Stipulations to take into account the effects of this Undertaking on the Historic Property (as defined in the Historic Preservation Covenant, below).

GSA will ensure that the following Stipulations are carried out:

STIPULATIONS

1. HISTORIC PRESERVATION COVENANT. Grantor must include a Historic Preservation Covenant substantially in the form set forth below in any conveyance instrument. This Historic Preservation Covenant will take effect at the time and date that the Property is conveyed by Grantor to Grantee no matter when executed:

Historic Preservation Covenant. Grantee covenants and agrees for itself, its successors and assigns and every successor-in-interest to the Property (as described below), or any portion thereof, to be bound by the terms, conditions and restrictions of this preservation covenant. Unless otherwise noted, this covenant utilizes the definitions in 36 CFR part 800 (2004), and particularly 36 CFR §800.16 (2004).

A. Historic Property Description. The “Historic Property” consists of that portion of the Property depicted in the Site Map (attached hereto as Exhibit B and incorporated herein by reference) and any improvements thereon, including without limitation the Lighthouse, the Garage, the Cisterns, and the Base End Stations. The Historic Property and its setting are described in detail in the Point Fermin Historic Resource Analysis (“HRA”), prepared by Page & Turnbull, Los Angeles, CA (2014). A copy of the HRA is attached to the *MEMORANDUM OF AGREEMENT BY AND AMONG THE UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS GENERAL SERVICES ADMINISTRATION, THE UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, THE UNITED STATES COAST GUARD, THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICE, AND THE CITY OF LOS ANGELES REGARDING THE CONVEYANCE AND PRESERVATION OF POINT FERMIN LIGHT STATION HISTORIC DISTRICT, SAN PEDRO, LOS ANGELES, CALIFORNIA* (“MOA”), dated as of the _____ day of _____, 2018, and filed with the Advisory Council on Historic Preservation (“ACHP”). The HRA noted, among other items, the following facts:

1. The Point Fermin Lighthouse is listed individually in the National Register of Historic Places (“NRHP”) (#PH0111856) based on its significance on a local level to the City of Los Angeles under NRHP Criterion A within the context of Commerce. Point Fermin Lighthouse was the first substantial aid to navigation established at San Pedro, in what subsequently became Los Angeles Harbor. The Lighthouse is a two-story, balloon-framed, Stick Style residence with a 50 foot high tower rising from the center. Originally built as a two-family light keepers dwelling, it is a rare building type with a now rare framing system.
2. Character defining features (“Character Defining Elements” or “CDE(s)”) of the Lighthouse include: Tower with gallery and paired brackets at the corners; lantern with glazing on all sides and spherical copper roof; steeply pitched, gabled roofs with decorative trusses in the apex of the gables; double-hung wood sash windows in a variety of configurations with bracketed hoods, wide board trim, and projecting sill; three red brick masonry chimneys; horizontal shiplap siding and vertical sawtooth

- siding; overhanging eaves with exposed rafter ends and brackets; and full length porch and balcony on the south façade with diagonal and crisscrossing brackets.
3. The Fourth Order Fresnel Lens on display at the Point Fermin Lighthouse is original to the Lighthouse and is a CDE of the Lighthouse.
 4. The Point Fermin Lighthouse also is eligible as part of the Point Fermin Light Station NRHP historic district, which, in addition to the Lighthouse, includes the Garage, Office and three in-ground Cisterns. The Garage and Office are one-story, wood-frame structures that are immediately adjacent to each other and appear as if they are one building. The larger and taller Garage (ca. 1893) was constructed at its current location as a storehouse. The Office (ca. 1893) was historically the coal shed and was moved to its current location in 1912. CDEs of the Garage and Office include: one-story height with gable roof; horizontal wood shiplap siding; and paneled wood doors and wood frame windows with wide board trim. The 3 Cisterns are primarily below grade, with the visible portions ranging from just the metal cover to a brick dome approximately 18 inches above grade. CDEs of the Cisterns include a domed brick cap with cementitious parge coat and a steel manhole lid.
 5. The U.S. Army Base End Stations, B'5 and B'6, are eligible for the NRHP as part of Battery Osgood-Farley, an NRHP-listed structure at the Fort MacArthur Upper Reservation. The Base End Stations are one-story subterranean concrete cubes measuring 6 ft. 6 inches in length, width and height, designed to help triangulate a target's location to aim and fire the guns at the respective battery. CDEs of the Base End Stations include board-formed concrete walls and roof; observation slit with hinged iron shutters; and access hatch with interior steel rung ladder. The antenna mounted on B'6 is not a CDE of the Base End Station. It is an active federal Aid-to-Navigation and is not considered part of the Historic Property.
 6. CA-LAN-144 is eligible for the NRHP under Criterion D for its association with prehistoric human activity on the site. The Historic Property is sensitive for cultural resources both historic and prehistoric. The Gabrielino/Tongva San Gabriel Band of Mission Indians, the Gabrieliño Band of Mission Indians – Kizh Nation and the Gabrielino Tongva Indians of California Tribal Council are Concurring Parties to the MOA (collectively, the “Concurring Parties,” and each individually, a “Concurring Party”).
- B. Fresnel Lens.** The United States of America will retain all right, title, and interest to the Fourth Order Fresnel Lens (“Fresnel Lens”), located in the Lighthouse at the time of conveyance, as personal property of the United States of America under the administrative control of the United States Coast Guard (“USCG”) and as loaned to Grantee under the Agreement For Ongoing Loan (“Lens Loan Agreement”), November 30, 2006, as renewed. Grantor, at its option, may convey the Fresnel Lens to Grantee in the future. Grantee agrees to display the Fresnel Lens in accordance with the standards set forth in the *Guidelines on the Care and Maintenance of Historic Classical Fresnel Lenses Transferred with their associated lighthouses under NHLPA, February 17, 2011*,

attached hereto as Exhibit C and incorporated herein by reference, or any other guidelines as may be issued with regard to the care and maintenance of Fresnel lenses by USCG, Curatorial Services Office, to preserve and maintain the Fresnel Lens. If at any time Grantee should fail to comply with the guidelines described above, such failure will be considered grounds for the United States of America, at the option of USCG, to cause the Fresnel Lens to be removed from the custody of Grantee.

C. Use of Historic Property, Alterations or Use Changes. Grantee hereby covenants and agrees to comply with the following terms and conditions regarding the use of, and any alterations to the Historic Property.

1. Standards: Grantee covenants and agrees to perform alterations to the Historic Property in compliance with the Secretary of the Interior's ("Secretary") Standards for the Treatment of Historic Properties ("Secretary's Standards") and prevailing applicable codes including the California Historical Building Code ("CHBC"), found in part 8 of title 24 of the California Code of Regulations.
2. Historic Structure Report: Historic Resources Group, LLC prepared a Historic Structure Report ("HSR") for Grantee, dated August 15, 2003, which specifies what aspects of the Historic Property are considered historic and fall under the authority of this covenant.
3. Master Plan: The *Master Plan for the Historic Light Station*, referenced in the City of Los Angeles Department of Recreation and Parks' ("RAP") final *Application To Obtain Historic Light Station Property* signed November 16, 2012, ("Application") for ownership of the Property, outlines continued use of the Lighthouse as a house museum. There are no immediate plans to change the use of the Property at the time of conveyance.
4. Plan Review: Grantee covenants and agrees to submit to its Office of Historic Resources ("OHR") all plans and applications for alteration of the Historic Property as required by paragraphs B, C, D, E, and F of this covenant. OHR will review the plans in accordance with section 22.171.14 of Article 1 of the Los Angeles Municipal Code, attached hereto as Exhibit D and incorporated herein by reference, the Secretary's Standards and prevailing applicable codes, including the CHBC.
5. Prohibition of Alterations to the Historic Property: Grantee covenants and agrees to not perform any alteration (*e.g.* removal of CDEs, addition of material that may affect historic materials or new construction), or permit any inaction that would materially affect the Historic Property without the prior written approval of OHR, in accordance with subparagraph C.4 hereof. Written approval of OHR must be obtained prior to installing any signage, undertaking any work that requires a permit or altering paint colors on original materials or within CDEs of the Historic Property. If OHR's prior approval is not obtained, such activities may not occur.

6. National Park Service Review: Any plans or applications, or both, for alteration of the Historic Property submitted by Grantee to OHR in accordance with subparagraphs C.4 and C.5 hereof, which have been determined, upon review by OHR, to have an adverse effect on the Historic Property, must be submitted to the National Park Service (“NPS”) for review and comment. 54 U.S.C. § 305104(a)(4)(B), submittals must be reviewed and approved by the Secretary in consultation with the SHPO. NPS will have 45 days upon receipt to review the plans and applications for alteration and offer written comments and seek SHPO comments. NPS and SHPO comments will be incorporated to the fullest extent possible by Grantee. Once consensus with NPS is documented by Grantee, Grantee will provide such to OHR, which OHR may elect to review again and will respond to Grantee, in writing, either way. If OHR elects not to review revised plans and applications, the documented consensus between Grantee and NPS will serve as OHR’s approval and will be added to OHR’s files. Review by NPS will not be unreasonably withheld or delayed and, if no comments are received by Grantee within 45 days of NPS’s receipt of documents, Grantee may proceed with the project as reviewed and approved by OHR.

D. Ground Disturbing Activities. To avoid adverse effects to CA-LAN-144, which is eligible for the NRHP under Criterion D, Grantee covenants and agrees to not perform ground disturbing activities within the documented boundaries of CA-LAN-144 at any time. Grantee further covenants and agrees not to perform any material disturbance of any ground surface not already excavated as part of previous construction of the existing facility without first:

- a. Having an archaeologist, qualified in accordance with paragraph E of this covenant, review all documentation and plans associated with the proposed activity prior to its commencement and be present during any activity that disturbs the ground surface.
- b. Consulting with the delegated representative for the Concurring Parties, prior to commencement of ground disturbing activities.
- c. Should any cultural resources be encountered during maintenance activities or any other use of the Property, the immediate area must be secured, the activity halted, the delegated representative for the Concurring Parties contacted, and consultation promptly initiated with a qualified archaeologist to identify and evaluate the discovery and devise and implement appropriate mitigation, if warranted, in accordance with paragraph H of this covenant.

E. Professional Qualifications Standards. Grantee hereby covenants and agrees that all historical, archaeological, architectural history, architectural, and historic architectural work carried out pursuant to this covenant will be conducted by or under the direct supervision of an individual or individuals who meets, at a minimum, the applicable Secretary of the Interior’s Professional Qualifications Standards for conducting the appropriate work (48 FR 44738-9, September 29, 1983), as such standards may be revised from time to time. The most recent guidance is available at http://www.nps.gov/history/local-law/arch_stnds_9.htm.

F. Maintenance Program. Grantee hereby covenants and agrees that:

1. Grantee must preserve and maintain the Historic Property in a manner that preserves and maintains its attributes that contribute to the eligibility of the Historic Property for inclusion in the NRHP and in accordance with the Maintenance Plan outlined in the Application. Grantee agrees at all times to maintain the Historic Property in good repair and in a clean and safe condition and in a manner that will not exacerbate the normal aging of the Historic Property or accelerate its deterioration, all in accordance with the recommended approaches set forth in the Secretary's Standards and as described in the HSR.
2. Commencing on the effective date of this covenant, Grantee must promptly take commercially reasonable actions to secure the Historic Property from the elements, vandalism and arson, and must carefully undertake any stabilization that is necessary to prevent deterioration, using the Secretary's Standards and applicable NPS Preservation Briefs.
3. Grantee covenants and agrees to make every effort to maintain reasonable public access to the Historic Property, while providing appropriate security for Property. Should major changes in Historic Property use become necessary, Grantee will consider those alternatives that continue to meet the public access and stewardship goals of this covenant, as well as invite and consider comments from OHR on those alternatives. Grantee further covenants and agrees to give first preference to those uses that meet the public access and stewardship goals of this covenant.
4. Grantee must conduct seismic analyses of the Historic Property, if necessary, prior to any ground disturbing activity that may affect the structural integrity of the Historic Property, and as warranted thereafter. Grantee must take into consideration the results of seismic analyses, so that the structural integrity of the Historic Property is not adversely affected by such activities, and must provide the results of seismic analyses to OHR prior to said activity.

G. Casualty Damage to the Historic Property. Grantee hereby covenants and agrees that:

1. Immediate rescue and salvage operations are not subject to this paragraph, but rather are subject to subparagraph H.4, below. Subject to subparagraph G.2, below, if there is damage to the Historic Property resulting from casualty loss, Grantee must repair or restore, as appropriate, the Historic Property in compliance with the Secretary's Standards, unless it is not feasible to do so because of commercial or physical infeasibility, legal requirements or other circumstances. If it is not feasible because of commercial or physical infeasibility, legal requirements or other circumstances to repair or restore the Historic Property in compliance with the Secretary's Standards, Grantee must consult with OHR and NPS on other redevelopment alternatives and modifications of the Historic Property, which, in all cases, must adhere to the Secretary's Standards. All cost and expense of the design and construction of any such redevelopment alternative or modifications will be borne solely by Grantee.

2. In the event of damage to the Historic Property, whether covered by subparagraph G.1, above, or by any other provision of this covenant, Grantee must, in addition to all other obligations of this covenant, promptly take all steps necessary to render any undamaged portions or remains of the Historic Property in a reasonably safe condition and promptly take all commercially reasonable efforts to render same in a secure and watertight condition and to minimize additional damage to the Historic Property.

H. Discoveries, Unanticipated Adverse Effects, and Emergencies. Grantee hereby covenants and agrees that:

1. In accordance with paragraph D, Grantee will provide for the protection, evaluation and treatment of any additional historic property discovered prior to or during future construction on the Historic Property. Should a discovery occur, Grantee will notify OHR and NPS within two business days (not including a federal or state holiday) to develop and implement an appropriate treatment plan prior to resuming construction operations in the vicinity of the discovery.
2. All materials and records resulting from any future data recovery must be curated by an institution or organization selected by Grantee in consultation with OHR. Any reports generated must be prepared according to the U.S. Department of the Interior's Format Standards for Final Reports of Data Recovery Programs (42 FR 537-79) and must be provided to the SHPO.
3. If unanticipated adverse effects occur to the Historic Property, Grantee must notify OHR and the SHPO of the unanticipated adverse effect within two business days (not including a federal or state holiday) of learning of such unanticipated adverse effect, and for any efforts in response to these unanticipated adverse effects, Grantee must comply with relevant paragraphs of this covenant.
4. Grantee must ensure that any immediate rescue and salvage operations it undertakes on the Historic Property are reviewed in accordance with section 22.171.14 of Article 1 of the Los Angeles Municipal Code.

I. Inspection. Grantee hereby covenants and agrees that OHR, NPS, or Grantor may, subject to reasonable prior notice in writing to Grantee, periodically perform reasonable visits to the Historic Property to ascertain whether Grantee is complying with the conditions of this covenant. OHR, NPS or Grantor and Grantee will cooperate in scheduling such visits.

J. Reporting. Beginning no later than two years from the date of conveyance, Grantee must prepare reports describing the preservation, management and use of the Historic Property, and provide financial statements from its operation. Reports must be submitted at the end of each odd-numbered City fiscal year to the NPS Pacific West Region. NPS will contact Grantee, no later than three months prior to any report being due, with any specific requirements.

K. Dispute Resolution. Grantee hereby covenants and agrees that if a dispute arises out of or relates to this covenant, or the breach thereof, and the dispute cannot be settled through negotiation, Grantee or any other party seeking to enforce the protections afforded by this covenant hereby agree first to attempt in good faith to settle the dispute by mediation, before resorting to litigation. Grantee's responsibilities to carry out all other actions subject to the terms of this covenant that are not the subject of the dispute remain unchanged.

L. Communications. Grantee hereby covenants and agrees that any notice or other communication required or permitted to be given under this covenant will be sufficiently given or delivered if provided in writing and transmitted by personal messenger, certified mail, return receipt requested, or overnight delivery service with receipt confirmation, and addressed as follows:

1. In the case of a notice or communication to GSA:

U.S. General Services Administration
50 United Nations Plaza, Mailbox 9
San Francisco, CA 94102-4912
Attn: Regional Historic Preservation Officer (9PCD)

2. With courtesy copy to:

U.S. General Services Administration
50 United Nations Plaza, Mailbox 9
San Francisco, CA 94102-4912
Attn: Regional Counsel (9L)

U.S. General Services Administration
1800 F Street, NW
Washington, DC 20405
Attn: Federal Preservation Officer (PCAB)

3. In the case of a notice or communication to USCG:

U.S. Coast Guard
Chief, Planning and Real Property
Civil Engineering Unit Oakland
1301 Clay Street, Suite 700N
Oakland, CA 94612-5203

4. In the case of a notice or communication to NPS

National Park Service
Preservation Partnerships Program Manager
Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104

5. In the case of a notice or communication to the SHPO:

State of California
State Historic Preservation Officer

Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816

6. In the case of a notice or communication to OHR:

City of Los Angeles
Office of Historic Resources, Department of City Planning
200 North Spring Street, Room 620
Los Angeles, CA 90012
Attn: Cultural Heritage Commissioners

7. In the case of a notice or communication to the City of Los Angeles, CA:

City of Los Angeles
Department of Recreation and Parks
Director of Real Estate
221 North Figueroa Street, Suite 400
Los Angeles, CA 90012

City of Los Angeles
Office of the City Attorney
Real Property/Environment Division
700 City Hall East
200 North Main Street
Los Angeles, CA 90012

8. With courtesy copy to:

City of Los Angeles
Department of General Services
Asset Management Division
Suite 201, City Hall South
111 East First Street
Los Angeles, CA 90012

9. In the case of notice or communication to the Concurring Party Tribal Representatives:

Gabrielino/Tongva San Gabriel Band of
Mission Indians
Tribal Chairperson
P.O. Box 693
San Gabriel, CA 91778

Gabrieliño Band of Mission Indians –
Kizh Nation
Tribal Chairperson
P.O. Box 393
Covina, CA 91723

Gabrielino Tongva Indians of California
Tribal Council
Tribal Chairperson
P.O. Box 490
Bellflower, CA 90707

or to such other address as any party from time to time may designate by written notice to the others.

2. FEDERAL AND CITY ACTIONS

A. Historic Covenant. GSA will record the Historic Covenant, referenced in Stipulation I above, as part of the conveyance documents in the permanent real estate records of Los Angeles County, California, as described herein. Upon notice of the recordation of the Deed containing the Historic Covenant in Los Angeles County, CA, as described herein, and of the Property's transfer from GSA to Grantee, GSA will send NPS, the SHPO and OHR an official copy of the transfer document (*i.e.* complete copy of recorded Deed) and any other documents deemed necessary by GSA.

B. Update Point Fermin Lighthouse NRHP Nomination. By no later than 180 days after the date the MOA takes effect, the City will submit to the SHPO an update to the NRHP Nomination #PH0111856, Point Fermin Lighthouse, to include all extant resources contributing to the Point Fermin Lighthouse Historic District. The nomination should be prepared in accordance with NRHP Bulletin 16A, Part VI, Amending National Register Forms, including new sketch map, boundary justification, and updated significance section describing how resources contribute to the significance of the district. The "Light Stations of California" Multiple Property Document should be used as reference for this update. The SHPO will review the nomination and submit written comments to RAP and OHR, with copies to GSA, within 45 calendar days of receipt of the documentation. The City agrees to revise and resubmit the nomination to incorporate comments from the SHPO. City will provide copies of the final nomination to USCG.

C. Update Battery Osgood-Farley NRHP Nomination. By no later than 180 days after the date the MOA takes effect, the City will submit to the SHPO an update to the NRHP Nomination #PH0065293, Battery Osgood-Farley, to include Base End Stations B'5 and B'6. The nomination should be prepared in accordance with NRHP Bulletin 16A, Part VI, Amending National Register Forms, including new sketch map, boundary justification and updated significance section describing how the Base End Stations contribute to the significance of Battery Osgood-Farley. The SHPO will review the nomination and submit written comments to RAP and OHR, with copies to GSA, within 45 calendar days of receipt of the documentation. City agrees to revise and resubmit the nomination to incorporate comments from the SHPO. The City will provide copies of the final nomination to USCG.

D. Designation of Historic Property as Local Historic Resource. By no later than 180 days after the date the MOA takes effect, the City will submit an application for initial consideration to the Commission for designation of the Historic Property as a Historic-Cultural Monument in accordance with section 22.171.10 of Article 1 of the Los Angeles Municipal Code, attached hereto as Attachment 5 and incorporated herein by reference. The City must provide the SHPO with a courtesy copy of the Historic-Cultural Monument nomination.

E. Signage. The City must, within 90 days of the date of the recording of the Deed, erect and forever maintain a conspicuous sign or signs near the principal point or points of access to the Property that states: "The United States of America donated this property to the City of

Los Angeles for preservation and public use through the National Historic Lighthouse Preservation Act. This program is administered by the National Park Service.”

F. Professional Qualifications Standards. Prior to conveyance, GSA must ensure that all historical, archaeological, architectural history, architectural, and historic architectural work carried out pursuant to this MOA must be conducted by or under the direct supervision of an individual or individuals who meets, at a minimum, the applicable Secretary of the Interior’s Professional Qualifications Standards for conducting the appropriate work (48 FR 44738-9, September 29, 1983), as such standards may be revised from time to time.

G. Maintenance Program. Prior to conveyance and in accordance with existing jurisdictional boundaries, the City and USCG must preserve and maintain the Historic Property in a manner that preserves and maintains its attributes that contribute to the eligibility of the Historic Property for inclusion in the NRHP. The City and USCG must maintain the Property in good repair and in a clean and safe condition and in a manner that will not exacerbate the normal aging of the Historic Property or accelerate its deterioration, all in accordance with the recommended approaches set forth in the Secretary’s Standards and as described in the HSR.

H. Inspection. Subject to reasonable prior notice in writing to the City, the Parties to this MOA may periodically perform reasonable visits to the Historic Property.

I. Communications. Any notice or other communication required or permitted to be given under this MOA must be sufficiently given or delivered if provided in writing and transmitted by personal messenger, certified mail, return receipt requested, or overnight delivery service with receipt confirmation, and addressed as follows:

1. In the case of a notice or communication to GSA:

U.S. General Services Administration
50 United Nations Plaza, Mailbox 9
San Francisco, CA 94102-4912
Attn: Regional Historic Preservation Officer (9PCD)

2. With courtesy copy to:

U.S. General Services Administration
50 United Nations Plaza, Mailbox 9
San Francisco, CA 94102-4912
Attn: Regional Counsel (9L)

U.S. General Services Administration
1800 F Street, NW
Washington, DC 20405
Attn: Federal Preservation Officer (PCAB)

3. In the case of a notice or communication to USCG

U.S. Coast Guard
Chief, Planning and Real Property
Civil Engineering Unit Oakland

1301 Clay Street, Suite 700N
Oakland, CA 94612-5203

4. In the case of a notice or communication to NPS

National Park Service
Preservation Partnerships Program Manager
Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104

5. In the case of a notice or communication to the SHPO:

State of California
State Historic Preservation Officer
Office of Historic Preservation
1725 23rd St, Suite 100
Sacramento, CA 95816

6. In the case of a notice or communication to ACHP:

Advisory Council on Historic Preservation
National Building Museum
F Street NW, Suite 308
Washington, DC 20001-2637
Attn: Executive Director

7. In the case of a notice or communication to OHR:

City of Los Angeles
Office of Historic Resources, Department of City Planning
200 North Spring Street, Room 620
Los Angeles, CA 90012
Attn: Cultural Heritage Commissioners

8. In the case of a notice or communication to the City of Los Angeles, California:

City of Los Angeles
Department of Recreation and Parks
Director of Real Estate
221 North Figueroa Street, Suite 400
Los Angeles, CA 90012

City of Los Angeles
Office of the City Attorney
Real Property/Environment Division
700 City Hall East
200 North Main Street
Los Angeles, CA 90012

9. With courtesy copy to:

City of Los Angeles
Department of General Services
Asset Management Division
Suite 201, City Hall South

111 East First Street
Los Angeles, CA 90012

10. In the case of notice or communication to the Concurring Parties:

Gabrielino/Tongva San Gabriel Band of
Mission Indians
Tribal Chairperson
P.O. Box 693
San Gabriel, CA 91778

Gabrieliño Band of Mission Indians – Kizh
Nation
Tribal Chairperson
P.O. Box 393
Covina, CA 91723

Gabrielino Tongva Indians of California
Tribal Council
Tribal Chairperson
P.O. Box 490
Bellflower, CA 90707

or to such other address as any Party from time to time may designate by written notice to the others.

J. Dispute Resolution. If, prior to conveyance, any Signatory or Invited Signatory that signed this MOA objects to any actions proposed, or the manner in which the terms of this MOA are implemented, over the duration of this MOA, GSA will consult with them, including the other Signatories or Invited Signatories that signed this MOA, to resolve the objection. If GSA determines that such objection cannot be resolved, GSA will:

1. Forward all documentation relevant to the dispute, including GSA's proposed resolution, to ACHP, with a copy of all documentation to the Signatories, including Invited Signatories that signed the MOA. ACHP must provide GSA with its advice on the resolution of the objection within 30 calendar days of receiving adequate documentation. Prior to reaching a final decision on the dispute, GSA will prepare a written response that takes into account any timely advice or comments regarding the dispute from ACHP, the Signatories, the Invited Signatories that signed the MOA, and the Consulting Parties, and provide them with a copy of this written response. GSA will then proceed according to its final decision.
2. If ACHP does not provide its advice regarding the dispute within the 30 calendar day time period, GSA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, GSA will prepare a written response that takes into account any timely comments regarding the dispute from the Signatories, the Invited Signatories that signed the MOA and the Consulting Parties to the MOA, and provide them and ACHP with a copy of such written response. GSA's responsibilities to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

K. Duration. This MOA will expire on the date that the terms and conditions in Stipulation 1 of the MOA are recorded in the deed of transfer of the Property and the terms and

conditions in Stipulation 2 are complete. This MOA will expire if its terms are not carried out within five years from the date of its execution. Prior to such time, GSA may consult with the other Signatories and Invited Signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation 2.M, below.

L. Annual Reports. Each year following the execution of this MOA until it expires or is terminated, the City must provide all Parties to this MOA a summary report detailing work undertaken pursuant to its terms. Such report must include any scheduling changes proposed, any problems encountered and any disputes and objections received in GSA's efforts to carry out the terms of this MOA.

M. Amendments. This MOA may be amended when such an amendment is agreed to in writing by all Signatories and Invited Signatories that signed this MOA. The amendment will be effective on the date a copy signed by all of the Signatories and those Invited Signatories that signed this MOA, and the amendment, is filed with ACHP.

N. Termination. If any Signatory or Invited Signatory that signed this MOA determines that the MOA's terms will not or cannot be carried out, that Party must immediately consult with the other Signatories and the Invited Signatories that signed the MOA to attempt to develop an amendment per Stipulation M, above. If within 30 calendar days (or another time period agreed to by all Signatories and Invited Signatories that signed the MOA) an amendment cannot be reached, any Signatory or Invited Signatory that signed the MOA may terminate the MOA, upon written notification to the others.

Once this MOA is terminated, and prior to work continuing on the Undertaking, GSA must either (a) execute a subsequent MOA pursuant to 36 C.F.R. § 800.6 or (b) request, take into account and respond to the comments of ACHP under 36 C.F.R. § 800.7. GSA must notify the Signatories, the Invited Signatories and the Consulting Parties of the course of action it will pursue.

O. Effective Date. This MOA will become effective immediately upon signature of all Signatories and a copy filed with ACHP. GSA will provide all Signatories, the Invited Signatories and the Consulting Parties with a complete copy of this MOA, including original signature pages, within 14 days of execution.

EXECUTION of this MOA and implementation of its terms evidences that GSA has afforded ACHP a reasonable opportunity to comment on the Undertaking and its effects on the Historic Property and that GSA has taken the Undertaking's effects on the Historic Property into account.

[SIGNATURES APPEAR ON FOLLOWING PAGES.]

The parties hereto execute this MOA on the dates hereinafter identified.

U.S. GENERAL SERVICES ADMINISTRATION

By: _____ Date: _____
Dan R. Brown, Regional Commissioner
Public Buildings Service, Region 9

By: _____ Date: _____
Beth L. Savage
Director, Center for Historic Buildings
Federal Preservation Officer

U.S. COAST GUARD

By: _____ Date: _____
S. F. Osgood, CAPT
Commanding Officer, Civil Engineering Unit Oakland

NATIONAL PARK SERVICE

By: _____ Date: _____
Stanley J. Austin, Regional Director
Pacific West Region

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By: _____ Date: _____
Julianne Polanco

[INVITED AND CONCURRING PARTY SIGNATURES APPEAR ON FOLLOWING PAGES]

Invited Signatories:

CITY OF LOS ANGELES, CALIFORNIA

THE CITY OF LOS ANGELES, a municipal corporation, acting by and through its BOARD OF RECREATION AND PARK COMMISSIONERS

By: _____
Sylvia Patsaouras, President

Date: _____

By: _____
Iris L. Davis, Secretary

Date: _____

Approved as to Form:

MICHAEL N. FEUER, City Attorney

By: _____
Deputy City Attorney

Date: _____

Concurring Parties:

GABRIELINO/TONGVA SAN GABRIEL BAND OF MISSION INDIANS

By: _____ Date: _____
Anthony Morales, Chairperson

GABRIELIÑO BAND OF MISSION INDIANS – KIZH NATION

By: _____ Date: _____
Andrew Salas, Chairperson

GABRIELINO-TONGVA INDIANS OF CALIFORNIA TRIBAL COUNCIL

By: _____ Date: _____
Robert F. Dorame, Tribal Chair / Cultural Resources

MOA ATTACHMENTS:

1. Point Fermin Historic Resource Analysis, Page & Turnbull, Los Angeles, CA, 2014
2. Point Fermin Light Station Site Map
3. Agreement For Ongoing Loan, dated November 30, 2006, as renewed
4. Application to Obtain Historic Light Station Property, City of Los Angeles, November 16, 2012, updated August 21, 2014
5. City of Los Angeles Cultural Heritage Ordinance, chapter 9, Department of City Planning – Article 1, Cultural Heritage Commission

ATTACHMENT 1 (MOA)

POINT FERMIN
HISTORIC RESOURCE ANALYSIS
SAN PEDRO, CALIFORNIA
081320

Prepared for
U.S. GENERAL SERVICES
ADMINISTRATION



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

JULY 1, 2014

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I. INTRODUCTION

This Historic Resource Analysis has been prepared by Page & Turnbull at the request of the U.S. General Services Administration (GSA) under GSA Contract Number GS.09P.09.KT.D.0047 / Work Order Number GS-P-09-13-KT-5010 and revised under Work Order Number GS-P-09-14-KT-5005. The following report evaluates the historic significance of the 3.4-acre site owned by the United States government at Point Fermin, including all improvements on the site. The report also evaluates their eligibility for listing in the National Register of Historic Places, either as an individual resource or as a contributor to potential National Register Historic Districts. The analysis includes a review of previous documentation, titled the “Historical Assessment of Point Fermin Lighthouse” (July 2013) by Element Consulting Group, as well as a limited amount of additional research.¹

The Federal Government first acquired the subject site in 1873 for the purposes of installing the Point Fermin Light Station, of which the lighthouse and associated buildings remain. The subject site, known alternatively as Point Fermin Lighthouse Reservation (1873-1939) and Point Fermin Coast Guard Reservation (after 1939), is located at 805 Paseo Del Mar in the San Pedro neighborhood of the City of Los Angeles, California. Point Fermin is at the southwestern point of the Palos Verdes Peninsula, approximately 20 miles southwest of downtown Los Angeles. The subject site is at the southern tip of Point Fermin, surrounded by bluffs overlooking the Pacific Ocean on three sides (east, west, and south) and the 37-acre City of Los Angeles Point Fermin Park along its north boundary.

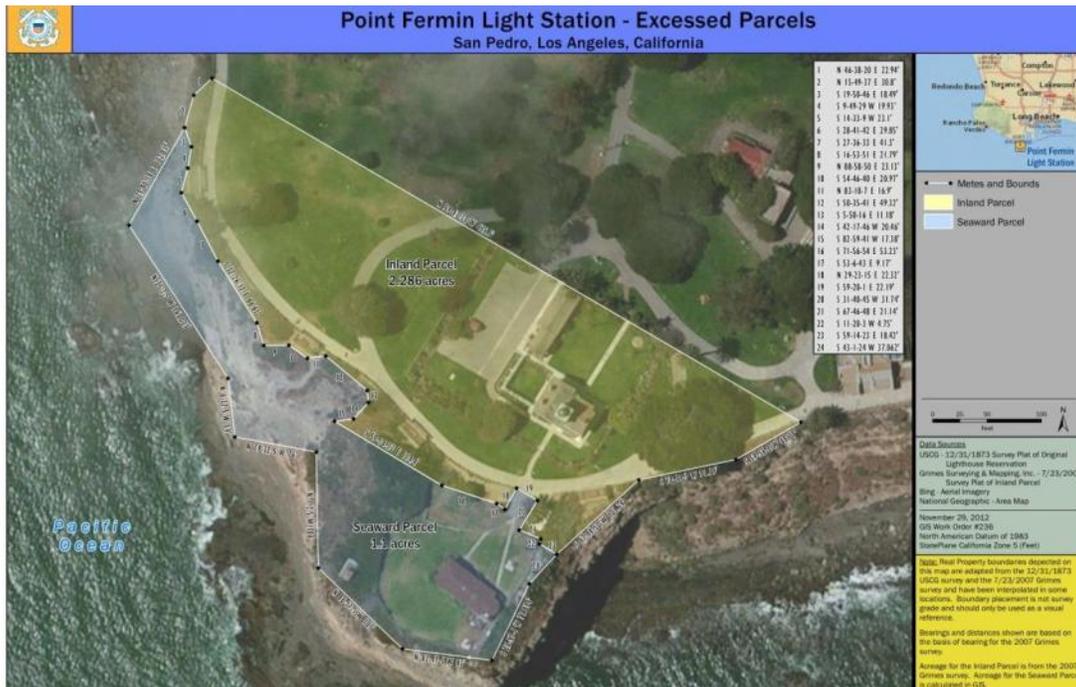


Figure 1. Point Fermin Light Station, subject site. Source United State Coast Guard, 2012.

¹ Task Order No. HSCG88-13-F-PQQ043, PSN 5092515

II. CONTENT AND METHODOLOGY

This analysis provides historic context, a site description and physical descriptions of the individual buildings and structures, as well as a construction chronology. Evaluations of eligibility for listing in the National Register of Historic Places are provided based on the historic significance criteria and integrity considerations. Page & Turnbull also considered the eligibility of the site as a historic district for the Point Fermin Light Station, as well as features on the site that may be associated with historic resources at the nearby Upper Reservation of Fort MacArthur, such as the National Register-listed Battery Osgood-Farley.

On September 23, 2013, Page & Turnbull visited the site and surveyed buildings and structures at Point Fermin, documenting the site through digital photography. On April 23, 2014, Page & Turnbull returned to the site to further evaluate the entire 3.4-acre site, including the features associated with the Point Fermin Lighthouse, surveying and digitally photographing additional buildings, structures, and objects.

Page & Turnbull also conducted primary and secondary research in support of a historic context, which addresses the evolution of the site and helps identify significant themes, events, and persons associated with the location. This research focused on finding additional information to supplement a study prepared by Element Consulting Group and previous materials compiled for the National Register of Historic Places in regard to the Point Fermin Lighthouse, Battery Osgood-Farley at Fort MacArthur, and Fort MacArthur's Upper and Lower Reservations. Due to the often technical military nature of the concepts, direct citations and excerpts from secondary research resources are included in the historic context statement. Because federal properties do not require building permits, specific construction dates were not found for military-related buildings and structures. Approval letters, drawings, plans, or other documentation typically was used to estimate dates of construction.

For the sake of consistency, this report uses the resource identifiers from the 2013 Element Consulting Group report and lists the historic or additional names in **Table 1** for reference; resources not identified in the Element Consulting Group report were added sequentially to the end of the list.

RESEARCH APPROACH

This report is based on information gathered from various primary and secondary sources, including National Register nominations for the Point Fermin Lighthouse (1972), Battery Osgood-Farley (1974), and Fort MacArthur's Lower/Middle Reservation (1983).² Additionally, a California Register of Historical Resources nomination for Fort MacArthur's Upper Reservation (2007) provided background for the evaluation. Also reviewed were the 1997 and the 2003 Historic Structure Reports for the Point Fermin Lighthouse.

Page & Turnbull reviewed historical documents, maps, facilities records, and historic photographs gathered with the help of the Fort MacArthur Museum, the San Pedro Bay Historical Society, the National Archives in Riverside, Los Angeles Public Library, Los Angeles Public Library Historic Newspaper Collection, and various online resources. Kristen Heather of the Point Fermin Lighthouse Historic Site and Museum was interviewed and consulted. She provided summaries of light keeper

² The 1983 National Register nomination for Fort MacArthur's Lower/Middle Reservation is listed as "500 Varas Square: The Government Reserve."

logs and copied of files and photographs she acquired during her at the research on Point Fermin Light Station at the National Archives in Washington, DC in 2004. Additional interviews were conducted with Julian Jimenez, former City of Los Angeles park superintendent who resided in the lighthouse from 1979 to 2002; Martha Austin McKinzie, a descendent of the last lighthouse keeper William Austin; and Joseph Janesic with the Fort MacArthur Museum Association. Research sources are cited in the bibliography. Fieldwork included documentation of the site through field notes and digital photography.

GUIDELINES FOR EVALUATION

National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."³ The National Register recognizes properties that are significant at the national, state and local levels. To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. The National Register Criteria for Evaluation are described in full in Code of Federal Regulation, Title 36, Part 60 and in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. Those criteria are:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction;

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Only the Point Fermin Lighthouse (#1) on the subject site has been listed, or has previously been deemed eligible as either an individual or contributing resource in the National Register of Historic Places.

Historic Districts

The National Park Service's *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation* defines a district as "possess[ing] a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development."⁴ A district derives its importance from being a unified entity, even though its component features may be a wide variety of resource or those that lack individual distinction. The

³ *Code of Federal Regulations* (CFR), 36 Section 60.2.

⁴ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington DC: National Park Service, 1997), p.5.

identity of the district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.

A district must be significant for historical, architectural, archeological, engineering, or cultural values. The majority of components that add to the district's historic character, even if they are individually undistinguished, must possess integrity as much the district as a whole. Depending on how they affect the district's integrity, a district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district.⁵

INTEGRITY

In addition to qualifying for listing in the National Register, districts, sites, buildings, structures, and objects of potential significance must also possess historic integrity. Integrity is defined as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existed during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.”⁶ A building or structure must stand up under seven variables, or aspects, which define integrity - location, design, setting, materials, workmanship, feeling and association. According to the National Park Service’s *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, the aspects of integrity are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plan, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and an historic property.

⁵ Ibid.

⁶ Ibid., p. 44.

For a historic district to retain integrity, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance. A district has lost integrity if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.⁷

Integrity is ultimately a “yes” or “no” determination. An historic property either retains integrity, or it does not. To retain historic integrity, a property will often possess several, if not all of the aforementioned aspects. Specific aspects of integrity may also be more important, depending on the criteria for which it is significant.

It is important to note that historic integrity is *not* synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a complete loss of historic material or a character defining feature.

⁷ *Ibid.*, p.46.

III. SUMMARY OF EVALUATION

Five historic contexts exist corresponding with the five government agencies that have had a presence at the subject site.

- Point Fermin Light Station (PFLS), 1873 to 1927, under the U.S. Lighthouse Board (1873-1910) and U.S. Bureau of Lighthouses (1910-1939), as part of California's maritime transportation from 1880 to 1940.
- U.S. Army with its Base End Stations B'5 and B'6 as part of the firing control system for Fort MacArthur's Battery Osgood-Farley, ca. 1919-ca.1944.
- U.S. Navy from its ca. 1919 Radio Compass Station through its World War II occupation of the site, ending ca. 1948.
- City of Los Angeles leasing part of the site and eventually the lighthouse for use as a public city park, 1925-present.
- U.S. Coast Guard, as the successor agency to the U.S. Bureau of Lighthouses, 1939-present.

Overall, it is Page & Turnbull's professional opinion that a National Register-eligible historic district for the Point Fermin Light Station with six contributing resources is on the subject site. In addition, the two U.S. Army Base End Stations B'5 (#4) and B'6 (#5) are contributing features associated with the National Register-listed Battery Osgood-Farley at the Fort MacArthur Upper Reservation. No other buildings, structures, or objects appear individually eligible or as contributing resources to an eligible historic district.

Although the Point Fermin Lighthouse (#1) was listed individually in the National Register in 1972, a Point Fermin Light Station (PFLS) historic district that encompasses buildings and structures associated with the lighthouse's role in California maritime transportation also is present at the site and eligible for the National Register under the 1991 "Light Stations of California" National Register multiple property submission.⁸ The contributing buildings are the Lighthouse Garage (#2a) and Office (#2b) and the contributing structures are the three Cisterns (#14a, #14b, and #14c); all retain sufficient integrity. The district boundaries coincide with the original three-acre lighthouse reservation acquired by the Federal Government in 1873, which has remained in federal ownership and is the subject site in its entirety. The period of significance is from 1873 to 1927, when the Federal Government operated the Point Fermin Light Station until the City of Los Angeles leased and operated the lighthouse. Although the site's integrity, setting and feeling have diminished, the Point Fermin Light Station historic district retains sufficient integrity to convey its significance.

Battery Osgood-Farley at the Fort MacArthur Upper Reservation was listed in the National Register in 1974. Our analysis finds that the U.S. Army Base End Stations B'5 (#4) and B'6 (#5) on the subject site's Seaward Parcel are contributing features to Battery Osgood-Farley. According to its 1974 National Register nomination, Battery Osgood-Farley is a typical example of fortification construction designed for the purpose of Coast and Harbor Defenses during the early twentieth century. The Base End Stations were part of its fire control system that had groupings of six base end stations at four

⁸ At least eleven light stations in California, most with multiple contributing features, have been listed to the National Register under the "Light Stations of California" multiple property submission (MPS). The MPS notes that light stations are almost always multi-part structures. In addition to the light tower, ancillary structures or buildings each had its own significant role in the operation of the station.

areas along the Palos Verdes Peninsula to triangulate the location of a target for the guns in the battery. The Base End Stations were constructed ca. 1919 and served the battery until it ceased operation in 1944, which falls within the period of significance of 1917 to 1947 for Battery Osgood-Farley. Aside from the Base End Stations, it does not appear that the U.S. Army had a significant presence at Point Fermin Light Station. Minor alterations and deterioration have impacted the integrity of both Base End Stations B'5 and B'6 but overall, both retain sufficient integrity to convey their significance.

While the U.S. Navy had a presence at the subject site from ca. 1920 through World War II and ending around 1948, only two improvements remain at the Seaward Parcel related to the Navy: the DoD Generator & Transformer Bunker (#3) and U.S. Navy Radio Station and Barracks (#6), which were constructed at separate times and not strongly associated with each other. The Navy's original building, the Radio Compass Station or the Radio Direction Finder Station Building, represented the Navy's initial purpose at the site. The Radio Compass Station house equipment that provided bearings to ships as a navigational aid and was part of a system along the Pacific Coast to allow a wider span of communication. The building has been demolished and only a foundation remains (#13). The DoD Generator & Transformer Bunker (#3) was constructed in the 1920s to serve the Radio Compass Station. It lost its primary context when the Radio Compass Station was demolished. The DoD Generator & Transformer Bunker (#3) may have served the U.S. Navy Radio Station and Barracks (#6) during World War II, but they are not sufficiently related to constitute a historic district of two buildings. In addition, as a semi-permanent World War II-era building, U.S. Navy Radio Station and Barracks (#6) does not appear associated with any significant events beyond general association with World War II that would qualify it for individual National Register listing. Therefore, no Navy-related buildings or structures at the subject site are individually eligible for the National Register or are contributors to a National Register-eligible historic district.

Finally, the improvements on the subject site associated with the greater City of Los Angeles Point Fermin Park were constructed (Veranda, #10 and Light Standard #20a) or reconstructed (Point Fermin Park wall, #19) when the park underwent a major rehabilitation in the early 1990s. Although Point Fermin Park was identified by the City of Los Angeles' SurveyLA project in 2012 as potentially eligible for the National Register, no integrity analysis was made at the time. Given the amount of alterations, it appears that the Verandas (#10), Park Wall (#19), and Light Standards (#20a) do not retain sufficient integrity to be contributing features if Point Fermin Park is a historic resource. These features are not individually eligible for the National Register, nor are they contributing features to the National Register-eligible Point Fermin Light Station historic district on the site.



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LEGEND

- Inland Parcel
- Seaward Parcel
- Buildings and Structures
- Point Fermin Park
- Site Boundary
- Fence

Note: Boundaries depicted on this map are adapted from the November 2012 US Coast Guard Point Fermin Light Station - Excessed Parcels map and the July 2013 map produced by Element Consulting Group. This map has been interpolated and should only be used as a visual reference.

Table 1 summarizes Page & Turnbull's findings for each building located at Point Fermin in regard to significance criteria and remaining integrity.

No	Resource Identifier	Historic/Alternate Names	Date of Construction	Associated Context	Individually NR Eligible	Contributing to an NR-eligible resource or district
1	Point Fermin Lighthouse	n/a	1874	PFLS	Yes	Yes, PFLS
2a	Lighthouse Garage	Store House (ca.1893)	ca. 1874-1893	PFLS	No	Yes, PFLS
2b	Lighthouse Office	Coal House (ca.1893)	ca. 1874-1893 moved 1912	PFLS	No	Yes, PFLS
3	DoD Generator & Transformer Bunker	<ul style="list-style-type: none"> ▪ Radio Compass Station Generator Bldg. (ca. 1924) ▪ Radio Direction Finder Transmitter Powerhouse (ca. 1940) ▪ LAPD Receiver Station (1983-present) 	ca. 1920-1924	Navy	No	No
4	U.S. Army Base End Station (B'5)	<ul style="list-style-type: none"> ▪ B1/5 ▪ Fire Control Station 	ca. 1919	Army	No	Yes, Battery Osgood-Farley
5	U.S. Army Base End Station (B'6)	<ul style="list-style-type: none"> ▪ B1/6 ▪ Fire Control Station 	ca. 1919	Army	No	Yes, Battery Osgood-Farley
6	U.S. Navy Radio Station & Barracks	<ul style="list-style-type: none"> ▪ Naval Detection Defense Station (ca. 1945) ▪ USCG Officers Quarters (1945-1950s) ▪ USCG MWR Cottage (1950s-2010) 	ca. 1942-1945	Navy	No	No
7	LAFD Lookout Post	n/a	ca. 1950	n/a	No	No

8	Enclosed Fence (Chain Link)	n/a	2003	USCG	No	No
9	Wind Breaker	n/a	unknown	USCG	No	No
10	Veranda	n/a	ca. 1990	Park	No	No
11	Signal Beacon (Remaining Foundation)	n/a	before 1965	USCG	No	No
12	LAFD Weather Station	n/a	2001	n/a	No	No
13	Radio Direction Finder Building (Remaining Foundation)	Radio Compass Station foundation	ca. 1920	Navy	No	No
14a	Cistern w/small brick dome	n/a	ca. 1874-1893	PFLS	No	Yes, PFLS
14b	Cistern w/metal cover	n/a	ca. 1874-1893	PFLS	No	Yes, PFLS
14c	Cistern w/large brick dome	n/a	ca. 1874-1893	PFLS	No	Yes, PFLS
15	Arbor	n/a	ca.1925-1965	PFLS	No	No
16	Storage Shed	Gas pump house	ca.1925-1965	Park/ PFLS	No	No
17	Parking Lot	n/a	2003	PFLS	No	No
18	Lighthouse Fence	n/a	1997	PFLS	No	No
19	Point Fermin Park Wall	n/a	ca. 1990 (reconstructed)	Park	No	No
20a	Light Standard (Point Fermin Park)	n/a	ca. 1990	Park	No	No
20b	Light Standard (Parking Lot)	n/a	2003	PFLS	No	No
20c	Light Standard (Seaward Parcel)	n/a	before 1965	n/a	No	No

PFLS = Point Fermin Light Station; USCG = U.S. Coast Guard; Park = Point Fermin city park

IV. PHYSICAL AND ARCHITECTURAL DESCRIPTION

SITE

The subject site owned by the Federal Government through the U.S. Coast Guard is located at the very southern tip of Point Fermin, which is at the southwest point of the Palos Verdes Peninsula. It is located at 805 Paseo Del Mar in San Pedro, a community within the City of Los Angeles, California, approximately 20 miles south of downtown Los Angeles and to the immediate west of the city of Long Beach. Adjacent to the north of the site is Point Fermin Park, a 37-acre public park maintained by the Los Angeles City Department of Recreation and Parks; no markings separate the federal property from the city-owned park. The site's south, east, and west boundaries are the coastal bluff that rise approximate 100 feet above the Pacific Ocean.

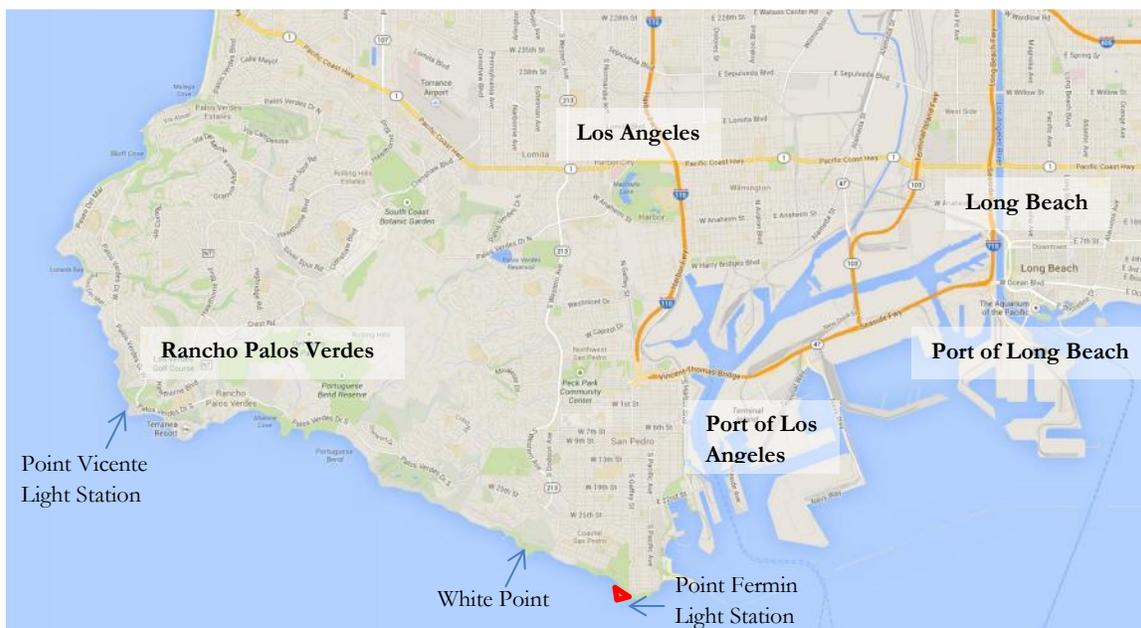


Figure 2. Vicinity map, with the subject site in red. Source: Google Maps, 2014.

Historically known as the Point Fermin Light Station, the 3.4 acre subject site is divided by lease agreements into two subsections: 1) an Inland Parcel with the 1874 lighthouse, associated features, and structures leased by the City of Los Angeles and 2) a Seaward Parcel, operated by the U.S. Coast Guard (USCG). No physical markers delineate the exact boundaries of the subject site or separation between the Inland and Seaward Parcels, but a concrete park wall and chain-link gate generally divide the two subsections. Several buildings, structures, and objects exist on both subsections (Figure 4).



Figure 3. Aerial view of Point Fermin, with the subject property in red. City of Los Angeles Point Fermin Park is in green, while City of Los Angeles Angeles Gate Park (former Fort MacArthur Upper Reservation) is in orange. Source: Google Maps, modified by Page & Turnbull, 2014.

Inland Parcel

The Inland Parcel is approximately 2.3 acres in size, directly adjacent to, and is part of, Point Fermin Park (**Figure 4**). There are three major components of the Inland Parcel. Toward the eastern side of the parcel is the historic 1874 Point Fermin Lighthouse (#1)⁹ and associated features that are within a wood picket fence (Lighthouse Fence, #18). Surrounding the Lighthouse Fence (#18) are the landscape and objects associated with the greater Point Fermin Park, a City of Los Angeles park. In the southeast corner is the DoD Generator & Transformer Bunker (#3), a low concrete structure with a tall antenna attached to the roof. The City of Los Angeles currently leases the entire Inland Parcel with the Department of Recreation and Parks overseeing Point Fermin Park and the lighthouse and the Los Angeles Police Department using the DoD Generator & Transformer Bunker (#3) for communication equipment.

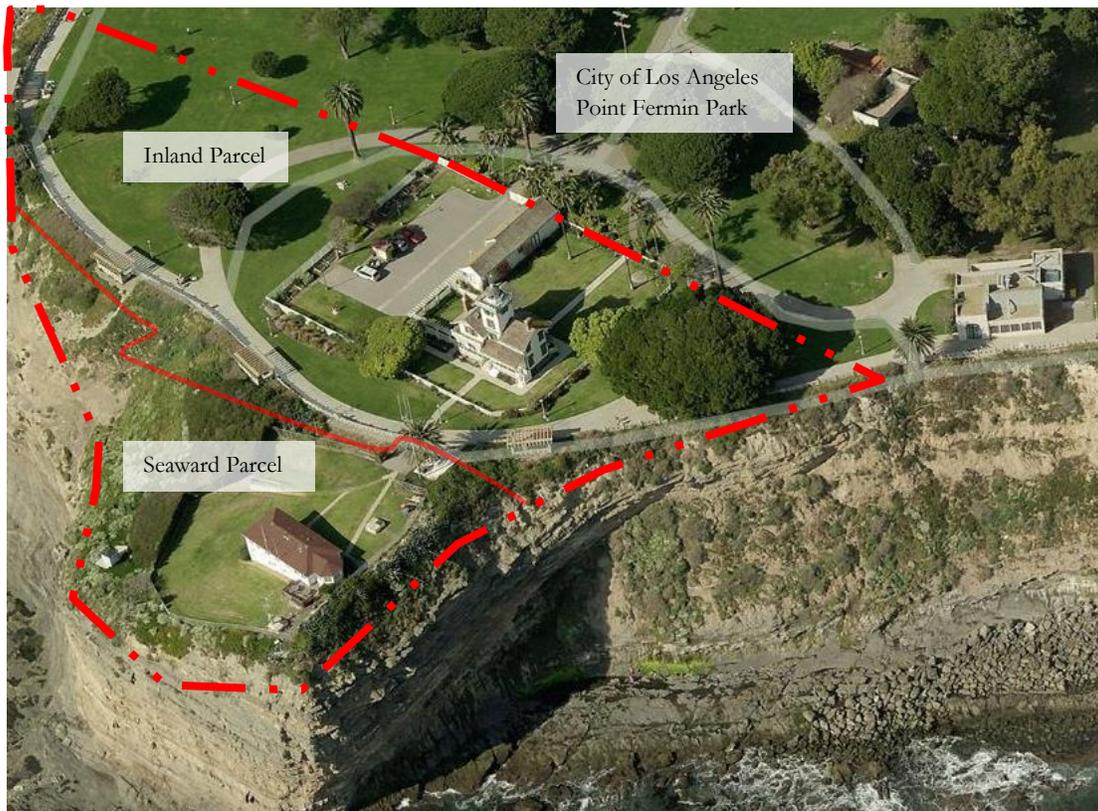


Figure 4. Aerial view of the subject site in the red boundary line. Inland and Seaward parcels labeled.
Source: Bing Maps, modified by Page & Turnbull, 2014.

Within the Lighthouse Fence (#18) is the lighthouse, with its primary façade facing south toward the ocean and a small grassy front yard and paved concrete walkway. To the rear (north) of the lighthouse is a larger rear yard where the lawn is bisected by a paved walkway (**Figure 5**). In the rear yard's northeast corner is a large brick-domed cistern (#14c) and at the west edge is the rear of the one-story Lighthouse Garage (#2a) and Office (#2b). East of the lighthouse, in the landscaped side yard, are two cisterns, one with a brick dome (#14a) and one with a metal manhole cover (#14b) embedded

⁹ Note: numbers in parentheses refer to the ordered number in the Findings Summary table on pages 10-11.



Figure 6. Subject site west of Point Fermin Lighthouse (#1), looking southeast. Approximate north boundary of site in red, with the subject site to the right (south) of the red line. Source: Page & Turnbull, 2014.



Figure 7. Subject site east of Point Fermin Lighthouse (#1), looking southwest. Approximate north boundary of site in red, with the subject site above the red line. Source: Page & Turnbull, 2014.

At the southeast corner, the Point Fermin Park wall breaks to allow access to the Seaward Parcel and to the DoD Generator & Transformer Bunker (#3) (**Figure 8**). Although the bunker structure is associated historically with activities on the Seaward Parcel, it is currently leased by the City of Los Angeles for use by the Los Angeles Police Department and is considered to be situated on the Inland Parcel that is fully leased by the City of Los Angeles.

Features in the Inland Parcel of the subject site include:

- #1, Point Fermin Lighthouse (1874)
- #2a, Lighthouse Garage (ca.1874-1893) and #2b Office (ca. 1874-1893, moved to current location in 1912)
- #3, DoD Generator & Transformer Bunker (ca. 1920-1924)
- #10, Verandas (original wood replaced with concrete, ca. 1990)
- #14a, #14b, #14c, Cisterns (ca. 1874-1893)
- #15, Arbor (ca. 1925-1965)
- #16, Storage Shed (ca. 1925- 1965)
- #17, Parking Lot (2003)
- #18, Lighthouse Fence (1997)
- #19, Point Fermin Park Wall (original replaced ca. 1990)
- #20a, Light Standard (Point Fermin Park) (original replaced ca. 1990)
- #20b, Light Standard (parking lot) (2003)



Figure 8. DoD Generator & Transformer Bunker (#3) on Inland Parcel, next to the gate leading to the Seaward Parcel, looking southeast. Source: Page & Turnbull, 2014

Seaward Parcel

The Seaward Parcel is approximately 1.1 acres with three main components (see **Figure 4**). The western half is steep bluff and coastline, with no visible improvements and sparse vegetation except at the top of the bluff. The eastern half is a moderately sloped pad that drops steeply to the ocean at the south, east, and western edges. A portion of the eastern half is enclosed by a chain linked fence (#8) and landscaped with lawn; most of the built features on the Seaward Parcel in this area are operated by the U.S. Coast Guard (USCG).



Figure 9. Seaward Parcel looking southwest. U.S. Navy Radio Station & Barracks (#6) is in the background and U.S. Army Base End Station B'5 (#4) at center. Source: Page & Turnbull, 2014.

The area within the chain link fence is generally flat at the northern and western ends, but slopes down toward the southeast (**Figure 9**). An asphalt-paved area transitions from the Inland Parcel's concrete park walkway to the Seaward Parcel's lawn and paved paths. The currently vacant U.S. Navy Radio Station & Barracks (#6), most recently used by the USCG as a Morale, Welfare, and Recreation (MWR) Cottage, is the most prominent built feature within the chain link fence. The one-story building is located toward the center, though its basement follows the slope of the site, creating the impression that the building is two stories at the eastern end (**Figure 10**). North of the U.S. Navy Radio Station & Barracks, toward its eastern end, is the U.S. Army Base End Station B'5 (#4). The matching U.S. Army Base End Station B'6 (#5, **Figure 11**) is south of the U.S. Navy Radio Station & Barracks. Near Base End Station B'6 (#5) is the remaining foundation of a Signal Beacon (#11), presumably installed and removed by the USCG, dates unknown.



Figure 10. Seaward Parcel, looking northwest. U.S. Navy Radio Station & Barracks (#6) is in the center and the Point Fermin Lighthouse (#1) on the Inland Parcel is in the background. Remnants of the Wind Breaker (#9) are at left. Source: Page & Turnbull, 2014.

Other objects within the chain link fence include the remnants of a wood Wind Breaker (#9, **Figure 10**) with an abandoned metal post directly south of it, a single light post (#20c) near the asphalt entry area (**Figure 9**), and several metal manhole and utility covers around the site.



Figure 11. South side of Seaward Parcel, with Base End Station B'6 (#5) at left foreground, LAFD Weather Station (#12) at the left background outside of chain link Enclosed Fence (#8), and LAFD Lookout Post (#7) at the right background, also outside the fence. So

Also in the Seaward Parcel, outside and east of the chain link fence and not accessible to the public, are vegetation and dirt paths leading to the LAFD Lookout Post (#7), which sits atop the remaining foundation of the demolished Radio Direction Finder Building (#13). At the southeast corner of the Seaward Parcel, outside the chain link fence, are the LAFD Weather Station and its associated equipment (#12).

Features in the Seaward Parcel include:

- #4, U.S. Army Base End Station Battery Osgood (B'5) (ca. 1919)
- #5, U.S. Army Base End Station Battery Farley (B'6) (ca. 1919)
- #6, U.S. Navy Radio Station & Barracks (ca. 1942-1945)
- #7, LAFD Lookout Post (ca. 1950), outside chain link fence, sitting atop #13
- #8, Enclosed Fence (chain link) (2003)
- #9, Wind Breaker (date unknown)
- #11, Signal Beacon (Remaining Foundation) (date unknown, before 1965)
- #12, LAFD Weather Station (2001), outside chain link fence
- #13, Radio Direction Finder Building (Remaining Foundation) (ca. 1920), outside chain link fence
- #20c, Light Standard (Seaward Parcel) (date unknown, before 1965)

1. POINT FERMIN LIGHTHOUSE

Built in 1874, Point Fermin Lighthouse is a two-story residence over basement with a light tower that protrudes from the center (**Figure 12**). It was designed in the Victorian Stick Style by Lighthouse Board Draftsman Paul J. Pelz. The rectangular-plan building is clad in horizontal wood shiplap joint siding, which transitions into a vertical channeled siding for the tower. The building is set on a concrete and brick foundation and is capped by a gingerbread detailed cross-gabled roof. The open end of each gable is faced with an exaggerated truss. Vertical paneling lies beneath each gable and exposed rafters support the overhanging eaves.



Figure 12. Point Fermin Lighthouse (#1), south (front) facade. Source: Page & Turnbull, 2013.

The primary façade faces southwest (noted as south throughout the report) (**Figure 12**). To the left of the main entry (west), diagonal cross-bracing supports a second story balcony. This balcony can be accessed by an exterior stair climbing the west façade. Both balcony and porch are protected by a wood balustrade with diamond shaped cut-outs for ornamentation. The porch on the right side of the main entry has a shed roof supported by diagonal bracing. A pair of thin brick chimneys appears out of the west end of the residence and balance a thicker chimney on the east end of the house.

The windows are multi-light wood-sash with miniature shed roofs or awnings covering each lintel. The main entry, as well as two doors on the north facade, are single, four-paneled unglazed wood doors. The right door on the rear (northeast) façade is protected by a gabled roof while the left door is inset with a shed roof.



Figure 13. Point Fermin Lighthouse (#1), east facade. Source: Page & Turnbull, 2013.



Figure 14. Point Fermin Lighthouse (#1), north (rear) facade. Source: Page & Turnbull, 2013.



Figure 15. Point Fermin Lighthouse (#1), west facade. Source: Page & Turnbull, 2013.

#2. LIGHTHOUSE GARAGE (#2A) AND OFFICE (#2B)

Historic/Alternate Names:

- Store house (Garage, #2a)
- Coal house (Office, #2b)

Northwest of the lighthouse is a single-story building with two distinct sections known currently as the Lighthouse Garage and Office (**Figure 16**). The larger and taller northern section is the Garage (#2a), which was historically the store house and is at its original location. The southern section is the Office (#2b), which was historically the coal shed that was originally located in the rear yard north of the lighthouse but moved to its present location in 1912. The two sections abut each other but are not connected on the interior.



Figure 16. The west (main) façade of Lighthouse Garage (#2a) at left (north) and Lighthouse Office (#2b) at right (south), looking east. Source: Page & Turnbull, 2014.

Lighthouse Garage #2a

The Lighthouse Garage is a one-story, wood-framed, rectangular building approximately 40 feet by 20 feet. It has a side gabled, wood shingled roof with gutters at the eave. The building is clad in horizontal wood shiplap siding. It sits on a reinforced concrete foundation installed in the 2003 rehabilitation.

The garage's west façade faces the parking lot and has five door openings, most of which were added after the City of Los Angeles started to lease the site in 1925 and altered following the 2003 rehabilitation. At the north end is a paneled, single-leaf door with a metal kick plate. To its south (right), is a wide garage door with diagonal wood siding and wood trim detailing. South of the garage door are two doors separated by a wide vertical wood trim piece. One door is the women's restroom door with a vent and metal kick plate at the bottom. The narrow door is paneled. At the south end is a men's restroom door with a vent and metal kick plate at the bottom. All the doors have wood trim surrounds. A porcelain water fountain is mounted to the façade between the narrow door and the

men's restroom door. Above the garage door and the water fountain are metal gooseneck light fixtures.

The garage's east façade faces the rear yard of the lighthouse and has two window openings (**Figure 17**). Centered on the façade is a tall opening that extends close to the ground. It is covered with wood shutters with diagonal wood siding similar to the garage door on the west façade. To its south is a multi-paned wood sash casement window. Both window openings are surrounded by wood trim.

The garage's north façade is adjacent to the Lighthouse Fence's north side, which marks the subject site's property boundary (**Figure 18**). It faces Point Fermin Park and has a single, multi-paned, wood sash double-hung window centered on the façade.

The garage's south façade is mostly hidden as it abuts the Lighthouse Office's north façade. The areas that are visible show the horizontal wood siding as well as a narrow metal vent.



Figure 17. East façade of the Lighthouse Garage (#2a) at right (north) and Lighthouse Office (#2b) at left (south), looking west. Source: Page & Turnbull, 2014.

Lighthouse Office #2b

The Lighthouse Office is a one-story, wood-framed, rectangular building approximately 24 feet by 16 feet. It is slightly shorter than the Lighthouse Garage and stepped back from the garage's west façade. Similar to the garage, the office has a side gabled, wood shingled roof with gutters at the eave. The building is clad in horizontal wood shiplap siding. It sits on a reinforced concrete foundation installed in the 2003 rehabilitation.

The office's west façade has three openings (**Figure 19**). At the north end are double wood doors with a nine-light glazed window at the top third and wood panel with a diagonal board pattern at the bottom of each leaf. At the south end is a single leaf wood door with a small rectangular glazed

opening. Between the doors is a fixed wood sash window. All openings have wood trim surrounds. A single metal gooseneck light fixture is on this façade.

The office's east façade has a single paneled wood door and a horizontal opening with a three-pane sliding wood sash window (**Figure 17**). All openings have wood trim surrounds. A single metal gooseneck light fixture is on this façade. The office's south façade has two windows. A multi-paned, wood sash double-hung window is centered on the façade while to its left (west) is a two-pane wood sash hopper window. A single metal gooseneck light fixture is over the double-hung window.



Figure 18. North façade of the Lighthouse Garage (#2a), looking southeast. Source: Page & Turnbull, 2014



Figure 19. West façade of the Lighthouse Office (#2b), looking east. Source: Page & Turnbull, 2014



Figure 20. South façade of Lighthouse Office (#2b), looking northwest with Parking Lot to the west (left). Source: Page & Turnbull, 2014

#3. DOD GENERATOR & TRANSFORMER BUNKER

Historic/Alternative Names:

- Radio Compass Station Generator Bldg. (ca. 1924)
- Radio Direction Finder Transmitter Powerhouse (ca. 1940)
- LAPD Receiver Station (1983-present)

The DoD Generator & Transformer Bunker sits southeast of Point Fermin, between the lighthouse and Base End Station B'5. No records were uncovered which describe the completion date for this building. Based on a comparison of similar stations, the Generator Bunker was a supporting structure and therefore would have been built contemporaneously with the Radio Compass Station, ca. 1920.¹⁰ The Navy did not have plans to build a generator structure with the Radio Compass Station (**Figure 88**) but as seen in a 1924 aerial photograph, a structure appears at this location (**Figure 86**).



Figure 21. North Elevation, DoD Generator & Transformer Bunker (#3)
Source: Page & Turnbull, 2013

The DoD Generator & Transformer Bunker is a concrete, one-story, partially subterranean structure. Its main façade faces north and has a single flush painted metal door, centered by two 12"-thick retaining walls, protecting the path from the encroaching grade (**Figure 21**). The primary façade had a window to the left of the door, which has been filled in with concrete. The roof is flat, supported by 2x4 rafters and hidden by a thin fascia board. The roof is clad in asphalt and supports several vents.

¹⁰ "Early Naval Wireless/Radio Stations," The Navy at Cape Henlopen, A Century of Service, accessed October 10, 2013, <http://www.navyatcapchenlopen.info/wirelessradiostations.html>.

Access to the building was not available at the time of this report; therefore an interior assessment was not conducted.

The Los Angeles Police Department leased the DoD Generator & Transformer Bunker (#3) in 1983 for a communications shelter and to erect a radio antenna; the LAPD continues to lease this structure.¹¹



Figure 22. DoD Generator & Transformer Bunker (#3), South Elevation. Source: Page & Turnbull, 2013



Figure 23. DoD Generator & Transformer Bunker (#3), West Elevation. Source: Page & Turnbull, 2013

¹¹ City of Los Angeles, Department of General Services to City Council, Request for Authorization to Renew License for Point Fermin Radio Antenna Site, July 27, 2006.

#4 & #5. U.S. ARMY BASE END STATIONS B'5 (#4) & B'6 (#5)

Historic/Alternative Names:

- Fire Control Stations
- B1/5 and B1/6

Two Base End Stations (BES) B'5 ((**Figure 24**)) and B'6 ((**Figure 25**)), or Fire Control Stations as they are interchangeably known, sit approximately 73 feet apart on the southeastern bluff of Point Fermin. B'6 is located closer to the bluff, south of B'5. Completed in July 1920 according to Fort MacArthur Museum Association's *Report of Completed Works*, both Base End Stations are one-story, partially subterranean concrete cubes measuring 6'-6" in length, width and height. They are permanent structures with no ornamentation. Each cube is accessed from a top iron hatch, hinged to the concrete. The east and south facades have an eight-inch wide observation slit above ground, which has been sealed with brick and mortar. Originally these openings would have been protected by hinged iron shutters, which are still present over the brick.



Figure 24. U.S. Army Base End Station B'5 (#4), looking north. Source: Page & Turnbull, 2013.



Figure 25. U.S. Army Base End Station B'6 (#5), with USCG antenna mounted on top, looking southeast. Source: Page & Turnbull, 2014.

The Base End Stations have no primary façade as they were subterranean structures not meant to be visible from the water. The concrete was cast under the framework of 2x4 rough cut lumber forms. The interior is accessed by a steel run ladder set into the east interior wall (**Figure 29**). An octagonal concrete pad measuring 2'-6" by 3'-3" is cast into the floor and creates a raised platform, which was originally meant to support the depression position finder (DPF) connected to the pad by an iron ring (**Figure 28**). The DPF was a piece of equipment that, along with an azimuth telescope also mounted elsewhere in the base end station, helped triangulate the position of oncoming threats.

Each Base End Station worked in coordination with one other base end station at the one of three other groupings of base end stations along Palos Verdes Peninsula. The distance between B'5 and B'6 and their respective base end stations at the other sites—B'' at White Point, B''' at Sea Bench, or B^{IV} at Long Point—was a known baseline that formed the base of a triangle. The angles to a spotted off-shore target reported from B'5 and B''5 or B'6 and B'''6, for example, created the other two sides to triangulate the target's location in order to aim and fire the guns at the respective battery. By 1916, Fort MacArthur had four batteries: Batteries Leary (B3), Merriam (B4), Osgood (B5) and Farley (B6). The Base End Stations at Point Fermin are identified with the number of the Battery they primarily supported, Osgood (B5) and Farley (B6).

The Base End Stations would have been manned with a three person team, the Observer, Spotter and Reader, each having their own call box within the cell. BES B'5 has the words 'Catalina' and 'Long Beach' (**Figures 29 and 30**) painted over their corresponding observation slits, one in the direction of Santa Catalina Island to the southwest and the other in the direction of Long Beach to the southeast, to help personnel from becoming disorientated.

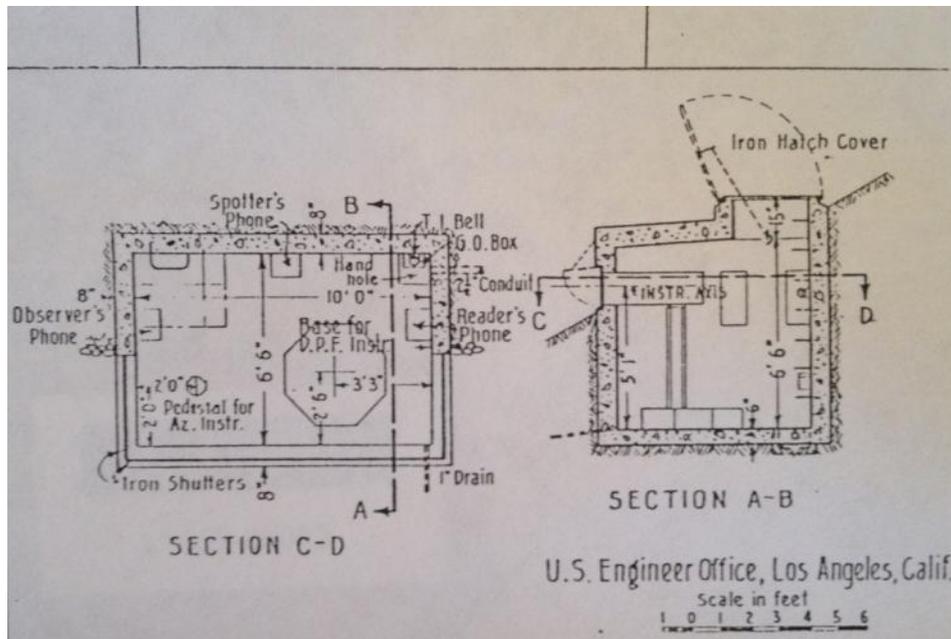


Figure 26. Base End Station Section. Source: Fort MacArthur Association HDLA-RCW-Set 1.



Figure 27. BES B'6 (#5) Iron Ladder. Source: Page & Turnbull, 2013.



Figure 28. BES B'5 (#5) Interior with Octagonal Concrete Pad for DPF.
Source: Page & Turnbull, 2014.



Figure 29. BES B'5 (#4) "Catalina." Source: Page & Turnbull, 2013.



Figure 30. BES B'5 (#4) "Long Beach." Source: Page & Turnbull, 2013

into the ground. West of the lighthouse is an L-shaped wood arbor (#15) and a wood picket fence below that frames a lawn.



Figure 5. North (rear) façade of Point Fermin Lighthouse (#1) and Lighthouse Garage (#2a) from Point Fermin Park, looking south. Subject site starts at the fence. Source. Page& Turnbull, 2014.

A concrete walkway encircles the lighthouse and leads into an asphalt parking lot (#17) west of the arbor (#15). A small, corrugated metal clad Storage Shed (#16) is in the parking lot. The primary facade of the Lighthouse Garage (#2a) and Office (#2b) faces the parking lot. Enclosing the parking lot on its north, south, and west sides are the taller sections of the Lighthouse Fence (#18), with a paired gate at the north side.

According to historic records, the north side of the Lighthouse Fence sits on the property line separating the federally-owned subject site and the City of Los Angeles-owned land. Although a board fence once stretched across the boundary, no physical separation current exists east and west of the Lighthouse Fence (#18). West of the Lighthouse Fence (#18) is a large open lawn area with a few trees and concrete pathways (**Figure 6**). East of the fence is a smaller grass area, additional concrete pathways, and a 1920s era, one-story, Spanish Colonial-style building that is outside the boundaries of the subject site. South of the Lighthouse Fence (#18) and marking the south edge of Point Fermin Park is a decorative concrete wall with star-shaped cut-outs (#19). The wall occasionally juts seaward to create viewing platforms shaded by concrete pergolas or verandas (#10). Four viewing platforms with verandas (#10) are in the subject site. Concrete light posts or standards (#20a) are throughout Point Fermin Park, and several are on the subject site.



Figure 31. BES B'5 (#4), North Elevation. Source: Page & Turnbull, 2013



Figure 32. BES B'5 (#4), East Elevation. Source: Page & Turnbull, 2013



Figure 33. BES B'5 (#4), South Elevation. Source: Page & Turnbull, 2013



Figure 34. BES B'5 (#4), West Elevation. Source: Page & Turnbull, 2013



Figure 35. BES B'6 (#5), North Elevation. Source: Page & Turnbull, 2013



Figure 36. BES B'6 (#5), East Elevation. Source: Page & Turnbull, 2013



Figure 37. BES B'6 (#5), South Elevation. Source: Page & Turnbull, 2013



Figure 38. BES B'6 (#5), West Elevation. Source: Page & Turnbull, 2013

#6. U.S. NAVY RADIO STATION & BARRACKS

Historic/Alternative Names:

- Naval Detection Defense Station (ca. 1945)
- USCG Officers Quarters (1945-1950s)
- USCG MWR Cottage (1950s-2010)

The U.S. Navy Radio Station & Barracks is located centrally on the bluff with its eastern end between BES B'5 and BES B'6 (**Figure 39**). Constructed ca. 1941, according to the Eleventh District of the U.S. Navy, the U.S. Navy Radio Station & Barracks is a semi-permanent one-story-over-basement wood frame building, measuring 23 feet wide by 53 feet long. The building is clad in painted horizontal drop siding over diagonal redwood sheathing.



Figure 39. U.S. Navy Radio Station & Barracks (#6), north (primary) façade.
Source: Page & Turnbull, 2013

The rectangular-plan building is clad in simple drop wood siding with a hipped roof and a concrete board-formed foundation. The primary façade faces north with the main door at ground floor and separate exterior entrance at the west end for the basement. Because the site slopes away from the building on the west side, the basement can be entered at grade through a flush wood door, instead of necessitating steps. The east façade is dominated by a five-sided observation room, designed to offer a 180-degree view of the Los Angeles Harbor. The south (rear) façade has a wood deck constructed during the building's use as a U.S. Coast Guard retreat house sometime after 1965. The west facade once contained a brick chimney, which was demolished in 2004 and has left only an impression of its outline against the siding, along with a hearth base on the interior (**Figure 46**).¹²

¹² Date confirmed by an eye witness account by Kristen Heather, Historic Site Curator of the Point Fermin Lighthouse Historic Site and Museum (Point Fermin Museum in footnotes).

The north façade has a partially glazed eight-light wood panel door, which sits just to the right of the observation room (**Figure 43**). To the right of the door are seven vinyl sliding simulated divided multi-light windows, which differ slightly in size and are spaced unevenly. The wood sill on the westernmost window is supported by four-inch thick trim, which differs from the previous six.

The east façade is dominated by the five-sided observation room (**Figure 44**). Two windows have been replaced on the north and south side with the simulated divided multi-light vinyl sliding windows. The three other sides are characterized by single pane fixed vinyl windows. A partially glazed door on the right of the observation room leads to the deck.

Due to the slope, the south façade appears as a two-story building and has seven single sliding vinyl windows on the first floor and one original fixed window in the basement (**Figure 45**). The two westernmost vinyl windows display the larger trim consistent with the west and north façades. Two antennae are connected directly to the face of the building, spaced on opposite sides of the central window. A deck has been added to the east end of the building.

The west façade has two vinyl sliding windows with the larger four-inch thick trim supporting the sill (**Figure 46**). These windows are mirrored on either side of the chimney. Although the chimney was demolished and no longer exists, its presence is visually represented by the damage it left to the siding. The roof was replaced after the chimney was demolished; the rafter ends do not allow room for the brick to have bypassed the eave.

The interior has been upgraded with the replacement of bathroom fixtures, kitchen fixtures, and interior hardware. However, the present floor plan is still indicative of a military barracks, as would have been designed for commissioned and non-commissioned officers. According to David Jacobsen, a retired veteran familiar with this type of plan, the interior corresponds to those he was familiar with:

The west end of the barracks is designed as a communal living space with the mid-north section reserved for the commissioned officers' quarters and furnished with a private latrine. The middle of the building holds a bedroom suitable for six to eight non-commissioned officers. Non-commissioned officers would have been expected to use the latrine across the hall. The east end of the building is a watch room or observation point. In this way, the station could have been manned at all hours of the day, allowing men to sleep while a number remained on duty.¹³

The U.S. Navy Radio Station & Barracks adheres to this description of a standardized plan.

Although its functions overlapped, allowing men to live and work on site, the main purpose of the U.S. Navy Radio Station & Barracks likely provided communications between the coast and the Upper Reservation of Fort MacArthur. The observation room would have been manned at all hours of the day by staff acting as liaison for exterior patrols and lookout points. Inside the watch room there is a built-in piece of furniture resembling a twin bed (**Figure 42**). The basement holds a custom communication desk with built-in cavities for radio equipment (**Figure 40**).

¹³ David Jacobsen, Military Veteran, telephone interview by Page & Turnbull, September 27, 2013.

While no work permits were uncovered related to the U.S. Navy Radio Station & Barracks, the building itself shows a number of signs that the structure was altered. These alterations include the removal of the chimney and the replacement of the roof thereafter, and the addition of the vinyl sliding windows. A large step in the concrete foundation walls, coupled with splices in the wood trim and siding and variation in window trim, indicate that a sizable addition was made to the west end of the building.



**Figure 40. U.S. Navy Radio Station & Barracks (#6), interior of basement.
Source: Page & Turnbull, 2013**



Figure 41. U.S. Navy Radio Station & Barracks (#6), a brick hearth remains where the chimney was demolished. Source: Page & Turnbull, 2013



Figure 42. U.S. Navy Radio Station & Barracks (#6), interior of Observation Room. Source: Page & Turnbull, 2013



Figure 43. U.S. Navy Radio Station & Barracks (#6), North Elevation.
Source: Page & Turnbull, 2013.



Figure 44. U.S. Navy Radio Station & Barracks (#6), East Elevation.
Source: Page & Turnbull, 2013.



Figure 45. U.S. Navy Radio Station & Barracks (#6), South Elevation.
Source: Page & Turnbull, 2013.



Figure 46. U.S. Navy Radio Station & Barracks (#6), West Elevation.
Source: Page & Turnbull, 2013.

#7 LAFD LOOKOUT POST

The County of Los Angeles Fire Department, Lifeguard Division Lookout Post is a one-story, single-room, wood-framed, square structure with a pyramidal, asphalt-shingled roof (**Figure 47**). Constructed prior to 1965, it is clad in wood siding with openings on all four facades. The primary façade faces north, and has a solid wood door. Next to the door is an opening covered by an exterior removable wood board. The south façade, facing the ocean, has two similar openings also covered by exterior removal wood boards (**Figure 48**). The west façade, also facing the ocean, has a larger opening covered by a single removable wood board with two metal handles (**Figure 50**). The east façade does not face the ocean, and has a single small square opening covered by wood from the interior (**Figure 49**).

The structure sits on a concrete foundation that previously supported the U.S. Navy's Radio Compass Station (#13). A wood deck has been placed over the remains of the foundation and provides a platform for the LAFD Lookout Post. An electrical line spans from the building to the U.S. Navy Radio Station & Barracks (#6).



Figure 47. LAFD Lookout Post (#7), North Facade. Source: Page & Turnbull, 2013.



Figure 48. LAFD Lookout Post (#7),
South Facade. Source: Page &
Turnbull, 2013.



Figure 49. LAFD Lookout Post (#7),
East Facade. Source: Page &
Turnbull, 2013.



Figure 50. LAFD Lookout Post (#7),
West Facade. Source: Page &
Turnbull, 2013.

#8 ENCLOSED FENCE (CHAIN LINK)

A chain link fence erected in 2003 surrounds the part of the Seaward Parcel operated by the U.S. Coast Guard. Within the fence are:

- U.S. Army Base End Station Battery Osgood (B'5) (#4)
- U.S. Army Base End Station Battery Farley (B'6) (#5)
- U.S. Navy Radio Station & Barracks (#6)
- Enclosed Fence (Chain Link) (#8)
- Wind Breaker (#9)
- Signal Beacon (Remaining Foundation) (#11)

Outside the fence are:

- DoD Generator & Transformer Bunker (#3)
- LAFD Lookout Post (#7)
- LAFD Weather Station (#12)
- Radio Direction Finder Building (Remaining Foundation) (#13)



Figure 51. West side of chain link fence separating the USCG area from the rest of the Seaward Parcel, looking west. Source: Page & Turnbull, 2014



Figure 52. Northwest side of chain link fence, separating the USCG area from Point Fermin Park, looking west. Source: Page & Turnbull, 2014



Figure 53. South (left) side of chain link fence with LAFD Lookout Post (#7) west of the fence. Source: Page & Turnbull, 2014



Figure 54. Northeast side of chain link fence separating the DoD Generator & Transformer Bunker (#3) from the USCG area. Source: Page & Turnbull, 2014

#9 WIND BREAKER

The wind breaker is located in the Seaward Parcel site, situated to the northwest of the U.S. Navy Radio Station and Barracks (#6). The wind breaker is L-shaped with an approximately 25- to 30-foot long section running east to west that is still standing, and an approximately 10-foot long section that runs north to south and has collapsed (**Figure 55 and 56**).

The section that is still standing is roughly six feet tall. It has a wood sill, double top plate, and six evenly-spaced wood posts. There is horizontal wood bridging located roughly 24 feet above the wood sill plate. Three three-foot tall metal poles are located on the north side of three wood posts. Only a single end post remains standing on the collapsed, north section of the wind breaker.

The wind breaker sits on a low rubble stone site wall that extends roughly 40 feet east to the west and 10 feet north to south. The stone is in an uncoursed, random pattern. The height of the sloped wall varies as the ground slopes. The remainder of the collapsed section is lying on the stone wall.

A metal post is located south of the wind breaker. Its use and construction date is unknown.



Figure 55. Looking north from the Seaward Parcel, with the wind breaker and stone wall in the foreground and Point Fermin Lighthouse (#1) in the background. Source: Page & Turnbull, 2014



Figure 56. Wind breaker looking south, with the U.S. Navy Radio Station & Barracks (#6) to the left (west). The collapsed section of the wind breaker is at right (east). Source: Page & Turnbull, 2014

#10 VERANDAS

Shading the outlooks that jut out along the Point Fermin Park wall (#19) are concrete verandas (Figure 57). They are post and beam objects with four concrete posts at each corner supporting two horizontal beams. Between the beams are additional concrete slats that provide some shade to picnic tables in the outlooks. The concrete verandas replaced original wood verandas in the early 1990s rehabilitation of Point Fermin Park and are found throughout the park. Four are within the subject site boundaries.



Figure 57. Typical concrete veranda shading at an outlook point. Source: Page & Turnbull, 2014.

#11 SIGNAL BEACON (REMAINING FOUNDATION)

The foundation of a former signal beacon is located toward the southeast corner of the Seaward Parcel, between Base End Station B'6 (#5) and the back porch of the U.S. Navy Radio Station & Barracks (#6) (Figure 58). The foundation is a concrete patch, roughly circular in shape. A light tower appears in a 1965 U.S. Coast Guard map at this location (Figure 103). It is unclear when the signal beacon or light tower was installed or removed.¹⁴



Figure 58. Remaining signal beacon foundation (#11) between BES B'6 (#5, left) and U.S. Navy Radio Station & Barracks' back porch (#6, right), looking west. Source: Page & Turnbull, 2014.

¹⁴ Element Consulting Group, Inc., *Historical Assessment of Point Fermin Light Station, San Pedro, California*, prepared for United States Coast Guard, July 24, 2013, p.14.

#12 LAFD WEATHER STATION

In 2001, the County of Los Angeles Fire Department, Lifeguard Division, in partnership with the County of Los Angeles Department of Beaches and Harbors and the University of Southern California Sea Grant Program installed an automated weather station at the farthest southwest point of the bluff (**Figure 59**). The station's instruments are mounted on a metal, three-legged stand, while a camera is mounted on a smaller metal post. A box is next to the station.



Figure 59. LAFD Weather Station (#12) on a metal, three-legged stand, located outside the south side of the Enclosure Fence (#8), looking south. Source: Page & Turnbull, 2014.

#13 RADIO DIRECTION FINDER BUILDING (REMAINING FOUNDATION)

The Radio Compass Station, also known as the Radio Direction Finder Building, was built ca. 1919 and demolished at some point after the Navy returned the Seaward Parcel to the U.S. Coast Guard after 1947-1948. The only portion that remains is a concrete foundation, protecting a crawl space of about two feet in depth (**Figure 60**). The concrete was formed with large aggregate and has a series of holes covered in plywood, suggesting ventilation. A wood deck has been placed over the remains of the foundation and provides a platform for the LAFD Lookout Post (#7).



Figure 60. Detail of Radio Direction Finder Building Remaining Foundation (#13). Source: Page & Turnbull, 2013

#14 CISTERNS (#14A, #14B, AND #14C)

Three below-grade, brick cisterns are located around the lighthouse building within the wood boundary fence (**Figure 61**). Two cisterns are located east of the lighthouse, with Cistern #14a at the south end east of the entry porch and Cistern #14b east of the rear entry. Cistern #14c is located north of the lighthouse, in the lawn area. The brick domes of Cistern #14a and #14c are visible above ground while Cistern #14b is marked only by a round metal cover. The cisterns' interiors were not accessible for this report, but previous reports and documents provide a general description and dimensions of the below ground sections.



Figure 61. Looking north, Cisterns #14a and #14b east of the lighthouse, at left. Cistern #14c is marked north of the lighthouse. Source: Page & Turnbull, 2014

Cistern #14a

Visible at Cistern #14a is the domed brick cap that measures roughly five feet in diameter and projects several inches above grade (**Figure 62**). The bricks are laid in a radial brick pattern with tapered mortar joints. The bricks closest to the ground are stretcher bricks laid in a common running bond. The top six courses are header bricks, laid in a stacked bond. There is a circular access opening in the center of the cap with a two-foot steel manhole lid covering the access hole; the lid is welded shut. A cementitious parge coat on the exposed bricks is weathered exposing the underlying brick.

Cistern #14b

Approximately 25 feet north of Cistern #14a is the circular metal cover of Cistern #14b flush with the ground. The cover is a circular checkered metal plate inside of a circular metal frame (**Figure 63**).

Cistern #14c

The brick dome cap of Cistern #14c is also visible above grade and is larger than Cistern #14a (**Figure 64**). It measures roughly 10 feet inches in diameter and extends approximately 18 inches above grade. The brick is similar to Cistern #14a with stretcher bricks in a common running bond for the bricks closer to the ground and header bricks in a stacked bond at the top six courses. There is a circular access opening in the center of the cap with a two-foot diameter steel manhole lid with a round metal handle in the center; the cover is welded shut. The brick cap is coated with a cementitious parge coat that is severely weathered exposing the underlying brick.

According to a written description of the Point Fermin Cisterns prepared by the Historic Sites Curator Kristen Heather, the three cisterns are made of brick with a dome top and a cylindrical tank below ground; the dome top is not above grade for Cistern #14b.¹⁵ The cisterns are approximately 10 feet deep and were designed to capture rain water collected from the lighthouse's gutter system. The gutter system diverted rain water into underground pipes leading to the cisterns. A hand pump was set on the top of the cistern to pump water through metal pipes into the lighthouse for household use. Additional hand pumps were located in each of the lighthouse kitchens which could pump water directly from the cisterns to the kitchen.¹⁶

The 1919 U.S. Navy Radio Control Station map index noted the two cisterns east of the lighthouse had 7,000 gallon capacities, while the cistern to the north had a 10,000 gallon capacity (**Figure 88**). It is unclear when each of the cisterns was constructed. An 1880 U.S. Lighthouse Board Report noted a new cistern of 5,000 gallon capacity was built at the station.¹⁷ No other references to building new cisterns were noted in the Point Fermin files reviewed by Kristen Heather, Historic Site Curator at Point Fermin Museum during her 2004 research at the National Archives in Washington, D.C. However, as cisterns were common and necessary ancillary structures for remote lighthouse stations to support lighthouse operations as well as the light keepers, it is likely at least one if not more cisterns were built at the same time as the lighthouse in 1874.

¹⁵ "Point Fermin Lighthouse Cisterns," information sheet provided by Kristen Heather, Point Fermin Museum on April 29, 2014.

¹⁶ "Point Fermin Lighthouse Cisterns." It is unclear if the 5,000 gallon cistern is one of the two that the Navy listed as 7,000 gallons.

¹⁷ 1880, U.S. Lighthouse Board Report, National Archives, from "Notes by Kristen Heather, Chronological Primary Source Reference (references to outside structures and changes)" provided by Kristen Heather, Point Fermin Museum from research conducted at the National Archives in 2004. The Point Fermin files are in Box 13, NC-31, E-66, HM-1999; Point Fermin (CA 60); Records of the U.S. Coast Guard, Lighthouse Service, Lighthouse Site Files, 1790-1939, Record Group 26; National Archives Building, Washington, DC.



Figure 62. Brick and metal top of Cistern #14a. Source: Page & Turnbull, 2014



Figure 63. Metal top of Cistern #14b. Source: Page & Turnbull, 2014



Figure 64. Cistern #14c. Source: Page & Turnbull, 2014

#15 ARBOR

The L-shaped wood arbor or trellis is located directly west of the lighthouse (**Figure 65**). The arbor is above a six-foot high white picket fence and encloses a small lawn area and garden in between the lighthouse and the parking lot. The arbor features horizontal painted wood latticework, approximately nine feet above grade, and supported by painted wood posts. Gates at the north and south picket fence provides access to the lawn inscribed by the arbor. The Arbor was constructed sometime between 1925 and 1965, around or after the City of Los Angeles leased the Lighthouse from the Federal Government.



Figure 65. Arbor's west (left) and south (right) sides, looking northeast. Source: Page & Turnbull, 2014



Figure 66. Detail of latticework on Arbor. Source: Page & Turnbull, 2014

#16 STORAGE SHED

The storage shed is located in the parking lot on the west side of the inland parcel site. The shed is a one-story, wood-framed, rectangular structure roughly ten feet in length by five feet in width, with its long side oriented east to west (**Figure 67**). It has a side gable, corrugated metal roof with exposed wood rafters and a shallow eave. The roof ridge is located roughly eight feet above the parking lot surface. There are curved wood brackets at each corner rafter.

The shed is clad in painted corrugated metal siding with a metal sliding door centered on the north and south façades. A one-foot square window is cut into the door on the south side (**Figure 68**). A small planting bed with a tree is located along the east façade.

put a date in, or toward not in period of significance]



Figure 67. North façade of the Storage Shed, looking south. Source: Page & Turnbull, 2014



Figure 68. West (left) and south façade of the Storage Shed, looking northeast. Source: Page & Turnbull, 2014

#17 PARKING LOT

The 2002-03 rehabilitation of the Point Fermin Lighthouse (#1) installed a paved parking lot west of the lighthouse where a maintenance yard used by the City of Los Angeles Department of Recreation and Parks once stood (**Figure 69**). The Lighthouse Garage (#2a) and Office (#2b) are on its western edge, as is the Arbor (#15). On the north, south, and west sides are landscaped area with lawn and other plantings enclosed by the tall sections of the Lighthouse Fence (#18). Three light posts (Light Standard #20b) are in the parking lot, as is the Storage Shed (#16) next to a gas pump shut off.



Figure 69. Parking lot, looking southeast. Source: Page & Turnbull, 2014



Figure 70. Parking lot, looking north. Source: Page & Turnbull, 2014

#18 LIGHTHOUSE FENCE

The Lighthouse Fence is on the Inland Parcel surrounding the Point Fermin Lighthouse (#1), its associated features, and the parking lot (#17). It is a white picket fence of several different heights constructed in 1997 (**Figure 71 to 74**).¹⁸ The fence is low, approximately four feet high surrounding the lighthouse on the south, east and north sides. It transitions into a six feet high fence around the north, west, and south sides of the parking lot. The posts are mounted on a concrete base. There are several gates along the fence, including a high sliding gate at the vehicle entrance of the parking lot, a low swinging gate at the entrance to the lighthouse (south side), and a swinging gate along a the north side from the lighthouse's rear lawn to greater Point Fermin Park. Low plantings surround the north, south, and east sections of the fence on the inside and outside. On the fence's west side, the greater park's grass abuts on the outside while raised vegetable beds are on a grass and dirt strip on the inside.



Figure 71. Lighthouse fence's tall west section (left) and north side (right) with tall and low sections, looking northeast. Source: Page & Turnbull, 2014



Figure 72. The low sections of the Lighthouse fence's east (left) and north (right) sides surrounding the lighthouse's rear (north) lawn, looking southwest. Source: Page & Turnbull, 2014

¹⁸ Historic Resources Group, LLC, *Point Fermin Lighthouse Historic Structures Report*, prepared for CP&A/Arquitectonica, August 15, 2003, IB-7.



Figure 73. Transition between the low fence to the tall fence around the parking lot, as seen on the north side, looking southeast. Source: Page & Turnbull, 2014



Figure 74. Tall west side of the Lighthouse Fence, looking east. Source: Page & Turnbull, 2014

#19 POINT FERMIN PARK WALL

An approximately three-and-a-half-foot high concrete wall runs east-west next to a concrete walkway and roughly bi-sects the subject site into the Inland Parcel to the north and the Seaward Parcel to the south (**Figure 75**). The wall is part of a longer site wall that marks the southern edge of Point Fermin Park between the concrete sidewalk and the bluff.

The wall is composed of eight inch thick concrete panels between concrete posts. The precast posts have a pyramidal top that extend above the concrete panels. The precast panels are angled at the top and have three evenly-spaced star-shapes cut outs with a stainless steel rod in the cutouts to provide support (**Figure 76**).

Every so often, the park wall jogs out toward the ocean to accommodate an outlook with a concrete Veranda (#10). Within the subject site, four Verandas and outlooks exist.



Figure 75. Park wall with a Veranda outlook in the background. South of the wall (left) is the Seaward Parcel as marked by the chain-linked fence. Source: Page & Turnbull, 2014



Figure 76. Detail of Park wall with star-shaped cut-outs and pyramidal-capped posts. Source: Page & Turnbull, 2014

#20 LIGHT STANDARDS (#20A, #20B, AND #20C)

Three different types of light standards are found on the subject site. The most numerous is Light Standard #20a, which is found on the Inland Parcel and throughout Point Fermin Park. Light Standard #20b are at the lighthouse Parking Lot on the Inland Parcel while the single Light Standard #20c is on the Seaward Parcel.

Light Standard #20A—Point Fermin Park

Throughout Point Fermin Park and at several locations on the subject site are decorative concrete light posts with an exposed aggregate finish roughly 18 feet in height (**Figure 77**). They feature a round, concrete base, a tapered, fluted concrete shaft, and a concrete capital. Above the capital is a metal post cap with a Victorian-styled lantern with a metal frame, translucent cylinder and dome, and a decorative metal top cap. The light fixture sits on a concrete pad. The light standards are not original to the park but are vintage-style standards installed in the park's rehabilitation in the early 1990s.



Figure 77. Typical Light Standard #20a found throughout Point Fermin Park and on the Inland Parcel section of the subject site. Source: Page & Turnbull, 2014

Light Standard #20B—Parking Lot

Within the Lighthouse Fence, at the western edge of the Parking Lot are three exterior light poles added in the 2003 rehabilitation of the lighthouse. The three Light Standard #20b are approximately 24 feet in height with round, metal bases and metal poles on round, concrete bollards (**Figure 78**). The fixtures have a warehouse-style shade with a protective wire cage on a gooseneck arm. The metal is painted a deep green color.



Figure 78. Light Standard #20b at the western edge of the Parking Lot within the Lighthouse Fence enclosure. Source: Page & Turnbull, 2014

Light Standard #20C—Seaward Parcel

A single Light Standard #20c exists in the Seaward Parcel at the northeast corner inside the chain link enclosure fence (Figure 79). The light pole is located northeast of Base End Station B'5, next to the concrete sidewalk leading to the U.S. Navy Radio Station and Barracks Building. Light Standard #20c is approximately 14 feet tall, and features a square metal base on a concrete pad, a metal pole, and a metal framed lantern with a metal cap. The construction date is unknown.



Figure 79. The single Light Standard #20c at the northeast corner of the Seaward Parcel section of the subject site. Source: Page & Turnbull, 2014

V. HISTORIC CONTEXT

Although the United States federal government has owned the 3.4-acre subject site since 1873, several uses have occurred at the site with distinctive historic contexts for each use. The following provides context for the Point Fermin Light Station (1873-1927), U.S. Navy uses (ca.1920-1948), U.S. Army use (ca. 1919-ca.1944), Point Fermin Park as part of the City of Los Angeles Department of Recreation and Parks (1925-present), and U.S. Coast Guard uses (1939-present).

EARLY AREA HISTORY

Prior to the arrival of European settlers, Native Americans occupied the San Pedro hills, bluffs and valleys.¹⁹ European settlement in the area began in 1769 with Spanish efforts to populate California. In 1784, the Spanish Crown granted Juan Jose Dominguez 75,000 acres of land ranging from the Los Angeles River to the Pacific Ocean that Dominguez named Rancho San Pedro.²⁰ A British explorer, George Vancouver, named Point Fermin in 1793 during his visit to San Pedro Bay after Father Fermin Francisco de Lasuen, the Franciscan padre who established nine of the twenty-one Alta California mission.²¹

After Juan Jose Dominguez's death in 1809, the executor and caretaker of the land granted grazing rights on the western portion of the land encompassing Palos Verdes Peninsula and Point Fermin to Jose Dolores Sepulveda in 1822. The last Mexican governor of Alta California, Governor Pio Pico, confirmed the Sepulveda's rights to the land and permanently granted Rancho de los Palos Verdes to Jose L. Sepulveda and Juan Sepulveda in 1846.²² The grant set aside 500 square *varas* (about 44 acres) as a government reserve that would become the Lower and Middle Reservation of Fort MacArthur.

During the Spanish and Mexican rule, the small port village of San Pedro was established around Timm's Landing that grew into a community of 1,400 by 1888, when the City of San Pedro incorporated.²³ In 1899, San Pedro was selected as the location for Los Angeles' deep water port over Santa Monica and other potential sites. With the Port of Los Angeles founded in 1907, City of Los Angeles annexed San Pedro in 1909.

POINT FERMIN LIGHT STATION (1873-1927)

In response to increased maritime traffic along the West Coast following the 1849 Gold Rush, Congress initiated the U.S. Coast Survey of California in 1849 to identify potential sites for new lighthouses. Although Point Fermin was not one of the 16 potential sites identified, local shipping businessman Phineas Banning lobbied Congress as early as 1854 for a lighthouse near the still small San Pedro harbor serving a mostly rural Southern California. Banning, a partner in Alexander & Banning Shipping Company, had grand plans for San Pedro harbor. He came to own a large majority

¹⁹ Joe McKinzie, *San Pedro: Postcard History Series*, (Charleston SC, Chicago IL, Portsmouth NH, San Francisco CA: Arcadia Publishing, 2007), p.7.

²⁰ Element Consulting Group, p.11.

²¹ James Hill & Associates with M2A Milofsky & Michali Architects and P2S Engineering, *Point Fermin Lighthouse Historic Structures Report*, for the City of Los Angeles Department of Parks and Recreation [sic], April 1999, p.5.

²² David Gebhard, Lauren Bricker, David Bricker (consultants), "500 Varas Square: The Government Reserve," National Register of Historic Places Inventory—Nomination Form, received by the California Office of Historic Preservation on August 11, 1983, p.8-15.

²³ McKinzie, *San Pedro*, p.8.

of the waterfront and was largely responsible for the harbor's development into the deep water Port of Los Angeles.²⁴

By 1858, \$10,000 had been appropriated for a lighthouse and fog signal at the southern tip of Palos Verdes Peninsula.²⁵ However, multiple title claimants for land at Point Fermin made land condemnation difficult and the occurrence of the American Civil War stalled development for two decades. In 1873, a three-acre parcel of land was set aside to be developed and maintained by federal employees of the U.S. Lighthouse Board (**Figure 80**).²⁶

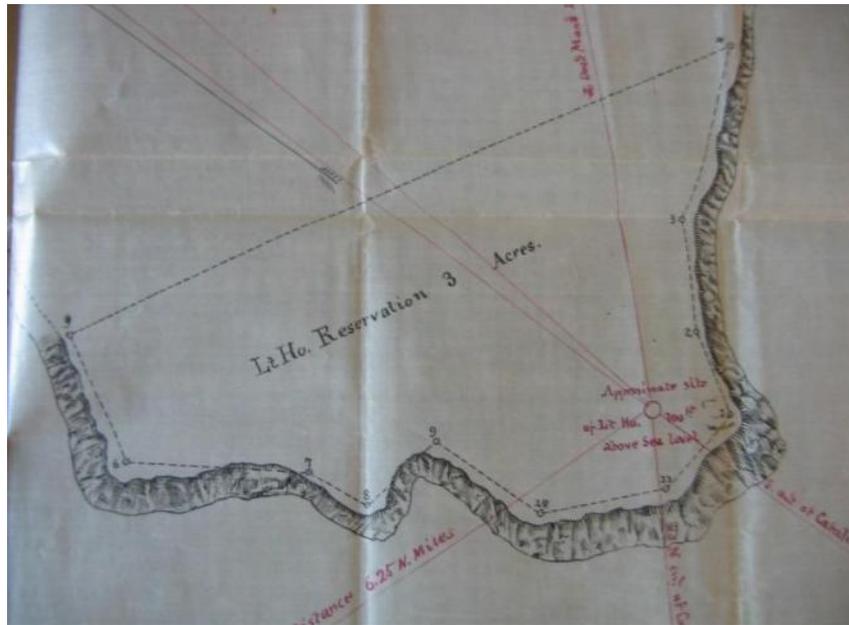


Figure 80. Detail of the three-acre lighthouse station from "Sketch of Lt Ho. Reservation at Fermin Point California," December 31, 1873. Note the lighthouse was built further inland (north) than shown in the survey. Source: National Archives, courtesy of Point Fermin Lighthouse Historic Site and Museum (Point Fermin Lighthouse Museum).

Plans for the combined lighthouse and residence structure were drawn by Lighthouse Board Draftsman Paul J. Pelz, with a light tower to fit a fourth-order Fresnel lens,²⁷ though the drawings were signed by George H. Elliot, Major of Engineers U.S.A. as Engineering Secretary of the Lighthouse Board in December 1872. Six lighthouses were built to the Pelz design around the country, including Point Hueneme (demolished), East Brother in Richmond, California (extant), and Hereford Inlet in New Jersey (extant).²⁸

²⁴ Ernest Marquez and Veronique De Turenne, *Port of Los Angeles: An Illustrated History from 1850 to 1945*, (Santa Monica, CA: Angel City, 2007), p. 49.

²⁵ Historic Resources Group, *Point Fermin Lighthouse*, p.IA-7 and James Hill & Associates, et al., p.5.

²⁶ "Lighthouse History," Point Fermin Lighthouse Historic Site and Museum, accessed October 10, 2013, <http://www.pointferminlighthouse.org/history.html>.

²⁷ James Hill & Associates, et al., p.5.

²⁸ Henrietta E. Mosley, *Point Fermin Lighthouse Families, 1874-1927*, (U.S.A.: Pacific Heritage Books, 2013), p.7. Historic Resources Group's 2003 Historic Structure Report noted only four sister lighthouses to Point Fermin, p. IA-8.

Construction on the Point Fermin Lighthouse started in 1873 and was completed in 1874, with the light established on December 15, 1874.²⁹ To support lighthouse operations and the light keepers who had to be self-sufficient at the remote site, the lighthouse likely had ancillary structures constructed at the same time. Common ancillary structures at California light stations included:

- Fog signal buildings that contained noise warning apparatus, often steam driven,
- Oil storage buildings that housed fuel for the lantern lamps,
- Barns that housed animals and equipment
- Cisterns that collected fresh water for domestic water and steam fog signal use, and
- Landings for boats that provided connection to the outside world.³⁰

No documents listing the Point Fermin Light Station's ancillary structures have been found. Based on notations in the light keepers' log books and U.S. Lighthouse Board reports held at the National Archives in Washington DC, a stable was in place fairly early on as well as at least one cistern.³¹

The first lighthouse keeper appointed to Point Fermin by the U.S. Lighthouse Board was Mary L. Smith, along with her sister Helen Smith as assistant. At the time, the idea of a woman being commissioned as the initial keeper of a lighthouse was unusual. While many women served in the occupation, they most often grew into the title after the death or retirement of a husband or father. Because lighthouses were often remote places to live and work, it was easier to keep the women on, rather than finding and paying a replacement. In contrast, Ms. Smith and her sister were given a competitive salary and remained at the point until their retirement in 1882.³²

In 1882, George N. Shaw replaced Mary Smith as the lighthouse keeper and remained at the post until 1904. A topographical survey of the Point Fermin Light Station in 1893 provided one of the earliest indications of ancillary structures supporting the lighthouse (**Figure 81**). The survey documented the light house, a "double coal house and privy," (today's Lighthouse Office, #2b in its original location), and three round brick cisterns (#14a, #14b, and #14c) with arched tops and iron manhole rings and covers within the boundaries of a wood picket fence (demolished). West of the fence were a store house (today's Lighthouse Garage, #2a) and a stable with a poultry house (demolished) (**Figure 84**). A board fence (demolished) stretched the length of the lighthouse reservation's north boundary (**Figure 82 and 83**). The survey and photographs taken with the survey documented the landscape as mainly grassland with cypress trees planted along the north board fence and other trees and plantings within the lighthouse's picket fence.

²⁹ Historic Resources Group, *Point Fermin Lighthouse*, p. IB-7.

³⁰ Jack Bookwalter, Research Historian, Sonoma State University, "Light Stations of California" National Register of Historic Places Multiple Property Documentation Form, prepared October 16, 1989, received by the National Register on July 22, 1991, section F.II, p. 3.

³¹ November 1, 1875, Keeper's Log mentioned the arrival of materials for an addition to the stable (#2a) and an 1880 U.S. Lighthouse Board Report showed a new 5,000 gallon capacity cistern and another addition to the stable were built at the station. An 1881 U.S. Lighthouse Board Report mentioned that rainfall was never sufficient at Point Fermin in any one year to fill the cisterns indicating more than one cistern existed. From "Notes by Kristen Heather."

³² Kristen Heather, Curator, Point Fermin Museum, telephone interview by Page & Turnbull, September 27, 2013, and Historic Resources Group, *Point Fermin Lighthouse*, p. IB-1 and 2.

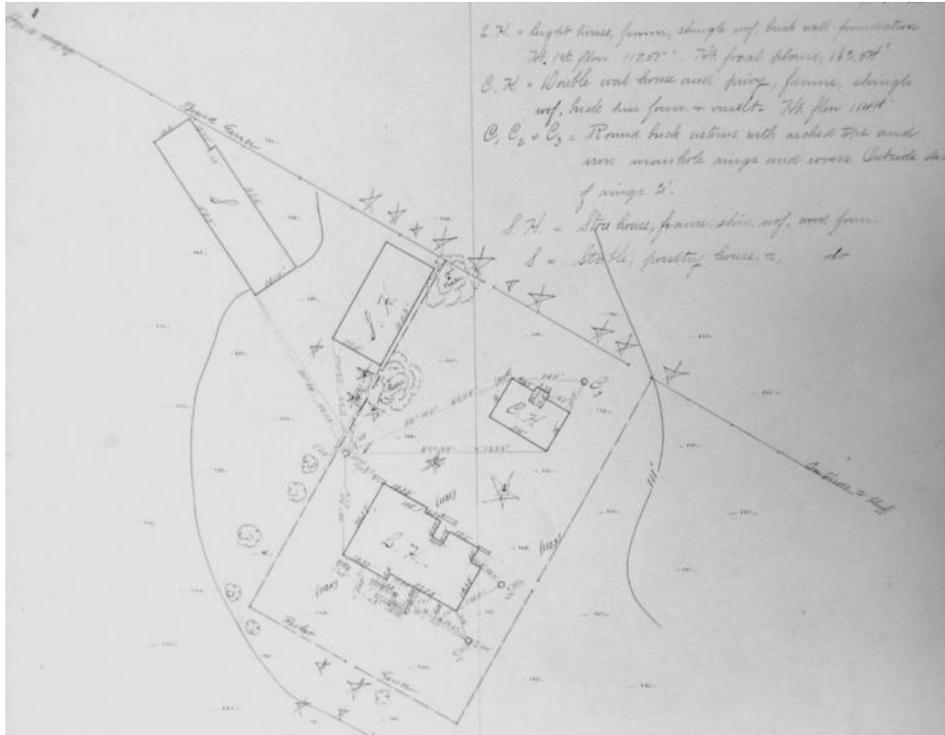


Figure 81. 1893 topographic survey of Point Fermin Light Station, with lighthouse (L.H.), coal house and privy (C.H.), store house (S.H.), stable (S), and three cisterns (C1, C2, C3) shown. Note the picket fence around the lighthouse does not correspond with the Lighthouse Fence (#18) today, except along the north property border. Source: National Archives, courtesy of Point Fermin Lighthouse Museum.



Figure 82. Point Fermin Light Station in 1893 survey, looking west. Note boundary fence extended to the edge of the bluff. Source: National Archives, courtesy of Point Fermin Lighthouse Museum.



Figure 83. Detail of Point Fermin Light Station in 1893 survey, looking southwest. Note the coal house (today's Lighthouse Office, #2b) is in its original location north of the lighthouse. Source: National Archives, courtesy of Point Fermin Lighthouse Museum.



Figure 84. Point Fermin Light Station in 1893 survey, looking southeast. The store house (today's Lighthouse Garage, #2b) is at left (north) while the stable (date demolished unknown) is at right (west). Source: National Archives, courtesy of Point Fermin Lighthouse Museum.

Other entries in the keeper's log book mentioned a barn, carriage house, cleaning warehouse, oil room, and chicken house on site between 1896 and 1905; none of these buildings appear extant.³³ A windmill, tower, and tank were placed north of the lighthouse in 1907 to provide water pressure and pump water from the cisterns into the lighthouse's new indoor plumbing (**Figure 85**).³⁴ A new oil house was constructed in 1908 (date demolished unknown).³⁵ The coal house (today's Lighthouse Office, #2b) was moved to its current location adjacent to the store house (today's Lighthouse Garage, #2a) in 1912.³⁶ By 1917, the windmill, tower, and tank were removed.



Figure 85. Front (south) facade of Point Fermin Lighthouse ca. 1907, with picket fence and windmill north of the building. Source: USC Digital Archives from the California Historical Society Collection, CHS-3810.

Until the completion of the San Pedro Breakwater, built between 1899 and 1911, Point Fermin acted as a natural entrance into the Los Angeles Harbor. However, once the breakwater—an 8.5 mile protective barrier between harbor and ocean—was completed and two more lighthouses, Angel's Gate (on the breakwater) and Point Vicente (less than 10 miles north), were active in the area, Point Fermin was considered obsolete and threatened with demolition.³⁷ Delays in the construction of the

³³ December 1896, April 1898, June 1905, July 1905, and November 1905 Keeper's journals, from notes taken from the original keeper's Log Books from 1874-1927 located in the National Archives in Washington, DC by Kristen Heather, Curator Point Fermin Museum, provided to Page & Turnbull in April 2014.

³⁴ "Point Fermin Lighthouse Cisterns."

³⁵ January 16, and March 17, 1908 Keeper's journals, in notes provided by Kristen Heather.

³⁶ December 9 and 10-14, 1912 Keeper's Log, in notes provided by Kristen Heather.

³⁷ "Old Lighthouse to Be Wrecked." *Oakland Tribune*, November 15, 1911.

Point Vicente lighthouse, which was not completed until 1926, kept the Point Fermin Light Station operational.

In 1925, the electric lights replaced the light tower's oil lamp, which required much less maintenance.³⁸ With a city park surrounding the lighthouse reservation by 1923 and Point Vicente's lighthouse operational by 1926, the Federal Government leased first a portion of the land in 1925, and eventually the lighthouse and its associated structures in 1927 (today's Inland Parcel) to the City of Los Angeles for public park use (**Figure 86**). The park superintendent replaced federal light keepers at the lighthouse to "clean the lenses of the light and report failure of the light to the Federal superintendent of lighthouses in San Francisco."³⁹ While the light remained in operation until World War II, the Federal Government no longer operated Point Fermin Light Station by 1927.⁴⁰



Figure 86. Aerial view of Point Fermin in 1924, looking east. The three-acre lighthouse reservation owned by the Federal Government (subject site) is clearly separated from the surrounding City of Los Angeles Point Fermin Park (previously Peck's Park) by a boundary fence. Note the Radio Direction Finder Building (or Radio Compass Finder Building) and steel flag pole on top of the DoD Generator & Transformer Bunker (#3) located on the Seaward Parcel. Source: USC Digital Library from the California Historical Society Collection, CHS-36879.

Around the time of the city's lease, a new decorative fence was constructed around the immediate lighthouse property; this fence is no longer extant. A wood arbor (#15) and fence was also constructed west of the lighthouse at some point between 1925 and 1965.

³⁸ Historic Resources Group, *Point Fermin Lighthouse*, p. IB-4.

³⁹ "Park Board Will Tend Lighthouse," *Los Angeles Times*, December 25, 1926.

⁴⁰ While the Historic Resources Group's 2003 Historic Structures Report ended the light station period of significance in 1928, other sources indicate that the park superintendent for City of Los Angeles occupied the lighthouse by 1927. See James Hill & Associates, et al., p.6 and Mosley, p.121.

Coast lights were extinguished as protection against enemy invasion after the bombing of Pearl Harbor on December 7, 1941; two days later, the light at Point Fermin Lighthouse was turned off for the last time.⁴¹ During World War II, the U.S. Navy occupied the lighthouse building, as well as the Seaward Parcel of the subject site. The lighthouse was painted “wartime green” and the Navy added a radar shack to the light tower, sometimes referred to as the “chicken coop.” It remained on the building until the 1970s.

After the war, the City of Los Angeles regained its lease of the lighthouse, and again used it as a residence for its park superintendent. The City considered demolishing the lighthouse in the late 1960s, which spurred two San Pedro residents, William Olesen and John Olguin to led efforts to preserve the building. They founded the Point Fermin Lighthouse Committee, and listed the lighthouse to the National Register of Historic Places in 1972. They also spearheaded the effort to remove the “chicken coop” radar shack and restore the light tower in time for the lighthouse’s centennial in 1974.

In 2002-2003, the lighthouse and surrounding grounds underwent a major rehabilitation. The rehabilitation included:

- Seismic retrofit of the lighthouse
- Replacing the temporary lamp house from the 1970s with a permanent structure based on original construction documents
- Replacement wood roof shingles
- Installation of sprinklers, smoke detectors, fire alarms, and emergency lighting, as well as an HVAC system
- New electrical and plumbing distribution

Onsite, the Lighthouse Garage (#2a) and Office (#2b) underwent full rehabilitation, with the Garage (#2a) dismantled piece by piece, components labeled, and reassembled once a new reinforced concrete foundation and floor slab was ready. The Office (#2b) was lifted off the foundation entirely, set aside, and placed back on the new concrete foundation. The buildings were strengthened and adaptively reused for restrooms (Lighthouse Garage, #2a) and gift shop/office (Lighthouse Office, #2b)⁴². The previously unpaved area west of the Lighthouse used by the Department of Recreation and Parks as a maintenance yard became a paved parking lot.

History of Lighthouse Governance

The U.S. Lighthouse Establishment was created in 1789 under the Treasury Department to manage the twelve colonial lighthouses controlled by the new Federal Government and to construct new lighthouses. It became the Lighthouse Board in 1852, and was transferred into the Department of Commerce and Labor in 1903. The name changed to the Bureau of Lighthouses in 1910, and was assigned to the Department of Commerce in 1913 when it separated from the Department of Labor. In 1939, the Bureau of Lighthouses, also known as the U.S. Lighthouse Service, was abolished and its functions transferred to the U.S. Coast Guard where the responsibility remains today.⁴³

⁴¹ Historic Resources Group, *Point Fermin Lighthouse*, p.IB-4.

⁴² Historic Resources Group, *Point Fermin Lighthouse*, p.IB_9.

⁴³ National Park Service, “History of the Lighthouse Service and Lighthouse Construction Types,” in *Historic Lighthouse Preservation Handbook*, online at <http://www.nps.gov/history/maritime/handbook/part2.pdf>.

U.S. NAVY PRESENCE AT POINT FERMIN (CA. 1919-CA. 1948)

The Navy in Southern California

In 1846, during the Mexican-American War, the United States Navy briefly established a naval base in San Pedro that was abandoned after the war. The Navy returned in 1917 to build a training station and submarine base in San Pedro/Long Beach once the deep water Port of Los Angeles was well-established and the federal breakwater had been constructed. By the 1920s, the facility was servicing Navy auxiliary ships and no longer a submarine base.⁴⁴

The Navy's presence in California greatly expanded in the years after World War I. The Navy decided to divide its fleet into roughly equal Atlantic and Pacific fleets, with the concentration in California in the already established Navy bases around San Francisco and creating a new Navy hub in San Diego.⁴⁵ However, the Port of San Diego was not deep enough for larger ships like battleships and their support vessels, so the Navy selected Long Beach-San Pedro as the headquarters for this portion of the fleet.⁴⁶ Very little permanent Navy construction occurred during the interwar years at Long Beach, and it was not until the onset of World War II that the base grew. The Navy's war-time presence in Long Beach included the Naval Operating Base at Long Beach that consisted of on-base housing and a hospital, and Long Beach Naval Shipyard on Terminal Island. Other Navy outposts were scattered around the Long Beach-San Pedro at Point Fermin and Whites Point reserve.⁴⁷

The Navy at Lighthouse Stations

As early as 1897, the U.S. Navy started to consider coastal signal stations as part of naval defense.⁴⁸ With war with Spain looming in 1898, the beginnings of a system was put into place using 230 stations provided by the Lighthouse Board, the Lifesaving Service, the Weather Bureau, and the Navy. The stations were connected to telegraph or telephone systems using signal flags, lights, torches and binoculars to identify and communicate with off-shore ships. While the system did not see any enemies during the brief war, it allowed the Navy a way to monitor ship movement.⁴⁹

In the last decade of the nineteenth century, Guglielmo Marconi, an Italian nationalist living in Britain, started experimenting with radio waves and their application. In 1895, he was able to transmit a signal over a distance of three miles and solidified his reputation as the forefather of wireless communication. It did not take long for people to realize what this new technology could facilitate for ship-to-shore communication through pulses, such as Morse code. Promoters of the new technology began to solicit the U.S. Navy as an important future investor in wireless telegraph, and in 1899 the first message was exchanged between the sea and land. Soon after, "President Roosevelt

⁴⁴ "Historic California Posts: Naval Station, Long Beach," California State Military Museum, accessed May 11, 2014, <http://www.militarymuseum.org/NOBLongBeach.html>.

⁴⁵ Foster Wheeler Environmental Corporation and JRP Historical Consulting Services, *California Historic Military Buildings and Structures Inventory*, Volume II, prepared for U.S. Army Corps of Engineers, Sacramento District, March 2000, p.7-1.

⁴⁶ *Ibid.*, p. 6-17.

⁴⁷ "Historic California Posts: Naval Station, Long Beach."

⁴⁸ Captain L.S. Howeth, for Bureau of Ships and Office of the Naval History, *History of Communications -Electronics in the United States Navy*, (Washington: Government Printing Office, 1963), p. 12.

⁴⁹ Howeth, p.12.

placed the Navy in charge of government radio operations, at which time the Bureau of Equipment began expanding the shore system.”⁵⁰

In May 1902, the Bureau of Equipment requested permission to erect a mast and small operating buildings at five lighthouse stations for wireless telegraph, linking the naval communications and navigation with lighthouse sites.⁵¹ Additional shore stations were established in the 1900’s with nineteen Navy shore radio stations at lighthouse stations and naval bases by 1904.⁵² On February 3, 1905, the Department of Commerce and Labor, under which the U.S. Lighthouse Service was located, gave its approval to the Navy to erect and maintain a wireless telegraph station at Point Fermin among several South Atlantic, Gulf Coast, and Pacific Coast locations.⁵³ However, it is not clear if wireless telegraph equipment was erected at Point Fermin, as the technology was soon overshadowed by radio.⁵⁴

Radio Compass Station (Radio Direction Finder)

In July 1916, the Naval Communication Service set up a system of Radio Compass Stations, which allowed a wider span of communication along the Pacific Coast. Stations belonging to a district transmitted their information to a “district’s central station. Messages were then relayed via the various district central stations to its final destination.”⁵⁵ In this way, communication was expanded and information could be used more widely in terms of defense.

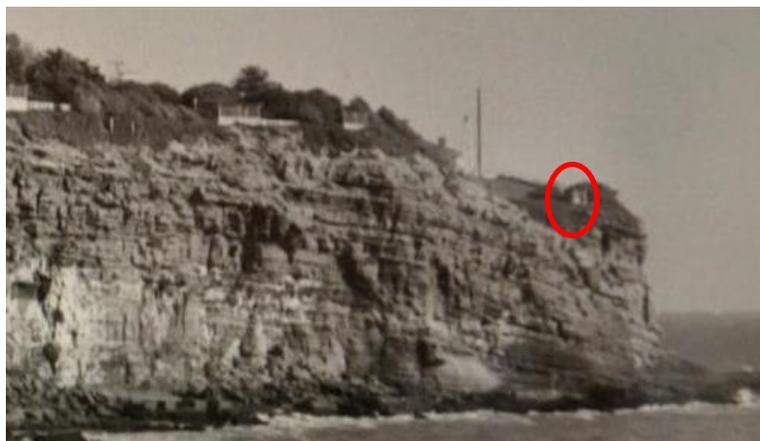


Figure 87. Point Fermin Radio Compass Station in red ca. 1934.
Source: San Pedro Bay Historical Society 95.109.4230

⁵⁰ R. Christopher Goodwin & Associates, Inc., *Navy Cold War Communication Context: Resources Associated With The Navy's Communication Program, 1946-1989*, Prepared for Atlantic Division, Naval Facilities Engineering Command, 1997, Contract No. N62470-92-D-8965, p.10.

⁵¹ Howeth, p.52. They were at Cape Cod, MA, Montauk Point, Long Island, NY, Highlands of Navesink, NJ, Cape Henry, VA, and Golden Gate (Bonita), CA.

⁵² R. Christopher Goodwin, *Navy Cold War Communication Context*, p.10.

⁵³ Letter from Department of Commerce and Labor, Office of the Secretary, Washington to the Secretary of the Navy, February 3, 1905. California Title Files, No. 60 in the National Archive.

⁵⁴ Point Fermin was not listed in the 1908 or 1910 editions of the *Wireless-Telegraph Stations of the World*, which included the Navy’s shore stations. See Department of the Navy, Bureau of Equipment, *Wireless-Telegraph Stations of the World*, (Washington: Government Printing Office, 1908 and 1910), available at <http://earlyradiohistory.us/1908stat.htm> and <http://earlyradiohistory.us/1910stat.htm>.

⁵⁵ R. Christopher Goodwin, *Navy Cold War Communication Context*, p.85.

According to *Navy Cold War Communication Context: Resources Associated With the Navy's Communication Program, 1946-1989* (R. Christopher Goodwin & Associates, Inc., December 1997):

With the U.S. entry into the war [World War II], the Naval Communication Service began operating a network of low-frequency radio direction finder (D/F) stations on the Atlantic and Pacific coasts. D/F equipment was installed around the seaward approaches to the strategic harbor of Brest, France. The equipment was utilized to determine enemy submarine positions for the purposes of taking offensive action and rerouting convoys to safer entry courses. Throughout the war, additional D/F stations were constructed along the harbors of Boston, New York, and Charleston, and at the entrances of the Delaware River and the Chesapeake Bay. Their successful operation resulted in the establishment of additional D/F sites at important ports in the United States, on the Great Lakes, and at dangerous navigational points along the coast.⁵⁶

Noted as a recent and valuable aid to navigation in fog, the Navy developed and maintained radio compass stations for “benefit of mariners generally and U.S. coastwise shipping, particularly.”⁵⁷ According to the description in the *Naval Institute Proceedings*:

These radio compass stations are provided primarily to assist the mariner in closing the land during fog or poor visibility, but they may also be used to obtain the positions of vessels at sea in radio compass range, about 150 miles, when for any reason positions cannot be obtained by other means...

Radio compass stations are divided into two classes:

- (a) Single stations, operating independently and furnishing a single bearing. These stations are located with the view of giving service to ships at a distance of not over 150 miles from the station.
- (b) Harbor entrance groups. All stations in harbor entrance groups are connected to and controlled by the master station; all stations of the group take bearings simultaneously and these bearings are transmitted to the ship requesting them by the control station. The purpose of these stations is to lead mariners to the light vessels off harbor entrances.⁵⁸

The Commerce Department approved the Navy's request to establish radio compass stations at Point Fermin, Point Huaneme, and Point Conception, California in October 1919. For Point Fermin, only a radio compass house was needed as, “it appears arrangements can be made to quarter the radio operators in buildings off the lighthouse reservation.”⁵⁹ A site plan dated 1919 and submitted with the request to locate a radio compass station at Point Fermin shows the Point Fermin Lighthouse, the proposed location of the Radio Compass Station building, two Army lookout stations, now identified

⁵⁶ R. Christopher Goodwin, *Navy Cold War Communication Context*, p. 13.

⁵⁷ Lieutenant Commander F.W. Rockwell, “Professional Notes,” in *United States Naval Institute Proceedings*, vol. 48, no. 8, August 1922, p. 1447.

⁵⁸ Lt Cm. Rockwell, p.1447.

⁵⁹ Letter from Assistant Secretary of Commerce to the Secretary of the Navy, Washington, DC, October 28, 1919, California Title Files, No. 60 in the National Archives.



Figure 89. Radio compass station in 1937 when it was identified as U.S. Government Meteorological station. Source: Los Angeles Public Library, 00033178.

The radio compass station was assigned the radio signal NPX and tasked with locating and providing directions to outlying ships.⁶¹ In 1922, the list of radio compass stations included 10 stations in California, including Point Fermin. It remains unclear whether the Point Fermin station was a single, stand-alone station or if it worked as part of a harbor entrance group.

The concrete DoD Generator & Transformer Bunker (#3) or Radio Direction Finder Transmitter Powerhouse was added at a later date to provide generator power to the radio compass station. No specific construction date has been found, but the *Defense Environmental Restoration Program Formerly Used Defense Sites Findings and Determinations of Eligibility* report, completed by Army Commanding Colonel Peter T. Madsen in 1997, stated that Point Fermin's Radio Compass Station (a.k.a. Radio Direction Finder Building) was equipped with ancillary structures: a Radio Direction Finder Transmitter Powerhouse, paint storage locker, and three antennae masts. The paint storage locker and antennae are no longer present on site. The 1924 photograph of Point Fermin (**Figure 86**) shows a one-story, flat roof building in place near the flag pole, where the DoD Generator & Transformer Bunker is located.⁶²

According to *Navy Cold War Communication Context: Resources Associated With the Navy's Communication Program, 1946-1989* (R. Christopher Goodwin & Associates, Inc., December 1997):

“Throughout World War I, thousands of personnel were needed to provide the manpower necessary to operate these newly-established radio stations. To meet these requirements, the Navy activated hundreds of personnel in Communications Reserves and established radio schools in each naval district to provide preliminary training. Two schools were established for advanced training, one on the East Coast at Harvard University and the other on the West Coast at Mare Island, California. By the end of 1917, almost 5,000 students were

⁶¹ "Radio Service Bulletin," *Bureau of Navigation, City of Commerce* (1915): 5.

⁶² A digital version of the image allowing for closer views is available at <http://digitallibrary.usc.edu/cdm/singleitem/collection/p15799coll65/id/24182/rec/1>.

enrolled in the four month intensive radio program. By early 1918, this number had quadrupled. [...]

World War I saw great advances in the arena of radio communication. The period between World War I and World War II, known as the “electronic age,” marked the beginning of the radio broadcast industry and industrial research in electronics. By the end of the 1920s, radio had evolved into the “broadcast boom.” From the perspective of the Navy, this period marked the development of a comprehensive and reliable radio communication system. By the end of this decade, naval radio stations were equipped with the best available equipment in the world. [...]

Between 1925 and 1929, the Navy relied on its own R&D [research and development] efforts for the development of radio and electronic equipment. [...] Work also was initiated on radar development, with much of this research conducted in secret. Interest in radar was prompted by military needs for better surveillance and navigational aids, as well as weapon control. Military interest in radar was sparked when two researchers at the Naval Aircraft Radio Laboratory, A. Hoyt Taylor and Leo C. Young, noted distortions in received signals during experiments conducted in 1922.”⁶³

By the early 1940s, the Navy phased out the radio compass stations/radio direction finder stations. Just a few months prior to Pearl Harbor, the Navy notified the Coast Guard (who had superseded the Lighthouse Bureau) that the Point Fermin radio direction finder station would be returned to the Coast Guard for their maintenance.⁶⁴ It is unclear if the radio direction finder was decommissioned as it may have been reinstated once the United States entered World War II.

Also in early 1941, the Navy requested and received additional space at “the Point Fermin Coast Guard Reservation,” to install a “loop operating station in connection with underwater detection equipment proposed for San Pedro area.”⁶⁵ Known also as a degaussing station, the idea was to run a current through a loop in the ocean that would reduce a ship’s magnetic signature when it crossed over the loop so magnetic mines could not attach to the ship. It is not clear if a separate magnetic loop stations was constructed by the Navy at Point Fermin, or if any of the existing buildings housed such equipment.

World War II (1941-1945)

In the immediate aftermath of Pearl Harbor, the Navy occupied the Point Fermin Lighthouse as a signal station in connection with a harbor entrance patrol post.⁶⁶ The Navy added a radar shack to the

⁶³ R. Christopher Goodwin, *Navy Cold War Communication Context*, p.13-17.

⁶⁴ Letter from James Forrestal, Acting Secretary of the Navy, Washington to the Secretary of the Treasury, June 30, 1941 in the National Archives.

⁶⁵ Letter and permit from Herbert E. Gaston, Assistant Secretary of the Treasury to the Secretary of the Navy, May 22, 1941 in the National Archives.

⁶⁶ Memorandum to Chief of Naval Operations from (name illegible), U.S. Coast Guard, Subject: Point Fermin Lighthouse Tower; occupancy in connection with Harbor Entrance Patrol Post, December 12, 1941 in the National Archives.

light tower, sometimes referred to as the “chicken coop.” It remained on the building until the 1970s (Figure 90).



Figure 90. Point Fermin “Chicken Coop” ca. 1942.
Source: National Park Service Focus Digital Library 72000234.djvu

On the Seaward Parcel, the Navy constructed a 23-foot by 52-foot one-story structure with a basement. This matches the dimensions of the U.S. Navy Radio Station & Barracks (#6). According to the 2013 Element Consulting Group report:

The U.S. Navy built and operated the Radio Station and Barracks at Point Fermin to increase coastal navigation support for the Port of Los Angeles and to improve the monitoring of coastal defenses during the war. Due to the surrounding inland terrain, Point Fermin served as a prime location for radio transmissions and communications. At the end of World War II, the U.S. Navy transferred the land with all new and existing buildings and structures back to the USCG [U.S. Coast Guard] in 1945. The U.S. Naval Radio Station and Barracks were then converted to support the USCG as an Officers Quarters in 1947.⁶⁷

Documentation to support the building’s use as a radio station or barracks has not been unearthed, nor has an exact construction date. A 1945 letter detailing the structures constructed by the Navy during its occupation of Coast Guard property in the 11th Naval District, which includes San Pedro, listed “Point Fermin Light Station: A Navy building was constructed on the reservation believed to be a Naval Detection Defense Station.”⁶⁸ Another letter in 1947 from the Coast Guard refers to this building as “equipped with a small galley and is suitable as a barracks for a small number of men.”⁶⁹

⁶⁷ Element Consulting Group, p.31.

⁶⁸ Letter from J. Trebes, Acting District Coast Guard Officer, Eleventh Naval District, United States Coast Guard to Commandant, 11ND, Subject: Temporary Occupancy of Coast Guard Reservations for War Purposes,

The extant U.S. Navy Radio Station & Barracks (#6), or Naval Detection Defense Station building, constructed sometime between 1942 and 1945, is a building type frequently used for Officers' Quarters. However, the building is referred to by the Eleventh Naval District as a "Naval Detection Defense Station" and shows evidence of having been utilized, at least partially, as a radio communication station. The basement contains a desk with depressed cavities customized for radio equipment (**Figure 91**). Based on property type, a semi-permanent building with an observation room, the buildings primary function may have been to report and provide information to Fort MacArthur regarding any coastline action.



Figure 91. Radio Communication Desk in basement of U.S. Navy Radio Station & Barracks (#6).
Source: Page & Turnbull, 2013

The Navy vacated Point Fermin and returned all the structures it had constructed on the Seaward Parcel to the U.S. Coast Guard around 1947 or 1948. According to a 1997 Defense Environmental Restoration Program for Formerly Used Defense Sites report, improvements made by the Navy from ca. 1919 to 1945 at Point Fermin included:

- Radio direction finder building (or radio compass station), demolished sometime after World War II with only the foundation remaining (#13)
- Radio direction finder transmitter powerhouse (DoD Generator & Transformer Bunker, #3)
- A paint storage locker (location, construction date, and demolition date unknown)
- Three antenna masts (location, construction date, and demolition date unknown)
- Possibly a garage (location, construction date, and demolition date unknown) and

November 19, 1945 in the National Archives. The letter also noted that "one additional deck was constructed on the tower of the main light station building for a searchlight signaling unit."

⁶⁹ Letter from L.L. Bennett, Commander, 11th CG Dist. (ecv), United States Coast Guard to the Commandant (O)(L)(ECV), Subject: Point Fermin and Los Angeles Harbor Light Station; restoration by Navy of Coast Guard property occupied by Navy during war, March 28, 1947 in the National Archives.

- A galley/mess hall building (possibility the U.S. Navy Radio Station & Barracks (#6))⁷⁰

U.S. ARMY PRESENCE AT POINT FERMIN (CA. 1919-CA. 1944)

Fort MacArthur was an active military installation from 1917 through 1975.⁷¹ Starting with 500 square *varas* or approximately 44 acres on rancho land set aside for government use near the harbor in San Pedro, Fort MacArthur eventually expanded to land on the bluffs overlooking the Pacific Ocean near Point Fermin to become part of the Army's coastal defense system as the Pacific Coast gained importance in the early and mid-20th century. Its so-called Upper Reservation is located to the immediate northwest of Point Fermin and was used as a strategic defense point for the Los Angeles Harbor.

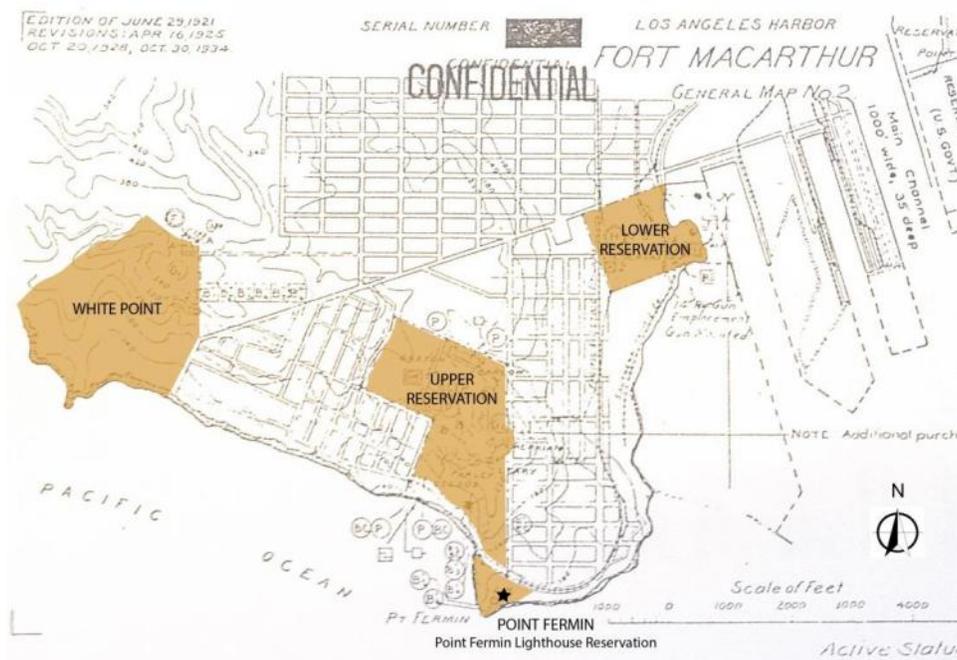


Figure 92. Fort MacArthur.

Source: Fort MacArthur Museum, HDLA-RCW Set 1, Modified by Page & Turnbull, 2013

Fort MacArthur Upper Reservation

In 1883, the United States Navy began a construction program for the first time since the Civil War, opting to design an offensive rather than defensive fleet. This triggered a need for coastal defense stations throughout the United States. In 1885, President Grover Cleveland appointed a joint Army, Navy and civilian board to evaluate proposals for new defenses, headed by Secretary of War William C. Endicott.⁷² On September 14, 1888, President Cleveland and Endicott selected a site adjacent to

⁷⁰ Findings and Determination of Eligibility to determine if the Naval Directional Finder, San Pedro, California, Site No. J09CA711900 was eligible for the Defense Environmental Restoration Program—Formerly Used Defense Sites, September 12, 1999.

⁷¹ Fort MacArthur Museum Association, “Upper Reservation Fort MacArthur Historic District,” State of California, Department of Parks and Recreation Primary Record (DPR 523A), prepared June 15, 2007.

⁷² Fort MacArthur Museum Association, p.20.

the newly incorporated city of San Pedro as an unnamed military station. Additional land acquisitions took place in 1897, with the Upper Reservation site purchased in 1910.⁷³ The strategic site offered clear views of the Los Angeles harbor from a defensive vantage point. Except for Canada and Mexico, all military attacks would come from overseas, and establishing a secure coastline was considered critical, especially in the vicinity of major port cities. Because the United States had a weak Navy well into the twentieth century, the coast fortifications were constructed onshore, where military personnel could maintain the sites during peacetime.

The Endicott Board recommendations were largely ignored in California, except for San Francisco Harbor. It was not until President Theodore Roosevelt asked his Secretary of War William Howard Taft to update the Endicott Board recommendations did movement to fortify the army base occur.⁷⁴ In 1909, a plan to bolster harbor defense for the Los Angeles sea terminal was approved by Congress, allowing for the construction of a four company artillery post with gun emplacements. Lieutenant Charles T. Leeds signed and delivered to the property owners George H. Peck and William G. Kerchoff a check for \$248,000 to purchase the land for Fort MacArthur's Upper Reservation.⁷⁵ On October 31, 1914, construction began on Fort MacArthur, named in honor of Lieutenant General Arthur MacArthur, Jr., of the United States Army.⁷⁶

The Fort MacArthur Reservation was divided into two sections, the first being the Old Government Reservation, later named the Middle and Lower Reservations, located between Pacific Avenue and San Pedro Bay between 22nd and 28th Streets, where quarters, barracks, and other buildings housing the permanent garrison were located.⁷⁷ The Point Fermin section, later named the Upper Reservation, was located along Gaffey Road roughly between 30th Street and Point Fermin. Here, emplacements were installed and barracks were constructed to house the officers and enlisted personnel to man, operate, and support the seacoast artillery batteries.⁷⁸ Construction of the reinforced concrete batteries began in 1915, and in 1917 the guns arrived, each weighing approximately 110,000 pounds. The fort had four 14-inch rifles in two batteries: Battery Leary (B3) and Merriam (B4) and Battery Osgood (B5) and Farley (B6). Battery Barlow-Saxon housed eight 12-inch mortars (**Figure 93**).⁷⁹

⁷³ Mark A. Berhow, *The Guardian at Angel's Gate; Fort MacArthur Defender of Los Angeles*, (Fort MacArthur Military Press, 2002, p 2.

⁷⁴ Foster Wheeler Environmental Corporation and JRP Historical Consulting Services, *California Historic Military Buildings and Structures Inventory*, Volume. III, p.5-19 to 5-20, and Fort MacArthur Museum Association, p.21.

⁷⁵ "U.S. Now Owns A Fort Site At San Pedro." 1910: San Pedro Bay Historical Society. Print.

⁷⁶ MacArthur died September 5, 1912. General Orders No. 1, War Department, 1914.

⁷⁷ Fort MacArthur Museum Association, p.21

⁷⁸ Ibid.

⁷⁹ Dayle M. Cheever, Regional Environmental Consultants (RECON), "White's Point Reservation, Base End Stations (B"1-B"6)," Historic American Engineering Record No. CA-185, December 1997, p.3-4.



Figure 93. Fort MacArthur Batteries Leary (B3), Merriam (B4), Osgood (B5) and Farley (B6).
Source: San Pedro Bay Historical Society



Figure 94. Fort MacArthur Upper Reservation, Coastal Defense Battery.
Source: San Pedro Bay Historical Society 99.51.08

Battery's Firing Control System--Base End Stations

The targeting, or position finding, and firing control systems for these guns in the batteries required visual information coupled with advance calculations in order to predict the location of the target once the gun fired.⁸⁰ A system of remote observation points strategically located along the coast could spot and transmit the target's location to a central control point. With information from two lookout posts at the ends of a known baseline, for example from two so-called base end stations, the target's

⁸⁰ How Did Base End Stations Work? Fire control systems were the eyes of the batteries," Fort MacArthur Museum Association, accessed May 12, 2014, <http://www.ftmac.org/BESWork.htm>.

location (third point) could be triangulated, factoring in wind speed, curvature of the earth, time between firing the gun and when it would hit the target, etc.⁸¹ Collective, these lookout points, the instruments, and the central control were part of the guns' complicated manual firing control system.

The lookout points were known as base end stations or fire control stations. They could be tall observation towers or small concrete bunkers buried in the ground, depending on the topography and the sightlines needed to monitor the coast.⁸² A series of base end stations would be located along the coast near the harbors being defended. The location of each base end station was known, and the distance between base end stations was a precisely measured baseline. Observing instruments, such as an azimuth telescope and a depression range finder in the base end stations measured the angle of the target from the base end station and transmit the coordinates back to a plotting map's X-Y grid at the Base Control (BC) room.⁸³

In 1919, Charles T. Leeds, by this time Major of Engineers, proposed a Fort Signal Station at Point Fermin, roughly equivalent to where the Base End Station B'5 and B'6 were built. Given the height already provided by the location atop 100-ft bluffs overlooking the Pacific Ocean, the base end stations were cubic concrete bunkers located in the hillside and ground rather than on tower. There initially were two groups of six stations: the primary grouping was located at or near Fort MacArthur and the secondary grouping at White's Point Reserve.

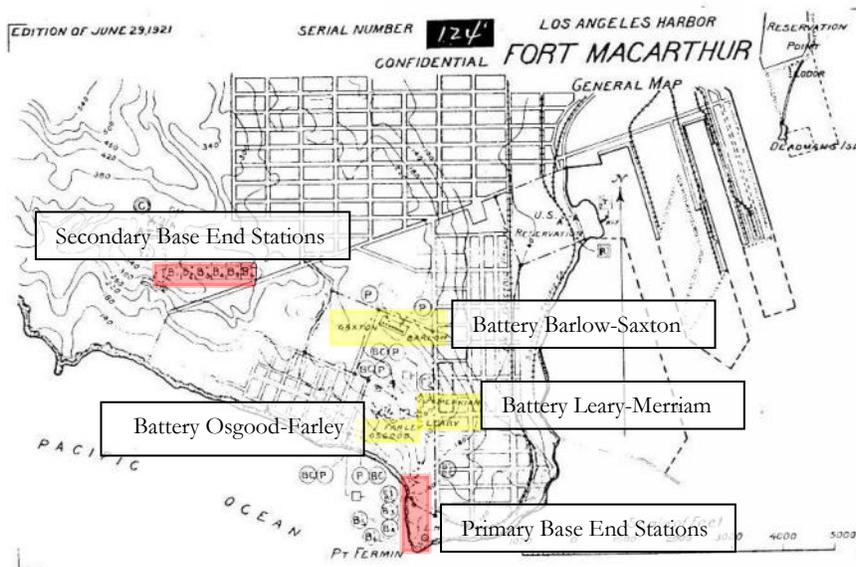


Figure 95. 1921 map of Fort MacArthur, with the batteries highlight in yellow and the primary (B') and secondary (B'') base end station groups highlighted in red. Source: Coast Defense Study Group website, <http://cdsg.org/old/pacific.htm>, modified by Page & Turnbull, 2014.

⁸¹ George L. Ealer, LTC, EN, Directorate of Facilities Engineering, Fort MacArthur, "Battery Osgood-Farley," National Register of Historic Places Inventory—Nomination Form, prepared December 4, 1973, approved by the National Park Service October 16, 1974.

⁸² "Coast Artillery Fire Control," CoastDefense.com, accessed May 7, 2014, http://coastdefense.com/CA_fire_control.htm

⁸³ Ibid. The azimuth telescope took horizontal angle readings while the depression range finders determined the vertical azimuth. See Cheever, p. 3.

Each base end station's identification number indicated Baseline (B), Station Grouping (Primary = ' or 1, Secondary = " or 2, Tertiary = "' or 3, etc.), and tactical gun number as listed above.⁸⁴ For instance, Fort MacArthur's the primary base end stations are:

- BC1-B'1 or B/1 (Barlow)—demolished
- BC2-B'2 or B1/2 (Saxton)--demolished
- B'3 or B1/3 (Leary)—demolished
- B'4 or B1/4 (Merriam, located in Angles Gate Park below the Korean Bell)
- **B'5 or B1/5 (Osgood, located at Point Fermin)**
- **B'6 or B1/6 (Farley, located at Point Fermin)**

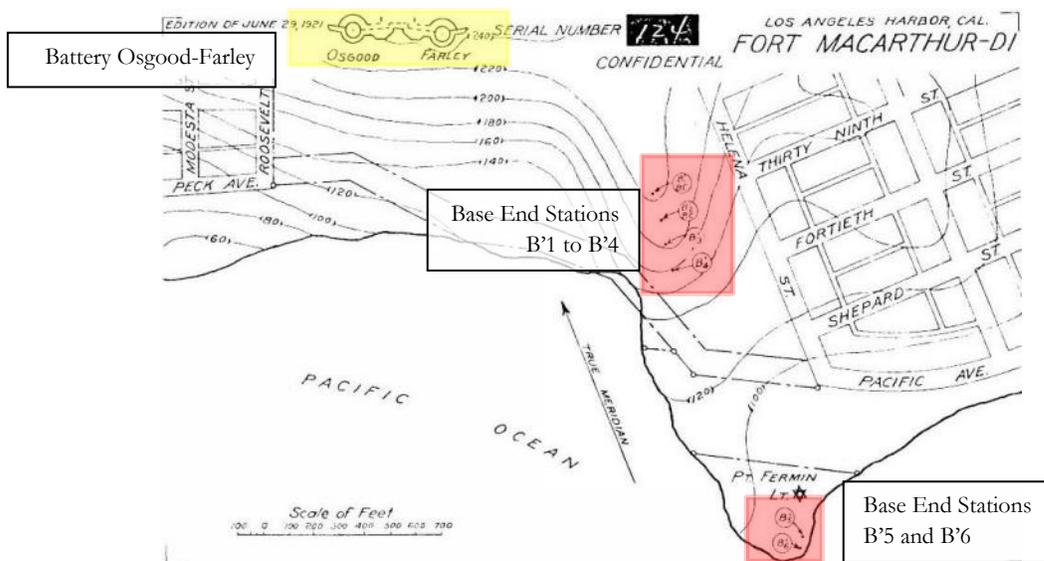


Figure 96. Detail of 1921 maps showing locations of Fort MacArthur's primary base end stations, including B'5 and B'6 at Point Fermin. Source: Coast Defense Study Group website, <http://cdsg.org/old/pacific.htm>.

The base end stations at White's Point Reserve were the secondary stations, as noted below:

- B''1 or B2/1 (Barlow)--demolished
- B''2 or B2/2 (Saxton)--demolished
- B''3 or B2/3 (Leary)—demolished
- B''4 or B2/4 (Merriam, located in White's Point Nature Preserve)
- B''5 or B2/5 (Osgood, demolished)
- B''6 or B2/6 (Farley, located in White's Point Nature Preserve but not at its original location)

⁸⁴ Joe Janesic, Fort MacArthur Museum Association in email message, April 23, 2014.

Base end stations were manned by an Observing Detail consisting of an observer and a reader. The reader's telephone was connected to the earphone set of the appropriate arm setter (B' or B'') in the battery plotting room at the gun emplacement.⁸⁵ The respective primary and secondary stations for each gun worked together to set the trajectory of fire for that gun. Fort MacArthur's primary and secondary groupings of base end stations were constructed in ca. 1919 and completed by 1920.⁸⁶

In the 1930s, a tertiary grouping (B''') of six base end stations were at Sea Bench Reservation (today's Trump National Golf Course) and a quaternary grouping (B^{IV}) of six at Long Point Reservation, near Point Vicente.⁸⁷ Of these, it appears only one B''' base end station may remain at Trump National Golf Course while all B^{IV} base end stations remain.⁸⁸ Depending on the location of the targets and several environmental factors like wind speed, these tertiary and quaternary base end stations were used in place of the secondary base end stations as the second point of the baseline with the primary base end station, but the further the stations were from the batteries, the less accurate their triangulation and targeting.⁸⁹

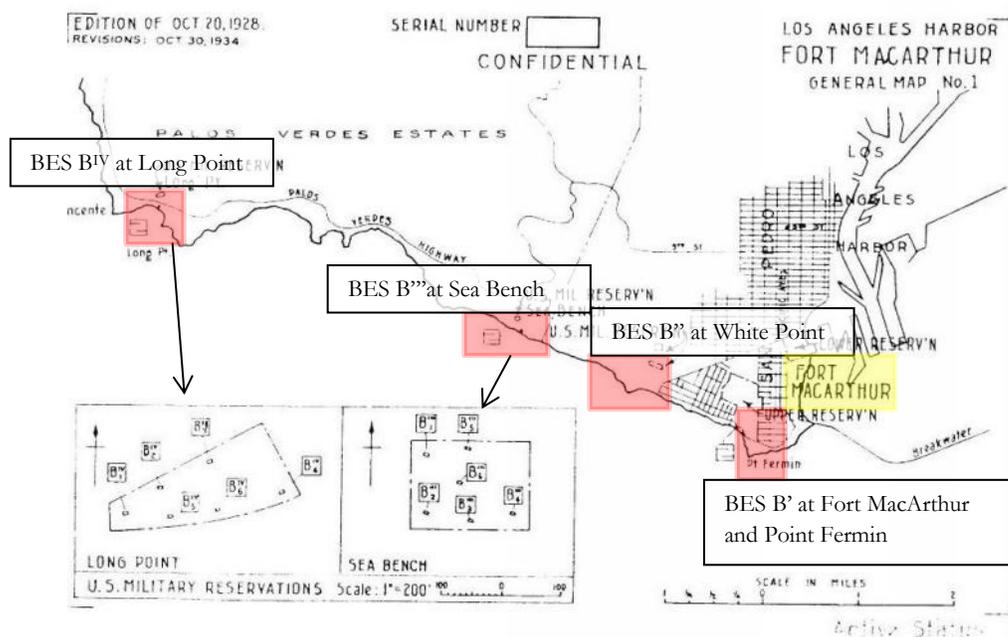


Figure 97. 1934 map of Fort MacArthur, showing the locations of additional tertiary (B''') base end stations at Sea Bench (today's Trump National Golf Course) and quaternary (B^{IV}) stations at Long Point (near Point Vicente). Source: Coast Defense Study Group website, <http://cdsg.org/old/pacific.htm>.

⁸⁵ "How Did Base End Stations Work?"

⁸⁶ Fort MacArthur Museum. *Report of Completed Works - Seacoast Fortifications..* HDLA-RCW Set 1. San Pedro: Print.

⁸⁷ "What Do Base End Stations Look Like?" Fort MacArthur Museum Association, accessed May 12, 2014, <http://www.ftmac.org/BESlook.htm>.

⁸⁸ Joe Janesic, Fort MacArthur Museum Association, telephone interview with Page & Turnbull, April 22, 2014.

⁸⁹ Ibid.

By the 1930s, the War Department had already begun to transition away from seacoast artillery batteries, emphasizing the importance of anti-aircraft and anti-submarine defense warfare.⁹⁰ Airplanes were considered more of a growing threat than naval attack, and as a result, three batteries of the 63rd Coast Artillery (AA) were assigned to man antiaircraft gun emplacements on the Upper Reservation.

The Army's Harbor Defense Board surveyed all existing defenses and proposed the abandonment of Endicott and Taft-Era batteries, including Leary (B3) and Merriam (B4), Osgood (B5), and Farley (B6). A national plan was approved in 1940, installing five new batteries in the Los Angeles harbor area, in addition to an overhaul of fire control stations. This installation shifted the focus of coastal defense from Point Fermin up to White Point Reserve and Long Point Reserve near Point Vicente. One by one, the batteries at Fort MacArthur were deactivated with Battery Osgood-Farley's guns declared surplus in 1944. The base end stations at Point Fermin associated with Battery Osgood-Farley became obsolete and were no longer used for their original purpose before World War II ended.

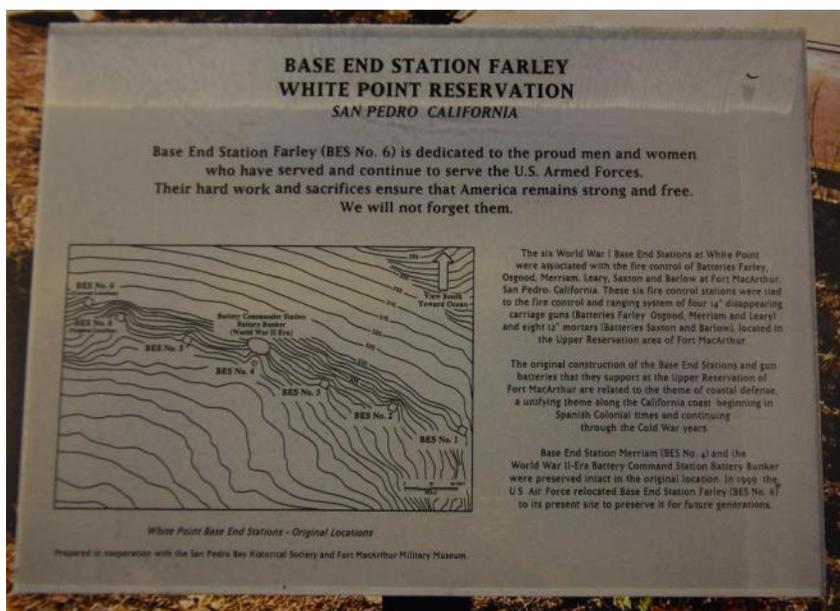


Figure 98. Informational signage at White Point Nature Reserve about Base End Station Farley (B6).
Source: San Pedro Historical Society Archives.

In 1977, the Army declared Fort MacArthur surplus property, and deeded its Upper and Lower Reservation and White Point to the City of Los Angeles.⁹¹ The Middle Reservation remained in federal hands and became part of Los Angeles Air Force Base (located primarily near Los Angeles International Airport). Many of the remaining sites, buildings, structures, and other features associated with Fort MacArthur have been determined historic including:

⁹⁰ Fort MacArthur Museum Association, p. 22.

⁹¹ "The History of Fort MacArthur," Fort MacArthur Museum Association, accessed May 7, 2014, <http://www.ftmac.org/Fmhist.htm>, and Palos Verdes Peninsula Land Conservancy, *Master Plan for the White Point Nature Preserve*, prepared for the City of Los Angeles Department of Recreation and Parks, August 27, 2001, p.6.

- Battery Osgood-Farley at Fort MacArthur's Upper Reservation, listed in the National Register of Historic Places in 1974 as a representative portion of the defense system that existed during the period of 1917-1947.
- Battery John Barlow and Saxton, also at the Upper Reservation, listed in the National Register in 1982
- The original Middle Reservation portion of Fort MacArthur (operated by the Los Angeles Air Force Base) was listed in the National Register as 500 *Varas* Square: The Government Reserve in 1986
- White Point was evaluated in an Environmental Impact Report for the White Point Nature Preserve in 2001, and some features were determined eligible for the National Register. Fort MacArthur's secondary grouping of base end stations at White Point were documented in Historic American Engineering Record (HAER) CA-185 in 1997.
- Fort MacArthur's Upper Reservation was listed in the California Register as a historic district in 2007 under Criterion 1 (Events) for its associations with the defense of Los Angeles during the First and Second World Wars. The district is comprised of 48 contributing buildings and three non-contributing buildings. The contributing buildings include 13 barracks, a generator, two Base End Stations and Batteries Leary, Merriam, Osgood and Farley. Other contributing structures were built for industrial and support functions. They include a radar pad, radar related facilities, three mess halls, four administrative buildings and latrines.⁹²

POINT FERMIN PARK (1925-PRESENT)

In 1923, the City of Los Angeles acquired the land just north of the subject site from early San Pedro pioneer and real estate developer George H. Peck, Jr. for use as a park. Born in San Francisco, Peck's work as a conductor for the Southern Pacific Railroad brought him to the San Pedro area. He settled in San Pedro in 1886 and became a successful real estate developer and banker.⁹³ He amassed a good deal of land that would become San Pedro as well as Manhattan Beach north along the coast.⁹⁴

In partnership with W.G. Kerckhoff, Peck owned the land immediately surrounding Point Fermin as the San Pedro Land Company, and started the Pacific Improvement Company near the lighthouse station.⁹⁵ In support of the subdivision, Peck encouraged and paid for portions of the Pacific Electric Red Car extension to Point Fermin. The electric car opened in 1907 and reached the road near the lighthouse (today's Paseo del Mar).⁹⁶ Also to encourage interest in the development, Peck established a resort on his land adjacent to the Point Fermin Light Station in 1907-08. Peck planted trees, built a pavilion and café, and created trails leading to the beach below.⁹⁷

⁹² For more information, see Fort MacArthur Museum Association, "Upper Reservation Fort MacArthur Historic District,

⁹³ Henry P. Silka, *San Pedro: A Pictorial History*, (United States: San Pedro Bay Historical Society, 1993), p.36

⁹⁴ Sam Gnerre, "George Peck's Tale of Two Cities," *Daily Breeze*, July 21, 2009.

⁹⁵ "For Fortification, No Hold-up, Say Owners," *Los Angeles Times*, December 4, 1909.

⁹⁶ "Scenic Route Proposed: H.E. Huntington Inspects Right of Way for Pacific Electric to Point Firmin [sic]," *Los Angeles Times*, April 10, 1906. "Cars to Point Firmin," *Los Angeles Times*, February 9, 1907. "Peck's Road Ripped Out," *Los Angeles Times*, September 13, 1906.

⁹⁷ "Point Fermin Resort," *Los Angeles Times*, February 28, 1907.



Figure 99. Point Fermin ca. 1907, prior to Peck's improvements for his resort.
Source San Pedro Bay Historical Society 91.35.06

Although Peck's park was privately owned, the public enjoyed access to the views, beach, and open space. In 1922, the Point Fermin Park Association and San Pedro citizens petitioned the City of Los Angeles to purchase Peck's park for a permanent park. A bond measure for \$96,000 was approved by San Pedro residents, and on March 29, 1923, the Peck's land became the property of the City of Los Angeles.⁹⁸

The City added to the park fairly quickly, including in 1925 a portion of the Federal land in the subject site, excluding the lighthouse and its immediate land.⁹⁹ In 1926, Charles T. Wilder deeded five acres west of the park along the bluffs, creating the linear stretch of the park. With Wilder's donation, the City's Park Commission opened a program to beautify Point Fermin Park in 1926. The buildings, benches, and landscaping were designed "in a fashion reminiscent of the old Spanish Colonial days."¹⁰⁰ Based on images from a 1927 newspaper article, the park wall with star-shaped cut outs and wood verandas on outlooks had been installed by that time (**Figure 100 to 102**).¹⁰¹ In 1927, the city

⁹⁸ Resolution by the Point Fermin Park Association to the City Park Commission urging limited concessions and businesses in the park, June 19, 1923, and letter to Mr. J.A. Dyson of San Pedro, California from Board of Park Commissioners Secretary J.J. Hassett, April 27, 1923 in Point Fermin Museum archives.

⁹⁹ Letter from H.W. Rhodes, Superintendent of Lighthouses to Commissioner of Lighthouses, December 23, 1936 mentioned Contract C18a-540, Revocable License May 1, 1925 granting the City of Los Angeles right to use a portion of Point Fermin Lighthouse Reservation for public park purposes, National Archives.

¹⁰⁰ "Beautified Park Planned: Program for Enlargement of Point Fermin Project to be Officially Opened This Week," *Los Angeles Times*, April 25, 1926.

¹⁰¹ "Motorlog to Harbor Made, Point Fermin Park Visited on Short Trip," *Los Angeles Times*, September 11, 1927.

also leased the lighthouse and its outbuildings for Point Fermin Park, with the stipulation that the park superintendent would live at the lighthouse and care for the light.¹⁰²



Figure 100. Point Fermin Park, 1937 with original walls. Source: Los Angeles Public Library, 00034656.



Figure 101. Point Fermin Park with original wood verandas at outlooks, ca. 1930. Source: Los Angeles Public Library, 00002607

¹⁰² "Park Board will Tend Lighthouse," *Los Angeles Times*, December 25, 1926. The agreement was finalized in January 1927.



Figure 102. Point Fermin Park with original light posts, 1937. Source: Los Angeles Public Library, 00033179.

During World War II, the Navy occupied the lighthouse, but after the war, the City of Los Angeles regained their lease for the lighthouse for occupancy by the park superintendent. Three park superintendents and their families resided at the lighthouse from 1946 to 2002.¹⁰³ The Department of Recreation and Parks converted the original Store House (#2a) and Coal House (#2b) into a garage and maintenance building, respectively. This included creating garage door openings on the west façade of utilized the area west of the Lighthouse Garage (#2a) and Office (#2b) as a parking area, where two concrete oil houses were noted in a 1965 U.S. Coast Guard plot plan (**Figure 103**). As the current Storage Shed (#16) is corrugated metal and not concrete, it is unclear if the structure depicted on the 1965 map is the current Storage Shed (#16), or if it was constructed after 1965 once the two oil houses were demolished.

In the late 1980s to early 1990s, the park underwent a multi-million dollar rehabilitation that included replacement of the concrete wall along the park's southern boundary. The new wall is similar and replicates the star-shaped cut-outs but is not an exact reconstruction. It has fewer outlooks, stainless steel instead of steel bars in the star-shaped cut-outs and the pyramid caps added to the top of the posts, among other changes (compare **Figure 103 to Illustration 1**). Similarly, the wood verandas were reconstructed in concrete, and the light standards throughout the park were replaced with ones that were visually similar but not exact to the originals.¹⁰⁴

¹⁰³ Historic Resources Group, *Point Fermin Lighthouse*, p.IB-5.

¹⁰⁴ "Sunken City' Fenced to Keep Revelers Out," *Los Angeles Times*, May 12, 1989, and Julian Jimenez, former City of Los Angeles park supervisor who lived at the lighthouse until 2002, telephone interview with Page & Turnbull, May 9, 2014.

In 2012, the City of Los Angeles' SurveyLA project identified Point Fermin Park as a potential historic district eligible for the National Register, California Register, and local listing as an excellent example of an early municipal park in San Pedro, though its integrity was not evaluated.¹⁰⁵

U.S. COAST GUARD AT POINT FERMIN (1939-PRESENT)

In 1939, the Bureau of Lighthouses was abolished and its functions and responsibilities were transferred to the United States Coast Guard (USCG). At that time, the City of Los Angeles was leasing Point Fermin Lighthouse and the Inland Parcel while the Navy had its Radio Compass/Radio Direction Finder station and associated generator building (#3, DoD Generator & Transformer Bunker) on the Seaward Parcel.

After the Navy vacated Point Fermin after World War II, the Seaward Parcel and all Navy improvements, including the U.S. Navy Radio Station & Barracks (#6) was turned over to the Coast Guard.¹⁰⁶ The Coast Guard presumably also took control of the U.S. Army Base End Stations B'5 and B'6 on the Seaward Parcel.

According to Kristen Heather, Curator of the Point Fermin Lighthouse Historic Site and Museum, the U.S. Navy Radio Station & Barracks (#6) was occupied three times after World War II. It was used for temporary housing by military personnel (USCG Guest Quarters) up until the 1970s when John Olguin, head lifeguard at Cabrillo Beach, and his family took residence. Mr. Olguin lived in the house for a number of years until he moved and the USCG repurposed the structure into a retreat house. Throughout the 1980s, the USCG operated U.S. Navy Radio Station & Barracks (#6) as a Morale, Welfare, and Recreation (MWR) cottage.

After 1941, the Radio Compass Station ceased to exist. No information is available regarding its demolition; however, the building fails to appear in photographs after the beginning of World War II. The County of Los Angeles Fire Department, Lifeguard Division erected a small lookout shed (LAFD Lookout Post, #7) over the foundation of the Radio Compass Station sometime after 1965, as it does not exist in a 1965 plot plan by the U.S. Coast Guard for improvements to a receiving antenna at Point Fermin Light Station (**Figure 103**). The LAFD Lookout Post is used still by lifeguards for continuous coastal observation.¹⁰⁷

The rest of the property underwent minor alterations (**Figure 103**). USCG erected a light beacon on Base End Station B'6 (#5) in 1973, which was later removed and a 10-foot antenna erected in the same location on the top of Base End Station B'6 in 1979.¹⁰⁸ A U.S. Geodetic survey mark was placed on this position in 1974, marking the spot of an earlier survey conducted in 1921. The Los Angeles Police Department leased the DoD Generator & Transformer Bunker (#3) in 1983 for a communications shelter and to erect a radio antenna; the LAPD continues to lease this structure.¹⁰⁹

¹⁰⁵ Appendix C: Historic Districts & Planning Districts, in Historic Resources Group, *Historic Resources Survey Report, San Pedro Community Plan Area*, prepared for City of Los Angeles Department of City Planning Office of Historic Resources as part of Survey LA, the Los Angeles Historic Resources Survey, July 2012, p.17-18.

¹⁰⁶ Letter between U.S. Coast Guard and U.S. Navy, dated November 19, 1945, December 6, 1945, March 28, 1947 and July 23, 1947 in the National Archives.

¹⁰⁷ Element Consulting Group, p.13 and 47.

¹⁰⁸ Element Consulting Group, p.13.

¹⁰⁹ City of Los Angeles, July 27, 2006.

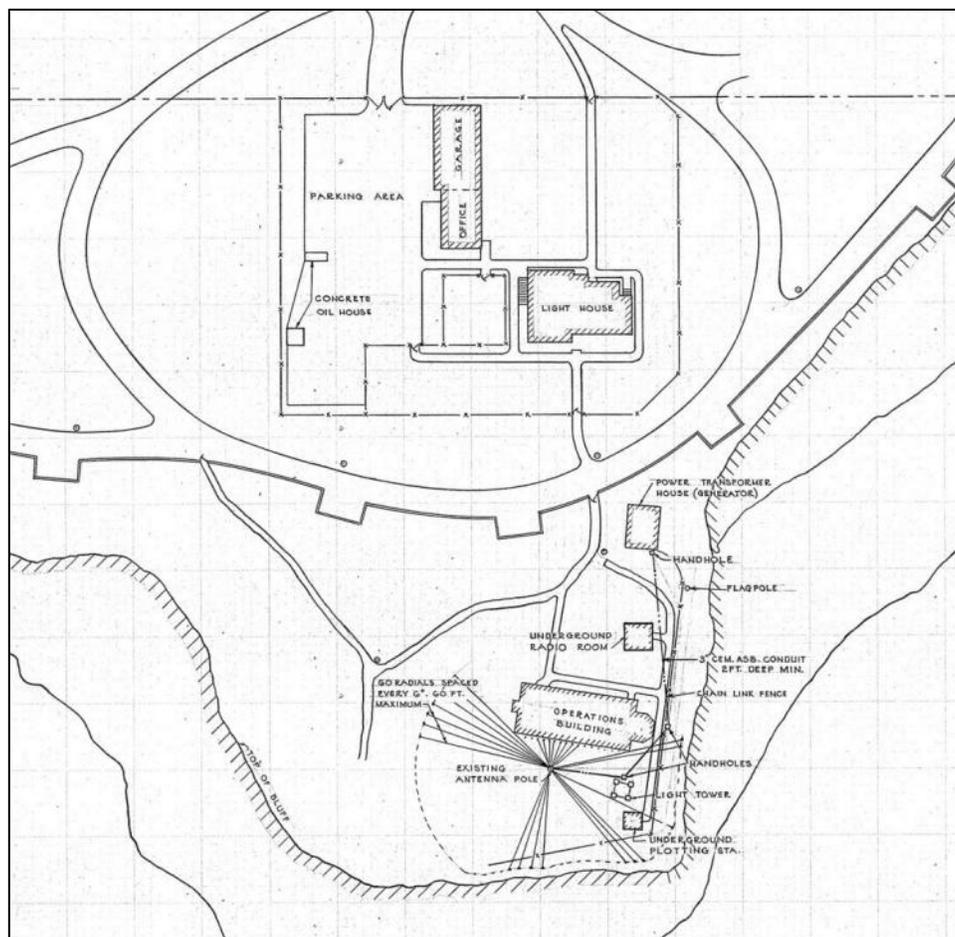


Figure 103. Detail from 1965 plot plan for “Receiving Antenna Communication Improvement Program, Point Fermin Light Station.” Source: U.S. Coast Guard

In 2001, the County of Los Angeles Fire Department, Lifeguard Division, in partnership with the County of Los Angeles Department of Beaches and Harbors and the University of Southern California Sea Grant Program, installed an automated weather station at the farthest southwest point of the bluff. The weather station encompasses a water thermometer and web camera that provides aid in staffing beaches, tracking rescue activity, creating public education materials, and collecting environmental data. Additional electronic hardware and equipment that supports the transmission of the data from the weather station on the bluff is located in the basement level of the USCG MWR Cottage (#6, U.S. Navy Radio Station & Barracks) and is active to date.¹¹⁰ In 2003, USCG erected the chain link fence enclosing the area it operates.¹¹¹

¹¹⁰ Element Consulting Group, p.14.

¹¹¹ Engineering/Remediation Resources Group, Inc., *Final Phase II Site Investigation Report Environmental Due Diligence Audit Point Fermin Light Station San Pedro, California*, prepared for United States Coast Guard Civil Engineering Unit Oakland, February 29, 2008, p.2-1.

CONSTRUCTION CHRONOLOGY

The following tables outline the physical development of Point Fermin Light Station on the Inland and Seaward parcels. The color key is located at the end of the table.

Dates	Inland Parcel	Seaward Parcel
1873	Land condemnation, necessitated by multiple title claimants, was completed and plans were made for the lighthouse's construction.	
1873-4	Lighthouse constructed and on December 15, 1874 Point Fermin Light Station became active. Ancillary buildings may have included a stable (from keeper's log) and one or two cisterns.	
1874-1893	Coal house (today's Lighthouse Office, #2b), store house (today's Lighthouse Garage, #2a), cisterns (#14a, #14b, and #14c), barn, stable, and board fence constructed to the north and northwest of the lighthouse. Wood picket fence constructed surrounding the lighthouse (#1).	
1884	Lighthouse Keeper George Shaw planted shade trees around the buildings and grounds.	
1898	Lamp mechanism was replaced by oil vapor lamp.	
1906	Lighthouse retrofitted with indoor plumbing.	
1907	Windmill, tower, and tank constructed to the rear (north) of the lighthouse to provide water pressure to lighthouse's new indoor plumbing.	
1908	Oil house built to the west of the lighthouse.	
1912	Coal house (today's Lighthouse Office, #2b) moved from behind (north) of the lighthouse adjacent to the shed house (today's Lighthouse Garage, #2a).	
1913	Lighthouse Keeper Irby H. Engels planted lawn, flowers, and additional trees around the lighthouse.	
1917	Windmill, tower, and tank removed.	
ca. 1920	White picket fence around the lighthouse had been replaced with wood board fence w/latticework (HRS, LAPL photo).	
ca. 1919		U.S. Army installed two base end stations B'5 (#4) and B'6 (#5) at the southeastern side of Point Fermin Light Station
ca. 1920		U.S. Navy constructed Radio Compass Station (later known as a Radio Direction Finder Station) at the southwestern corner.
ca. 1924		Navy constructed a powerhouse/ generator building (DoD Generator & Transformer Bunker, #3) for the Radio Compass Station (or Radio Direction Finder Station), placed

		southeast of the lighthouse.
1925	Lighthouse lamp electrified.	
1925	City of Los Angeles leased part of the subject site for public park use to add to their Point Fermin Park surrounding the lighthouse. Stable may have been demolished not long after.	
ca. 1925-1965	Arbor (#15) constructed west of lighthouse. The current Storage Shed (#16) may be been constructed as well. Several door openings added to the west façade of Lighthouse Garage (#2a) and Office (#2b) for use as garage and office buildings.	
1926	City of Los Angeles started park improvements including concrete park wall and lookouts, wood verandas shading lookouts, and light standards throughout.	
1927	City of Los Angeles leased the lighthouse in exchange for an on-site park superintendent to monitor the light. The City now leased most of the Inland Parcel for municipal park use.	
1941, Dec. (after Pearl Harbor)	Lighthouse's light turned off after Pearl Harbor bombed.	
1941, Dec. (after Pearl Harbor)	Navy occupied lighthouse as a signal station in connection with LA Harbor Entrance Patrol. Navy eventually dismantled the lantern and built a lookout tower or radar shack, the so called "chicken coop."	
1943-1945		Navy constructed the U.S. Navy Radio Station & Barracks (#6).
1946	City of LA regained control of lighthouse and continued to use it as residence for park supervisor.	
1947-1948		Navy vacated the Seaward Parcel and returned the property to the Coast Guard with the 1) Radio Compass Station (Radio Direction Finder), 2) the DoD Generator & Transformer Bunker (#3), 3) U.S. Navy Radio Station & Barracks (#6), and 4) the Point Fermin Lighthouse (#1) with "chicken coop."

1946-1965	City of Los Angeles Department of Recreation and Parks utilized the area west of the Lighthouse (#1) and Lighthouse Garage (#2a) and Office (#2b) for a parking area. The stable likely demolished during this period.	The Radio Compass Station (or Radio Direction Finder Station) building demolished. A light tower installed at the location of the Signal Beacon remaining foundation (#11). A light post (Light Standard #20c) located on the Seaward Parcel.
1965- ca.1990	City of Los Angeles Department of Recreation and Parks demolishes oil house(s) in the parking area.	The LAFD Lookout Post (#7) likely constructed atop the Radio Compass Station's remaining foundation (#13). Wood deck constructed at the rear of U.S. Navy Radio Station and Barracks (#6).
1974-9	The "chicken coop" alteration by the Navy removed and the light tower restored.	U.S. Geodetic survey mark and 10-foot antenna added to the top of Base End Station B'6 (#5).
1983	LAPD leased the DoD Generator and Transformer Bunker (#3).	
ca. 1990	Point Fermin Park underwent rehabilitation, including reconstructing a new wall (#19), new concrete verandas (#10) replacing original wood verandas, and new light standards (#20a) throughout.	
2001		LAFD Weather Station (#12) installed.
2002-3	Lighthouse (#1) underwent major rehabilitation, including seismic retrofit, systems upgrades, and site improvements. Lighthouse Garage (#2a) and Office (#2b) also rehabilitated.	Chain link enclosure fence (#8) installed.
2004		Chimney removed at U.S. Navy Radio Station & Barracks (#6).

Yellow = Point Fermin Light Station; Dark Green = U.S. Army; Light Blue = U.S. Navy; Light Green = City of Los Angeles; Dark Blue = U.S. Coast Guard

Dates unknown:

- Wind Breaker (#9) constructed.
- Vinyl windows and interior alterations at U.S. Navy Radio Station & Barracks (#6)
- Brick infill of Base End Stations B'5 (#4) and B'6 (#5) observation slots.

VI. EVALUATION

Summary of Findings

The following section examines eligibility of the subject site owned by the Federal Government, as well as the individual buildings on the site, for listing in the National Register of Historic Places. The Point Fermin Lighthouse (#1) is already listed in the National Register. A National Register-eligible historic district for Point Fermin Light Station appears to be on the subject site, with six contributing features:

- #1, Point Fermin Lighthouse (1874)
- #2a, Lighthouse Garage (ca. 1874-1893)
- #2b, Lighthouse Office (ca. 1874-1893, moved to current location in 1912)
- #14a, Cistern (ca. 1874-1893)
- #14b, Cistern (ca. 1874-1893)
- #14c, Cistern (ca. 1874-1893)

In addition, the two U.S. Army Base End Stations B'5 and B'6 appear to be contributing features to the National Register-listed Battery Osgood-Farley at the Fort MacArthur Upper Reservation.

No other features appear individually eligible for the National Register or as contributing features to a National Register-eligible historic district.

POINT FERMIN LIGHT STATION HISTORIC DISTRICT

Although the 1874 Point Fermin Lighthouse building was listed individually in the National Register in 1972, it may be more properly characterized as a district with the lighthouse and its associated buildings and structures illustrating the range of support needed to run and maintain the light signal. The period of significance is 1873 to 1927, encompassing when the Federal Government acquired the property for a lighthouse station and ending when the City of Los Angeles leased the Inland Parcel and lighthouse for public park purposes. The boundary of the district is the original three-acre lighthouse reservation site that is the subject property.

The Point Fermin Light Station district meets the registration requirements detailed in the 1991 "Light Stations of California" National Register multiple property submission. It meets Criterion A for its association with maritime transportation in California from 1880 to 1940 with an 1874 light tower designed to house a Fourth-Order Fresnel lens. The station retains the keeper's residence, which is part of the light tower building, as well as associated buildings such as the original coal house (today's Lighthouse Office, #2b) and store house (today's Lighthouse Garage, #2a). The district also contains three brick cisterns (#14a, #14b, and #14c) used to capture rainwater for use on site.

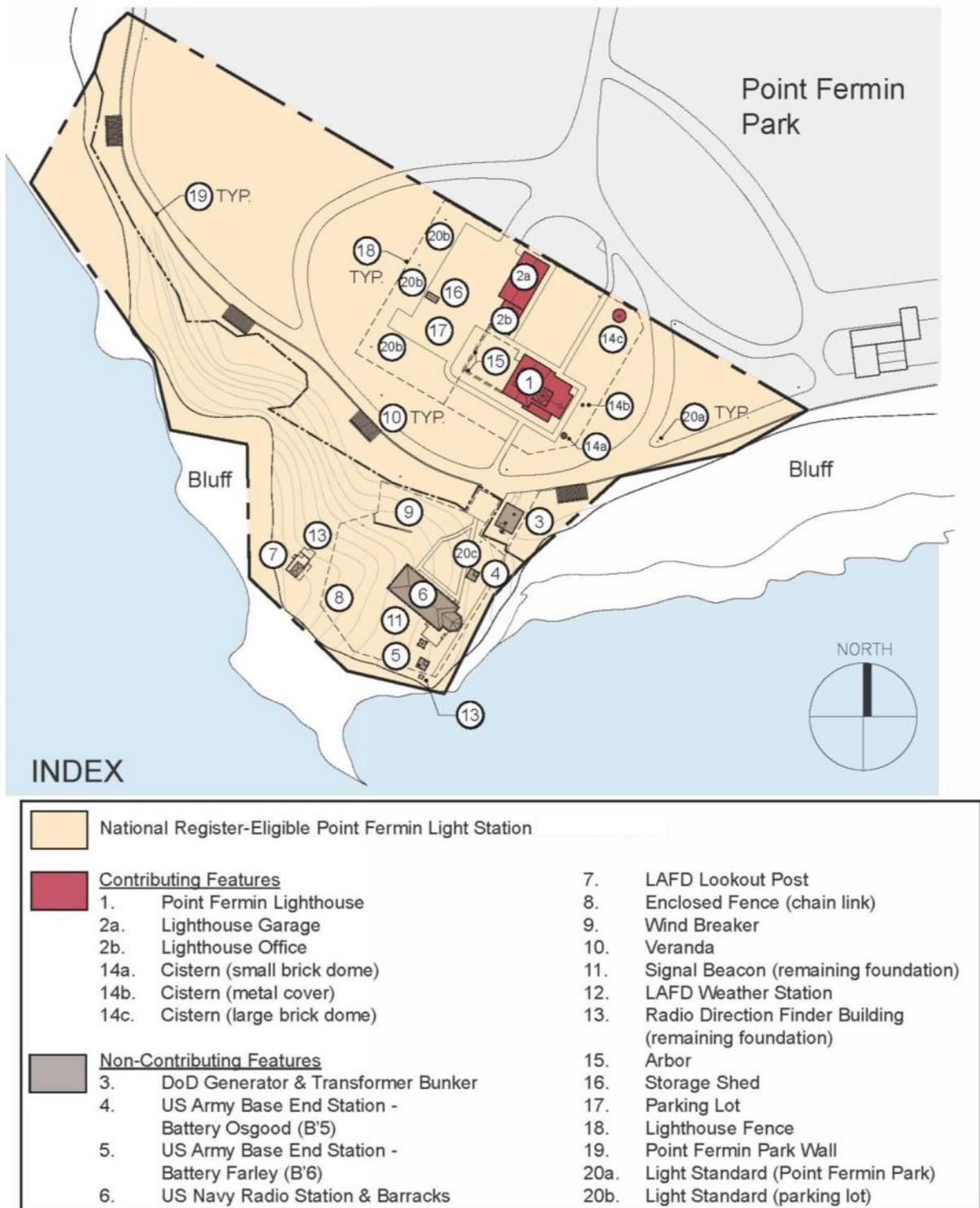


Illustration 2. National Register-Eligible Point Fermin Light Station

Significance

Criterion A (Event):

The Point Fermin Light Station, like the lighthouse itself, is significant as part of the second wave of lighthouses built in California to aid maritime navigation.¹¹² It follows the first wave constructed in the 1850s as the Gold Rush significantly increased maritime traffic along the West Coast. Even in the 1870s, shipping and sea travel remained a major form of transportation, and the lighthouse at Point Fermin was the first in the then-sleepy Los Angeles area. It appears to be one of the earliest United States federal investments in the area and the lighthouse is one of the oldest buildings in San Pedro.

Although the light remained operational after 1928, with the city park superintendent maintaining the lens, the significance of the Point Fermin light tower as a navigational aid was reduced once the lighthouses at Angel Harbor (1913) and Point Vicente (1926) came online. The light was extinguished on December 9, 1941 and was never used again for navigation purposes.

The U.S. Navy occupied the lighthouse during World War II and converted the lantern room into a radar shack, but the lighthouse did not actively participate in the defense of the Pacific coastline during World War II. This feature worked in conjunction with other radar facilities on the coast and is not important to the extent that it would make the lighthouse or the historic district significant for this reason. The lighthouse was therefore not associated with the broader patterns of coastal defense during that time. The so-called “chicken coop,” constructed by the Navy for the lookout tower was removed in the 1970s rehabilitation of the lighthouse.

Criterion B (Person):

No people were identified during research for the Point Fermin Light Station who appeared to have made a significant contribution to local, state, or national history during the lighthouse’s period of significance from 1873 to 1927. Therefore, the Point Fermin Light Station is not significant under Criterion B in association with significant people.

Criterion C (Design/Construction):

The Point Fermin Lighthouse was previously listed in the National Register under Criterion C for its Stick Style architectural design. The period of significance in association with its architecture is 1874. The lighthouse has been restored to its original appearance and no later alterations or physical changes to the immediate site have developed significance in their own right, such that the design of the lighthouse would be significant in association with a later period of design or construction.

The Lighthouse Garage (#2a) and Office (#2b) are vernacular out buildings with minimal decorative features. Their shiplap wood siding is similar to the Point Fermin Lighthouse, but without significant Stick Style detailing, they are not individually significant for their design.

Criterion D (Information Potential):

Criterion D is generally reserved for archeological resources and evaluation under this criterion is outside the scope of this project. However, the 2003 Historic Structure Report for the Point Fermin

¹¹² James Hill & Associates, et al., p.7.

Lighthouse included an archaeological report by Greenwood and Associates that indicated that significant archeological resources are known to exist at the site, including a prehistoric archaeological site identified at this location as early as 1912.¹¹³ The 2002-03 rehabilitation of the lighthouse also unearthed building foundations, gutters, and other features of associated buildings such as the barn and oil house that have been demolished.

Contributing Features

- Point Fermin Lighthouse, #1
- Lighthouse Garage, #2a -- Original store house for the lighthouse
- Lighthouse Office, #2b -- Original coal house for the lighthouse
- Cisterns, #14a, #14b, and #14c -- Original cisterns to catch rain water for lighthouse and domestic use.

With the exception of the Point Fermin Lighthouse (#1), none of the contributing resources are individually eligible for the National Register.

Non-Contributing Features

Although a wood picket fence has been around the lighthouse since at least 1893, the current Lighthouse Fence (#18) dates from 1997 and is not at the same location as the fence seen in the 1893 photographs. As such, the Lighthouse Fence (#18) is not a contributing feature.

The Arbor (#15) does not appear in the 1924 photograph of the light station prior to the initial City of Los Angeles lease for part of the site (**Figure 86**). It may have been constructed toward the last years of the period of significance but is not strongly associated with the light station functions and therefore not considered a contributing feature.

The Storage Shed (#16) also does not appear in the 1924 photograph. A square-shaped structure that the Navy identified ca. 1919 as the concrete oil house (**Figure 88**) is near the present-day location of the Storage Shed; the U.S. Coast Guard's 1965 plot plan shows the square oil house near a rectangular structure similar in shape and location to the Storage Shed (#16) (**Figure 103**). As it appears the Storage Shed was not constructed during the period of significance, it is not a contributing feature to the Point Fermin Light Station.

Constructed in 2003, the parking lot (#17) and its light standards (#20b) fall outside the period of significance. While the Lighthouse Fence (#18), Arbor (#15), Storage Shed (#16), Parking Lot (#17) and Parking Lot Light Standards (#20b) are not contributing features, they are compatible with the lighthouse and its associated features.

The built features constructed by the City of Los Angeles Department of Recreation and Parks upon its partial lease of the subject site and the lighthouse after 1927 are not contributing features to the Point Fermin Light Station district.

¹¹³ Greenwood and Associates, "Archaeological Investigations: Point Fermin Lighthouse Rehabilitation," March 19, 2003, as Appendix E in Historic Resources Group, *Point Fermin Lighthouse*.

No buildings, structures, or objects on the Seaward Parcel are related to the historic significance of Point Fermin Light Station for maritime transportation. The structures installed by the U.S. Army and Navy ca. 1919 to 1920—Base End Stations B'5 (#4) and B'6 (#5), and the Radio Compass Station and the DoD Generator & Transformer Bunker (#3)— were placed away from the lighthouse and closer to the ocean. While there may have been some overlap in uses, the Army and Navy uses generally remained separate and independent from the light station.

All of the Point Fermin Park and Seaward Parcel features are sufficiently separated from the main lighthouse building and associated buildings and structures to allow the Point Fermin Light Station historic district to convey its significance.

The non-contributing features on the Inland Parcel include:

- Verandas, #10
- Arbor, #15
- Storage Shed, #16
- Parking Lot, #17
- Lighthouse Fence, #18
- Point Fermin Park Wall, #19
- Light Standard (Point Fermin Park), #20a
- Light Standard (Parking Lot), #20b

The non-contributing features on the Seaward Parcel include:

- DoD Generator & Transformer Bunker #3
- U.S. Army Base End Station B'5, #4
- U.S. Army Base End Station B'6, #5
- U.S. Navy Radio Station & Barracks, #6
- LAFD Lookout Post, #7
- Enclosed Fence (chain link), #8
- Wind Breaker #9
- Signal Beacon (remaining foundation), #11
- LAFD Weather Station, #12
- Radio Direction Finder Building (remaining foundation), #13

Integrity

In addition to being determined eligible under at least one of the four National Register criteria, properties deemed to be significant must also retain sufficient historical integrity. This report re-evaluates integrity based on current conditions in 2014.

According to National Register guidelines,

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's historic character must possess integrity

even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.¹¹⁴

Location

The Point Fermin Light Station and all but one of the contributing buildings and structures remain in their original location. The coal house that is today's Lighthouse Office (#2b) was moved to its current location from the north yard of the lighthouse in 1912, within the period of significance. Overall, the site and the contributing features retain integrity of location.

Design

The design of the lighthouse was drawn by U.S. Lighthouse Board Draftsman Paul J. Pelz in the Victorian Stick Style. Despite alterations over time, most significantly the alteration of the lantern room during World War II, the lighthouse was restored in 2003 following the *Secretary of the Interior's Standards for Treatment of Historic Properties* (Standards). Similarly, the original store house (Lighthouse Garage, #2a) and coal house (Lighthouse Office, #2b) have undergone alterations, including door openings added on the west facades by the Los Angeles Department of Recreation and Parks between 1925 and 1965 to reuse the buildings as a garage and office, respectively. They were rehabilitated in 2003 following the Standards, and although new openings have been added following the period of significance, the Lighthouse Garage (#2a) and Lighthouse Office (#2b) generally retain the integrity of their simple, utilitarian design.

The cisterns remain intact from their original design, although a cement coat may have been added to the dome bricks after their construction. Overall, they retain integrity of their design.

With the exception of the coal house (#2b), the contributing resources are located in their original locations, providing integrity of the original site design that placed the lighthouse building (#1) facing the ocean, two cisterns (#14a and #14b) adjacent to the building to provide domestic water, and the large cistern (#14c) and store house (#2a) to the rear (north) of the lighthouse building for associated uses. The coal house (#2b) was originally also directly north of the lighthouse, near the large cistern (#14c), but its re-location in 1912 adjacent to the store house (#2a) kept the associated use to the rear. Overall, the buildings and structures retained their spatial relationships to each other that reflect their associated uses and the site design of these features is relatively intact.

Setting

Although the setting has changed with the military developments on the Seaward Parcel immediately south of Point Fermin Lighthouse starting ca. 1919 and the establishment of Point Fermin Park surrounding the lighthouse and its associated features, the built features associated with the military and with the park are low enough and small enough not to block the view of the ocean from the light tower or to intrude on the sense of open space that characterized the original light station.

Little, if any original landscape or plantings remain from when the site operated as the Point Fermin Light Station. The park's manicured lawns do not reflect the wild, natural setting that characterized

¹¹⁴ National Park Service, p.46.

the early years of the light station, but an open setting remains due to the presence of the park. Overall the setting has been altered but is sufficiently intact.

Materials

The Lighthouse was built with redwood. During the building's 2003 restoration, it was retrofitted for seismic stability and its systems upgraded, among other work. However, the project was able to largely preserve the historic fabric of the building.¹¹⁵ Integrity of materials remains intact.

The Lighthouse Garage (#2a) was dismantled in the 2003 rehabilitation, labeled, and reassembled on a new concrete foundation while the Office (#2b) was lifted in one piece, placed in the parking lot, and returned to its place next to the Garage on the new foundation. Although changes likely have been made to both buildings since their original construction, the 2003 rehabilitation took pains to retain their historic fabric, and as such both buildings retain their material integrity.

The cisterns appear to have their original bricks and do not appear to have been altered. The metal manhole covers may have changed over time but their overall material integrity remains intact. Overall, the historic district retains integrity of materials.

Workmanship

Similar to materials, the workmanship of the contributing resources remain substantially intact as the 2003 rehabilitation restored original features and followed the Standards. The Point Fermin Light Station retains integrity of workmanship.

Feeling

With the lighthouse and associated buildings and structures, the Point Fermin Light Station conveys the feeling of a late nineteenth to early twentieth century operational lighthouse. Although the site's original feeling of isolation no longer exists as the surrounding San Pedro community has developed, the site's openness and relationship to the ocean still conveys the feeling of a lighthouse station and its role in maritime navigation. Overall, the Point Fermin Light Station retains integrity of feeling.

Association

The light at Point Fermin was turned off in 1942, at which point it ceased to exist as either a light keeper's residence or for the purpose of directing maritime traffic. Nonetheless, sufficient historic fabric remains of the contributing resources to maintain association with the site's original use. The museum located within the lighthouse building provides interpretation of the light station and an example of a Fresnel lens, thereby strengthen the association of Point Fermin Light Station to California's early maritime transportation. Thus, the Point Fermin Light Station retains integrity of association.

Integrity Conclusion

All of the contributing resources to the Point Fermin Light Station possess integrity, despite changes over time that have either gained significance (the re-location of the Lighthouse Office, #2b, to its

¹¹⁵ Historic Resources Group, *Point Fermin Lighthouse*, p. IIIA-1 to 7.

current location) or followed the Standards in the 2003 rehabilitation. Although the site's integrity setting and feeling has diminished, the Point Fermin Light Station retains sufficient integrity to convey its significance.

BATTERY OSGOOD-FARLEY AND BASE END STATIONS B'5 AND B'6

Similar to the Point Fermin Lighthouse, Battery Osgood-Farley at nearby Fort MacArthur was listed individually in the National Register in 1974. As an integral part of the guns' firing control system, the Base End Stations B'5 (#4) and B'6 (#5) appear eligible for the National Register as contributing features of Battery Osgood-Farley.

The Base End Stations B'5 and B'6 at Point Fermin are part of the firing control system specifically for the guns at Battery Osgood-Farley, and were constructed to be used in conjunction with the respective secondary base end stations at White Point to triangulate the location of a target. All base end stations were located away from the batteries to locate and track targets, and were used in pairs at primary, secondary, and later additional remote sites. Although constructed in ca. 1919, Base End Stations B'5 (#4) and B'6 (#5) fall within the period of significance 1917 to 1947 for Battery Osgood-Farley, which was listed in the National Register as a representative example of batteries at Fort MacArthur.

The batteries and extant base end stations at Fort MacArthur and Point Fermin (primary grouping), the former White Point Reserve (secondary grouping), the former Sea Bench Reserve (tertiary grouping) and the former Long Point Reserve (quaternary grouping) could potentially be considered a discontinuous historic district, but analysis of such a district is outside the scope of this report.¹¹⁶

Significance

Criterion A (Events):

According to its 1974 National Register nomination, Battery Osgood-Farley is a typical example of fortification construction designed for the purpose of Coast and Harbor Defenses during the early twentieth century. The Army and its dedicated Coastal Artillery branch was responsible for coastal and harbor defense at that time, and harbor defenses were created for all major harbors and seaports on the Atlantic, Gulf of Mexico, Pacific Coast, and the Hawaiian and Philippine Islands. Such protection was developed around major caliber rifles (cannons) and electrically controlled mine fields.¹¹⁷

The design of gun emplacements or fortifications of this early twentieth century period were placed at the ground level or line and were not visible to off-shore attacking naval ships. The rifle was known as a disappearing carriage, since it was not visible except when in the position to fire. All firing control was by remotely located base-end fire control stations such as Base End Stations B'5 and B'6 employing optical instruments for tracking the target.

The period of significance for Battery Osgood-Farley was listed as 1917 to 1947, which represents the period of the coastal defense system for which the battery is a representative example. Although Base End Stations B'5 and B'6 were constructed ca. 1919 and likely ended their original use once Battery

¹¹⁶ Donna J. Seifert, including Barbara J. Little, Beth L. Savage, and John H. Sprinkle, Jr., *National Register Bulletin: Defining Boundaries for National Register Properties*, (Washington, DC: National Park Service, 1997), p. 41.

¹¹⁷ "Battery Osgood-Farley" National Register nomination.

Osgood-Farley was deactivated in 1944, B'5 and B'6 fit within this period of significance. While Battery Osgood-Farley has been individually listed to the National Register, Base End Stations B'5 and B'6 B'5 (Osgood) and B'6 (Farley) are not individually eligible, but rather, are associated with the significance of Battery Osgood-Farley as contributing features to that resource.

Criterion B (Persons):

The Battery Osgood-Farley and Base End Stations B'5 and B'6 do not appear significant under Criterion B (Persons). Research has failed to suggest that any persons associated with the battery or base end stations at Point Fermin figured prominently enough in local, state, or national development to qualify the structures for individual listing under this criterion.

Criterion C (Design/Construction):

Battery Osgood-Farley as well as its base end stations typified a permanent construction type used specifically by the military between World War I and World War II. They were constructed in reinforced concrete from a standard set of plans, which were meant to be formed quickly and with minimal resources. They do not represent the work of a master or an ornate architectural style. These structures were meant to be inconspicuous, functional spaces, assembled quickly and placed up and down the Pacific coast. Thus, they are not individually significant for their design or construction under this criterion.

Criterion D (Information Potential):

Criterion D is generally reserved for archeological resources and evaluation under this criterion is outside the scope of this project

Integrity

The following evaluates the integrity of Base End Stations B'5 and B'6 as contributing features to a National Register-listed resource.

Location

Base End Stations B'5 and B'6 maintain their original positions and are located at the same survey points they were originally assigned. Integrity of location remains intact.

Design

The concept of coastal defense necessitated some secrecy when dealing with threats. Therefore, the Base End Stations were designed to be indiscreet subterranean structures, mostly hidden by the terrain, with no external ornamentation. The design is integral to the Base End Stations' role as a defensive structure.

The horizontal observation slits on two sides of each base end station offering 180 degree views have been infilled with brick and mortar, but the brick is generally reversible. An antenna added on top of B'6 (date) is highly visible, but not sufficiently massive to impact the base station's integrity and is also

reversible. The metal hatches are rusted, and although the hinges may have been removed from the hatches, the alteration is not sufficient to render the base end stations no longer intact.¹¹⁸

Overall, Base End Station B'5 and B'6 retain their integrity of design.

Setting

The U.S. Navy Radio Station & Barracks (#6) was built in between the two stations ca. 1942, disrupting the sight line for B'5 southward. The integrity of setting has diminished but remains intact.

Materials

The Base End Stations were largely formed from poured concrete. Their openings, including hatch, ladder and observation shields, were cast iron. Even though the observation slots have been infilled with mortar and brick and the hatches altered, integrity of materials is largely intact.

Workmanship

Impressions left in the concrete cube suggest that the Base End Stations were poured using a 2x4 wood formwork. Holes were left for conduit, hand hold, and shelving. No unnecessary detail or ornamentation was added. Although these stations were mass produced, their construction was indicative of military infrastructure during their period of significance. Because the Base End Stations have been little altered, they maintain integrity of workmanship.

Feeling

The Base End Stations continue to appear as military defense structures built ca. 1919. Although the U.S. Coast Guard placed an antenna on top of Base End Station B'6 (#5), the antenna is slim and does not overwhelmingly detract from the base end station. Overall, both Base End Stations retain integrity of feeling.

Association

The Base End Stations continue to appear as military defense structures built ca. 1919, and thus retain integrity of association with Battery Osgood-Farley.

Integrity Conclusion

Minor alterations and deterioration have impacted the integrity of both Base End Stations B'5 and B'6 but overall, both retain sufficient integrity to convey their significance and contribute to Battery Osgood-Farley.

¹¹⁸ Element Consulting Group, p.22.

U.S. NAVY AT POINT FERMIN – HISTORIC DISTRICT ANALYSIS

The U.S. Navy's presence on the Seaward Parcel of Point Fermin between ca. 1919 and 1945 could provide the historic context for a historic district. However, the original building constructed by the Navy and responsible for its presence at Point Fermin, the Radio Compass Station (or Radio Direction Finder Station) constructed ca. 1920, was demolished at some point following World War II and only its foundation remains (Radio Direction Finder Building Remaining Foundation, #13). In addition, the Navy's alteration to the Point Fermin Lighthouse (#1) converting the lantern room into a signal or radar station was removed in the 1970s and no longer reflect the Navy's presence at the lighthouse.

With only two extant features—the DoD Generator & Transformer Bunker (#3) and the U.S. Navy Radio Station & Barracks (#6)—constructed by the Navy and relating to its 25-year presence at Point Fermin remaining at the subject site, there do not appear to be sufficient resources to constitute a historic district. Neither the DoD Generator & Transformer Bunker (#3) nor the U.S. Navy Radio Station & Barracks (#6) appears individually eligible for the National Register, as detailed below.

U.S. NAVY RADIO STATION & BARRACKS (#6)

Significance

Criterion A (Events):

The U.S. Navy Radio Station & Barracks (#6) does not individually qualify for eligibility under Criterion A. The building is a typical semi-permanent station built from standardized plans and likely used for operations, communications and command purposes. Thousands of temporary buildings were constructed by the Army and Navy before and after World War II, so much so that a nationwide Programmatic Memorandum of Agreement (PMOA) has been in place since 1986 allowing the Department of Defense (DoD) to demolish World War II-era temporary buildings on DoD property without undergoing federal Section 106 review.¹¹⁹ Only a handful of temporary World War II-era buildings have been listed individually on the National Register, and only when they 1) are associated with events that go beyond the routine, i.e., important events beyond a general association with World War II, and 2) retain a high degree of integrity. Often, temporary buildings underwent alterations after the war to make them “semi-permanent” to extend their useful life. This conversion almost always involved re-siding the buildings, putting them on permanent foundations, changing the windows and other upgrades.¹²⁰

Research has failed to suggest that any important events associated with wartime efforts occurred at the U.S. Navy Radio Station & Barracks (#6) to qualify the semi-permanent World War II-era building for individual National Register listing.

Criterion B (Persons):

¹¹⁹ Foster Wheeler Environmental Corporation and JRP Historical Consulting Services, *California Historic Military Buildings and Structures Inventory*, Volume III, p.7-48 to 7-52.

¹²⁰ *Ibid.*, p. 7-51- 7-52.

The U.S. Navy Radio Station & Barracks (#6) does not appear eligible for listing under Criterion B (Persons). Research has failed to suggest that any persons associated with the building figured prominently enough in local, state, or national development to qualify the structures for individual listing under this criterion.

Criterion C (Design/Construction):

The U.S. Navy Radio Station & Barracks (#6) was a semi-permanent building constructed quickly when resources were limited. The wood frame over board-formed concrete resembles other buildings located at defense sites along the Pacific Coast. The repetition of similar buildings indicates that this station is neither unique nor the last standing example of its kind. Therefore, the U.S. Navy Radio Station & Barracks (#6) does not effectively meet Criterion C for individual eligibility.

Criterion D (Information Potential):

Criterion D is generally reserved for archeological resources and evaluation under this criterion is outside the scope of this project.

Integrity

Although the U.S. Navy Radio Station & Barracks (#6) is not eligible for the National Register as an individual resource or as part of a historic district, an evaluation of its integrity is provided for informational purposes.

The building appears to retain its integrity of location, design, setting, materials, workmanship feeling, association, though integrity of its material and workmanship has been diminished with the replacement of original windows with new simulated divided multi-light vinyl windows, the demolition of an exterior chimney, an addition, and replacement of most, if not all interior finishes. While the building is able to convey its history as a World War II-era semi-permanent building, it likely does not have a high degree of integrity that would qualify it for individual National Register listing.

DOD GENERATOR & TRANSFORMER BUNKER (#3)

Significance

Criterion A (Event):

The DoD Generator & Transformer Bunker (#3) was originally the Radio Direction Finder (or Radio Compass) Transmitter Building, a permanent concrete structure built in support of the Radio Direction Finder or Radio Compass Station. As a supporting structure for the Radio Compass Station Building, which was demolished at some point presumably after World War II, the DoD Generator & Transformer Bunker (#3) lost its association with early wireless communication at Point Fermin. It also lost its association with the broader historic context of radio development as a tool for the U.S. Navy.

The DoD Generator & Transformer Bunker (#3) does not individually qualify for eligibility under Criterion A.

Criterion B (Persons):

The DoD Generator & Transformer Bunker (#3) does not appear eligible for listing under Criterion B (Persons). Research has failed to suggest that any persons associated with the DoD Generator & Transformer Bunker (#3) figured prominently enough in local, state, or national development to qualify the structure for individual listing under this criterion.

Criterion C (Design/Construction):

The DoD Generator & Transformer Bunker (#3) is a low-lying concrete bunker, partly submerged into the bluff at Point Fermin. No aspects of its design or construction indicate that it was a singular work embodying the characteristics of a type, period, region, or method of construction. Therefore, the structure does not appear individually significant under Criterion C.

Criterion D (Information Potential):

Criterion D is generally reserved for archeological resources and evaluation under this criterion is outside the scope of this project.

Integrity

Although the DoD Generator & Transformer Bunker (#3) is not eligible for the National Register as an individual resource or as part of a historic district, an evaluation of its integrity is provided for informational purposes:

The DoD Generator & Transformer Bunker (#3) retains its integrity of location, design, materials, and feeling. Several windows on the north and west facades have been infilled with concrete, diminishing the building's workmanship integrity. However, it has lost its setting integrity, as two sections of chain link fences, one around the DoD Generator & Transformer Bunker (#3), and one around the Coast Guard operated area separate the structure from where the Radio Compass Station (or Radio Direction Finder Station) was originally situated, and for which the structure was constructed. Additionally, with the loss of the Radio Compass Station (or Radio Direction Finder Station), the DoD Generator & Transformer Bunker (#3) has lost its association with early wireless communication established by the Navy at the subject site.

OTHER STRUCTURES AND OBJECTS ON THE SEAWARD PARCEL

The LAFD Lookout Post (#7), the Enclosed Fence (#8), the Wind Breaker (#9), the Signal Beacon (Remaining Foundation) (#11), and the LAFD Weather Station are not associated with the U.S. Navy presence at Point Fermin, with the U.S. Army presence, nor with Point Fermin Light Station. These objects and structures were constructed either by the U.S. Coast Guard or local agencies using Point Fermin as a convenient and strategic location, but are not related to each other to constitute a historic district. None of these structures or objects are individually eligible for the National Register or contribute to a National Register-eligible district.

POINT FERMIN PARK

The park features on the subject site are part of the greater Point Fermin Park. These include:

- Verandas (#10)
- Point Fermin Park Wall (#19)
- Light Standard (Point Fermin Park), #20a

The City of Los Angeles originally constructed these features as part of improving the area surrounding the Point Fermin Light Station for a public city park in the 1920s. The City leased part of the subject site in 1925 to include in its city park that surrounded the subject site. The City then leased and managed the lighthouse starting in 1927, ending the period of significance for the Point Fermin Light Station. When the park underwent a major rehabilitation in the early 1990s, the extant Veranda (#10), Point Fermin Park Wall (#19), and Point Fermin Park Light Standards (#20a) replaced the original features with visually similar but not exact replicas. The park wall has fewer outlooks, the verandas were rebuilt in concrete instead of the original wood, and the replacement light standard was a different 1920's-vintage standard.

The City of Los Angeles' SurveyLA efforts in 2012 identified the park as potentially eligible for the National Register as an example of an early municipal park in San Pedro. However, the SurveyLA assessment did not include an integrity analysis to take into account the substantial rehabilitation and alterations the park underwent in the early 1990s that do not appear to have followed the *Secretary of the Interior's Standards*. Given the alterations, it appears that the Verandas (#10), Park Wall (#19), and Light Standards (#20a) may not retain sufficient integrity to be contributing features if Point Fermin Park is a historic resource. These features are not individually eligible for the National Register, or are they contributing features to the National Register-eligible Point Fermin Light Station district that is on the site.

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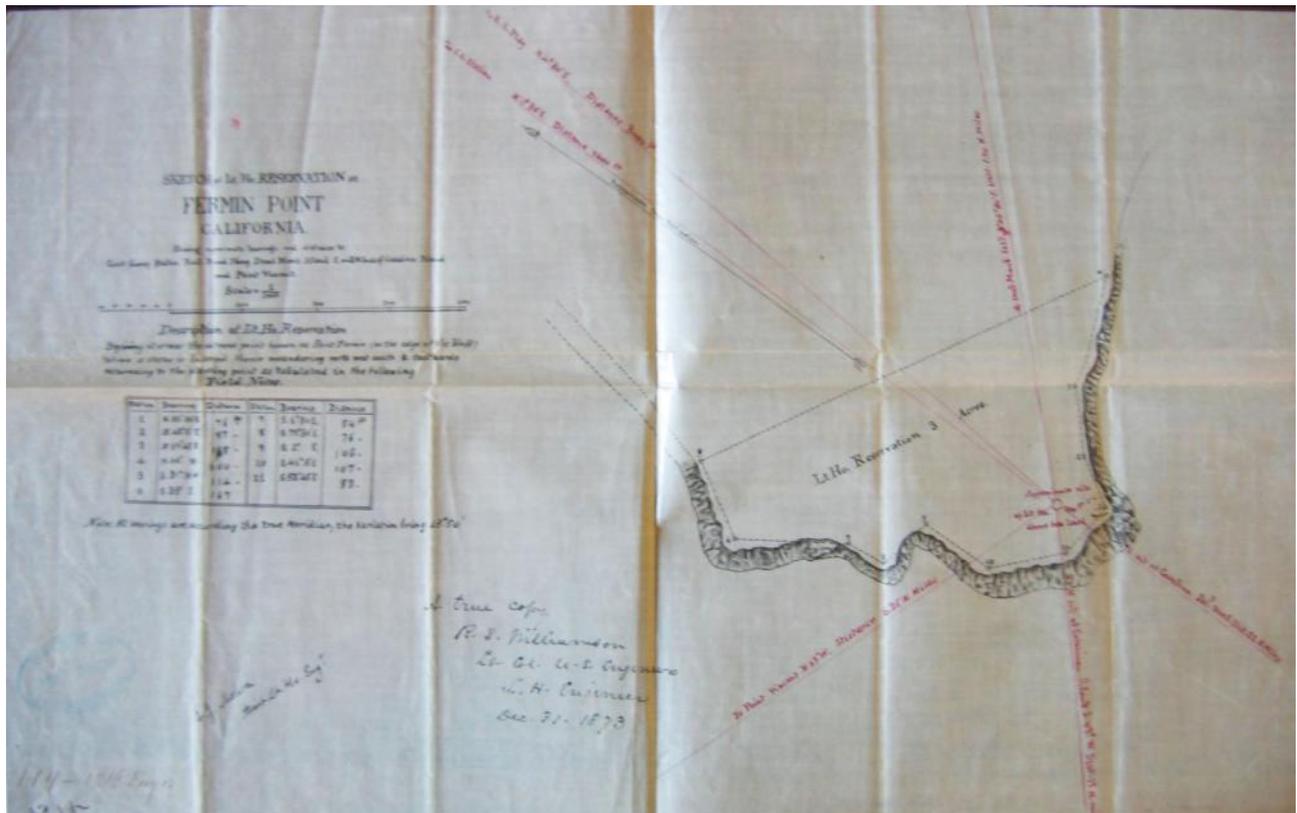
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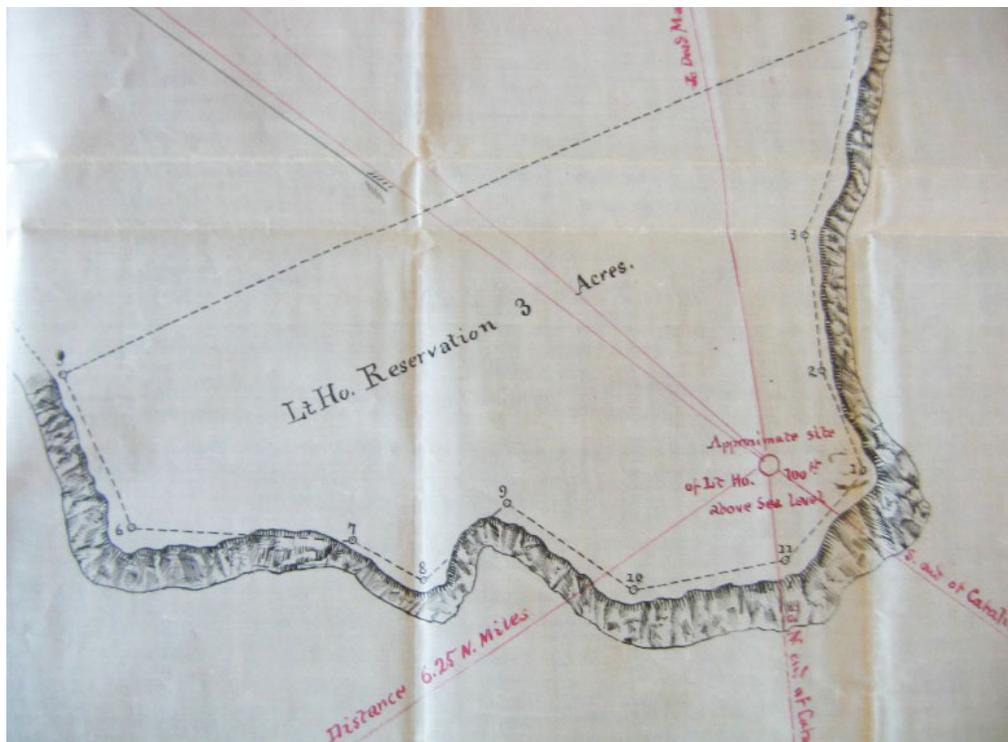
VIII. APPENDICES

A. HISTORIC MAPS



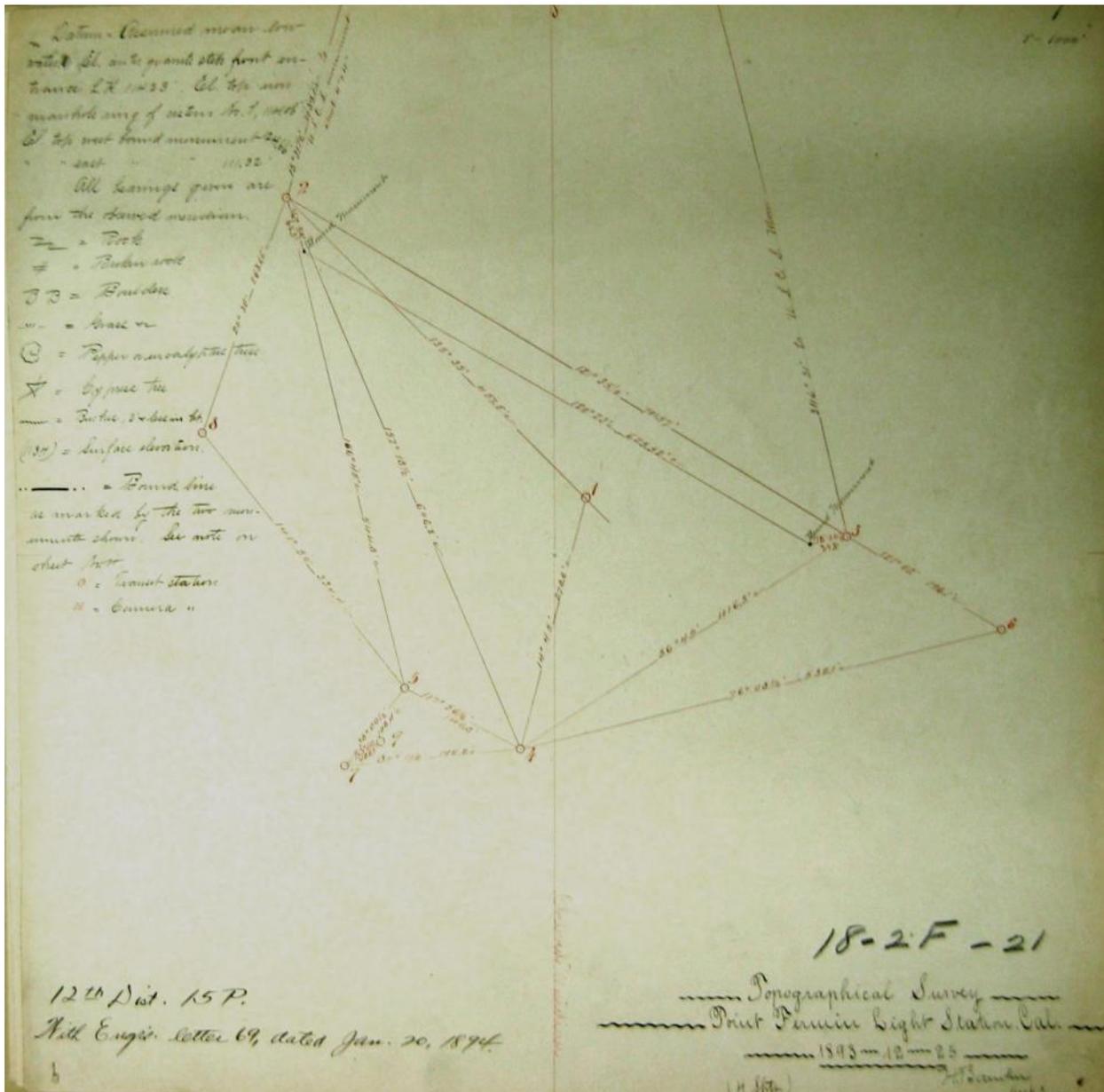
“Sketch of Lt Ho. Reservation at Fermin Point California,” December 31, 1873.

Source: National Archives, Washington D.C., courtesy of Point Fermin Lighthouse Historic Site and Museum.

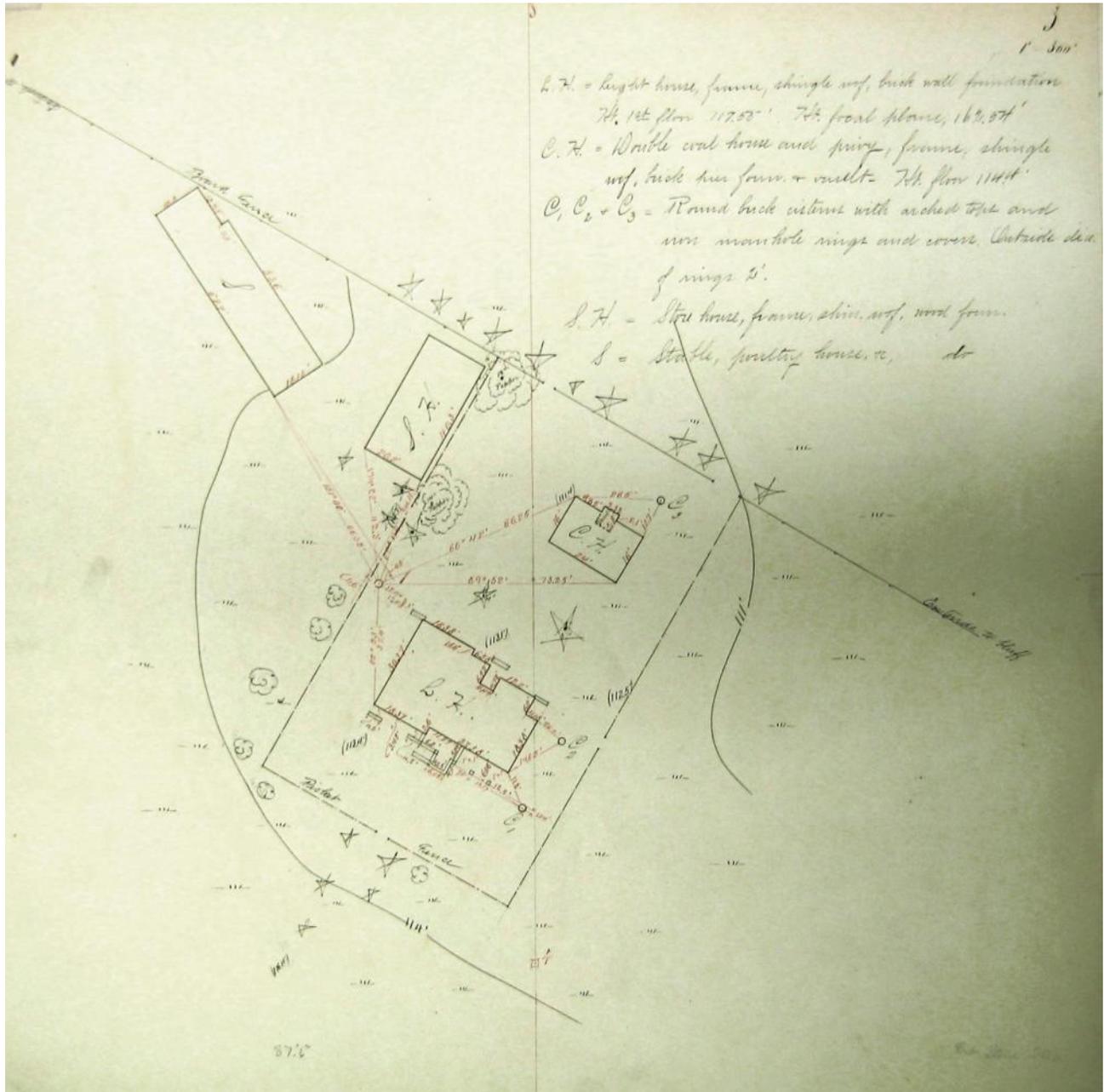


Detail of the three-acre lighthouse station from “Sketch of Lt Ho. Reservation at Fermin Point California,” December 31, 1873.

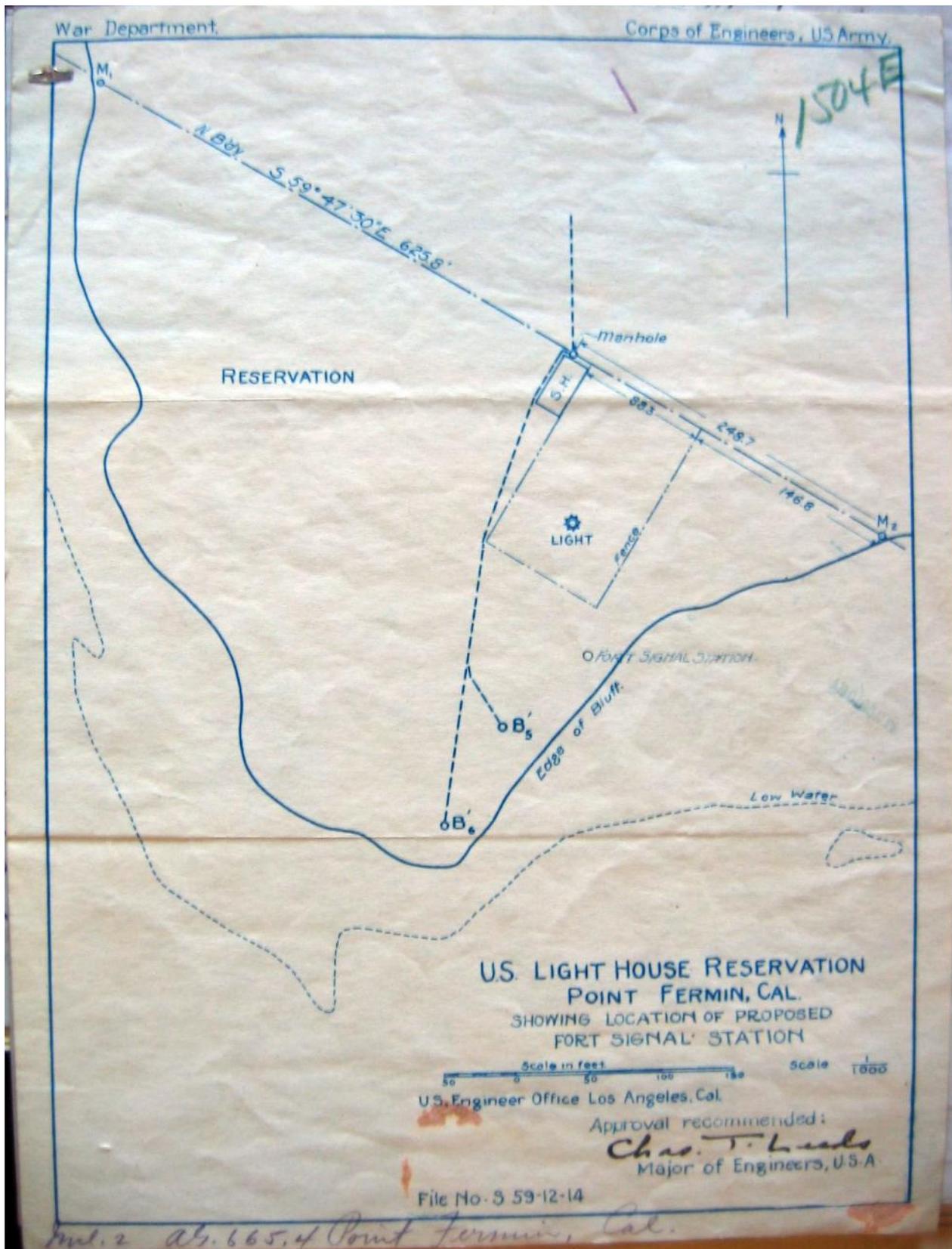
Source: National Archives, Washington D.C., courtesy of Point Fermin Lighthouse Historic Site and Museum.



“Topographical Survey, Point Fermin Light Station, Cal.,” December 25, 1893.
Source: National Archives, Washington D.C., courtesy of Point Fermin Lighthouse Historic Site and Museum.



Light House and adjacent structures from the 1893 topographical survey.
Source: National Archives, Washington D.C., courtesy of Point Fermin Lighthouse Historic Site and Museum.



“U.S. Lighthouse Reservation, Point Fermin, Cal. Showing Location of Proposed Fort Signal Station,” by War Department, Corps of Engineers, U.S. Army, ca. 1919.
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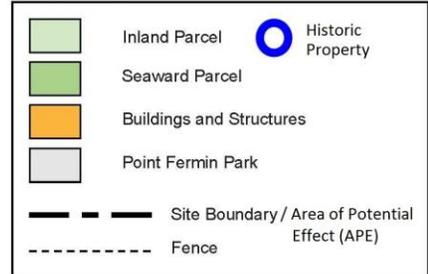
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LEGEND



Note: Boundaries depicted on this map are adapted from the November 2012 US Coast Guard Point Fermin Light Station - Excessed Parcels map and the July 2013 map produced by Element Consulting Group. This map has been interpolated and should only be used as a visual reference.

ILLUSTRATION I - POINT FERMIN LIGHT STATION SITE MAP

ATTACHMENT 2 (MOA) AND EXHIBIT B (DEED)

U.S. Department of
Homeland Security

United States
Coast Guard



AGREEMENT FOR OUTGOING LOAN

BORROWER NAME: Point Fermin Lighthouse Historic Site and Museum
Address: 807 West Paseo Del Mar
San Pedro, CA 90731

Borrower Point of Contact: Kristen Heather **PHONE:**310-241-0684
FAX: 310-241-0732

LENDER: U.S. Coast Guard, Commandant (G-IPA-4), Washington DC

In accordance with the Conditions attached hereto, the objects listed below are lent for the following purpose only: Indoor Display, for the period of: 1 November 2006 to: 1 November 2007 (renewable)

Location of Object(s) while on loan: Point Fermin Lighthouse, San Pedro, CA

Initiated by: U.S. Coast Guard, Commandant (G-IPA-4)

Description of object(s)	Condition	Value
4 th Order Fresnel lens (ACCN# TBD)	Good	\$200,000

Insurance: See "Conditions of Loan"

Shipping/Packing Charges to: Borrower; Lender; Not Applicable.

Ship to:

Ship from:

SPECIAL REQUIREMENTS FOR HANDLING AND INSTALLATION:
Please contact the Coast Guard Curator at (301) 763-4008 for artifact handling.

packing, shipping and installation guidance.

The Borrower agrees to the following CONDITIONS OF LOAN:

PROTECTION.

1. The object(s) borrowed shall be given special care at all times to ensure against loss and damage. The borrower agrees to meet the special requirements for installation and handling as noted on the face of this agreement form. Furthermore, the U. S. Coast Guard (hereinafter "Coast Guard") may require an inspection and approval of the actual installation by a member of its staff as a condition of the loan. Upon receipt and prior to return of the object(s), the borrower must make a written record of condition. The Coast Guard is to be notified immediately, followed by a full written report, including photographs, if damage or loss is discovered. No object may be altered, repaired, or subjected to more than routine cleaning without the written permission of the Coast Guard. Object(s) must be maintained in a building equipped to protect objects from fire, smoke, or flood damage; and protected from extreme temperatures and humidity, excessive light, and from insects, vermin, dirt, or other environmental hazards. Object(s) must be handled only by experienced personnel and be secured from damage and theft.

INSURANCE.

2. Object(s) shall be insured during the period of this loan for the value stated on the face of this agreement under an all-risk, wall-to-wall policy subject to the following standard exclusions: gradual deterioration or inherent vice; hostile or warlike action, insurrection, rebellion, etc.; nuclear reaction, nuclear radiation, or radioactive contamination.

3. In the event of loss or damage, the Borrower's maximum liability will be based upon the agreed value as herein stated. Insurance values may be reviewed periodically, and the Coast Guard reserves the right to require an increase in coverage.

4. The Borrower hereby warrants that the required coverages described above will be secured and maintained and that the Coast Guard will be named as an additional insured. The Coast Guard requests documentary evidence of coverage such as a copy of the policy or a "Certificate of Insurance." If the Borrower fails to secure and maintain said insurance, the Borrower will, nevertheless, be required to respond financially in case of loss or damage as if said insurance were in effect.

5. In limited cases, the Coast Guard may waive insurance, but in these instances it is understood and agreed that the Borrower will indemnify the Coast Guard for any and all loss or damage to the object(s) occurring during the period of the loan, as if it were insured as stated above.

PACKING AND TRANSPORTATION.

6. Packing and transportation shall be by safe methods approved in advance by the Coast Guard. Unpacking and repacking must be done by experienced personnel.

CREDIT AND REPRODUCTION.

7. Each object shall be identified as property of the U.S. Coast Guard. Unless otherwise

agreed to in writing, no reproductions are permitted by the Borrower except photograph copies for catalog and publicity uses related to the stated purpose of this loan.

COSTS

8. Unless otherwise noted, packing, transportation, customs, insurance, and other loan related costs of shipping to and from the Borrower shall be borne by the Borrower.

RETURN/EXTENSION/CANCELLATION.

9. Object(s) must be returned to the Coast Guard in satisfactory condition by the stated termination date. Any extension of the loan period must be approved in writing by the Lending Office and must be covered by a parallel extension of insurance. The Coast Guard reserves the right to recall the object from loan on short notice, if necessary. The Coast Guard reserves the right to cancel this loan for good cause at any time, and will make every effort to give reasonable notice thereof.

LOANS TO OTHER ORGANIZATIONS.

10. Borrower is not authorized to loan the object(s) listed on the face of this agreement to other organizations without the written approval of the initiating Coast Guard office. Doing so may result in the recall of the object(s) and termination of this loan.

GOVERNING AGREEMENT.

11. In the event of conflict between this agreement and any forms of the Borrower, the terms of this agreement shall be controlling.

See attached addendum, sign and return with this loan agreement

I have read and agree to the above Conditions and certify I am authorized to agree thereto.

NAME: Kristen Heather TITLE: Historic Site Curator
(Print)

SIGNATURE: [Signature] DATE: 11/30/06
(Borrower or Authorized Agent)

APPROVED FOR THE U. S. COAST GUARD:

NAME: Angela Drews TITLE: Curator

SIGNATURE: [Signature] DATE: 11/9/2006
(For the Commandant)

Mail a signed copy of this form to: Coast Guard Curator, U.S. Coast Guard Exhibit Center,

7945 Fernham Lane, Forestville, MD 20747-4518. (301) 763-4008 or -4007

TITLE VI ASSURANCE

The Point Fermin Lighthouse, (Recipient) HEREBY AGREES THAT as a condition to receiving any Federal financial assistance from the Department of Homeland Security it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 42 U.S.C. 2000d-4 (hereinafter referred to as the Act), and all requirements imposed by or pursuant to Title 6, Code of Federal Regulations, Part 21, Nondiscrimination on the Basis of Race, Color, or National Origin in Programs Receiving Federal Financial Assistance from the Department of Homeland Security (hereinafter referred to as the Regulations) and other pertinent directives, to the end that in accordance with the Act, Regulations, and other pertinent directives, no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives federal financial assistance from the Department of Homeland Security, including the United States Coast Guard, and HEREBY GIVES ASSURANCE THAT it will promptly take any measures necessary to effectuate this agreement. This assurance is required by subsection 21.7(a)(1) of the Regulations.

More specifically and without limiting the above general assurance, the Recipient hereby gives the following specific assurances with respect to its loan agreement with the U.S. Coast Guard.

1. That the Recipient agrees that each "program" and each "facility" as defined in subsections 21.4(a) and 21.4(e) of the Regulations, will be (with regard to a "program") conducted, or will be (with regard to a "facility") operated in compliance with all requirements imposed by, or pursuant to, the Regulations.

2. That the Recipient shall insert the following notification in all solicitations for bids for work or material subject to the regulations and made in connection with the loan of Coast Guard historical property and, in adapted form in all proposals for negotiated agreements: The Recipient, in accordance with the Act, and Title 6, Code of Federal Regulations, Part 21, Nondiscrimination on the Basis of Race, Color, or National Origin in Programs Receiving Federal Financial Assistance from the Department of Homeland Security issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

3. That the Recipient shall insert the clauses of Appendix A of this assurance in every contract subject to the Act and the Regulations.

4. That where the Recipient receives federal financial assistance to construct a facility, or part of a facility, the assurance shall extend to the entire facility and facilities operated in connection therewith.

5. That where the Recipient receives federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the assurance shall extend to rights to space on, over or under such property.

6. That this assurance obligates the Recipient for the period during which federal financial assistance is extended to the program, except where the federal financial assistance is to provide, or is in the form of, personal property, or real property or interest therein or structures or improvements thereon, in which case the assurance obligates the Recipient or any transferee for the longer of the following periods: (a) the period during which the property is used for a purpose for which the federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or (b) the period during which the Recipient retains ownership or possession of the property.

7. The Recipient shall provide for such methods of administration for the program as are found by the Secretary of the Department of Homeland Security or the official to whom he delegates specific authority to give reasonable guarantee that it, other recipients, subgrantees, contractors, subcontractors, transferees, successors in interest, and other participants of federal financial assistance under such program will comply with all requirements imposed or pursuant to the Act, the Regulations and this assurance.

8. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Act, the Regulations, and this assurance.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal grants, loans, contracts, property, discounts or other federal financial assistance extended after the date hereof to the Recipient by the Department of Homeland Security under the loan agreement for U. S. Coast Guard historical property, and is binding on it, other recipients, subgrantees, successors in interest and other participants in the _____

The person or persons whose signatures appear below are authorized to sign this assurance on behalf of the Recipient.

Dated: 11/30/06

Signature and title: K. H. [Signature], Historic Site Curator

Organization: Point Fermin Lighthouse, City of LA

Attachment: Appendix A

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

- (1) Compliance with Regulations: The contractor shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Homeland Security (hereinafter, "DHS") Title 6, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- (2) Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- (3) Solicitations for Subcontractors, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- (4) Information and Reports: The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the United States Coast Guard to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Recipient, or the United States Coast Guard, as appropriate, and shall set forth what efforts it has made to obtain the information.
- (5) Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Recipient shall impose such contract sanctions as it or the United States Coast Guard may determine to be appropriate, including, but not limited to:
 - (a) Withholding of payments to the contractor under the contract until the contractor complies; and/or
 - (b) Cancellation, termination or suspension of the contract, in whole or in part.
- (6) Incorporation of Provisions: The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Recipient or the United States Coast Guard may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Recipient to enter into such litigation to protect the interests of the Recipient, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

Addendum attached to Point Fermin Lighthouse Historic Site and Museum loan. This addendum must be read and any conditions enclosed must be agreed to. If the borrowing unit does not adhere to these additional specifications, the loan may be immediately terminated.

- 1. A DEHUMIDIFIER must be used regularly to reduce the relative humidity in the exhibit area (45-55% is ideal). Continue to monitor with HOBO dataloggers and report seasonal changes to the US Coast Guard Curator.
- 2. LIGHT DUSTING of lighthouse lens is acceptable using a soft cloth or feather duster. Use very light pressure when dusting and do not disturb the litharge.
- 3. NO CHEMICALS OR CLEANING PRODUCTS ARE ACCEPTABLE TO USE ON A HISTORIC LIGHTHOUSE LENS.
- 4. DO NOT attempt to polish any brass or metal parts to the lighthouse lens. The protective oxidation layer (patina) forms a protective barrier that must not be disturbed.

I have read and agree to the above Conditions and certify I am authorized to agree thereto.

NAME: Kristen Heather TITLE: Historic Site Curator
(Print)

SIGNATURE: [Signature] DATE 11/30/06
(Borrower or Authorized Agent)

APPROVED FOR THE U. S. COAST GUARD:

NAME: Angela Drews TITLE: Curator

SIGNATURE: Angela E. Drews DATE: 11/9/2006
(For the Commandant)

Coast Guard Curatorial Services Policy for Borrowing Fresnel Lenses

Fresnel lenses represent a unique aspect of U.S. Coast Guard history. These artifacts are highly sought by a wide variety of museums and associations. Due to their historic significance, fragility, high value and the U.S. Coast Guard's policy to protect and preserve these artifacts, an additional set of conditions is placed upon prospective borrowing organizations. Requirements for the care, security and display of Fresnel lenses are as follows:

Facility

- Due to harsh environmental conditions, temperature fluctuations and the impossibility of maintaining museum standard conditions, Fresnel lenses will not be placed in lantern rooms or be relit for navigational purposes, in or outside of lantern rooms.
- Lenses will be placed in museum settings or restored keeper's quarters with controlled access by staff, theft prevention and security safeguards.
- Use of museum standard display techniques and barriers (to prevent unauthorized handling and damage) such as: UV protective Plexiglas exhibit cases, ropes or partitions.
- A lens must be exhibited in a low-traffic area free of debris, obstructions, and vibrations.
- The lens exhibition/display area must be accessible to all visitors.

Environment and Lighting

- Temperature range 65-70 degrees F.
- Relative humidity 45 – 55%
- Must be monitored and stable. Fluctuations in light, temperature, and relative humidity are very damaging.
- Avoid direct sunlight or intense indoor lighting. Light damage is cumulative and irreversible and will discolor the optical glass prisms.
- Use of UV filters and /or shades on windows is a must if the lens is situated near a window.
- Light exposure will speed up degradation of Litharge (lead based putty that helps seal the prisms within the brass framework.) Once the Litharge dries out and cracks, the underlying wood wedges that hold the prisms within the metal frame will deteriorate and potentially rot causing the prisms to loosen and fall out.
- Use of lower wattage bulbs and low heat emitting LED lights for purposes of exhibit illumination are acceptable.
- Prospective borrowers in areas prone to natural disasters (hurricanes/earthquakes) may not be permitted to borrow a lens or may be subject to additional special loan considerations.

Where applicable, interpretation of lens should include the following:

- Local maritime history and location.
- Original use, structure, location, and history of the Fresnel lens.
- History of the U.S. Lighthouse Establishment and the U.S. Coast Guard.
- Current uses by U.S. Coast Guard and private groups.
- Restoration and preservation issues.

Restoration and conservation of historic lenses

NOTE: Three standard museum treatments for historic artifacts are:

- 1 **Stabilization:** minimal treatment/work on a lens or lens part that ensures a lens is sufficiently structurally sound in order to withstand disassembly, movement or display.
 - 2 **Conservation:** extensive repair of a lens or lens part that has suffered damage due to use, age, or some environmental or natural disaster.
 - 3 **Restoration:** extensive treatment that involves bringing the entire lens apparatus back to its original condition or state.
- Borrowing organizations will need specific permission from U.S. Coast Guard curatorial staff to polish, treat, restore, conserve or otherwise alter a Fresnel lens on loan from the U.S. Coast Guard.
 - Glass elements may be given a light dusting and cleaning using approved methods and materials of the U.S. Coast Guard curatorial staff.
 - Under no circumstances will mercury be placed in mercury float lenses.
 - Detailed exhibit plans and environmental recordings must be submitted to the U.S. Coast Guard curatorial staff in order for a museum or organization to be considered for Fresnel lens loan.
 - U.S. Coast Guard curatorial services retains the authority to require the borrower to cover the costs of having the lens professionally evaluated, disassembled, crated, shipped, and reassembled at the borrowing organization's facility.
 - Fresnel lenses will be considered for loan only on a long-term basis.
 - Any work done on a U.S. Coast Guard lens must be fully insured by the lampist or conservator doing the work.
 - A slow rotation of the lens is permitted only when the original wheeled mechanism is not being used, prior approval is required.
 - Lenses and associated original mechanical apparatus are to be used for display purposes only, no consumptive use is permitted.

Financial issues

- Prospective borrowing organizations must have appropriate financial and staff resources on hand to care for and maintain a lens on ongoing and long term basis.
- Private, non-profit borrowers are required to carry full value insurance coverage (up to one million dollars) on a loaned lens for the entire time they have the lens in their custody.



National Park Service
U.S. Department of the Interior



APPLICATION TO OBTAIN HISTORIC LIGHT STATION PROPERTY

1. TITLE PAGE

Name of applicant organization and representative:

City of Los Angeles Department of Recreation and Parks

Jon Kirk Mukri, General Manager

Name of prospective transferee (if different from applicant organization):

N/A

Physical address of applicant agency: street, city, state, zip code:

221 North Figueroa Street, Ste. 1550

Los Angeles, CA 90012

Daytime telephone number of applicant agency and/or representative:

(213) 202-2633

Mailing address (if different from physical address):

N/A

Name of historic light station property and GSA control #:

Point Fermin Light Station

GSA Control #: 9-U-CA-1684

Physical address of property: street, city, county, state, zip code:

805 & 807 West Paseo Del Mar

San Pedro, CA 90731

County of Los Angeles

2. COVENANT AGREEMENT

1. NHLPA COVENANT AGREEMENT

The undersigned City of Los Angeles Department of Recreation and Parks, hereinafter referred to as the
(state or local government; or non-profit)

Applicant or Grantee, acting by and through Jon Kirk Mukri, General Manager,
Name and Title

221 North Figueroa Street, Suite 1550, Los Angeles, CA 90012
Street Address, City/Town, Zip Code

hereby applies for the conveyance, without monetary consideration, for use for education, park, recreation, cultural or historic preservation purposes, from the United States of America pursuant to the National Historic Lighthouse Preservation Act of 2000 and in accordance with the rules and regulations of the General Services Administration, hereinafter referred to as GSA, the

Point Fermin Light Station
(name of historic light station)

This property is more fully described in the Application attached hereto and made a part hereof.

Enclosed is a resolution or certification as to the authority of the undersigned to execute this application and to do all other acts necessary to consummate the transaction.

The undersigned agrees that this application is made subject to the following terms and conditions:

The Applicant(s) understand(s) and agree(s) that the Application is made, and the conveyance of the property shall be accomplished by an instrument, or instruments, in a form satisfactory to the Administrator of the GSA without warranty, express or implied, and shall contain substantially, but may not be limited to, the following reservations, restrictions, and conditions, which may be enforced through a reversionary right in the property reserved to the United States of America. In accordance with 16 U.S.C. § 470w-7 (b)(3)(A), the Administrator will be issuing the quitclaim deed on behalf of the United States.

I. HISTORIC PRESERVATION and OTHER USES.

a. Compliance with this Application. This application and its acceptance by the Federal government shall constitute a binding agreement in its entirety between the grantee and the Federal government, which shall remain in effect unless written modifications are agreed upon by both parties.

b. Limitations on Sale, Conveyance, etc. The grantee shall not sell, convey, assign, exchange, or encumber the historic light station, any part thereof or any associated historic artifact conveyed to the eligible entity in conjunction with the historic light station conveyance, including but not limited to any lens or lanterns, **unless** such sale, conveyance, assignment, exchange or encumbrance is approved by the National Park Service prior to its execution.

c. Commercial Activities. The grantee may conduct any commercial activities at the historic light station, any part thereof, or in connection with any associated historic artifact conveyed to the eligible entity in conjunction with the historic light station conveyance, in any manner, provided that such commercial activities are approved by the National Park Service.

d. Reversionary Interest of the United States. The conveyance of a historic light station shall include a condition that the historic light station, or any associated historic artifact conveyed to the grantee in conjunction with the historic light station conveyance, including but not limited to any lens or lanterns, shall at the option of the GSA Administrator, revert to the United States and be placed under the administrative control of the Administrator, if:

1. the historic light station, any part thereof, or any associated historic artifact ceases to be available for education, park, recreation, cultural, or historic preservation purposes for the general public at reasonable times and under reasonable conditions which shall be set forth in the application;
2. the historic light station or any part thereof ceases to be maintained in a manner that ensures its present or future use as a site for a Federal aid to navigation;
3. the historic light station, any part thereof, or any associated historic artifact ceases to be maintained in compliance with the NHLPA, the Secretary of the Interior's "Standards for the Treatment of Historic Properties," 36 CFR part 68, and other applicable laws;
4. the grantee sells, conveys, assigns, exchanges, or encumbers the historic light station, any part thereof, or any associated historic artifact, without approval of the National Park Service;
5. the grantee conducts any commercial activities at the historic light station, any part thereof, or in conjunction with any associated historic artifact, without approval of the National Park Service;
6. or at least 30 days before the reversion, the Administrator of GSA provides written notice to the owner that the historic light station or any part thereof is needed for national security purposes.

See 16 U.S.C. § 470w-7(c)(3).

II. COMPLIANCE

a. The Government and any representative it may so delegate, shall have the right of entry upon the premises at any time to conduct periodic inspection to ensure compliance with the terms and conditions of the conveyance. The failure of any agency of the United States to exercise any right, term, covenant, condition or remedy granted under either this instrument or a deed of conveyance from the United States for a historic light station shall not be deemed to be a waiver of the same or any other term, covenant, condition, right or remedy. No term, covenant, condition, right or remedy shall be deemed to have been waived by the United States unless such waiver is in writing executed by a duly authorized representative of the United States.

b. Beginning no later than two years from the date of conveyance, the Grantee shall prepare reports describing the preservation, management and use of the historic light station, and provide financial statements from its operation. The time frames and specific materials requested will be determined by the National Park Service region in which the light station is located working in conjunction with the State Historic Preservation Officer. The National Park Service will contact the Grantee no later than three months prior to any report being due with specific requirements.

III. FEDERAL AIDS TO NAVIGATION

a. The United States will continue to own, operate and maintain, and have the right to install, remove, relocate, or replace, any "Federal aid to navigation," upon any property conveyed under the NHLPA. A Federal aid to navigation is defined as any device, operated and maintained by the United States, external to a vessel or aircraft, intended to assist a navigator to determine position or safe course, or to warn of dangers or obstructions to navigation, and shall include, but not be limited to, a light, lens, lantern, antenna, sound signal, camera, sensor, electronic navigation equipment, power source, or other associated equipment.

b. The United States Coast Guard (USCG) is the Federal agency responsible for operating and maintaining any Federal aid to navigation located upon the property. The eligible entity to which the property is conveyed shall not interfere, or allow interference in any manner, with any Federal aid to navigation, nor hinder activities required for the operation and maintenance of any Federal aid to navigation without the express written permission of the USCG.

c. In those instances in which a Federal aid to navigation remains upon the property conveyed, the United States has the right to reserve:

1. Easements for the operation and maintenance of such aid to navigation, including but not limited to, an easement for the arc of visibility if a lighted aid to navigation or an easement to produce sound if a fog horn or other sound based aid to navigation;

2. Unrestricted easements for access upon, through, over, and across the property at any time, including but not limited to, the right of ingress and egress in, to, and through the interior of the lighthouse structure; and

3. Easements for utility, power, and communication lines.

d. The United States shall have the right, at any time, to enter the historic light station conveyed under this section without notice, for purposes of operating, maintaining, and inspecting any aid to navigation and for the purpose of ensuring compliance with 16 U.S.C. § 470w-7(c) to the extent that it is not possible to provide advance notice.

e. The United States shall retain a reversionary interest (*i.e.*, title to the property conveyed would revert to the United States) and may exercise said interest in the event the property or any part thereof ceases to be maintained in a manner that ensures its present or future use as a site for a Federal aid to navigation.

IV. GENERAL TERMS AND CONDITIONS

a. This application and its acceptance shall constitute the entire agreement between the grantee and the United States of America, unless modified and approved in writing by both parties. This agreement becomes legally binding once the quitclaim deed or other instrument of conveyance for the property is executed or delivered by the United States.

b. The description of the property set forth herein is believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this application.

c. If any portion of the property is situated on bottomlands, the United States will convey only an interest in the structure described in the published Notice of Availability. No submerged lands shall be conveyed by the transfer of ownership of the light pursuant to Section (d)(4) of the National Historic Lighthouse Preservation Act. Bottomlands are held by the state where the property is located. It is incumbent upon the selected recipient to secure the necessary rights to the bottomland from the state.

d. If an application for the conveyance of a historic light station is approved, then, the Property will be conveyed without consideration via a quitclaim deed "AS IS" and "WHERE IS" without representation, warranty, or guaranty as to quantity, quality, character, condition, size or kind, or that the property is in condition or fit to be used for the purpose intended. No claim for any adjustment upon such grounds will be considered after this application has been accepted.

e. The grantee shall save, hold harmless, defend, and indemnify the United States, its employees, agents, and representatives from any suit, claim, demand or action, liability, judgment, cost or other fee arising out of any claim for personal injury or property damage (including death, illness, or loss of or damage to property or economic loss) that arises from the grantee's or the grantee's employee's, agent's, or representative's use or

occupancy of the property and/or the grantee's failure to comply with the terms and conditions of the conveyance.

f. The grantee shall obtain the required authorization from the U.S. Army Corps of Engineers District office having the jurisdictional responsibility for access and utilization of lighthouse structures located on U.S. Army Corps of Engineers navigation structures (i.e. breakwalls, jetties, piers, etc).

g. The grantee shall pay all taxes imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be recorded at the grantee's expense within 30 days of their receipt in the manner prescribed by local recording statutes.

h. The grantee shall provide the General Services Administration with a certified copy of the instrument of conveyance within 30 days of the date of recordation which indicates the date, location, and book and page number of its recording.

i. The grantee further covenants and agrees for itself, its successors, and assigns, to comply with the provisions of the Federal Disaster Protection Act of 1973 (87 Stat. 975); Executive Order 11988, relating to the evaluation of flood hazards; Executive Order 11288, relating to the prevention, control, and abatement of water pollution; and Executive Order 11990, relating to the protection of wetlands, where and to the extent said Act and Orders are applicable to the property herein conveyed, and the approved Applicant shall be subject to any use restrictions issued under said Act and Orders.

j. In support of eligibility to acquire the property under NHLPA, grantee submits the "Master Plan" for the historic light station as part of the application attached hereto. The "Master Plan" may be amended from time to time at the request of either the grantee or the Federal government, with the written concurrence of the other party. Such amendments will be added to, and become a part of, the original "Master Plan." As part of the review of any amendments, the Federal government is required to comply with Section 106 of the National Historic Preservation Act, as amended, and the National Environmental Policy Act, as amended. The Applicant further agrees that it will furnish such data, maps, reports, and information as may be requested by the Federal government to comply with these, and any other, laws as required.

k. The grantee further covenants and agrees for itself, its successors and assigns, to comply with all Federal laws relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the property requested in this application, including, but not limited to:

1. All requirements imposed by or pursuant to the regulations of the U.S. Department of the Interior (43 C.F.R. Part 17);

2. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d-1), which prohibits discrimination on the basis of race, color, or national origin;

3. The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;
4. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;
5. The Architectural Barriers Act of 1968, as amended (42 U.S.C. § 4151), which requires facilities located on the property to be accessible to the physically handicapped; and
6. The Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 et seq.), which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

l. The grantee shall, within three months of the date of the recording of the instrument of conveyance, erect and forever maintain a conspicuous sign or signs near the principal point or points of access to the property that states: "The United States of America donated this property to the *name of grantee* for preservation and public use through the National Historic Lighthouse Preservation Act. This program is administered by the National Park Service."

m. The grantee agrees that all income from the property shall be used for preservation and maintenance of the property according to the grantee's Master Plan. While a reasonable amount of excess income may be carried forward from year to year to meet preservation and maintenance costs, all other excess income must be used for historic preservation, educational, or recreational purposes enunciated in the transfer agreement.

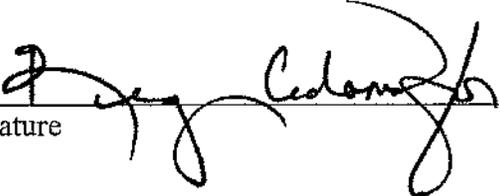
V. REVERSION

a. Title to the property transferred shall revert to the United States of America at its option for non-compliance with any of the terms and conditions of the conveyance. In the event that there is a breach of any of the conditions and covenants herein contained by the grantee, its successors and assigns, whether caused by legal or other inability of the grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title, and interest in and to the said premises shall revert to and become the property of the United States at its option. The United States, in addition to all other remedies for such breach, shall have the right of entry upon said premises, and the approved Applicant, its successor and assigns, shall forfeit all right, title, and interest in said premises and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

b. The grantee, by its acceptance of the deed, covenants and agrees for itself, and its successors and assigns, that in the event the United States exercises its power to terminate

the grantee's estate in the property then the approved Applicant shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted, including the period of any notice of intent to revert. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the GSA in its Federal Property Management Regulations in effect at the time of the reversion. Prior to any such reversion, the grantee further agrees to complete and submit to the United States an environmental assessment of the property that sufficiently documents and evaluates its condition in regard to the release of hazardous substances as defined under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended [42 U.S.C. § 9601(14)].

11/16/12
Date


Signature

JON KIRK MUKRI
Name - printed

General Manager
Title

221 N. Figueroa Street, Suite 1550
Address of Applicant

Los Angeles, CA 90012

ACCEPTANCE BY THE GOVERNMENT

Accepted by and on behalf of the United States of America this _____ day of _____, 20__.

GENERAL SERVICES ADMINISTRATION

By: _____
Signature

Name - printed

Title

3. EXECUTIVE SUMMARY

The City of Los Angeles Department of Recreation and Parks (RAP) is pleased to submit an application for the acquisition of the Point Fermin Light Station. RAP has held the lease for and maintained the Point Fermin Lighthouse Museum (Museum) since 1927. In 2002, RAP renovated the Museum at a cost of \$2.3 million in order to open the Museum to the public, and for the past ten years, has provided dedicated staff to operate the Museum and provide educational and interpretative tours, maintain the grounds, organize public events, actively ensure the preservation of the Museum structure and artifacts, and to work in cooperation with non-profit organizations, such as the Point Fermin Lighthouse Society, to support the mission of the Museum.

Mission Statement

"The mission of the Point Fermin Lighthouse Museum and Historic Site is to educate and inform the public about the lighthouse's role in the history of California and its influence on the area of San Pedro and its people emphasizing its function as a navigational beacon, its lighthouse keepers, and its inhabitants through preservation, exhibition, and public programming."

The Museum is an integral feature of the Point Fermin Park and an important component of the historical landmarks that RAP currently maintains in the San Pedro community, which include: Cabrillo Marine Aquarium, Cabrillo Beach Bathhouse, Los Angeles Maritime Museum, Banning Residence Museum, Drum Barracks Civil War Museum, Fort MacArthur Military Museum, and Angel's Gate Park, which includes the Korean Bell of Friendship.

With the approval of this application and completion of the acquisition, the overall goal of RAP will be to continue the successful operation and preservation of the Museum, existing structures, and adjacent areas. RAP further intends to increase public-private partnerships in support of preservation efforts and to maintain and preserve the property in a manner befitting the significance of the structures' history and people of San Pedro, the City of Los Angeles (City), and the State of California.

RAP has 85 years of experience in the preservation of the lighthouse and adjacent grounds as an historic site. RAP also has 10 years of experience in operating the lighthouse as a public museum. With the acquisition of the Guest Quarters and seaward property, RAP intends to renovate the Guest Quarters to increase the educational and interpretive tours and include tideland and geological educational opportunities, exhibit historical and maritime artifacts, provide additional public programming, and allow events to enhance the recreational experience for the public and generate additional revenue to be dedicated to the maintenance and preservation of the Point Fermin Light Station property.

RAP should be the recipient of the property because of: 1) its long and successful operation and refurbishment of the Museum; 2) its ability to continue current and increased staffing and funding levels for operations, maintenance, preservation, and repairs; 3) its ability to obtain special and grant funds that will be used to improve the Guest Quarters and seaward property to further RAP's mission of preservation, exhibition, and public programming; 4) its proven ability to operate and preserve numerous museums and historical sites throughout the City; and, 5) its proven ability to work cooperatively with public-private partnerships.

4. PROPERTY DESCRIPTION AND SUPPORTING DOCUMENTATION

Physical Description of Historic Light Station

Located at 805 and 807 West Paseo del Mar, San Pedro, California 90731, the Point Fermin Light Station, consists of two property parcels—the inland parcel and the seaward parcel. The inland parcel is approximately 2.286 acres and contains the lighthouse, garage, four-room office, small storage shed, three partially aboveground cisterns, electronics shack, and the fire department look-out. The seaward parcel is approximately 1.203 acres and contains the guest quarters and light signal beacon. The parcels are situated south of Paseo Del Mar on the flat mesa of Point Fermin overlooking a near-vertical sea cliff descending approximately 112-feet into the Pacific Ocean. Structures located on the Light Station site are as follows:

Lighthouse – The five-story lighthouse was constructed following a Victorian stick style of architecture. Significant features of the lighthouse include its gabled roofs, decorative trusses in the apex of the gables, horizontal and wooden wall sheathing, overhanging eaves with exposed rafter ends and brackets, and porch and balcony with diagonal and crisscrossing brackets of wood construction. Currently, the lighthouse is a cultural, educational, and recreational draw of the station site.

Garage Structure and Four-Room Office (formerly Carriage and Coal House) – Situated directly northwest of the lighthouse, the garage is a wood-frame structure originally constructed as a storehouse for carriages sometime between 1874 and 1894. In 1900, the Four-Room Office, also a wood-framed structure originally constructed to store coal and located behind the lighthouse, was moved next to and connected to the former Carriage house. Currently, the space contains restroom facilities, a small storage room, office space, and a small gift shop.

Storage Shed – The storage shed is a small structure constructed out of metal siding and metal roofing located northwest of the lighthouse. Currently, the storage shed is used to store gardening tools.

Three Partially Above-ground Cisterns – These three cisterns were constructed out of brick and installed during or sometime after the construction of the lighthouse and have not been used since the 1920s. Currently, all three cisterns are welded shut with heavy steel covers. Two of the cisterns are located directly east of the lighthouse and one of the cisterns is located north of the lighthouse.

Electronics Shack – The electronics shack is a concrete structure with a wood-framed roof. It was originally built sometime before 1945 and is located south of the lighthouse. Formally the transformer house, the Los Angeles Police Department now uses the structure to store communications equipment for police and fire radios.

Fire Department Look-Out – The Fire Department Look-Out is a small observation post constructed out of wood with asphalt roofing. It is located southwest of the Coast Guard Guest Quarters and is currently being utilized by the Los Angeles Fire Department.

United States Coast Guard Guest Quarters – The United States Coast Guard Guest Quarters is a wood construction building with asphalt roofing built near the end of World War II sometime

before 1945 by the United States Navy. It formally housed a Navy radio station and barracks. Currently, the structure is under the control of the United States Coast Guard.

United States Coast Guard Aid to Navigation (ATON) Light Signal Beacon – The light signal beacon is comprised of metal poles mounted on a concrete block that sits on top of the former underground plotter station. It is located next to the Guest Quarters and is currently under control of the United States Coast Guard.

Site Landscaping – The landscaping of the inland parcel includes groomed lawns, concrete pathways, flower beds, palm trees, fig trees, and plum trees. A white picket fence surrounds the lighthouse and a concrete fence surrounds the inland parcel. The seaward parcel is currently surrounded by a chain link fence and contains natural shrubbery, groomed lawns and concrete pathways.

Historical Value of Historic Light Station

The lighthouse became a defining feature of our harbor 138 years ago, not to mention a part of the area's rich history, full of diverse people and trades supporting the local and national maritime industry. This romantic and strong past lives in the surviving buildings, structures, landscapes, museums and port. Local residents with maritime lineage value these monuments of history and fully support the education of such riches.

The lighthouse's history began in 1858 when Congress appropriated \$10,000 to build a lighthouse on the tip of the Palos Verdes Peninsula. Point Fermin was chosen by United States Army Lieutenant Colonel Robert S. Williamson for the site and construction began in 1873.

Designed by Paul J. Pelz of the United States Lighthouse Board, the same design was used for six lighthouses built between 1873 and 1874. Construction of the lighthouse primarily utilized Douglas fir and redwood lumber with the construction style emphasizing the visible wood members as ornamentation rather than having any structural function. This construction style followed the Victorian Stick Style architecture that was popular in the 1860s and 1870s. The lighthouse opened for service on December 15, 1874.

In 1925, after maritime agencies ceased activities at the lighthouse, RAP assumed control of the site for recreational purposes until the United States Navy took control of the site for defensive purposes during World War II (WWII).

During WWII, the United States Coast Guard extinguished all coastal lights as protection against possible enemy invasion. For security purposes the Navy re-painted the gleaming white lighthouse building "wartime green". In 1942, the Navy dismantled the lantern, railings, revolving lens and attendant mechanism to accommodate a woodshed type of shelter superimposed on the tower as a radar lookout station, the first of its kind in the harbor area.

Following WWII, the lighthouse remained inoperative and a more elaborate radar installation was constructed on the crown of the hill behind the lighthouse. Eventually, the entire structure fell into disuse by the Navy until 1972 when volunteers raised funds in order to replace the original lantern and perform restoration work on the lighthouse, allowing it to once again become a feature of Point Fermin Park.

The Point Fermin Lighthouse is now one of the oldest extant lighthouses standing on the California coast and was listed in the National Register of Historic Places in 1972, the California Register of Historical Resources in 1992, and designated by the City of Los Angeles as Historic-Cultural Monument number 2385 in 1965. Of all the Victorian Stick Style construction wooden lighthouses established in the 1870s between San Francisco and San Diego, the Point Fermin Lighthouse is the sole remaining example.

Principal Access Roads

There are no public roadways providing access to the lighthouse or to the seaward parcel; however, there are pathways for pedestrian access to the lighthouse through the Point Fermin Park. There is also a park roadway on the western edge of the park adjacent to the wall that allows access to the lighthouse and seaward parcel.

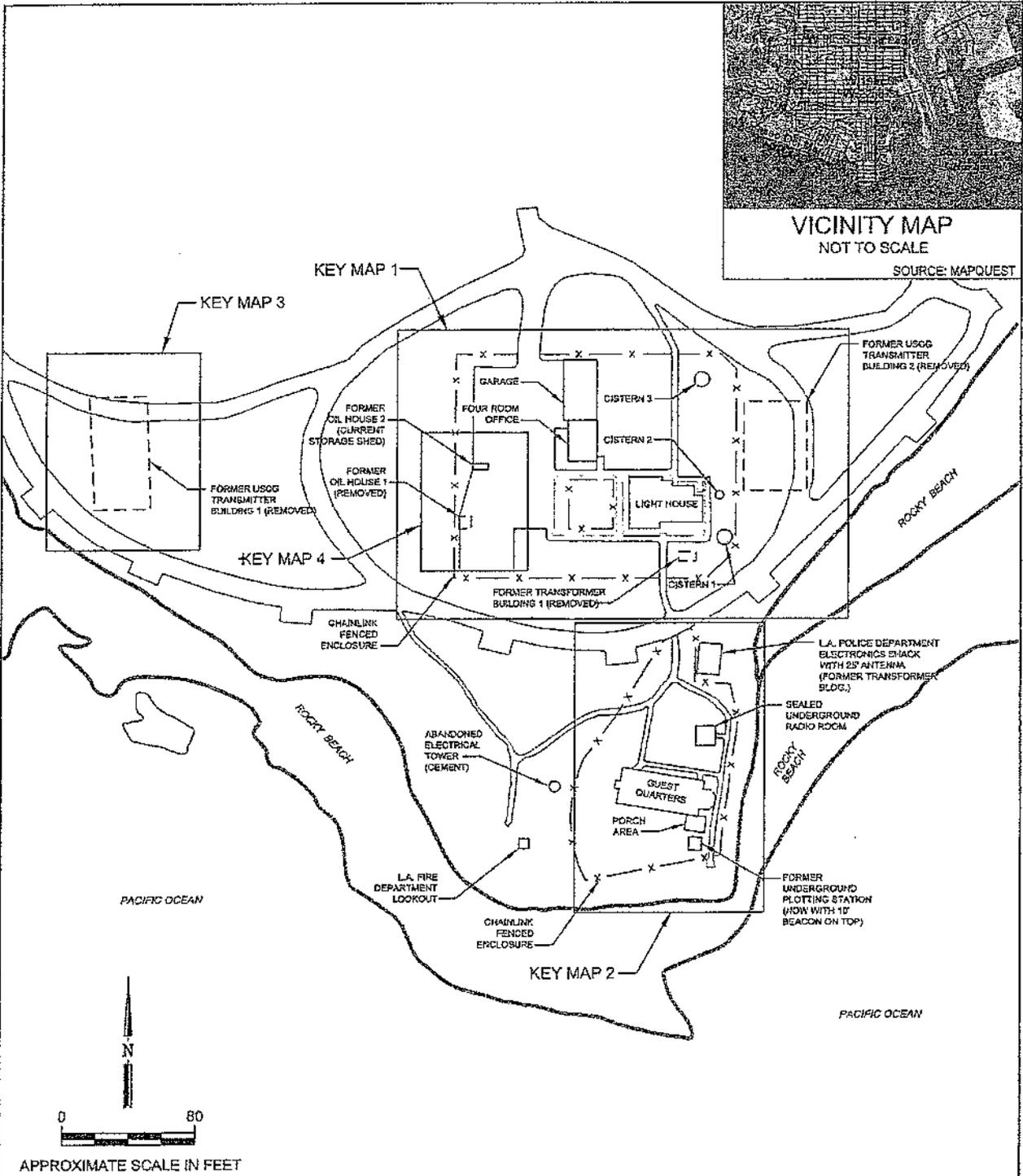
Relationship of Property to Adjacent Properties

Both parcels are bound on one side by the Pacific Ocean and land-locked within Point Fermin Park, a passive use recreational park property, owned and operated by the City of Los Angeles Department of Recreation and Parks. Public parking for visitors to the lighthouse is on Paseo del Mar at Point Fermin Park.

Supporting Documentation

- Site Map
- Photographs
- Copy of the National Register of Historic Places

Site Map



P:\2007 Projects\27-013 USCG Point Furmin Phase I\N_Maps_Dwgs\Vicinity Map and Site Plan.dwg

 Engineering/Remediation Resources Group, Inc. 185 Mason Circle, Suite A/B Concord, California 94520 (925) 963-0750	CLIENT: US COAST GUARD	DESIGNED BY: RDB 11-13-07	VICINITY MAP AND SITE PLAN			
	LOCATION: SAN PEDRO, CALIFORNIA	CHECKED BY: ADS 11-13-07				

National Register of Historic Places Inventory - Nomination Form

Form 10-300
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

PH 0111356

STATE: California	
COUNTY: Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 13 1972	

SEE INSTRUCTIONS

1. NAME

COMMON:
Point Fermin Lighthouse

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
805 Paseo Del Mar

CITY OR TOWN:
San Pedro

STATE: California CODE: 06 COUNTY: Los Angeles CODE: 037

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress <input type="checkbox"/>	Yes: Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>		

PRESENT USE (Check One or More as Appropriate)

Agricultural <input type="checkbox"/>	Government <input checked="" type="checkbox"/>	Park <input checked="" type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input checked="" type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>	Occupied by
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		park per-
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		sonnel

4. OWNER OF PROPERTY

OWNERS NAME:
United States Government

STREET AND NUMBER:

CITY OR TOWN: Washington, D.C. STATE: CODE: 11

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
U.S. Coast Guard -- U.S. Government

STREET AND NUMBER:

CITY OR TOWN: Washington, D.C. STATE: CODE: 11

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1 acre +

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
U.S.G.S. San Pedro Quad. 7.5 Min.: C & G.S. Chart #5147 1:12000'

DATE OF SURVEY: 1964 & 5/22/71 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
11th Coast Guard District

STREET AND NUMBER:

CITY OR TOWN: Long Beach STATE: California CODE: 06

STATE: California
COUNTY: Los Angeles
ENTRY NUMBER: DATE:

SEE INSTRUCTIONS

SIGNIFICANCE				
PERIOD (Check One or More as Appropriate)				
Pre-Columbian <input type="checkbox"/>	16th Century <input type="checkbox"/>	18th Century <input type="checkbox"/>	20th Century <input type="checkbox"/>	
15th Century <input type="checkbox"/>	17th Century <input type="checkbox"/>	19th Century <input checked="" type="checkbox"/>		
SPECIFIC DATE(S) (If Applicable and Known)				
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)				
Aboriginal <input type="checkbox"/>	Education <input type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input type="checkbox"/>	
Prehistoric <input type="checkbox"/>	Engineering <input type="checkbox"/>	Religion/Philosophy <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>	
Historic <input type="checkbox"/>	Industry <input type="checkbox"/>	Science <input type="checkbox"/>		
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Sculpture <input type="checkbox"/>		
Art <input type="checkbox"/>	Landscape <input type="checkbox"/>	Social/Humanitarian <input type="checkbox"/>		
Commerce <input checked="" type="checkbox"/>	Architecture <input type="checkbox"/>	Literature <input type="checkbox"/>		
Communications <input type="checkbox"/>	Literature <input type="checkbox"/>	Theater <input type="checkbox"/>		
Conservation <input type="checkbox"/>	Military <input type="checkbox"/>	Transportation <input type="checkbox"/>		
	Music <input type="checkbox"/>			
STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)				
<p>Point Fermin Lighthouse was the <u>first substantial aid to navigation established at San Pedro and what has subsequently become Los Angeles Harbor.</u></p> <p>Of the several wooden lighthouses established in the 1870's between San Francisco and San Diego, this handsome structure remains as the <u>sole example.</u></p> <p>By 1871 sea traffic had increased to the point where guidance was needed by vessels entering Los Angeles Harbor. This brought about construction of the Light which was first operated on December 15, 1874. Off the precipitous cliffs upon which the lighthouse stands, some 35 ships have been lost, mostly due to dense fog. One of these, the British ship Respigadera struck a rock and sank within 20 minutes when it cut too close to the Point in 1888. Among other ships lost were the David C. Meyer and the Prentiss, both lumber schooners.</p> <p>In 1925 the Light's oil lamps were replaced by a powerful electric light which reached 18 miles out to sea. This <u>continued to function until 1942 when war was declared between the axis powers and the United States.</u></p> <p>At that time the Coast Guard, for security purposes, turned the light off and painted the gleaming white building "wartime green". Its wartime service added further luster, however, by its conversion to a radar lookout station--first of its kind in the harbor area. As an added point of interest this activity was cloaked in secrecy, radar not having been proven thoroughly reliable when the facility was installed.</p> <p>After the war the light remained off--maritime security having been enhanced and proven by radar sentry and signalling devices, as well as by Lightstations at Point Vincent and Los Angeles Harbor.</p> <p>With construction of a more elaborate radar installation on the crown of the hill behind the old Point Fermin Lighthouse, the structure fell into disuse, finally becoming a feature of a San Pedro City Park, where from its vantage point, it affords a magnificent panoramic view of the Pacific Ocean.</p>				

9. MAJOR BIBLIOGRAPHICAL REFERENCES:

Spalding, W. A.
History and Reminiscences, Los Angeles City and County, California,
 Vol. 1. J.R. Finnell & Sons Pub. Co., n.d., "Point Fermin," p. 326,
 417, 446, 455, 490 (R979.494, Vol. 1 (3v. ed)).

Hager, A. M.
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 La Siesta Press, 1968, "Point Fermin Park", p. 36 (C979.493)

Gudde, Erwin G.
California Place Names: A Geographical Dictionary
 University of California Press, 1949, "Fermin", p. 115 (C929.4)

10. GEOGRAPHICAL DATA:

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes Seconds	Degrees Minutes Seconds
NW	° ' "	° ' "	33°	42' 19.5"	118° 17' 34" W
NE	° ' "	° ' "			
SE	° ' "	° ' "			
SW	° ' "	° ' "			

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY:

NAME AND TITLE:
 William L. Olesen, Secretary

ORGANIZATION:
 Point Fermin Lighthouse Committee

DATE:
 July 11, 1971

STREET AND NUMBER:
 369 Santa Cruz Street

CITY OR TOWN:
 San Pedro

STATE:
 California 90731

CODE:
 06

12. STATE LIAISON OFFICER CERTIFICATION:

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: STATE LIAISON OFFICER

Date: 1/27/72

NATIONAL REGISTER VERIFICATION:

I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation

Date: 6/15/72

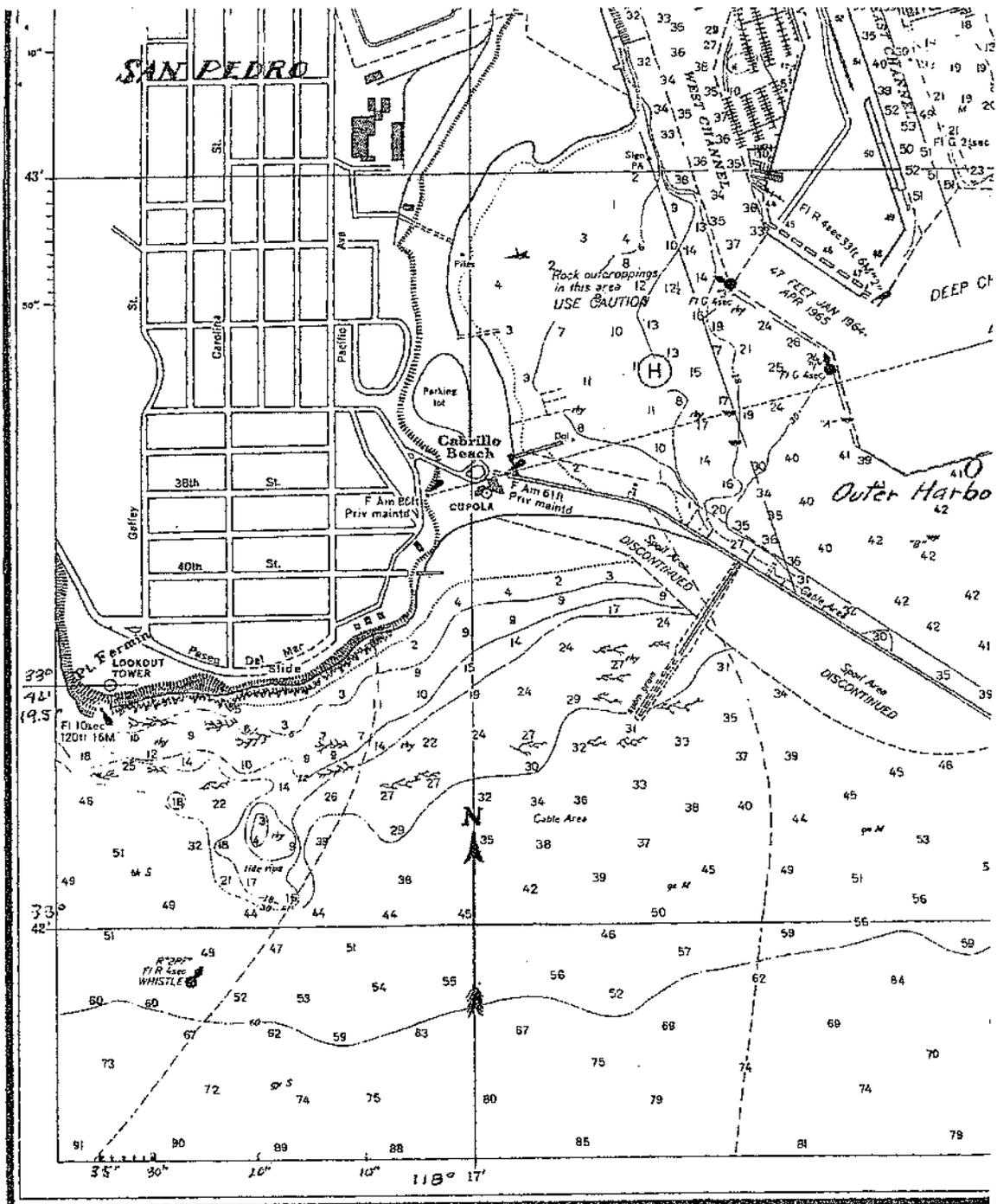
ATTEST:

[Signature]
 Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

UTM
 1132026
 375004
 12



17th Ed., May 22/71 Title: Los Angeles and Long Beach Harbors - Scale 1:12,000
 5147-C.R.G.S. PRICE \$1.50 Yards 500 0 500 1000

5. MASTER PLAN FOR THE HISTORIC LIGHT STATION

a. Preservation and Maintenance Plan

In keeping with its commitment to preserving and maintaining the historical value of the Point Fermin site, the City of Los Angeles Department of Recreation and Parks (RAP) has implemented and utilizes both current preservation and maintenance plans. If awarded this grant, these plans would continue and expand to include both parcels (inland and seaward).

Preservation Plan

Prior to commencing the 2002 lighthouse rehabilitation project, RAP consulted with and sought the approval of the California Office of Historic Preservation (OHP). Once approved, RAP contracted with the City of Los Angeles Department of General Services to construct the project and with the City of Los Angeles Bureau of Engineering to manage the project, in compliance with the recommendations of the OHP, as well as building code guidelines and guidelines for the treatment of historic resources.

The completed lighthouse restoration project included structural reinforcements for resistance to seismic forces, fire alarm and suppression installation, installing HVAC systems, roofing, plumbing and electrical upgrades, ADA upgrades were made to areas that would not compromise the historic integrity, as well as improvements to the garage structure.

In August 2003, RAP commissioned an historical assessment of the Point Fermin Lighthouse to be performed by the Historic Resources Group, LLC (HRG), which includes staff that meet the Secretary of the Interior's Standards for historians and architects (NOTE: HRG was sub-consultant to the architect during the design and engineering phases of the restoration project). Following the National Park Service's guidelines for preparing an historical structure report, the HRG found the lighthouse to be in good condition. The 2003 Historical Structure Report (available upon request) is used by RAP as a guide for the preservation treatment and use of the historic structures under its management and operation.

RAP's Preservation Plan adheres to the Historical Structure Report's detailed preservation guidelines from the National Register of Historic Places, the California Register of Historical Resources, the City of Los Angeles Historic-Cultural Monuments, the California Environmental Quality Act, the 2001 California Historical Building Code, the Uniform Code for Building Conservation/Guidelines for the Rehabilitation of Existing Buildings, the Secretary of the Interior's Standards, the Ethics for the Conservation of Historic and Artistic Works, the Accessibility: Americans With Disabilities Act and California Building Code, the California Historical Building Code, and the National Fire Protection Association, Sections 909 Code for the Protection of Cultural Resources and 914 Code for Fire Protection of Historic Structures.

The condition of the structures is considered to be as follows:

Lighthouse – Renovated in 2002, this structure is being utilized and considered to be in good condition.

Garage Structure and Four-Room Office (formerly Carriage and Coal House) – Renovated in 2002, this structure is being utilized and considered to be in good condition.

Storage Shed – This structure is being utilized and considered to be in fair condition.

Three Partially Above-ground Cisterns – These structures are non-operational; however, they are considered to be in good condition.

Electronics Shack – This structure is being utilized and considered to be in good condition.

Fire Department Look-Out – This structure is being utilized and considered to be in good condition.

United States Coast Guard Guest Quarters – Formerly utilized by the United States Coast Guard, this structure is considered to be in good condition.

United States Coast Guard Aid to Navigation (ATON) Light Signal Beacon – This structure is being utilized and considered to be in good condition.

Site Landscaping – The grounds are routinely maintained and considered to be in good condition.

Also included in RAP's Preservation Plan of the lighthouse are: 1) a no food or beverage policy in the lighthouse building; 2) the removal of plumbing to prevent possible water damage, as the building is no longer a living space; 3) the removal of gas lines; 4) light is controlled by UV filters on the windows and shutters to eliminate any direct sunlight; 5) visitors are not allowed to take photographs of the other artifacts.

The upgraded HVAC system stabilizes the interior of the lighthouse building's two main floors and ensures the preservation of the artifacts on display, including the Fresnel lens on loan from the Coast Guard. The system addresses the need to circulate the air thus reducing humidity and the risk of mold growth and bypass the walls to maintain their original integrity.

As it relates to the Coast Guard's on-site Fresnel lens, RAP follows the Coast Guard Historian's Office *Guidelines on the Care and Maintenance of Historic Classical Fresnel Lenses Transferred with their associated lighthouses under NHLPA* guidelines for the preservation and maintenance of the Fresnel lens, which is enclosed in a case to protect the glass surface of the lens from dust and other particles and to prevent visitors from touching it. The procedure for this particular display, including the maintenance of the Point Fermin Fresnel lens, was developed by the Historic Site Curator, working in cooperation with the Coast Guard Curator's office in 2006. To ensure this display is wheelchair accessible, RAP added a small elevator leading to the front porch.

In addition to the special care taken by RAP to obtain the Fresnel lens in 2006, the Coast Guard Historian's office also required the lens moved under the contracted guidance of a Lens Specialist. In 2008, the specialist conducted a visual inspection of the lens and confirmed it had remained in good care and condition under the supervision of RAP. RAP has included in the

current budget, costs associated with the routine lens condition assessment, which is required by the Coast Guard Historian's Office.

To protect the site and its artifacts, RAP has placed several levels of security to protect the lens from harm. A plexi-glass case surrounding the lens allows full visibility, but prevents any physical contact. Visitors are never allowed to wander alone through the lighthouse; there is always a docent or employee present. The building is monitored by an alarm system which is linked to RAP's Office of Public Safety; if necessary, they are able to directly dispatch the Police should the alarm signal. RAP, in addition, contracts with a security guard service to physically monitor the site during evening hours.

Should RAP be awarded this grant, RAP would extend the preservation and maintenance plan to the seaward parcel of the property. RAP would pursue the possible historic designation of the site within the Fort MacArthur Historic District as a non-contiguous feature. With that would be future plans to provide additional rehabilitation through the development of an educational center in the Coast Guard Guest Quarters. Plans for the rehabilitation would include keeping the character and integrity of the building intact while allowing adaptive reuse, such as the possible removal of some interior walls in order to add classrooms and/or program offices, and/or making changes to comply with the Americans with Disabilities Act by broadening doorways along with adding accessible ramps and bathrooms.

Preserving the natural features of the coastline would be one of the goals of RAP. This is in line with RAP's Cabrillo Marine Aquarium objectives and experience in caring for natural coastlines and sea creatures featured on the property's tidal areas. Although the Point Fermin Tide Pools are not currently provided any special protection from the state, they still fall under the California Protected Coastline criteria. RAP and its resources within Cabrillo Marine Aquarium are prepared and equipped to oversee the regulations of the protected tide pools while still allowing people with fishing licenses to consume animals and plants within California Department of Fish and Game regulations. To further protect the coastline, RAP would ensure the current fence line is maintained and no new pathways would be extended in the area for the purpose of access, keeping the coastline along the Point Fermin Light Station property preserved regardless of the popularity and use of the historic buildings on the property.

Maintenance Plan

RAP's Maintenance Plan includes an annual evaluation of the lighthouse year as part of RAP's annual safety inspection program. The fire alarm systems are tested annually and regulation testing completed every five years. Fire extinguishers are inspected monthly and replaced yearly, as part of the plan.

To ensure the stability of the wood structures and the avoidance and/or slowing down of environmental deterioration, the lighthouse is cleaned on a weekly basis. This includes removing dust and dirt from the interior and parts of the exterior of the building to reduce the possibility of harmful grime buildup. Under the direction of our Historic Site Curator, the facility's cleaning staff and volunteers are trained under conservation guidelines and for the use of only non-toxic cleaning products on the historic sections of the property. Industrial grade disinfectants are used for the rehabilitated restrooms in the carriage house due to the non-historic new materials they possess.

RAP maintains the site's utility systems (i.e., electricity, water, phones and internet connections). Annual inspections of the site's systems are conducted, in addition to the daily inspection and reporting of facility repairs by RAP staff or contracted services. To avoid water damage, the gutter systems are cleaned every Fall before the rainy season.

With regards to Point Fermin's grounds maintenance, RAP has provided maintenance, supplies, staff, and equipment to keep the grounds in good repair. Walkways are maintained to prevent tripping hazards, lawns are neatly trimmed and watered, sprinkler systems are kept efficient, in working order, and effective, and fence repairs are addressed as needed. To address maintenance beyond the concrete fence on the ocean side, RAP coordinates with County of Los Angeles personnel, who are trained and possess expertise in handling dangerous cliff areas.

To ensure that the historic integrity of the buildings is maintained, the Historic Site Curator has developed a set of curatorial gardening guidelines that detail the care of vegetation around the historic structures. The guidelines indicate that a barrier is maintained between the buildings and any vegetation. This space barrier is further enhanced by a physical barrier of rocks to maintain a distance that keeps moisture away from the historic structures to assist in preservation. This policy also prevents the migration of insects into and onto the historic structures. Furthermore, the guidelines dictate that the irrigation system is to be routinely checked to avoid water from spraying directly onto any of the historic structures and to avoid moisture build-up from pools of water near the foundation of the buildings.

RAP has established a regular schedule for painting the buildings needed due to the coastal conditions of high humidity and continual exposure to sun and salt air. Exterior painting is conducted every four to five years, while the exterior porches and steps entail more frequent painting (every two to three years). The interior stairs require new painting every eight to ten years.

The Historic Site Curator is responsible for overseeing the property and historic buildings. It is the curator's duty to report any repairs needed to the appropriate section of RAP ensuring the issue is addressed in a timely manner. In addition, the curator ensures the Secretary of Interior's Standards for Historic Light Stations' guidelines are followed for any damage restoration. To

maintain historic integrity, special conservation companies are contracted to facilitate the repairs as necessary.

RAP's maintenance and construction staff are under the supervision of the Planning, Construction, and Maintenance Division Superintendent. Currently this position is held by Michael Shull, Senior Civil Engineer/PM III, who oversees all planning, construction and maintenance operations for RAP, including the maintenance and repair work necessary at the Point Fermin site. Prior to coming to the RAP over five years ago, Mr. Shull spent 15 years as a Civil Engineer with the City of Los Angeles Department of Public Works, Bureau of Engineering, developing and managing multimillion dollar capital improvement projects for RAP, as well as other City departments.

**City of Los Angeles
Department of Recreation and Parks**

MEMORANDUM

DATE: August 21, 2014

TO: Mr. Hank Florence
National Park Service
Pacific West Region
909 First Avenue, Fifth Floor
Seattle, WA 98104-1060

FROM:  Isophine Atkinson
Department of Recreation and Parks
Grants Administration
221 N. Figueroa Street, 2nd Floor
Los Angeles, CA 90012

**SUBJECT: APPLICATION TO OBTAIN HISTORIC LIGHT STATION PROPERTY –
REVISED SECTION B. USE PLAN**

For your consideration, the City of Los Angeles Department of Recreation and Parks has enclosed four (4) original copies of the revised Section b. Use Plan to replace the original version of this section that was submitted in November 2012.

If you have any questions, please contact me at (213) 202-3272 or via email at: Isophine.Atkinson@lacity.org.

Enclosures

b. **Use Plan**

The planned use of the historical light station includes educational, park, recreation and cultural uses. Each structure on the site is and/or will be used as follows:

Lighthouse

Currently used as a museum, this structure offers educational, recreational and cultural opportunities that are available to the public highlighting the site's maritime uniqueness, contributions to the United States, and world trade heritage and architectural features. Its normal business hours are Tuesday through Sunday from 1:00 pm to 4:00 pm; however, private groups, like schools, scout troops, car clubs, senior groups, and social clubs, may arrange access prior to the normal hours of operation. During the last calendar year, approximately 15,000 people toured the lighthouse.

RAP provides free public access to the Point Fermin Lighthouse and offers a variety of programs to the public, also free of charge, with the most popular program being the lighthouse tours. On the guided lighthouse tours, visitors experienced the life of a lighthouse resident of the past. The tour includes the architectural history of the 1874 lighthouse construction, the history of the site's landscape, and the cultural history of those who lived in and used the buildings.

Keeping an emphasis on the site's history, the lighthouse furnishings interpret the historic periods and the lifestyle of a Keeper's economic position. Tour participants, upon entering the lighthouse, step back in time to when the lighthouse was first commissioned in 1874. As they continue through the interior of the building, lighthouse life is experienced through each of the Keepers' eras up until the time of military occupancy. Throughout the lighthouse, there are exhibits interpreting the lives of the Keepers at Point Fermin and their families. Exhibits on historical events, such as the Pacific Fleet visit, and basic daily information, such as the carpentry skills of one of the Keepers are available to view. Visitors experience a broader view of the area's history through exhibits related to three local Los Angeles lighthouses and the operation of the Fresnel lens currently on loan from the United States Coast Guard historian's office. At the end of the lighthouse tour, an informal tour of the gardens is often provided.

The planned uses are implemented through utilizing the Historic Site Curator, who coordinates and manages site programming in cooperation with the Point Fermin Lighthouse Society (PFLS). The PFLS provides docents, volunteers, fundraising, and the collection of furnishings representative of the time period.

Altruistic community involvement has been the culture at the Point Fermin Lighthouse since it opened to the public in 2003. It is the volunteer program which allows the tours and living history events to thrive. The PFLS is the main source of volunteer involvement and its volunteers are an essential part of providing educational and historical appreciation to visitors. Before the lighthouse was opened, PFLS was the community voice working with RAP to obtain security, dedicated maintenance staff and a full-time curator for the lighthouse.

Since the opening, PFLS has supported the lighthouse by providing furnishings to assist in the historic interpretation of the site. In addition, they have provided the recruitment, training, and scheduling of the volunteer docents who conduct tours of the lighthouse. The PFLS committees

collaborate with the site's Historic Site Curator for planning, researching, and obtaining period-appropriate furniture for the house, developing costumes for "living historians" and developing educational programs for school children. RAP has welcomed this volunteer support.

A volunteer handbook developed by the Historic Site Curator is provided to each volunteer to insure the tour docents have the proper knowledge base to speak confidently to visitors about Point Fermin's history. The handbook includes articles from first and second hand resources about the sites architecture, its history, and its Keepers. To further develop the knowledge of RAP's volunteer docents and the experience of visitors, the Historic Site Curator collaborates with the volunteers to prepare and present lectures for the volunteer base that focus on specific topics associated with the history of the Point Fermin Lighthouse.

The furnishing committee is an example of the PFLS's commitment to making the house come alive with history. When the Point Fermin Lighthouse first opened to the public in 2003, restoration efforts ensured structural stability; however, it did not include furnishings representative of the time period necessary for a full visitor experience. It is for this reason the Point Fermin Lighthouse Furnishing Committee was created and a process was put in place to facilitate the furnishings of the interior. This group of volunteers is responsible for acquiring, tracking, authenticating, maintaining and caring for furnishing-related artifacts in the lighthouse. This group works with the Historic Site Curator to gather these items for interpretive displays and exhibits in the house. Based on period research relevant to the time when Keepers lived in the house, consultations with lighthouse experts, and conversations with maritime historians, only those items/furnishings belonging to that particular era and matching the social framework and location of the station, were sought. The committee also helps to manage the artifact loan and donation paperwork, develops donor relations, and assures adherence to the site's interpretive and educational goals. These furnishings assist in facilitating the visitor's appreciation for a life centered on the duties of the Keeper and their responsibilities to the light station.

To assist in volunteer operations, PFLS has provided a volunteer coordinator who makes arrangements and communicates regularly with both the volunteers and RAP's lighthouse staff. The position entails the following: the preparation of monthly schedules, the organization of volunteer meetings (to review standards and guidelines), and the facilitation of yearly volunteer appreciation events. Volunteers are recruited from the local community through a variety of outreach events. Volunteers typically staff information booths at community events in order to promote lighthouse tour visits and the recruitment of new volunteers.

In addition, the lighthouse garden volunteers host a Salad Greens Harvest & Volunteer Recruitment event twice a year. Those who attend will have an opportunity to obtain information about becoming a volunteer, while at the same time enjoying a fresh salad lunch. All the vegetables are harvested from the Point Fermin Lighthouse garden by the site's volunteer gardeners. This is an event for new volunteers hosted by current volunteers and has brought much success to the recruitment process.

As part of the ongoing recruitment strategy, lighthouse volunteer opportunities are posted on VolunteerMatch.com, an on-line volunteer recruiting system. Thus, these volunteer opportunities can be made available to everyone in the greater Los Angeles area. Additionally,

cooperative relationships have been established with local universities to achieve complementary goals of both organizations. Students fulfill their educational, social, and cultural requirements while the Point Fermin Lighthouse gains volunteer support, as well as community and historical preservation awareness.

It is with confidence and pride that RAP can say that the volunteer program at the Point Fermin Lighthouse is an indispensable part of the programs we offer to the community. They are the voice of history and the face of Point Fermin. RAP's commitment to these volunteers is as strong as its commitment to the preservation of the lighthouse and its history.

Public-Use Activities

The following are public events held at Point Fermin Lighthouse at no charge:

- Los Angeles Port's 100th Anniversary Event [2007]: With the theme "*Steppin' Back in Time*", the lighthouse celebrated the Port's milestone anniversary with other local museums by providing a birthday celebration for Verna Shaw (Point Fermin Lighthouse Keeper Shaw's young daughter). The lighthouse yard was filled with a myriad of children's activities from the turn of the century. PFLS volunteers, dressed in costume were staged throughout the lighthouse buildings and grounds to greet participants and provide a living history experience.
- Garden Party [2011, 2012]: Due to popular demand, these events were created to highlight the gardens at the lighthouse. Garden Party events allowed gardening enthusiasts to enjoy self-guided garden tours and ask questions related to the topic. Participants are able to enjoy lectures from local professionals within the nursery and floristry professions. In addition, younger visitors enjoy children's garden-related games and activities. Tours of the lighthouse are conducted as well.
- Easter Egg Hunt [2005-2012]: Each year, local youth are invited to attend an old-fashioned egg hunt. Crafts and photo opportunities with the Easter Bunny are provided and a large crowd of both children and parents attend.
- Victorian Picnickers [2009-2012]: Historical interpreters in period attire portray Victorian picnickers visiting the lighthouse. This opportunity for living history allows guests to view, firsthand, the dress, culture, and mannerisms of Victorian America. Victorian characters mingle and pose with visitors to take photographs. The visitors are encouraged to interact and ask questions. Our regular tours of the lighthouse are conducted as well during the event.
- International Lighthouse & Light Ship Weekend (ILLW) [2009, 2010, 2011, 2012]: This is an international event that occurs in August and is sponsored by the American Radio Relay League (ARRL.) The objective of ILLW is "to promote public awareness of lighthouses and lightships and their need for preservation and restoration, to promote amateur radio and to foster International goodwill". The focal point of the event is the radio station set up at the lighthouse facilitated by a local amateur radio club. They operate and work to contact other amateur radio operators, including those operating from other lighthouse sites. It is a networking event between amateur radio groups with an emphasis on lighthouses. Visitors can enjoy viewing the large antenna set-up and listening in as people from around the world communicate.
- Point Fermin Fly-Over Event Commemorating Centennial Celebration of 1910 Air Meet [2010]: In celebration of the 1910 International Air Meet, a 100th anniversary event was

held at the lighthouse and surrounding open space. The Point Fermin Lighthouse Society collaborated with the Dominguez Rancho Adobe Museum and RAP in hosting this event. During the 1910 Air Meet, a French aviator flew over the lighthouse. The celebration included vintage airplane fly-bys, air-themed children's activities, and tours of the lighthouse.

- Return of the Lens [2006]: A celebration to acknowledge the acquisition, after being gone for 65 years, of the misplaced Point Fermin Lighthouse Fresnel lens included dignitaries and speakers, a parade, and live music. This celebration gave tribute to Point Fermin's rich history, the return of the lens, and individuals tied to the task of its return such as Coast Guard personnel and respected community members.
- Christmas Carolers [2011, 2012]: To celebrate the spirit of the holiday season during the weekends of December, local choral groups are scheduled to serenade visitors with Christmas carols during open hours. Hot chocolate and cookies are provided free of charge to the public.
- Point Fermin Lighthouse Birthday Celebrations [2004, 2009]: These celebrations commemorate the first lighting of the lens in 1874. These were held to honor the 130th and 135th milestones. With a focus on the lighthouse, the children's activities included the building of replica lighthouses, the painting of lighthouse images, and a parade around the lighthouse with their artistic renderings to the music of the local high school band while vintage classic cars motored around the lighthouse. PFLS volunteers dressed in vintage attire to allow visitors to experience a living history display while they self-toured the lighthouse.

Revenue-Producing Activities

RAP relies on visitor donations to offset costs associated with Point Fermin Lighthouse activities.

The PFLS runs the gift shop, promotes membership drives, and hosts fundraising events, like "Spook Nights".

Garage/Former Carriage House & Four-Room Office/Former Coal House Use

The former Carriage and Coal House is currently in use by RAP and houses offices, storage, restrooms and a gift shop. At the turn of the 20th century the two buildings were joined together on the site. During the restoration in 2002, the two buildings were lifted and provided with firm foundations, as well as other stability enhancements. Its adaptive use provided two accessible restroom facilities, a small storage room, and some additional space used as offices. This space also includes a small gift shop in order to enhance the visitor experience. This office space is essential for the day to day operations of the Historic Site Curator, and allows the lighthouse building to be used solely as interpretive space. They also provide an environment conducive to site supervision necessary for the site's preservation.

The small gift shop, located in the Carriage and Coal House, supports the educational goals of the site by providing books, materials, and tokens related to the lighthouse. It is managed, staffed, and stocked by PFLS through their volunteer program. Most significantly, the gift shop serves as the visitor's center and the starting point for tours. Visitors are greeted here and are provided with the available tour times, materials for a self-guided tour of the gardens, and are able to ask questions that they may have. During operational hours, a volunteer or staff member

can be found at the desk of the visitor's center to assist in patron services. It is also the meeting point for the volunteers; here they are able to sign in, obtain their badges, receive information from the staff, and network with each other. The Historic Site Curator's office is located adjacent to the shop and allows the Historic Site Curator to be on hand during weekday hours should she need to help in facilitating any needs or questions related to the site that may occur. Should we be awarded the contract, we intend to mirror these designated uses in the future. In addition, RAP will seek to add these buildings to the National Register as contributing features to the Point Fermin Light Station historic district.

Storage Shed

RAP's maintenance staff, in addition to the volunteer gardeners, use the storage shed to store gardening tools needed to work on the grounds. This shared use allows volunteers to easily access their tools for gardening activities without having to transport such items each time they volunteer.

Three Cisterns

The property also includes three historic cisterns which have not been in use since the 1920s. These structures are sealed and mostly exist underground. All three cisterns have their top caps above ground with heavy steel covers that are welded shut to prevent any access to the interior of these structures. Two of the three cisterns have a small amount of the brick exposed. These are clearly visible and are interpreted during public lighthouse tours, along with the landscape history. In addition, RAP will seek to add these structures to the National Register as contributing features to the Point Fermin Light Station historic district.

Electronics Shack and Fire Department Lookout

The Electronics Shack is being used presently to store communications equipment for police and fire radios. If RAP were to be awarded the property contract, we would continue to maintain these types of property use agreements with other City of Los Angeles departments, such as Police and Fire.

United States Coast Guard Guest Quarters, Base End Stations and the Seward Parcel

The Coast Guard Guest Quarters were built near the end of World War II. Although the Guest Quarters character has been altered over the years and the California State Historic Preservation Office has determined that the building is not eligible for the National Register, RAP believes that the building is structurally sound and is useful to the site as a support building to assist with site activities and storage.

For the past sixty years, the Coast Guard Guest Quarters have been under the jurisdiction of the United States Coast Guard and have not been available for use by RAP for any purpose. The proposed use of the site would be to initially utilize the Guest Quarters on the Seaward Parcel in an "as is" condition. Because the Lighthouse Preservation Act process could take up to several years to complete, even after an owner is selected, RAP would find an immediate utilitarian use for the site. This would ensure use of the house and an ability to maintain its current condition, thus avoiding disrepair during the finalization of the process. In its current condition, the building could be used as a functional base for executing existing activities to assist in the implementation of current lighthouse volunteer programs. RAP understands that there may be some improvements that are required before the general public can use the building, therefore

there would be no public access to the building and access to the seaward parcel would be limited to site personnel until a rehabilitation of the property is completed.

The facility would provide a meeting space, currently non-existent, for volunteer development. This would be considered an important asset, as there is currently no room large enough at the lighthouse to accommodate such activities with more than six or eight people. The largest room of the Guest Quarters could accommodate a conference room for meetings and/or lectures for small groups. The basement rooms could immediately be used as storage space for decorations for seasonal vignettes, special event storage for chairs and tables, and for space needed by RAP's partners. Furthermore, to facilitate the rotation of lighthouse exhibits, work space is needed in order to create and assemble exhibit panels; the existing Guest Quarters would provide more than adequate space in its current structure for this function.

The possibility of supplemental space on-site would provide many opportunities for RAP and its collaborators. Access to on-site space could allow the Volunteer Coordinator a work space to prepare monthly volunteer schedules and newsletters, conduct training sessions for new volunteers, update records, and organize special events. Our current office space is limited. For example, RAP is unable to house a full size copier to produce flyers, pamphlets, and volunteer handbooks. Office space in the Guest Quarters could be equipped with at least two desks, bookcases, and file cabinets to assist in daily operations. This would also allow us to provide space for the filing and storage of volunteer and event records. It would also be important to the site's development to expand the currently existing small library of books and educational materials related to local maritime activities. Again, the existing Guest Quarters would provide more than adequate space in its current condition for this function.

As to the grounds of the Seaward Parcel, there are currently a few research groups that have access agreements with the United States Coast Guard to place monitoring equipment at the point. RAP would seek to continue these projects with new access policies through the City of Los Angeles, whereas they provide continued education of the Point and the Southern California coastline.

Future proposals for the development of the Seaward Parcel would include a rehabilitation and adaptive use of the Guest Quarters. The California State Historic Preservation Office has determined that this building is not eligible for the National Register so we will not seek to nominate it to the Register. However, RAP's prospective plans would include a rehabilitation project focused on keeping the exterior character of the building intact while allowing adaptive reuse on the interior.

Interior ideas for the rehabilitation of the building include the possible removal of some walls to add classrooms, and/or program offices. RAP is also interested in pursuing Americans with Disabilities Act (ADA) compliance updates to the building, such as broadening doorways and adding accessible ramps and bathrooms. By fulfilling ADA requirements, we would be able to accomplish RAP's long-term vision of using the Guest Quarters for a public educational and cultural center focused on maritime, coastal, and nature enrichment for citizens of all ages in the city of San Pedro and RAP's visitors. If the building is deemed unacceptable to be added to the historic district or if it is determined that its historical integrity is not intact enough for a rehabilitation, then RAP reserves the right to return the property to its pre-World War II

condition and remove the building. This would follow the Historic Structure Report's recommendation as to interpreting the property's period from 1874 to 1927.

The intention of RAP would be to cooperate with various cultural and historical groups on the rehabilitation of the Coast Guard Guest Quarters, the interpretation of the U. S. Army Base End Stations and the natural history of the area. This could very likely include the PFLS, the Point Fermin Historical Society (PFHS), the Cabrillo Marine Aquarium, Friends of the Cabrillo Marine Aquarium, the Fort MacArthur Museum Association, the Fort MacArthur Military Museum, Angeles Gate Cultural Center, Los Angeles Conservation Corps (LACC) and/or other local historical or cultural education based groups. The rehabilitated facility would be ideal for marine education of the point, whale watching education, coastal related subjects, historical lectures, and/or local art exhibits. Children's programs could include science experiments, nature activities, art projects, and coastal education.

The U. S. Army Base End Stations would be preserved and with the help of the Fort MacArthur Military Museum seek to add them to the National Register as a contributing feature of the Fort MacArthur Historic District. Interpretation of the base end stations would be assisted by the Fort MacArthur Military Museum staff working with the Historic Site Curator.

RAP has the ability to obtain possible funding for the rehabilitation project with assistance from the PFHS, who have already pledged to help identify funding sources through grants. The PFHS is a non-profit organization that is currently helping to renovate and restore historical properties in the surrounding area of San Pedro, California.

RAP has vast experience in obtaining similar funding for similar rehabilitation and renovation projects in the past. Two of RAP's most well-known projects include the Griffith Observatory and Frank Lloyd Wright's Hollyhock House at Barnsdall Park. More locally in the port area, RAP's projects include the Cabrillo Bath House, Banning Museum, the Drum Barracks and the Point Fermin Lighthouse. Additionally, RAP is experienced in obtaining and following through on local, State and Federal grant funding when available.

United States Coast Guard Aid to Navigation (ATON)

In regards to the onsite Aid to Navigation (ATON), RAP would comply with any of the United States Coast Guard requirements to maintain access for the United States Coast Guard use when necessary and cooperate in the required protection of the ATON.

Open Space: Gardens and Event Use

RAP's planned park and open space use of the property includes park grounds that are comprised of Victorian gardens, ocean views, and open park space. The park use is implemented through budgeted maintenance of the grounds. The park is open to the public daily from 6:00am to 10:00pm.

Along with the opening of the Point Fermin Lighthouse Station in 2003, new botanical gardens were introduced at the Point. This feature was designed to enhance the period and architectural style of the house by creating Victorian Cottage Gardens around the historical building. Supporting this style, a vast variety of flowers mixed with traditional garden flowers can be found in the landscape. The current garden display at the lighthouse also includes a petite

display of raised vegetable beds. Demonstrating the tradition of the lighthouse Keeper's life, the gardens include a variety of vegetables and herbs. Many of the lighthouse Keepers grew their own crops to help supplement the supplies received from the United States Lighthouse Service, especially from 1904 to 1927, the years that the Engels and Austin Families lived in the house. Evidence in the Keeper's log book suggests the planting of potatoes, peas, barley, potatoes, melons, corn, and other vegetables. The maintenance of these gardens is assisted by volunteers.

Currently, Point Fermin Park is maintained by RAP personnel. However, further assistance is provided through a program with LACC. LACC helps with maintenance and park improvements through its job training program for youth. RAP has successfully partnered with LACC on similar park properties in the past for its job training programs. The primary mission of the LACC is to provide at-risk young adults and school-aged youth with opportunities for success by providing them with job skills training, education and work experience with an emphasis on conservation and service projects that benefit the community. The City also uses public citizens that have been sentenced with work release. These workers are supervised by RAP employees and are utilized for park clean up tasks.

Due to the abundant open space at Point Fermin Park, some of which is currently included on the Point Fermin Light Station property, there are a variety of special events, available to the public, that occur on an annual basis:

Public-Use Activities

The following are public events held at Point Fermin Park at no charge:

- Shakespeare by the Sea: Runs Shakespearian productions at Point Fermin Park for five weeks each summer. "Timeless tales, ticketless admission and priceless experiences" are offered free to the community.
- Music by the Sea: Every Sunday in July, live music fills the park as a variety of musicians perform at the band shell annually. Funding is provided by RAP and the Coastal San Pedro Neighborhood Council along with the Harry Bridges Institute.

Revenue-Producing Activities

The following are public activities that are charged a fee:

- Weddings and Picnic Permits: Point Fermin Park, including a section of the lighthouse parcel, is the site for approximately 40 weddings and 80 picnics annually.
- Taste of San Pedro: A huge summertime community event held annually in the open space surrounding the Lighthouse. This event is held over two days. With a focus on food, hundreds of visitors attend to experience what San Pedro has to offer their taste buds. As a focal point of the park, the site participates by offering Lighthouse tours.
- Festival of Philippine Arts & Cultures: Spearheaded by Fil-Am ARTS, this event is the region's largest Pilipino-American event and showcases the artistic uniqueness and diversity of the Philippines to the residents of Southern California. This event runs for two days each September.
- Filming Fees: Still photography, motion picture, commercial and student filming.

Coastal/Tidal Use

The tidal area off the coast of the lighthouse property is considered the Point Fermin Tide Pools. These tide pools directly below the point are difficult and dangerous to access, thus entrance from the point is not currently provided and would not change with the award of the property contract due to its dangerous nature. That being said, there is interest in interpreting the natural resources of the point. Using one of RAP's resources, the Cabrillo Marine Aquarium (CMA), RAP is currently interpreting this tidal area, but from a much safer access point at Cabrillo Beach where the aquarium is located. CMA, like the lighthouse, works in cooperation with a volunteer group, the Friends of the Cabrillo Marine Aquarium. To continue to facilitate this, RAP and the Point Fermin Lighthouse staff would work in collaboration with both CMA and its Friends group.

The Cabrillo Marine Aquarium is located on the same Cabrillo Coastal Park as the Point Fermin Tide Pools. The Point Fermin Tide Pools begin at the base of the bluff on the west side of the outer Cabrillo Beach and continues to the base of the Point Fermin Lighthouse Station. Every year, the CMA uses the Point Fermin Tide Pools as an outdoor classroom for the tens of thousands of school children and general visitors participating in the program. They learn about both the animals and plants that live in these tide pools, and the effects human activities can have on this vulnerable habitat.

Accessibility

Throughout the grounds of the Point Fermin Light Station there are accessible pathways that lead through the park and around the lighthouse.

In compliance with the federal and state accessibility laws and regulations, an outside elevator was installed to allow those with wheelchairs access to the first floor of the lighthouse. Most of the original doorways are wide enough to allow wheelchair access into the building and throughout the first floor. To allow accessibility to those physically unable to climb the tower, a pictorial tour is available and includes all the rooms above the first floor and views from the tower.

ADA compliant bathrooms were added to the site in 2002.

Restricted Access

The seaward parcel would be restricted to site officials until an evaluation for safety and/or rehabilitation of the site can be completed. There is no public access to the cliffs or tide pools from the property.

c. **Financial Plan**

Under the Los Angeles City Charter Section 593, RAP is appropriated a sum of not less than 0.0325% of the assessed value of all City property as assessed by the County of Los Angeles annually for the financial support of RAP's operations. Although RAP is given control of its own funds, it may request assistance from the City Council in the performance of its functions with appropriations of additional funds. Over the past three years, RAP's operating budget has been approximately \$190 million annually to manage and operate 15,865 acres of park land, which includes 427 parks, 368 children's play areas, 184 recreation centers, 256 ball fields, 31 senior citizen centers, 56 soccer fields, 321 tennis courts, 13 golf courses, 61 swimming pools, 18 skate parks, 12 museums (including the Point Fermin Lighthouse Museum), 11 lakes, and 92 miles of hiking trails.

A summary of annual projected income and expenses for the Point Fermin Lighthouse and Point Fermin Park is shown in the following tables:

Annual Projected Income		
Funding Source	Amount	Status of Funds
City's General Fund	\$474,000	Secured in General Fund Budget
RAP's Special Fund	\$3,000	Secured
Total	\$477,770	

NOTE: The California Tideland Trust, managed by the City of Los Angeles Harbor Department, provides approximately \$5.7 million annually as an available source of funds for improvements and programming within the San Pedro area. RAP accesses these funds on a reimbursement basis for projects completed in the San Pedro area.

Annual Projected Expenses	
Funding Source	Amount
Staffing – Operations	\$201,325
Staffing – Maintenance	\$211,033
Other – Events, Contractual Services	\$13,000
Supplies/Equipment – Operations	\$20,521
Supplies/Materials – Maintenance	\$31,121
Total	\$477,000

In Fiscal Year 2012-13, RAP allocated approximately \$474,000 to the Point Fermin Lighthouse and Park for salaries and expense items. This allocation would likely increase with the potential obligatory increases due to additional operation and maintenance services provided to the Point Fermin Light Station.

The City of Los Angeles Harbor Department manages the California Tideland Trust, which is a fund set up to fund improvements and programming within the Harbor Area. This fund provides RAP approximately \$5.7 million in reimbursements annually for capital as well as programming done in the San Pedro area (including Point Fermin).

Audited Financial Statements

The City of Los Angeles (City) Office of the City Controller prepares a Comprehensive Annual Financial Report (CAFR) detailing the financial condition of the City. Once prepared, the CAFR is audited by an accounting firm of independent certified public accountants, in accordance with generally accepted auditing standards.

In consideration of the CAFR averaging 400 pages each, RAP is providing copies of the CAFR's introductory pages, including the Independent Auditor's Report, provided as Exhibit A, for the past three fiscal years. A complete copy of each of the CAFRs may be found at the following websites:

- FY 2010-11 <http://ctr.ci.la.ca.us/documents/CAFR2011.pdf>
- FY 2009-10 <http://ctr.ci.la.ca.us/documents/CAFR2010.pdf>
- FY 2008-09 <http://ctr.ci.la.ca.us/documents/CAFR2009.pdf>

Budget Summary

A detail of the projected five-year budget for the Point Fermin Light Station operations and maintenance costs, including possible sources of funds, is provided as Exhibit B.

Special Funds generated from events and donations are maintained in the Municipal Recreation Program (MRP) account. As of June 30, 2012, this account had a balance of \$17,620. These special funds are used to further the mission of the Point Fermin Lighthouse by providing exhibit items, item restorations, and to supplement public programming and events. RAP intends to raise additional funds for the MRP account through private donations, special events, and through cooperation with non-profit organizations in support of the Point Fermin Light Station.

In accordance with the Preservation and Maintenance Plan, additional funds for proposed refurbishment, repairs and rehabilitation projects, like the guest quarters, will be pursued through available grant opportunities.

Insurance

The City of Los Angeles is a self-insured municipal corporation. As such, the City Risk Management self-administers, defends, settles, and pays third-party claims for bodily injury, personal injury, death and/or property damage. Protection under this program is warranted to meet or exceed \$5 million, combined single limit, per occurrence.

Previous Investments

RAP has been the primary caretaker of the Point Fermin Lighthouse since 1927. In this capacity, RAP has renovated and restored the lighthouse, provided an on-site Historic Site Curator and

staff to perform administrative and operational duties, coordinate volunteers with the Point Fermin Lighthouse Society, and perform routine grounds maintenance:

- In 2002, the City and RAP expended \$2.3 million to refurbish and restore the Point Fermin Lighthouse and garage structure. If awarded this grant, RAP intends to conduct a thorough assessment of the property to establish and prioritize a list of necessary improvement and desired improvements, e.g., the refurbishment and restoration of the guest quarters. It is RAP's intention to maintain and preserve the entire Point Fermin Light Station property into perpetuity.
- RAP currently has a full-time curator, an intermittent clerk typist (20 hours per week), and intermittent museum guide (8 hours per week) at the Point Fermin Lighthouse. These RAP employees perform administrative functions, coordinate events, and provide educational tours of the Point Fermin Lighthouse at an annual cost of \$234,717.
- RAP provides grounds maintenance (e.g., gardening, irrigation, trash removal, restroom cleaning, etc.) at the Point Fermin Lighthouse Museum at an annual cost of \$30,344.

Expenses for grounds maintenance of the Point Fermin Park are not included in the above costs and are incurred on an as-needed basis.

- In addition, the City of Los Angeles maintains the streets, sidewalks, sewers, and storm drains around the immediate location.

As an example, in 2007, the Department of Public Works completed construction of a new storm drain, catch basin, maintenance holes and junction along Carolina Street and replaced a section of an existing storm drain line along Shepard Street at of cost of approximately \$450,000. This construction was done primarily to limit surface runoff and groundwater infiltration along the Point Fermin coastal bluffs which was performed in order to protect the entire area, including the lighthouse, guest quarters, and seaward property.

List of RAP Sites

With an annual budget of approximately \$190 million, RAP has a financial, management and operational obligation to numerous recreation and park facilities, as well as several non-RAP, City of Los Angeles facilities. A list of various RAP sites along with the estimated annual budget allocated to those sites is provided as Exhibit C.

**CITY OF LOS ANGELES
CALIFORNIA**



***Comprehensive Annual
Financial Report***

For the Fiscal Year Ended June 30, 2011

**Prepared by the Office of the Controller
Wendy Greuel, City Controller**

CITY OF LOS ANGELES CALIFORNIA

Comprehensive Annual Financial Report

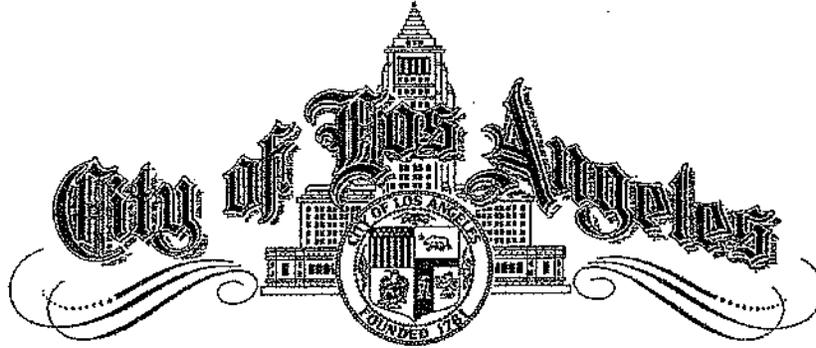
For the Fiscal Year Ended June 30, 2011

Prepared by the City of Los Angeles Controller's Office

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WENDY GREUEL
CONTROLLER

February 29, 2012

Honorable Antonio R. Villaraigosa, Mayor and
Honorable Members of the Council of the City of Los Angeles

I am pleased to submit the Comprehensive Annual Financial Report (CAFR) of the City of Los Angeles (the City) for the fiscal year, which ended on June 30, 2011, in accordance with Section 216 of the City Charter. The CAFR is prepared in conformity with generally accepted accounting principles (GAAP) for governmental units and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate financial information is compiled to allow for the preparation of financial statements in conformity with GAAP. Because the cost of internal control should not exceed the anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free from any material misstatements. I believe that the data presented is complete and reliable in all material respects.

Simpson & Simpson, a firm of independent certified public accountants, audited the City's financial statements. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements as of and for the fiscal year ended June 30, 2011 are fairly presented in conformity with GAAP. The independent auditor's report is presented on pages 1 and 2.

The City is required to undergo an additional audit designed to meet the requirements of the Federal Single Audit Act of 1984 and the Single Audit Act Amendments of 1996, and related U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Information related to this single audit is issued in a separate report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditor.

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PROFILE OF THE GOVERNMENT

The City of Los Angeles is the second most populous city in the nation with a 2010 population of 3,792,621 (per 2010 U.S. Census Data). With an area of 470 square miles, Los Angeles is located in the southern part of the State of California and is the principal city of a metropolitan region that stretches from the City of Ventura to the north, to the City of San Clemente to the south, and to the City of San Bernardino to the east. Founded in 1781, Los Angeles was for its first century a provincial outpost under a succession of Spanish, Mexican, and American rule. The City was incorporated in 1850 under the provisions of a City Charter. The current Charter was approved by the electorate on June 8, 1999 and became operative on July 1, 2000.

The City operates under a Mayor-Council form of government. As Executive Officer, the Mayor supervises the administrative process of the City and works with the Council in matters relating to legislation, budget and finance. As governing body of the City, the 15-member full-time Council enacts ordinances, levies taxes, authorizes contracts and public improvements, adopts zoning and other land use contracts, and provides necessary resources for the budgetary departments and offices of the City. Council action is subject to the approval or veto of the Mayor, and Council may override a Mayoral veto by a two-thirds vote. The Charter provides for an independently elected City Attorney and independently elected City Controller.

As discussed in Note 1B of the Notes to the Basic Financial Statements beginning on page 81, the City's reporting entity consists of 35 departments, bureaus, commissions and offices, and three pension systems governed by the City Charter. The City's reporting entity also includes, as blended component units, the Los Angeles Convention and Exhibition Center Authority, the Los Angeles Harbor Improvement Corporation, and the Municipal Improvement Corporation of Los Angeles (MICLA). The Community Redevelopment Agency of the City of Los Angeles (CRA) is also part of the reporting entity, but is presented discretely as a component unit.

Public services provided by the City include: police; fire and paramedics; residential refuse collection and disposal; wastewater collection and treatment; street maintenance and other public works functions; enforcement of ordinances and statutes relating to building safety; public libraries; recreation and parks; community development; housing and aging services; planning; airports; harbor; power and water services; and, convention center.

The annual budget serves as the foundation for the City's financial planning and control. The City maintains budgetary controls to ensure that legal provisions embodied in the budget are complied with and that expenditures do not exceed appropriated amounts. Expenditures are controlled by appropriations at the line item level within each department, consistent with the level set forth in the resolution adopting the annual operating budget. The City also maintains an encumbrance accounting system that controls spending based on the expenditure budget; composed of appropriations, allotments, or a combination of both. Additional information about the City's budget process can be found in Note 3A in the Notes to the Basic Financial Statements beginning on page 79.

LOS ANGELES ECONOMY

Recent statistics have shown that the national and State economies are beginning to recover from the Great Recession, but experts are in agreement that it will be a slow and sluggish recovery in the coming years. Los Angeles is one of the metropolitan areas showing signs of recovery in 2011. Modest improvement is projected in some sectors; particularly in employment and the commercial real estate market. The unemployment rate is still within the double digit range. Economists have projected local unemployment to decline to 11.5% in 2012.

The latest report from Allen Matkins/UCLA Anderson indicated an optimistic outlook for the Los Angeles commercial real estate market. A recent survey indicated that the commercial office vacancy rates are dropping. The drop has been minimal, but it reflects a mood of optimism.

In 2010, the City ranked first in population out of the 88 cities in Los Angeles County. According to the U.S. Census Bureau, the City had 3,792,621 residents as of April 1, 2010. Between 2000 and 2010, the City's population growth rate of 2.6% was lower than the Los Angeles County growth rate of 3.1%.

The California Employment Development Department reported that employment in Los Angeles suffered a 5% decline between June 2008 and June 2009; a 2% decline between June 2009 and June 2010; and, remained flat between June 2010 and June 2011. However, preliminary data as of December 2011 indicated a 1.5% increase in employment since June 2011. This suggests that local employment has stabilized and has begun to recover. There are several major job creating projects in the pipeline that could put many Angelenos back to work.

One of these major job creating projects is a new downtown Los Angeles football stadium and event center. The one billion dollar, 1.7 million square foot stadium will be privately financed. It is projected to be completed in Fall 2016. The City of Los Angeles has signed a non-binding Memorandum of Understanding with the Anschutz Entertainment Group (AEG) outlining financing, land lease, and other considerations.

Additionally, the entertainment and tourism industry continued strongly this year based on reports from the Los Angeles Economic Development Corporation (LAEDC). Jobs increased accordingly with more motion pictures, commercials, television pilots and shows being filmed locally. Entertainment companies such as Disney, Paramount Pictures and NBC Universal, are investing in the modernization of their lots with state of the art technology, new sound stages and production offices that will maintain Los Angeles County as the entertainment capital of the world. Also, new hotels downtown and in Hollywood are enticing more business and leisure travelers to the City, as reflected by an increase in LAX passenger traffic, more convention events, as well as higher hotel occupancy rates.

Ongoing major construction projects, partly funded by the federal government, also contributed to the Los Angeles economy. In April 2011, LAX broke ground to commence the construction of a \$1.45 billion new West Wing of the Tom Bradley International Terminal. This modernization and expansion project will bring new gates and concourses to the terminal that will greatly improve the customer experience. Additionally, the channel deepening project at the Port of Los Angeles is nearly completed to handle the next generation of cargo ships. This project should help solidify its position against new competition from a widened Panama Canal. Finally, construction of a \$56 million Civic Park and the Broad Art Museum projects are adding to construction activity in downtown Los Angeles.

The City's other key industries also reported positive results in terms of job growth and activity. These industries include international trade, private education, healthcare services, and retail sales. The 2011 trade figures for the San Pedro Bay Ports have been strong for both imports and exports. They have been boosted by brisk economic recovery occurring in key Asian markets and by domestic demand to refill inventory pipelines. Finally, retail sales posted moderate gains this year because tourism was up across the board and there was an increase in consumer spending.

As evidenced, a local economic recovery is underway, but it is lagging the national pace. Local government finance continues to be strained by falling property values, double-digit unemployment, and the State's chronic budget problems weighing down on county and municipal budgets.

RELEVANT FINANCIAL POLICIES AFFECTING THE CITY'S OPERATIONS

The City continues to face enormous fiscal challenges resulting from the Great Recession. Weak revenue performance and escalating operational and pension costs have significantly threatened the City's fiscal sustainability. However, the City has made progress towards stabilization. Relevant financial policies affecting the City's operations fall under the categories of austerity measures, operational efficiencies, joint labor management, and revenue enhancements.

Austerity Measures

The City continues to take actions to balance its budget and tighten its belt. Austerity measures undertaken to address the City's fiscal crisis include: focusing on core functions by eliminating and or consolidating some departments; suspending General Fund capital projects; tightly managing new employee hires, travel expenses and the purchase of equipment/furniture; and, reducing the City's fleet of vehicles. Additionally, certain outstanding debts were refinanced at lower interest rates.

Operational Efficiencies

The City continues to focus on operational efficiencies; such as, improving billings and collections through the development of a centralized accounts receivable reporting system, upgrading the parking meter infrastructure to generate more revenues, and continuing the development of partnerships with non-profit organizations for the operations of certain animal shelters and some cultural facilities.

Joint Labor Management

The City continues to work with its labor partners on cost saving measures. Various cost saving provisions approved through joint labor management efforts include: unpaid holidays, expedited transfers of General-Funded employees to non-General Funded departments, deferral of cost of living adjustments to salaries, increased usage of compensated-time-off to reduce/eliminate overtime and excess sick leave cash payouts, modifications to scheduled salary step increases, and healthcare plan modifications for active employees.

Joint labor management efforts have also led to reforms in post-employment benefits and its funding. Reforms include: increasing the contributions of most active employees towards post-employment health benefits; freezing the health subsidy for active employees that do not make the additional contribution; and, obtaining voter approval for a new pension tier for sworn hires.

Revenue Enhancements

The City continues its efforts to develop and implement revenue enhancements. The City has approved fee increases for the following: animal services code enforcement; industrial building, fire, and above ground inspections; alarm system late penalty charges; and planning fees. The City has also focused on maximizing the use of special funds and grants where appropriate, and on obtaining full cost-recovery for reimbursable services. Finally, the City has reduced/eliminated fee waivers for the Convention Center, development, and permits.

The most recently approved financial status report projects the City to end fiscal year 2012 within budget, while it projects a deficit for fiscal year 2013. The fiscal year 2013 anticipated deficit is between \$150.0 million and \$200.0 million. In order to maintain a strong fiscal position during periods of economic decline or slowdown, the City will continue to build the Reserve Fund and minimize its use towards offsetting deficits. To supplement the Reserve Fund, a \$0.5 million Budget Stabilization Fund was established to dampen expanded services during prosperous years and to provide resources to help maintain services during lean years.

MAJOR INITIATIVES

In the midst of the most serious economic downturn, the City continues to identify new ways that will create an environment in Los Angeles that fosters job creation, business growth and economic development. The City is developing initiatives to help businesses create jobs and boost the local economy. In this regard, the City has established the following major initiatives: 1) reforming the City's business tax; 2) reducing bureaucratic red tape; 3) partnering for business promotion; 4) modernizing LAX and the Port of Los Angeles; 5) and, building a 21st century transportation network.

Reforming the City's Business Tax

In recent years, the City has exempted small existing and new businesses, with receipts below a specified amount, from the business tax. It has also provided targeted business tax relief to business categories that could relocate easily, and tax relief for businesses in empowerment zones. The City also reduced business tax rates by 15% across all business categories.

The City's Business Tax Advisory Committee (BTAC) is tasked with finding new and innovative ways to encourage business expansion, retention and attraction in the City. At this time, studies are being conducted on the most effective ways to make Los Angeles more business friendly through additional business tax reform measures. One proposal is the permanent elimination of the business tax within a four-year period.

On November 7, 2011, the City Administrative Officer (CAO) recommended that the Mayor and City Council establish a policy that any direct revenue loss resulting from future business tax reform measures would be offset with expenditure reductions or revenue enhancements in other areas until increased business activity is realized.

Reducing Bureaucratic Red Tape

The City has implemented measures aimed at reducing bureaucratic red tape as part of a new Development Reform Initiative. Some of the key points of this initiative include: changing the way the City departments interact with developers in order to make it easier for developers to know where their projects are in the permitting pipeline; streamlining the permitting process and reducing the time, expense and complications faced by developers; improving the working relationship between contractors and City inspectors; streamlining the awarding of certificates of occupancy; simplifying the City's zoning code; and, developing new and improved customer service.

In 2012, the City is reopening six newly improved Business Source Centers (Centers) to give entrepreneurs the tools they need to create a healthy business environment. These Centers will focus on reducing red tape by requiring project managers to help businesses navigate the City's permitting and contracting processes. The Centers will also provide: Federal, State and local procurement assistance; contractual linkage with LA Work Source system for human resources assistance and training needs; entrepreneurial training and workshops; one-on-one business consultation; Business Assistance Virtual Network registration and benefits; and, capacity to provide access to capital.

Partnering for Business Promotion

The City launched the Los Angeles Regional Export Council (LAREx), a public-private partnership between the City, business, and educational institutions that will coordinate export services in the Los Angeles region. The LAREx will streamline the region's export support services and help local businesses reach international markets. This partnership will create a single entry point for businesses interested in selling goods and services abroad. It will create a one-stop regional export web resource to connect small and medium-sized businesses to the right export service. LAREx

- v -

will focus on firms that are already exporting, or have the capacity to start exporting, and will target a dozen key growth industries, from fashion apparel, to food processing, to clean tech.

The City continues to pursue partnerships with the private sector and non-profit groups to improve service delivery and reduce costs. The City Council recently approved an agreement with a non-profit animal care organization to begin providing public services at a new animal shelter that previously could not be opened due to budget constraints. Departments have been instructed to submit proposals for other public-private partnerships for various service areas.

The City recently entered into a collaborative partnership agreement with a leading Chinese investment group and LA-based entertainment group to provide planning, concept creation, schematic design, design development, and construction oversight services in support of a large theme park and resort in China.

Modernizing LAX and the Port of Los Angeles

In 2010, LAX broke ground to commence a \$4.1 billion massive expansion project of the Tom Bradley International Terminal (Terminal). The modernization and expansion project will bring new gates and concourses to the Terminal that will greatly improve the customer experience. The Terminal will accommodate the new generation of super-sized jetliners, new shops, restaurants, ticketing counters, security and baggage areas. It is estimated that this project has added 40,000 jobs to the local economy.

The channel deepening project at the Port of Los Angeles which is near completion is expected to handle the next generation of cargo ships, and balanced its position to new competition from a widened Panama Canal. Other significant improvement projects include: the Cabrillo Marina development, which involves redevelopment of several acres of land and water for a marina and marina related facilities at the Port; construction of roadway improvements along a 1.3 mile segment of the Harry Bridges Boulevard, which will ease traffic congestion, enhance public safety, and improve access to the TraPac container terminal; and, the construction of the \$13.5 million Harbor downtown-adjacent section of the San Pedro waterfront for a new public open space and harbor area.

Building a 21st Century Transportation Network

The passage of Measure R, a half-cent transportation sales tax, generated funding for the construction of new projects to expand the City's transit system and ease traffic congestion. This will enable the City to double its rail network, repair roads, and build bike and pedestrian pathways. The City has begun adding 1,600 miles of bike lanes, has broken ground on the first rail line to the Westside in 50 years, and will construct new rail connection to LAX.

Revenues from Measure R will be used to achieve the objective of the Mayor's 30/10 initiative, which will allow LA's Metro system to build 12 key mass transit projects in 10 years rather than 30 years. Implementation of the 30/10 initiative will create hundreds of thousands of jobs, reduce greenhouse emissions, and ease traffic congestion.

In the spring of 2012, a 4.5-square mile area in downtown LA will support "ExpressPark", a one-year pilot program that will infuse technology and demand-based pricing into an innovative parking management strategy. The project will test ways technology can help the City realize its goals of increasing the availability of limited parking spaces, reduce traffic congestion and air pollution, and encourage the use of alternative modes of transportation.

Job Creating Local Business Preference Ordinance

In 2011, the City Council passed the Local Business Preference Ordinance. The intent of this measure is to create local jobs by helping local businesses compete for City government contracts. This ordinance will require certain City departments, to apply an 8 percent bid preference to bids received from firms that qualify as local businesses for contracts involving consideration in excess of \$150 thousand. In addition, some preference will be given to bids submitted by businesses that do not qualify as a local business but identify a qualifying local subcontractor to perform work under the bid.

The Mayor also urged departments not covered by the ordinance to adopt an 8 percent competitive advantage for local businesses. Local hire agreements that require at least 30 percent of the workers to come from the City have been adopted by some departments including Airports and Harbor departments.

These incentives and the improved City business services have helped persuade high-profile companies to move to Los Angeles and have encouraged innovative companies to stay. The City has placed into motion plans to create jobs and put Angelenos back to work.

AWARD

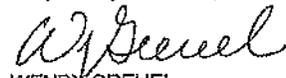
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2010. This was the sixteenth consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized CAFR. The CAFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. I believe our current report continues to conform to the Certificate of Achievement program requirements, and I am submitting it to GFOA to determine its eligibility for another certificate.

ACKNOWLEDGMENTS

The professionalism, dedication, and efficiency of the entire staff of the Financial Analysis and Reporting Division of the Controller's Office made the preparation of this report possible. I would like to express my appreciation to other staff of the Office for their assistance and contribution. Credit also must be given to other professional contributors Citywide.

Respectfully submitted,


WENDY GREUEL
CITY CONTROLLER



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Honorable Members of the
City Council
City of Los Angeles, California

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Los Angeles, California (City), as of and for the fiscal year ended June 30, 2011, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the following City departments/funds, which are reported as enterprise and pension trust funds: Departments of Airports, Harbor, Water and Power, and Los Angeles City Employees' Retirement System, which represent the following percentages of assets and revenues/additions as of and for the fiscal year ended June 30, 2011:

Opinion Unit	Assets	Revenues/Additions
Business-type Activities	86%	91%
Each Major Enterprise Fund:		
Airports, Harbor, Power, and Water	100%	100%
Aggregate Remaining Fund Information:		
Los Angeles City Employees' Retirement System	30%	8%

Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the City funds described above, is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the reports of the other auditors provide a reasonable basis for our opinions.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2011, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparisons for the General Fund, Community Development Fund, Proposition A Local Transit Assistance Fund, and Solid Waste Resources Fund, for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Note 1 to the basic financial statements, the City adopted the provisions of Governmental Accounting Standards Board (GASB) Statements No. 54, *Fund Balance Reporting and Government Fund Type Definitions*, and No. 59, *Financial Instruments Omnibus*, effective July 1, 2010.



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The accompanying financial statements have been prepared assuming that the Community Redevelopment Agency of the City of Los Angeles, California (CRA), a discretely presented component unit of the City, will continue as a going concern. As discussed in Note 5.E on page 200 and Note 5.F on page 203 to the basic financial statements, the California State Legislature has enacted legislation (Assembly Bills AB1X 26 and AB1X 27) that is intended to provide for the dissolution and continuance of redevelopment agencies in the State of California. The first bill, AB1X 26, eliminated redevelopment agencies. The second bill, AB1X 27, allowed redevelopment agencies to continue after making state-mandated transfers. There were legal actions that challenge the constitutionality of this legislation. On December 29, 2011, the California Supreme Court upheld AB1X 26 and overturned AB1X 27. Due to the ruling, the CRA was dissolved as of February 1, 2012. The financial statements do not include any adjustments that might result from the dissolution of CRA.

In accordance with *Government Auditing Standards*, we also issued our report dated February 17, 2012 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (MD&A) and Required Supplementary Information (Other Than MD&A) on pages 3 through 32 and 207 through 209, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's financial statements taken as a whole. As identified in the accompanying table of contents, the introductory section on pages i through xi, the combining and individual funds financial statements and schedules on pages 212 through 328, and the statistical section on pages 330 through 381, are presented for purposes of additional analysis and are not a required part of the financial statements. The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied by us and the other auditors in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on the auditing procedures applied by us and the other auditors, the information is fairly stated in all material respects in relation to the financial statements taken as a whole. The introductory and statistical sections listed in the accompanying table of contents have not been subjected to the auditing procedures applied by us in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Los Angeles, California
February 17, 2012

**City of Los Angeles
California**



**Comprehensive
Annual Financial Report**

For the Fiscal Year Ended June 30, 2010

**Prepared by the Office of the Controller
Wendy Greuel, City Controller**

**City of Los Angeles
California**

**Comprehensive Annual
Financial Report**

For the Fiscal Year Ended June 30, 2010

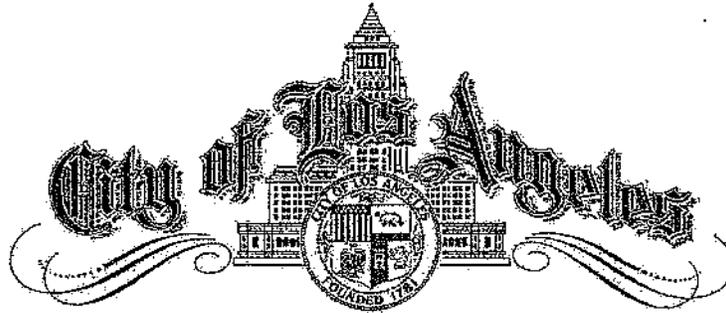
Prepared by the City of Los Angeles Controller's Office

Matias Farfan - Director of Financial Analysis & Reporting
Sally A. Rocio - Financial Management Specialist V

GAAP Compliance Section

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Julieta A. Barba - Principal Accountant II
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Josefina T. Quioco - Senior Accountant II
Louella O. Ubaldo - Senior Accountant II

Assistance Provided by General Accounting Section



WENDY GREUEL
CONTROLLER

February 15, 2011

The Honorable Mayor and Members of the
Council of the City of Los Angeles
Los Angeles, California

I am pleased to submit the Comprehensive Annual Financial Report (CAFR) of the City of Los Angeles (the City) for the fiscal year ended June 30, 2010, in accordance with Section 216 of the City Charter. The CAFR is prepared in conformity with generally accepted accounting principles (GAAP) for governmental units and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate financial information is compiled to allow for the preparation of financial statements in conformity with GAAP. Because the cost of internal control should not exceed the anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free from any material misstatements. I believe that the data presented is complete and reliable in all material respects.

Simpson & Simpson, a firm of independent certified public accountants, audited the City's financial statements. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements as of and for the fiscal year ended June 30, 2010 are fairly presented in conformity with GAAP. The independent auditor's report is presented on pages 1 and 2.

The City is required to undergo an additional audit designed to meet the requirements of the Federal Single Audit Act of 1984 and the Single Audit Act Amendments of 1996, and related U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Information related to this single audit is issued in a separate report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditor.

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PROFILE OF THE GOVERNMENT

The City of Los Angeles is the second most populous city in the nation with a 2010 population of 4,094,764. With an area of 470 square miles, Los Angeles is located in the southern part of the State of California and is the principal city of a metropolitan region that stretches from the City of Ventura to the north, to the City of San Clemente to the south, and to the City of San Bernardino to the east. Founded in 1781, Los Angeles was for its first century a provincial outpost under a succession of Spanish, Mexican, and American rule. The City was incorporated in 1850 under the provisions of a City Charter. The current Charter was approved by the electorate on June 8, 1999 and became operative on July 1, 2000.

The City operates under a Mayor-Council form of government. As Executive Officer, the Mayor supervises the administrative process of the City and works with the Council in matters relating to legislation, budget and finance. As governing body of the City, the 15-member full-time Council enacts ordinances, levies taxes, authorizes contracts and public improvements, adopts zoning and other land use contracts, and provides necessary resources for the budgetary departments and offices of the City. Council action is subject to the approval or veto of the Mayor, and Council may override a Mayoral veto by a two-thirds vote. The Charter provides for an independently elected City Attorney and independently elected City Controller.

As discussed in Note 1B of the Notes to the Basic Financial Statements beginning on page 57, the City's reporting entity consists of 37 departments, bureaus, commissions and offices, and three pension systems governed by the City Charter. Also included in the City's reporting entity as blended component units are: the Los Angeles Convention and Exhibition Center Authority, the Los Angeles Harbor Improvement Corporation, and the Municipal Improvement Corporation of Los Angeles (MiCLA). The Community Redevelopment Agency of the City of Los Angeles (CRA) is also part of the reporting entity, but is presented discretely as a component unit.

Public services provided by the City include: police; fire and paramedics; residential refuse collection and disposal, wastewater collection and treatment, street maintenance and other public works functions; enforcement of ordinances and statutes relating to building safety; public libraries; recreation and parks; community development; housing and aging services; planning; airports; harbor, power and water services; and, convention center.

The annual budget serves as the foundation for the City's financial planning and control. The City maintains budgetary controls to ensure that legal provisions embodied in the budget are complied with and that expenditures do not exceed appropriated amounts. Expenditures and appropriations are controlled at the line item level within each object by department, consistent with the level set forth in the resolution adopting the annual operating budget. The City also maintains an encumbrance accounting system that controls spending based on the expenditure budget, appropriations, allotments, or a combination of them. Additional information about the City's budget process can be found in Note 3A in the Notes to the Basic Financial Statements beginning on page 74.

LOCAL ECONOMY

Los Angeles was adversely impacted by the recession that hit the nation and continues to struggle to rebound economically. The City's diverse economic base, industries in entertainment, international trade, healthcare, professional and business services, apparel design and manufacturing, were not immune to the recession and experienced severe cutbacks. Job growth continues to be flat and economists forecast modest gains in 2011, as employers are cautious to rehire due to concerns in the housing and construction markets, tight credit condition, and decline in consumer and business spending.

Economists predict that the economic drivers in the Los Angeles County's (the County) recovery will come strongest from tourism and travel, motion picture and television production, and international trade, where they expect these industries to sell their goods or services outside the region; thus bringing in new revenues to boost the economy. The new hotels in downtown and Hollywood are attracting business visitors and tourists, and the newly modernized Tom Bradley International Terminal is more attractive and user-friendly for travelers. The Port of Los Angeles is seeing a significant increase in container traffic as the Asian economies rebound and the nation's manufacturers and retailers restock their inventories. Meanwhile, the County's apparel design and manufacturing, construction and government will lag in recovery as businesses continue to face challenges on the demand side, and ongoing budget problems at the State level may force local government entities to further cut their budgets.

RELEVANT FINANCIAL POLICIES AFFECTING CITY'S OPERATIONS

In the midst of the severe national recession and huge budget deficits, the City started to develop measures that will place it on the path to fiscal stability and sustainability. City revenues were hit hard by the instability in the banking and investment sector, continued tight credit market, dramatic slump in real estate activities, declining house values, increasing foreclosure rates, rising unemployment, and declining consumer confidence. Also, the City was adversely impacted by the depressed fiscal situation of the State.

This economic condition provided the need to restructure the way the City delivers its services and reduce costs at the same time. The Mayor, City Council, and managers, along with contributions from the City's labor partners, implemented several cost saving measures including: implementation of the City's Early Retirement Incentive Program (ERIP), employee furloughs and layoffs, elimination or consolidation of several smaller departments, implementation of a modified deployment plan for firefighters, elimination of vacant positions, renegotiation of some labor agreements, reductions in overtime payouts, deferral of some employee benefits payments, extension of the replacement cycles for office equipment, and a ten percent reduction goal in personal services and procurement contracts. Additionally, hundreds of employees transferred from full or partial general-funded positions to special-funded ones. These savings measures resulted in a \$104 million decrease in expenditures for the General Fund and \$318 million for governmental activities.

Unfortunately, while the City worked towards reducing the budget deficit, the City's General Fund receipts continued to decline as a result of the unprecedented severity of this recession. Actual General Fund revenues and other financing sources fell below budgetary estimates by \$160 million, mostly due to lower receipts from the economy-sensitive revenues; particularly, property tax, sales tax and business tax. Additionally, the low interest rates negatively affected the City's investment earnings, which declined by \$19 million and \$27 million for governmental and business-type activities, respectively. Fortunately, a much needed infusion of funds came from the receipt of grant awards related to the American Recovery and Reinvestment Act (ARRA) of 2009. These funds contributed to the \$46 million increase in operating grants and contributions.

The cumulative effect of the mitigating actions and austerity measures implemented by the City in fiscal year 2010 somewhat offset the decline in revenues but were not sufficient to completely address the structural budget deficit. In fact, a budget shortfall of \$485 million was estimated for fiscal year 2011. To ensure fiscal sustainability and keep the City solvent, strategic financial initiatives were adopted.

In fiscal year 2011, the General Fund will only modestly contribute towards capital or infrastructure project expenditures which will reduce expenditures by \$37 million. Most civilian employees will be required to take unpaid days off to reduce salary costs by \$63 million. A reduction in operational costs of \$176 million is expected to be achieved through potential additional layoffs, deeper cuts in departmental expenditures, elimination of unfilled vacant positions, and reduced payments to vendors. Certain agreement with one of the City's labor partners was reached, that provided for increased healthcare cost-sharing, including a five percent contribution to premiums and increased co-pay for office visits.

The agreement also included changes to the bonus compensation structures by eliminating compounding effect of bonuses and removing bonuses from the pension base. Similar savings targets and concessions on healthcare and compensation are being pursued with all other bargaining units. The carry forward effect of the retirement of 2,400 employees through the City's ERIP will contribute to additional salary and healthcare cost savings. In the area of pension reform, the City Council requested proposals on changes to civilian and sworn pension systems for new employees. These proposals will address the main factors that contribute to the cost of pension systems, including the eligible age for retirement, the maximum retirement percent, retiree health, and the retirement factor.

The City will continue to exert efforts to increase its revenues in fiscal year 2011. The City's adopted budget for fiscal year 2011 includes fee increases in dog licenses and other animal services fees, brush clearance inspection and re-inspection fees, new fees for code violations on foreclosed property, new and increased fees for above ground inspection, building inspection and Bureau of Engineering fees. Transit fare increases will also be proposed, and transit subsidies will be reduced.

The City identified Public Private Partnerships (P3) as a component towards achieving financial solvency and sustainability. Working groups are currently conducting research and gathering data for P3 opportunities for the Los Angeles Convention Center and Los Angeles Zoo. At this time, there is no timeline as to when any recommendations on these potential opportunities will be made.

MAJOR INITIATIVES

The City continues to make an effort to focus its limited resources on the most essential and core services: public safety, transportation, and street services.

In October 2009, the number of police officers reached 10,018, an all-time high for the Los Angeles Police Department (LAPD). This contributed to the significant reductions in crime in all major categories for calendar year 2009. As of June 30, 2010, LAPD had 9,878 sworn employees. The City's fiscal year 2011 budget provides funding to keep the police force at its current deployment levels. Funds are also provided for the hiring of additional personnel to speed the processing of DNA evidence kits to eliminate a backlog.

Taking action to reduce gang activity, gang prevention and intervention services provided to twelve Gang Reduction and Youth Development Zones (GRYD) with the highest gang-related crimes will be enhanced. Non-profit organizations selected through a competitive bidding process, will now provide prevention and intervention services to these GRYDs. Utilizing the evaluation tool, Youth Services Eligibility Tool, prevention contractors have begun enrolling young people who are at the highest risk of joining gangs. The Los Angeles Gang Intervention Academy, the first program of its kind in the country was launched in January 2010 to professionalize and standardize the work of interventionists. During the summer months, the City's Summer Night Lights program keeps parks open after dark with organized activities for at-risk youth. This program aims to provide job opportunities for the youth and offer a safe place to enjoy the summer evenings.

In order to better protect the residents of Los Angeles, the City's Fire Department (LAFD) will install Global Positioning System (GPS) units in emergency vehicles, enabling real-time tracking. LAFD will also use deployment modeling software to optimize deployment of medical and fire suppression resources. Also in fiscal year 2011, LAFD will transition to a new ambulance billing and patient data collection system aimed at improving patient care, allow the capture of additional patient symptom data, enhance efficiencies and meet Federal health mandates. This is also expected to make the billing and collection process more efficient, less intensive and more cost-effective.

The passage of Measure R, a half-cent transportation sales tax will generate funding for the construction of new projects to expand the City's transit system and ease traffic congestion. In late 2009, the Mayor's 30/10 initiative seeks to accelerate the construction of twelve Measure R transit projects in Los Angeles County from the current 30-year schedule to ten years. Building the projects sooner will increase job creation, eliminate 208 million vehicle miles traveled on freeways and City streets, enable 77 million additional transit boardings per year, thus eliminating 10 million gallons of gasoline consumption and improve air quality.

To manage the flow of transit vehicles more efficiently as well as cut costs, City commuter bus services will be focused on the most utilized and efficient lines. Routes with very low ridership will be eliminated. There will also be a reduction in frequency or days and times of service in other routes with low ridership.

The City's multi-year program to synchronize all traffic signals has resulted in synchronized traffic lights in 82% of the City's intersections. The Mayor is committed to completing this program by fiscal year 2013. However, staff reductions as well as delayed receipts of state funds supporting this program have delayed construction starts on some projects. The City is using ARRA stimulus funds and Measure R local return funds as bridge financing to keep the program on schedule.

In fiscal year 2011, the City's pavement preservation program which comprises slurry sealing, crack sealing, and resurfacing activities, will be funded primarily by ARRA, state gasoline tax, Proposition C, Proposition 1B, Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006. However, the City is developing other contingency plans for a variety of funding scenarios with the goal of delivering a sustainable level of pavement preservation over the next three fiscal years.

Major capital projects are currently being undertaken by the proprietary departments. Airports' modernization projects involved safety and security enhancements to the in-line baggage screening system, runway status lights, and a new aircraft rescue firefighting facility. Terminal modernization projects at the Los Angeles International Airport includes a \$1.5 billion Bradley West terminal with new large aircraft boarding gates, new concessions, premium lounges, and other passenger amenities.

The Port of Los Angeles has committed funding toward its various air quality projects that will continue to yield significant emission reductions in diesel particulate matter and aggressively reduce pollution. A variety of measures is also being implemented to reduce emissions by large cargo ships such as construction of electrified berths that enable ships to plug in for power rather than run their diesel engines while loading and unloading cargo.

The Department of Water and Power (DWP) continues to undertake renewable projects that will contribute to utilizing more renewable energy sources (e.g., wind, geothermal, solar, etc.) to deliver power. DWP successfully implemented its Shortage Year Water Rates for all customers that resulted in an unprecedented level of water conservation.

- v -

The City is on track to reach the Mayor's goal of a 70% citywide recycling diversion rate by 2013. The City is also using a growing fleet of natural gas fueled refuse trucks in order to reduce carbon dioxide emissions. More renewable biogas produced by reclamation processes will be tapped to provide energy at treatment plants. Through innovative and proactive measures, the City's Watershed Protection Program will continue to clean catch basins to reduce trash in the LA River and Ballona Creek.

AWARD

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2009. This was the fifteenth consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized CAFR. The CAFR must satisfy both generally accepted accounting principles and applicable legal requirements.

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ACKNOWLEDGMENTS

The professionalism, dedication, and efficiency of the entire staff of the Financial Analysis and Reporting Division of the Controller's Office made the preparation of this report possible. I would like to express my appreciation to other staff of the Office for their assistance and contribution. Credit also must be given to other professional contributors Citywide.

Respectfully submitted,



WENDY GREUEL
CITY CONTROLLER



SIMPSON & SIMPSON
 CPAs
 1000 EASTERN AVENUE
 SUITE 1000
 LOS ANGELES, CALIFORNIA 90021

MEMORANDUM FOR THE CITY COUNCIL
 SUBJECT: FINANCIAL STATEMENTS OF THE CITY OF LOS ANGELES, CALIFORNIA
 DATE: JUNE 30, 2010

Honorable Members of the
 City Council
 City of Los Angeles, California

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Los Angeles, California (City), as of and for the fiscal year ended June 30, 2010, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the following City departments/funds, which are reported as enterprise and pension trust funds: Departments of Airports, Harbor, Water and Power, and Los Angeles City Employees' Retirement System, which represent the following percentages of assets and revenues/additions as of and for the fiscal year ended June 30, 2010:

Opinion Unit	Assets	Revenues/Additions
Business-type Activities	85%	90%
Each Major Enterprise Fund - Airports, Harbor, Power, and Water	100%	100%
Aggregate Remaining Fund Information	30%	5%

Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the City funds described above, is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the reports of the other auditors provide a reasonable basis for our opinions.



The CPA Never Underestimates T.E.F.S.A.



As discussed in Note 1 to the basic financial statements, the City adopted the provisions of Governmental Accounting Standards Board (GASB) Statements No. 51, *Accounting and Financial Reporting for Intangible Assets*, and No. 53, *Accounting and Financial Reporting for Derivative Instruments*, for the fiscal year ended June 30, 2010.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2010, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparisons for the General Fund, Community Development Fund, Proposition A Local Transit Assistance Fund, and Solid Waste Resources Fund, for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we also issued our report dated February 9, 2011 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

The Management's Discussion and Analysis (MD&A) and Required Supplementary Information (Other Than MD&A) on pages 3 through 30 and 197 through 199, respectively, are not required parts of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We and the other auditors have applied certain limited procedures, which consisted principally of inquiries to management regarding the methods of measurement and presentation of the required supplementary information. However, we and the other auditors did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual fund financial statements and schedules have been subjected to the auditing procedures applied by us and the other auditors in the audit of the basic financial statements and, in our opinion, based on our audit and the reports of the other auditors, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory and statistical sections listed in the accompanying table of contents have not been subjected to the auditing procedures applied by us in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Los Angeles, California
February 9, 2011

**City of Los Angeles
California**



**Comprehensive
Annual Financial Report**

For the Fiscal Year Ended June 30, 2009

**Prepared by the Office of the Controller
Wendy Greuel, City Controller**

**City of Los Angeles
California**

**Comprehensive Annual
Financial Report**

For the Fiscal Year Ended June 30, 2009

Prepared by the City of Los Angeles Controller's Office

William E. Lamb - Director of Financial Analysis & Reporting
Sally A. Rocio - Financial Management Specialist V

GAAP Compliance Section

Anita S. Gregorio - Financial Management Specialist IV
Julieta A. Barba - Principal Accountant I
Ursula T. Villanueva - Principal Accountant I
Almer G. Colorado - Senior Accountant II
Marie A. De Los Reyes - Senior Accountant II
Louella O. Ubaldo - Senior Accountant II

Assistance Provided by General Accounting Section



WENDY GREUEL
CONTROLLER

January 29, 2010

The Honorable Mayor and Members of the
Council of the City of Los Angeles
Los Angeles, California

I am pleased to submit the Comprehensive Annual Financial Report (CAFR) of the City of Los Angeles (the City) for the fiscal year ended June 30, 2009, in accordance with Section 218 of the City Charter. The CAFR is prepared in conformity with generally accepted accounting principles (GAAP) for governmental units and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate financial information is compiled to allow for the preparation of financial statements in conformity with GAAP. Because the cost of internal control should not exceed the anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free from any material misstatements. I believe that the data presented is complete and reliable in all material respects.

Simpson & Simpson, a firm of independent certified public accountants, audited the City's financial statements. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements as of and for the fiscal year ended June 30, 2009 are fairly presented in conformity with GAAP. The independent auditor's report is presented on pages 1 and 2.

The City is required to undergo an additional audit designed to meet the requirements of the Federal Single Audit Act of 1984 and the Single Audit Act Amendments of 1996, and related U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Information related to this single audit is issued in a separate report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditor.

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- i -

PROFILE OF THE GOVERNMENT

The City of Los Angeles is the second most populous city in the nation with a 2009 population of 4,085,585. With an area of 470 square miles, Los Angeles is located in the southern part of the State of California and is the principal city of a metropolitan region that stretches from the City of Ventura to the north, to the City of San Clemente to the south, and to the City of San Bernardino to the east. Founded in 1781, Los Angeles was for its first century a provincial outpost under a succession of Spanish, Mexican, and American rule. The City was incorporated in 1850 under the provisions of a City Charter. The current Charter was approved by the electorate on June 8, 1999 and became operative on July 1, 2000.

The City operates under a Mayor-Council form of government. As Executive Officer, the Mayor supervises the administrative process of the City and works with the Council in matters relating to legislation, budget and finance. As governing body of the City, the 15-member full-time Council enacts ordinances, levies taxes, authorizes contracts and public improvements, adopts zoning and other land use contracts, and provides necessary resources for the budgetary departments and offices of the City. Council action is subject to the approval or veto of the Mayor, and Council may override a Mayoral veto by a two-thirds vote. The Charter provides for an independently elected City Attorney and independently elected City Controller.

As discussed in Note 1B of the Notes to the Basic Financial Statements beginning on page 57, the City's reporting entity consists of 45 departments, bureaus, commissions and offices, and three pension systems governed by the City Charter. Also included in the City's reporting entity as blended component units are: the Los Angeles Convention and Exhibition Center Authority, the Los Angeles Harbor Improvement Corporation, and the Municipal Improvement Corporation of the City of Los Angeles (MiCLA). The Community Redevelopment Agency of the City of Los Angeles (CRA) is also part of the reporting entity, but is presented discretely as a component unit.

Public services provided by the City include police; fire and paramedics; residential refuse collection and disposal, wastewater collection and treatment, street maintenance and other public works functions; enforcement of ordinances and statutes relating to building safety; public libraries; recreation and parks; community development; housing and aging services; planning; airports; harbor; power and water services; and convention center.

The annual budget serves as the foundation for the City's financial planning and control. The City maintains budgetary controls to ensure that legal provisions embodied in the budget are complied with and that expenditures do not exceed appropriated amounts. Expenditures and appropriations are controlled at the line item level within each object by department, consistent with the level set forth in the resolution adopting the annual operating budget. The City also maintains an encumbrance accounting system that controls spending based on the expenditure budget, appropriations, allotments, or a combination of them. Additional information about the City's budget process can be found in Note 3A in the Notes to the Basic Financial Statements beginning on page 74.

LOCAL ECONOMY

Los Angeles continues to be affected by the economic recession that has plagued the nation even with stock markets beginning to rebound globally. Sluggish economic growth accompanied by high unemployment rates indicates a long road to recovery. The City's diverse economic base, industries in tourism and hospitality, professional and business services, direct international trade, entertainment, and wholesale trade were not immune to the recession and have experienced severe cutbacks.

In manufacturing, where Los Angeles County (the County) leads the nation, job losses were widespread across sub-sectors. Fabricated metal, machinery, electrical equipment and appliances indicated weak trends due to the decline in consumer spending and problems in construction and housing. Local governments, faced with declines in revenues and reduced State transfers, are in the predicament of eradicating budget shortfalls. Economists predict that if not enough goods for export and U.S. consumption are manufactured in local factories, and the recurrent budget crises and systemic problems at the State level continue to persist, the County will face significant challenges to come out of the recession.

LONG-TERM FINANCIAL PLANNING

Fiscal year 2008-09 closed with a Reserve Fund balance of \$174.3 million.

The City faces a budget deficit as revenues are significantly lower than original projections. Closing the budget gap requires making tough decisions to ensure that expenditures are reduced and budget-saving solutions are implemented. The City has begun a review of municipal programs and services that may be eliminated, consolidated, or otherwise restructured to operate more efficiently. The severity of the deficit has compelled the City to take additional actions. Through shared responsibility and sacrifice, more budget balancing measures are being implemented and potential solutions are being identified. An ordinance was adopted on October 30, 2009 to offer an early retirement incentive program (ERIP) to eligible employees that will reduce payroll obligations by 2,400 civilian employees. The City is considering authorizing additional 363 early retirements to maximize the benefits of the ERIP. The ordinance also limits backfill of positions to 7% in fiscal year 2010 and not more than 6% in each of the fiscal years 2011 through 2024. The ERIP contains provisions for increases in employee contribution to the City's civilian retirement fund. Agreements between labor and management resulted in reduced work hours for certain civilian employees, and deferral of cost of living adjustments for certain civilian employees. Moreover, proposals are being presented to reform the sworn and civilian retirement systems as another potential solution to the structural imbalance between expenditures and projected revenues.

The City is committed to pursuing innovative ways to reduce costs through public-private partnerships by proposing leasing of the City's parking structures, as well as identifying options for future handling of other non-core City assets and services. To further enhance revenues, the City will review and update its fee schedules, such as current rental fees from spaces occupied by non-profit organizations that are below market rates, to market-based pricing as quickly as possible.

The outlook for recovery looks to be long and challenging for the City with revenue struggling to reach anticipated levels, unemployment holding steady at double-digit rates, and State budget deficit continuing. The City is continuing to explore every avenue to boost revenue and reduce expenditures, and act vigorously and with urgency to implement budget-saving measures to reduce its budget gap.

MAJOR INITIATIVES

Even faced with declines in revenue and long-term structural challenges, the City has taken urgent and prudent action to close the budget gap by cutting back on expenditures and less essential functions and redesigning its approach to minimize layoffs and keep vital services intact.

Concurrently, the City has invested in major projects that are expected to impact the convention center and travel industry and provide future employment and boost revenues from sales, business and hotel taxes, and airline fees. One such project is "LA Live" in downtown Los Angeles where two newly constructed hotels, JW Marriott and Ritz-Carlton are slated to be operational soon. Another similar project is the W Hollywood Hotel & Residences in the heart of Hollywood. Additionally, major capital improvements are being undertaken by the Airports for interior improvements at the Tom Bradley International Terminal, security program-in-line baggage screening systems, Southside Airfield intersection improvements, and noise mitigation. The modernization of the Tom Bradley International Airport, once completed, is also expected to accommodate the next generation of large commercial airliners and handle more international travelers.

In the City's commitment to support a clean air environment, the Port of Los Angeles, in its continuing effort to reduce port truck emissions is moving forward with its Clean Truck Incentive Program to put 1,000 alternative fuel trucks into service.

Through funds approved under the American Recovery and Reinvestment Act of 2009, the City will be able to continue to implement homeless prevention and rapid re-housing programs, create energy efficiency in city buildings, fund community oriented policing services and crime prevention efforts, street resurfacing, broadband technologies, and transit projects.

CASH AND INVESTMENT MANAGEMENT

The cash balances of substantially all funds on deposit in the City Treasury are pooled and invested for the purpose of maximizing interest earnings, but safety and liquidity still take precedence over return. Interest earned on pooled investments is allocated to the participating funds based on each fund's average daily cash balance.

The City's investment policy, which is consistent with State law, includes the establishment of a defined cash flow horizon, portfolio segmentation into Core (to cover liquidity) and Reserve (for longer term growth) portfolios, and the establishment of target portfolio durations for both Core and Reserve portfolios. In addition, the City Treasurer has established more specific internal controls, processes for periodic reviews, and Investment Guidelines to implement specific provisions of the investment policy.

Standard & Poor's (S&P) rated the City's portfolio as "AAA/S1." The rating reflects the strong protection provided against losses in the investment pool as a result of credit defaults. This rating is also indicative of the high quality of the individual investments held in the general pool. S&P also evaluated the volatility of the pool and assigned a rating of "S1" (low sensitivity). S&P specifically noted that the pool has a low market risk profile and is based on "conservative investment policies." It is important to note that Los Angeles is the second city-managed pool to receive the highest safety ratings from S&P.

Summary information on the City's General Pool investment portfolio is as follows (dollar amounts in thousands):

Portfolio Segmentation	Benchmark	Year Ended June 30, 2009		Year Ended June 30, 2008	
		Market Value	Rate of Return	Market Value	Rate of Return
Core	91-day Treasury Bill	\$ 2,396,938	2.22%	\$ 2,316,349	4.31%
			0.95%		3.63%
Reserve	Merrill Lynch 1-5 Year Government/Corporate	3,403,103	5.87%	3,337,804	7.93%
			4.89%		7.37%
Total		<u>\$ 5,800,041</u>		<u>\$ 5,654,153</u>	

Special pool investments and guaranteed investment contracts totaled \$550.8 million and \$809.9 million at June 30, 2009 and 2008, respectively. Due to the suspension of the City's securities lending program as discussed in the notes to the financial statements on page 83, there was no cash collateral received on loaned securities in fiscal year 2009, while \$929.5 million was received in fiscal year 2008. These amounts are not included in the portfolio shown above.

RESERVE FUND POLICY

The City's Reserve Fund policy established the following accounts within the Reserve Fund:

- *Emergency Reserve Account.* In order to use funds from this account, a finding by the Mayor, with the confirmation by the Council, of "urgent economic necessity" must be made, as well as a determination that no other viable sources of funds are available. A finding of urgent economic necessity would be based on a significant economic downturn after the budget is completed, or an earthquake or other natural disaster.
- *Contingency Reserve Account.* Funds from this account are to be used for unanticipated expenditures or revenue shortfalls impacting programs already approved in conjunction with the current year budget. It is not to be used to fund new programs or positions added outside of the current year budget.

The Reserve Fund policy remains as established in fiscal year 2008-09, emergency reserve of 2.75% of General Fund receipts, with a total overall goal of 5% of General Fund receipts. The Reserve Fund as of December 2009 is \$149.5 million, 3.4% of budgeted fiscal year 2009-10 General Fund receipts of \$4.4 billion, and is below the adopted budget year end balance of \$249.8 million.

For purposes of the budget, the Reserve Fund is separate and distinct from the General Fund; while for financial reporting purposes, the General Fund includes the Reserve Fund and other accounts/funds that have a general fund type activity.

RISK MANAGEMENT

The City is self-administered and self-funded for workers' compensation, most property damage and the majority of tort liability exposures. Commercial insurance is used where it is legally required, contractually required or judged to be the most cost-effective way to finance risk. Indemnity and insurance protection is also required from all City contractors, vendors and lessees, and permit holders.

PENSION AND OTHER POSTEMPLOYMENT BENEFITS

All full-time employees of the City are covered by one of three defined benefit pension plans namely: Fire and Police Pension Plan (Pensions); Los Angeles City Employees' Retirement Plan (LACERS); and Water and Power Employees' Retirement, Disability and Death Benefit Insurance Plan (DWP Retirement). Each year, independent actuaries engaged by the Plans calculate the amount of annual contribution that the City must make to the Plans to ensure that the Plans will be able to meet their obligations to plan members and beneficiaries.

The following table shows the actuarial value of benefit plan net assets, actuarial accrued liability (AAL), underfunded AAL, and funded ratios of Pensions and LACERS at June 30, 2009 and DWP Retirement at July 1, 2009 (dollar amounts in millions):

Plans	Actuarial Value of Assets	Actuarial Accrued Liability	Underfunded AAL	Funded Ratio
Pensions	\$ 14,257	\$ 14,817	\$ 560	96%
LACERS	9,578	11,742	2,164	82%
DWP Retirement	7,249	8,057	808	90%

The City also provides its employees other postemployment benefit (OPEB) healthcare plans through the aforementioned defined benefit pension plans: Fire and Police Health Subsidy Plan (Pensions OPEB), Los Angeles City Employees' Postemployment Healthcare Plan (LACERS OPEB), and Water and Power Employees' Retiree Health Benefits Plan (DWP OPEB). The following table shows postemployment healthcare benefits net assets, actuarial accrued liability (AAL), underfunded AAL and funded ratios at June 30, 2009 (dollar amounts in millions):

Plans	Actuarial Value of Assets	Actuarial Accrued Liability	Underfunded AAL	Funded Ratio
Pensions OPEB	\$ 810	\$ 2,039	\$ 1,229	40%
LACERS OPEB	1,342	2,003	661	67%
DWP OPEB	850	1,391	541	61%

No formal funding policy has been established for the future benefits to be provided under the DWP OPEB Plan. However, in fiscal year 2009, DWP transferred \$100 million into the fund and paid an additional \$59.5 million in retiree medical premiums.

Additional information on the City's pension and other postemployment benefits can be found in Note 5A of the Notes to the Basic Financial Statements (pages 145 to 156) and in the Required Supplementary Information Section (page 187).

AWARD

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2008. This was the fourteenth consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized CAFR. The CAFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. I believe our current report continues to conform to the Certificate of Achievement program requirements, and I am submitting it to GFOA to determine its eligibility for another certificate.

ACKNOWLEDGMENTS

The professionalism, dedication, and efficiency of the entire staff of the Financial Reporting Division of the Controller's Office made the preparation of this report possible. I would like to express my appreciation to other staff of the Office for their assistance and contribution. Credit also must be given to other professional contributors Citywide.

Respectfully submitted,



WENDY GREUEL
CITY CONTROLLER



SIMPSON & SIMPSON
CERTIFIED PUBLIC ACCOUNTANTS

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Honorable Members of the
City Council
City of Los Angeles, California

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Los Angeles, California (City), as of and for the fiscal year ended June 30, 2009, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the following City departments/funds, which are reported as enterprise and pension trust funds: Departments of Airports, Harbor, Water and Power, and Los Angeles City Employees' Retirement System, which represent the following percentages of assets and revenues/additions as of and for the fiscal year ended June 30, 2009:

Opinion Unit	Assets	Revenues/Additions
Business-type Activities	83%	89%
Each Major Enterprise Fund – Airports, Harbor, Power, and Water	100%	100%
Aggregate Remaining Fund Information	30%	-8%

Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the City funds described above, is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the reports of the other auditors provide a reasonable basis for our opinions.



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As discussed in Note 1 to the basic financial statements, the City adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*, and GASB Technical Bulletin 2008-1, *Exterminating the Annual Required Contribution Adjustment for Postemployment Benefits*, for the fiscal year ended June 30, 2009.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2009, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparisons for the General Fund, Building and Safety Permit Fund, Community Development Fund, Proposition A Local Transit Assistance Fund, and Solid Waste Resources Fund, for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we also issued our report dated January 29, 2010 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

The Management's Discussion and Analysis (MD&A) and Required Supplementary Information (Other Than MD&A) on pages 3 through 30 and 187 through 189, respectively, are not required parts of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We and the other auditors have applied certain limited procedures, which consisted principally of inquiries to management regarding the methods of measurement and presentation of the required supplementary information. However, we and the other auditors did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements of the City. Such information has been subjected to the auditing procedures applied by us and the other auditors in the audit of the basic financial statements and, in our opinion, based on our audit and the reports of the other auditors, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory and statistical sections listed in the accompanying table of contents have not been subjected to the auditing procedures applied by us in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Los Angeles, California
January 29, 2010, except for Note 5F as to which the date is February 17, 2010

EXHIBIT B

CITY OF LOS ANGELES - DEPARTMENT OF RECREATION AND PARKS (RAP)
POINT FERMIN LIGHT STATION
PROJECTED FIVE-YEAR BUDGET - OPERATIONS AND MAINTENANCE

ITEM	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue (Source of Funds)*					
RAP General Fund	\$ 474,000	\$ 492,960	\$ 512,678	\$ 533,186	\$ 554,513
Municipal Recreation Program (MRP) Fund	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
TOTAL REVENUE	\$ 477,000	\$ 495,960	\$ 515,678	\$ 536,186	\$ 557,513
Expenditures (Salaries and Expense)					
Salaries - Full Time (Operations)	\$ 192,441	\$ 198,214	\$ 204,160	\$ 210,285	\$ 216,594
Salaries - Full Time (Maintenance)	\$ 130,872	\$ 137,416	\$ 144,286	\$ 151,501	\$ 159,076
Salaries - Part Time (Operations)	\$ 8,884	\$ 9,151	\$ 9,425	\$ 9,708	\$ 9,999
Salaries - Part Time (Maintenance)	\$ 80,161	\$ 84,169	\$ 88,378	\$ 92,796	\$ 97,436
SubTotal - Salaries:	\$ 412,358	\$ 428,949	\$ 446,249	\$ 464,290	\$ 483,105
Events and Items	\$ 3,000	\$ 4,000	\$ 5,000	\$ 6,000	\$ 7,000
Contractual Services	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Maintenance (Materials, Supplies, and Services)	\$ 31,121	\$ 32,490	\$ 33,908	\$ 35,375	\$ 36,887
Office and Administration	\$ 17,845	\$ 17,845	\$ 17,845	\$ 17,845	\$ 17,845
Operating Expenses	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,676
SubTotal - Expense:	\$ 64,642	\$ 67,011	\$ 69,429	\$ 71,896	\$ 74,408
TOTAL EXPENDITURES (Salaries and Expense):	\$ 477,000	\$ 495,960	\$ 515,678	\$ 536,186	\$ 557,513

*The Los Angeles City Harbor Department provides reimbursement to RAP for expenses as part of the California Tideland Trust. In Fiscal Year 2012-13, the reimbursement amount to RAP is anticipated to be approximately \$5.7 million.

EXHIBIT C

ESTIMATED ANNUAL OPERATION AND MAINTENANCE BUDGET	
FACILITY NAME	AMOUNT
109th Street Pool	\$48,776
109th Street Recreation Center	\$139,347
48th Street Park	\$20,000
AAF/John C. Argue Swim Stadium (Pool) (EXPO)	\$630,298
Ahmanson Adult/Senior Citizen Center (EXPO)	\$18,933
Aidan's Place	\$20,000
Algin Sutton Pool	\$49,634
Algin Sutton Recreation Center	\$588,387
Aliso Canyon Park	\$3,962
Aliso-Pico Recreation Center/Cultural Education Center	\$430,641
Alizondo Drive Park	\$20,000
Alma Park	\$20,000
Alpine Recreation Center	\$192,814
Alvarado Terrace Park	\$20,000
Anderson Memorial Center	\$84,705
Andres And Maria Cardenas Recreation Center	\$44,334
Andres Pico Adobe Park	\$42,117
Angeles Mesa Park	\$20,000
Angels Gate Park Center	\$210,587
Ambassador Park	\$23,222
Arroyo Seco Park	\$287,937
Ascot Hills Park	\$41,723
Augustus F. Hawkins Natural Park	\$251,275
Averill Park	\$42,117
Azalea Gardens	\$42,117
Babitt Park	\$20,000
Balboa Sports Complex	\$264,010
Baldwin Hills Recreation Center	\$146,826
Bandini Canyon Park	\$27,880
Banning Pool	\$225,388
Banning Recreation Center	\$509,897
Banning Residence Museum	\$277,407
Barnsdall Park	\$244,952
Barrington Recreation Center	\$209,946
Bee Canyon	\$47,617
Bellaire Avenue Park	\$20,000
Bellevue Recreation Center	\$193,908
Benny H. Potter West Adams Avenues Memorial Park	\$39,735
Betty Hill Senior Citizen Center	\$7,837
Beverly Blvd Pocket Park	\$14,217
Beverly Glen Park	\$20,000

Bluffs Park	\$1,750
Blythe Street Recreation Center	\$23,817
Bogdanovich Recreation Center (Martin J. Bogdanovich)	\$100,699
Boyle Heights Senior Citizen Center	\$20,198
Boyle Heights Sports Center	\$275,227
Bradley Milken	\$27,142
Brand Park (A.K.A. Mission Park)	\$168,271
Branford Recreation Center	\$229,541
Briarwood Park	\$20,000
Browns Creek Park	\$20,000
Budd Weiner Park	\$20,000
Bull Creek Park	\$10,559
Cabrillo Beach	\$347,612
Cabrillo Beach Aquatics	\$672,544
Cabrillo Marine Aquarium	\$2,108,790
Cabrillo Marine Museum	\$143,318
Camp Valcrest (Angeles National Forest)	\$65,887
Campo De Cahuenga	\$20,000
Canal Park (A.K.A. Linnie Canal Park)	\$20,000
Canoga Park Senior Citizen Center	\$126,541
Carey Ranch	\$76,090
Carlin G. Smith Recreation Center	\$100,410
Casanova Park	\$20,000
Castle Peak Park (Formerly Valley Circle/Hillhurst Drive Park)	\$9,881
Cathay Circle Park (Carthay)	\$20,000
Celes King III Pool	\$216,610
Central Avenue Pocket Park	\$9,830
Central Pool	\$48,317
Central Recreation Center	\$277,145
Chase Park	\$20,000
Chatsworth Oaks Park	\$20,000
Chatsworth Park North	\$49,244
Chatsworth Recreation Center (Aka Chatsworth Park South)	\$81,640
Chesterfield Square	\$12,530
Cheviot Hills Pool	\$53,730
Cheviot Hills Recreation Center (A.K.A Rancho Park)	\$309,701
Chevy Chase Recreation Center	\$140,331
Circle Park (Gramercy) A.K.A. 76th & Gramercy Circle	\$20,000
City Hall Park	\$491,727
Claude Pepper Senior Citizen Center	\$42,555
Cleland Avenue Bicentennial Park	\$20,000
Cleveland Pool	\$189,560
Cohasset-Melba Park	\$20,000
Coldwater Canyon Park	\$20,000
Costello (Lou Costello) Recreation Center	\$205,745

Costello Pool	\$52,923
Costello Senior Citizen Center	\$8,574
Crescent Place Triangle	\$20,000
Crestwood Hills Park	\$116,304
Culver Slauson Recreation Center	\$30,439
Cypress Park And Recreation Center	\$247,535
Daniels Field Sports Center	\$73,587
Dave Potell Memorial Sports Facility	\$20,000
David M. Gonzales/Pacoima Recreation Center	\$206,892
De Garmo Park	\$20,000
De Longpre Park	\$11,180
De Neve Square	\$20,000
Dearborn Park	\$20,000
Debs Lake	\$20,000
Deervale Stone Canyon Park	\$20,000
Del Monte Triangle	\$20,000
Del Rey Lagoon	\$42,117
Delano Recreation Center	\$304,846
Denker Recreation Center	\$212,273
Devonshire House (Northridge Recreation Center)	\$19,383
Devonwood Park	\$20,000
Dockweiler State Beach	\$20,000
Dorothy J. And Benjamin B. Smith Park (Formerly Franklin Park)	\$20,000
Downey Pool	\$47,495
Downey Recreation Center	\$203,993
Drum Barracks Civil War Museum	\$99,354
Eagle Rock Hillside Park	\$20,000
Eagle Rock Historical Landmark And Site	\$20,000
Eagle Rock Recreation Center	\$256,269
East Los Angeles Park	\$20,000
East Wilmington Greenbelt Community Center	\$49,500
East Wilmington Greenbelt Pocket Park	\$106,950
Echo Deep/Echo Park Pool	\$204,048
Echo Park Recreation Center/Lake/Park	\$812,595
Eddleston Park	\$20,000
El Paseo de Cahuenga Park	\$20,000
El Pueblo de Los Angeles (Olvera Street)	\$203,915
El Sereno North Park	\$81,459
El Sereno Recreation Center	\$167,771
El Sereno Senior Citizen Center	\$62,315
El Sereno Skate Park	\$15,727
Eleanor Green Roberts Aquatic Center	\$218,186
Elysian Park	\$1,092,749
Elysian Valley Recreation Center	\$234,171
Encino Community Center	\$150,327

Encino Women's Club	\$54,363
Encino Glen	\$20,000
Encino Park (A.K.A. Genesta Park)	\$42,117
Ernest E. Debs Regional Park	\$255,137
Everett Triangle Park	\$20,000
Evergreen Recreation Center	\$192,05
Expo Center	\$1,802,373
Exposition Park Rose Garden (Expo Center Formerly EPICC)	\$147,865
Fairfax Senior Citizen Center	\$92,180
Fehlhaber-Houk Park	\$20,000
Felicia Mahood Senior Multipurpose Center	\$22,018
Fernangeles Pool	\$51,470
Fernangeles Recreation Center	\$184,656
Ferraro Sports Complex	\$264,288
Fort Macarthur Military Museum (A.K.A. Battery Farley)	\$79,349
Four Oaks Park	\$9,881
Fred Roberts Recreation Center	\$367,095
Fremont High School Pool	\$242,685
Franklin High School	\$45,764
Gabrileno Park	\$42,117
Gaffey Street Pool	\$587
Garvanza Skate Park	\$97,480
Gateway Triangle	\$16,659
Genesee Avenue Park	\$20,000
Gilbert Lindsay Recreation Center	\$80,438
Glassell Park Recreation Center	\$342,203
Glassell Pool	\$160,969
Glassell Senior Citizen Center	\$43,906
Glen Alla Park	\$47,053
Glenhurst Park	\$20,000
Graeyors Oak Mini Park	\$20,000
Granada Hills Pool	\$68,703
Granada Hills Recreation Center (A.K.A. Petit Park)	\$189,656
Grape Street Pocket Park	\$20,000
Green Meadows Pool	\$45,084
Green Meadows Recreation Center	\$236,699
Griffith Observatory	\$5,414,160
Griffith Park	\$2,015,570
Griffith Park Adult Community Center	\$130,232
Griffith Park Boys Camp	\$452,742
Griffith Park Girls Camp Hollywoodland	\$382,066
Griffith Park Pool	\$73,114
Haines Canyon Park	\$25,850
Hansen Dam Park (Recreation Area)	\$1,141,514
Harbor City Recreation Center	\$309,082

Harbor Highlands Park	\$20,000
Harbor Lake	\$20,000
Harbor Pool	\$54,572
Harbor Sports Center	\$20,000
Harold A. Henry Park (Formerly Windsor Park)	\$20,000
Hartland Mini Park	\$20,000
Hazard Park and Recreation Center	\$366,650
Helen Bernstein High School	\$132,308
Henry Alvarez Memorial Park	\$11,624
Hermon Park	\$133,148
High Sierra Camp	\$24,288
Highland Park Pool	\$50,487
Highland Park Recreation Center	\$246,275
Highland Park Senior Citizen Center	\$51,385
Hillcrest Parkway	\$42,117
Hjelte Sports Center	\$14,254
Holleigh Bernson Memorial Park	\$42,117
Hollenbeck Lake	\$213,500
Hollenbeck Park Recreation Center	\$275,022
Hollywood Pool	\$81,398
Hollywood R.S.V.P. Center	\$20,000
Hollywood Recreation Center	\$203,597
Holmby Park (Formerly Armand Hammer)	\$20,000
Hoover Recreation Center	\$186,780
Hoover-Gage Mini Park	\$4,727
Hope And Peace Pocket Park	\$61,526
Howard Finn Park-Community Garden	\$20,000
Hubert H. Humphrey Recreation Center	\$304,733
Hubert Humphrey Pool	\$269,874
Hyde Park Library	\$14,830
Imperial Courts Recreation Center	\$427,501
Ira C. Massey Child Care Center	\$24,824
Irving Schachter Park (Formerly Beverwil Mini Park)	\$20,000
Jackie Tatum (A.K.A Harvard) Aquatic Facility	\$101,367
Jackie Tatum/Harvard Recreation Center	\$317,538
Jesse Owens Mini Park	\$20,000
Jim Gilliam Child Care Center	\$230,709
Jim Gilliam Recreation Center	\$342,509
Jim Gilliam Senior Citizen Center	\$7,877
John Quimby Park	\$21,381
John S. Gibson Jr Park	\$42,117
Jordan Downs Recreation Center	\$228,281
Juntos Park	\$86,391
Kagel Canyon Park	\$20,000
Ken Malloy Harbor Regional Park	\$722,818

Kittridge Mini Park	\$20,000
Knapp Ranch Park	\$51,998
Korean Bell	\$17,706
L.A. High Memorial Park	\$20,000
L.A. River (Los Angeles)	\$33,889
L.A.P.D. S.W.A.T. Officer Randal D. Simmons Park	\$185,634
LACES (Los Angeles Center For Enriched Studies)	\$210,197
LACES (Los Angeles Center For Enriched Studies) Pool	\$382,295
Lacy Street Neighborhood Park	\$11,624
Lafayette Multipurpose Community Center	\$268,314
Lake Balboa	\$98,329
Anthony C. Beilenson Park (Formerly Balboa Park)	\$155,205
Lake Balboa Pool	\$165,657
Lake Street Park	\$293,765
Lakeview Terrace Recreation Center	\$219,690
Lanark Pool	\$74,624
Lanark Recreation Center	\$329,251
Lanark/Shelby Mini Park	\$20,000
Las Palmas Senior Citizen Center	\$64,315
Latham Park	\$20,000
Laurel Canyon Park	\$20,000
Lazy J Park	\$20,000
Leimert Plaza Park	\$42,117
Leland Recreation Center	\$114,557
Lemon Grove Recreation Center	\$192,369
Leslie N. Shaw Park	\$20,000
Libbit Park	\$20,000
Lilac Terrace	\$20,000
Limekiln Canyon	\$20,000
Lincoln Heights Recreation Center	\$459,028
Lincoln Heights Senior Citizen Center	\$59,076
Lincoln Heights Youth Center Complex	\$240,423
Lincoln High School	\$54,263
Lincoln Park Lake	\$4,559
Lincoln Park Recreation/Skate Park/Senior Center	\$371,283
Little Green Acres Park-Community Garden	\$42,117
Little Landers Park	\$91,649
Little Tokyo Library	\$56,741
Lookout Point Park	\$20,000
Loren Miller Recreation Center	\$68,870
Los Angeles Maritime Museum	\$445,737
Los Angeles Plaza Park (A.K.A. Father Serra Park)	\$20,000
Los Angeles Youth Athletic Club	\$71,690
Louise Park	\$20,000
Lummis Home	\$16,624

Mac Arthur Park Community Center (Formerly Westlake Park)	\$396,134
Mac Arthur Park Lake (Formerly Westlake Park)	\$193,329
Madison West Park (Vermont Corridor/ Virgil Village)	\$18,150
Mae Boyer Park	\$20,000
Mandeville Canyon Park	\$20,000
Mar Vista Gardens Recreation Center (Housing)	\$247,739
Mar Vista Pool	\$57,348
Mar Vista Recreation Center	\$28,333
Marco Place Parkway	\$20,000
Marco Triangle	\$20,000
Marquez School	\$10,259
Marson Park	\$17,888
Martin Luther King Jr. Therapeutic Recreation Center	\$185,720
Marvin Braude	\$56,170
Mascot Park	\$876
Mason Recreation Center	\$176,387
Mcgroarty Park (Formerly Pasko Park)	\$20,000
Mecca Avenue Park	\$35,154
Media Park	\$20,000
Mid Valley Senior Citizen Center	\$9,268
Miguel Contreras Learning Center High School Pool	\$32,096
Montecito Heights Recreation Center	\$233,956
Montecito Heights Senior Citizen Center	\$50,691
Moon Canyon Park	\$20,194
Moonshine Canyon Park	\$20,000
Moorpark Park	\$20,000
Mount Carmel Recreation Center	\$180,810
Mount Carmel Senior Citizen Center	\$7,837
Norman O. Houston Park	\$18,177
Normandale Recreation Center	\$230,018
Normandie Recreation Center	\$183,314
North Atwater Park	\$62,761
North Hills Community Park (Formerly Sepulveda Park West)	\$59,672
North Hollywood Pool	\$54,484
North Hollywood Recreation Center	\$356,531
North Hollywood Senior Citizen Center	\$9,268
North Hollywood Splash Pad	\$23,762
North Venice Little League Fields	\$20,000
North Weddington Recreation Center	\$156,636
Northridge Pool	\$121,685
Northridge Recreation Center	\$633,983
Nowita Triangle	\$20,000
Oakwood Recreation Center	\$292,270
Occidental Parkway	\$20,000
Ohio & Bundy Triangle	\$20,000

O'Melveny Park	\$119,539
Orcutt Ranch Horticultural Center-Community Garden	\$127,901
Oro Vista Park	\$58,222
Palisades Park (Porter Ranch)	\$23,076
Palisades Recreation Center	\$290,817
Palms Recreation Center	\$48,962
Pan Pacific Pool	\$50,109
Pan Pacific Recreation Center	\$246,081
Panorama Recreation Center	\$222,232
Park Center	\$528,037
Parthenia Park	\$20,000
Pecan Pool	\$54,558
Pecan Grove	\$42,117
Pecan Recreation Center	\$237,820
Peck Park Pool	\$181,971
Peck Park Recreation Center	\$360,383
Pedlow Field Skate Park	\$246,522
Penmar Recreation Center	\$212,371
Pepper Avenue Intergenerational Community Center	\$14,617
Pershing Square	\$238,001
Pettigrew Agricultural Science Center	\$20,000
Pico Union Vest Pocket Park	\$2,120
Poinsettia Recreation Center	\$141,868
Point Fermin Lighthouse Museum	\$166,681
Point Fermin Park	\$247,572
Porter Ranch	\$42,117
Porter Ridge Park	\$20,000
Potrero Canyon Park	\$20,000
Prospect Park	\$20,000
Pueblo Del Rio Recreation Center	\$66,314
Queen Anne Recreation Center	\$242,495
Radford Camp	\$68,316
Ralph M. Parsons Pre-School/Child Care (Expo)	\$278,817
Ramon Garcia Recreation Center, Msgr.	\$183,669
Ramona Gardens Recreation Center (Housing)	\$375,093
Ramona Hall	\$153,547
Rancho Cienega Sports Complex	\$572,580
Rancho San Pedro	\$57,206
Ranger Visitor Center	\$42,117
Rena Park	\$20,000
Reseda Recreation Center/Pool	\$245,492
Reseda-Rinaldi Pocket Park	\$6,936
Reynier Park	\$20,000
Richard Alatorre Park	\$19,482
Richard Alatorre Pool	\$195,490

Richardson Family Park	\$20,000
Rio De Los Angeles State Park (A.K.A. Taylor Yard)	\$360,163
Ritchie Valens Pool	\$59,119
Ritchie Valens Recreation Center	\$155,798
Rivas Canyon Park	\$20,000
Robert L. Burns Park (In Hancock Park Area of L.A.)	\$3,657
Robert M. Wilkinson Multipurpose Senior Center	\$100,590
Robertson Recreation Center	\$130,261
Rockford Community Park	\$13,213
Rockwood Pocket Park	\$21,644
Roger Jessup Park/Hansen Dam	\$63,941
Rolland Curtis Park	\$20,000
Roosevelt Pool	\$360,088
Roscoe-Valley Circle	\$20,000
Rose Hill Park	\$20,000
Rose Hill Recreation Center	\$247,910
Rosecrans Recreation Center	\$179,832
Rosewood Garden	\$9,504
Ross Snyder Pool	\$48,317
Ross Snyder Recreation Center	\$382,856
Ross Valencia Community Park (Formerly Lani Vest Pocket Park)	\$14,213
Roy A. Anderson Recreation Center (Expo Center Formerly EPICC)	\$20,000
Runnymede Park	\$20,000
Runyon Canyon Park	\$129,280
Rustic Canyon Pool	\$26,249
Rustic Canyon Recreation Center	\$58,625
Saint Andrews Recreation Center	\$204,981
Saint James Park	\$20,000
Salesian High School	\$49,823
San Pasqual Park	\$42,117
San Pedro Plaza	\$197,584
San Vincente Mountain Park	\$20,000
Santa Ynez Canyon Park	\$14,254
Seely Camp	\$62,295
Seily Rodriguez (Formerly Lexington Avenue Pocket Park)	\$47,849
Selma Park	\$22,889
Seoul International Park (A.K.A. Ardmore Recreation Center)	\$236,697
Sepulveda Basin Recreation Area	\$595,445
Sepulveda Garden Center-Community Garden	\$98,315
Sepulveda Pool	\$80,050
Sepulveda Recreation Center	\$292,110
Serrania Park	\$42,117
Shadow Ranch Recreation Center	\$116,986
Shane's Inspiration (Universally Accessible Playground)	\$51,998
Shatto Recreation Center	\$185,826

Sherman Oaks Castle Park	\$20,000
Sherman Oaks/East Valley Adult Center	\$20,000
Silver Lake Recreation Center	\$286,822
Slauson (James) Senior Citizen Center	\$7,837
Slauson Recreation Center	\$179,832
Slavin (Jamie Beth) Park	\$20,000
Soboroff Sports Field	\$384,377
South Broadway Pocket Park	\$14,174
South District	\$94,980
South Los Angeles Sports Activity Center	\$94,258
South Park Pool	\$47,417
South Park Recreation Center	\$576,079
South Seas House	\$116,086
South Weddington Park	\$25,341
Southwest Area	\$235,071
State Street Recreation Center	\$183,985
Stetson Ranch Equestrian Center	\$34,524
Stonehurst Recreation Center	\$173,060
Stoner Park Pool	\$129,920
Stoner Recreation Center	\$206,994
Stoney Point Park	\$9,881
Strathern Park-North	\$20,000
Strathern Park-West/ Strathern Greenbelt	\$20,000
Studio City Mini Park	\$14,815
Studio City Recreation Center (A.K.A. Beeman Park)	\$50,186
Sullivan Canyon Park	\$20,000
Sun Valley Jr. Arts Center	\$54,117
Sun Valley Pool	\$80,249
Sun Valley Recreation Center	\$293,970
Sunland Park Senior Citizen Center	\$9,268
Sunland Recreation Center	\$330,051
Sycamore Grove Park	\$65,552
Sylmar Park Recreation Center	\$295,796
Sylmar Pool	\$66,888
Tarzana Recreation Center	\$170,890
Taxco Trails Park	\$20,000
Telfair Park A.K.A Valleycrest Park	\$33,763
Temescal Canyon Park	\$20,000
The Homestead Acre / Hill-Palmer House	\$20,000
Tierra De La Culebra Pocket Park	\$10,838
Titmouse Park	\$20,000
Toberman Recreation Center	\$226,852
Tobias Avenue Park	\$25,232
Tommy Lasorda Field of Dreams	\$20,000
Travel Town Transportation Museum	\$365,502

Triangle Park (A.K.A. Marr Park)	\$20,000
Trinity Recreation Center	\$72,317
Tujunga Wash	\$42,117
Valencia Triangle	\$20,000
Valley Glen Community Park (Formerly Erwin Park)	\$9,881
Valley Plaza Pool	\$20,000
Valley Plaza Recreation Center	\$20,000
Valley Therapeutic Recreation Center	\$20,000
Valley Village Park	\$20,000
Van Ness Pool	\$20,000
Van Ness Recreation Center	\$324,719
Van Norman Lakes Reservoir	\$20,000
Van Nuys Multipurpose Senior Center (A.K.A. Bernardi Center)	\$189,071
Van Nuys Recreation Center	\$172,156
Van Nuys/Sherman Oaks Pool	\$254,647
Van Nuys/Sherman Oaks Recreation Center (A.K.A. Vnso Park)	\$343,554
Vanalden Park	\$20,000
Venice Beach Recreation Center	\$1,169,855
Venice Centennial Park	\$20,000
Venice Pool	\$352,942
Verdugo Hills Pool	\$65,662
Vermont Canyon	\$48,914
Verdugo Mountains Park	\$52,117
Vermont Parkway	\$20,000
Vermont Square	\$20,000
Vermont Triangle Park	\$20,000
Vermont Western	\$324,006
Vernon Branch Library Pocket Park	\$17,027
Victory Valley Child Care Center	\$21,069
Victory-Vineland Recreation Center	\$157,804
Viking Park	\$20,000
Villa Cabrini Park	\$20,000
Vineyard Recreation/Senior Citizen Center	\$147,349
Vista Del Mar Park	\$20,000
Vista Del Valle	\$20,000
Vista Hermosa Park	\$115,180
W. M. Keck Amphitheatre (Expo Center Formerly EPICC)	\$20,000
Wabash Recreation Center	\$225,786
Warner Center Park (Warner Ranch Park)	\$76,319
Washington Irving Pocket Park	\$20,000
Washington Irving Soccer Field	\$99,207
Wattles Garden Park-Community Garden	\$17,177
Watts Senior Citizen Center	\$114,251
West Adams Prep High School	\$178,884
West Hills Sports Center/Adam Bischoff Soccer Fields	\$20,000

West Wilshire Recreation Center	\$132,562
Westchester Pool	\$56,352
Westchester Recreation Center	\$388,996
Westchester Senior Citizen Center	\$7,877
Westminster Senior Citizen Center	\$14,788
Westside Neighborhood Park	\$20,000
Westwood Pool	\$432,172
Westwood Recreation Complex	\$328,926
White Point Nature Preserve & Education Center	\$42,609
Whitmore Hot Springs (Camp)	\$9,716
Whitnall Park	\$29,642
Whitsett Fields Park	\$18,222
Wilacre Park	\$20,000
Wilbur-Tampa Park	\$20,000
Wilder's Addition (Point Fermin Park)	\$42,117
Will Rogers State Beach	\$20,000
William Nickerson Recreation Center	\$500,711
William S. Hart Park	\$20,000
Wilmington Multipurpose Senior Citizen Center	\$42,117
Wilmington Recreation Center	\$236,815
Wilmington Skate Park - Aka Ambassador Skate Park	\$20,000
Wilmington Town Square	\$20,000
Wilshire Synthetic Field	\$27,005
Wilton Place Park	\$18,177
Winnetka Recreation Center	\$229,939
Woodbine Park	\$20,000
Woodbridge Park	\$20,000
Woodland Hills Pool	\$57,495
Woodland Hills Recreation Center (A.K.A. Shoup Park)	\$98,158
Woodley Park	\$150,486
Yosemite Pool	\$54,558
Yosemite Recreation Center	\$226,527
Yucca Park Community Center	\$241,397
Zelzah Park	\$20,000

d. **Management Plan**

Organizational Structure

The City of Los Angeles (City) is a municipal organization founded in 1781 and incorporated by charter in 1850. The Department of Recreation and Parks (RAP) is a charter created department under the control and management of a five citizen-member board of commissioners. The General Manager acts as the Chief Executive Officer and is responsible for the day-to-day activities of RAP. RAP is responsible for managing and operating over 15,000 acres of park land, which includes 427 parks, 368 children's play areas, 184 recreation centers, 256 ball fields, 31 senior citizen centers, 56 soccer fields, 321 tennis courts, 13 golf courses, 61 swimming pools, 18 skate parks, 12 museums (including the Point Fermin Lighthouse Museum), 11 lakes, and 92 miles of hiking trails. In caring out its responsibilities, RAP serves several hundred thousand citizens each year, including over 1,000 children in after school programs and more than 60,000 youths in sports leagues.

RAP consists of several divisions all that provide direct and/or indirect support to the Point Fermin site:

- **Recreation:** provides for the day to day staffing and organization of all recreation facilities. The Pacific Region is directly responsible for the day to day operations of the Point Fermin Light Station. The Historic Site Curator reports to the Pacific Region and is the on-site RAP representative for the Museum.
- **Planning, Construction & Maintenance:** provides for the day-to-day staffing for routine maintenance such as: gardening; trash removal; and restroom maintenance; also provides for routine repairs and planning for major repair, restoration, and upgrade projects.
- **Partnership:** coordinates written agreements with private entities to perform various services to enhance the recreational experience; coordinates agreements with non-profit organizations to supplement RAP services to the public and raise funds for restoration and improvement projects to RAP facilities; provides support for preparation of grant requests and submissions.
- **Accounting & Finance and Human Resources:** provides accounting and administrative support of RAP staff, including budget development and appropriation, accounts operations, payroll, and general human resources support for full-time and part-time employees and volunteers.

RAP's Organizational Chart is provided as Exhibit D.

Past Performance of Grant Projects

With a long history of actively pursuing and securing capital and program grants, RAP's Grants Administration Division has managed over \$290 million in numerous State, County of Los Angeles, local, federal and private grants for capital projects, as well as for recreational and educational programming projects. A list of RAP's grant awarded projects that have completed within the past five years is provided in Exhibit E.

Additionally, RAP has extensive experience in maintaining and preserving the lighthouse, ancillary structures, surrounding gardens, and adjacent grounds. The current condition of the facility is indicative of the dedication that RAP will continue if awarded the Light Station property.

Past Performance of Preservation, Educational, Cultural or Recreational Projects

RAP has a long and successful history of partnering with community groups and private organizations to support the maintenance and preservation of important structures such as the Banning Residence Museum, Cabrillo Marine Aquarium, Drum Barracks Civil War Museum, EXPO Center, Fort MacArthur Military Museum, Griffith Park Observatory, and Los Angeles Maritime Museum.

RAP has a long history and extensive experience in maintaining and preserving structures of historic value to the City of Los Angeles and the State of California, for example:

- RAP currently maintains and operates numerous facilities in the San Pedro Community, which include: Cabrillo Marine Aquarium; Cabrillo Beach Bathhouse; Los Angeles Maritime Museum; Banning Residence Museum; Drum Barracks Civil War Museum; Fort MacArthur Military Museum; and Angel's Gate Park, which includes the Korean Bell of Friendship.
- RAP currently maintains and operates numerous historical facilities throughout the City of Los Angeles, including: Pico Andres Adobe; Lumnis House ("El Alisal"); and, Campo De Cahuenga.
- RAP maintains and operates large open space areas and facilities such as: Griffith Park, Hansen Dam Recreation Center, Griffith Observatory, and Expo Center. RAP also maintains public-private agreements and leases for properties such as: the Greek Theatre, the Los Angeles Equestrian Center, and the Gene Autry Museum.

RAP also has a long history and extensive experience in programming educational, interpretive, and recreational activities and events on park property for the entire City of Los Angeles.

If awarded this grant, RAP will continue the cooperative relationships with different government agencies and non-profit organizations (such as the Angels Gate Cultural Center, Fort MacArthur Museum Association, Friends of the Cabrillo Marine Aquarium, Los Angeles Conservation Corps, Point Fermin Historical Society, and Point Fermin Lighthouse Society) and will actively seek out additional non-profit groups to supplement RAP programming that provide for effective preservation efforts. Such private entities are not party to this application and will not have a managing role. All site control, preservation and repairs, improvements, and activities will be at the control of the City and RAP.

Other Light Station Involvement

RAP has not had any previous involvement in any other light stations made available through NHLPA.

Current Light Station Lease and Insurance

RAP currently holds the lease to the Point Fermin Lighthouse and adjacent property. The City of Los Angeles is a self-insured municipal corporation (See Exhibit F).

Support from Outside Organizations

Letters of support that demonstrate specific support with technical assistance, financial commitments, advertising, help in creating exhibits or other interpretive material, and fund-raising from the following organizations are included as Exhibit G:

Angels Gate Cultural Center
Fort MacArthur Museum Association
Friends of the Cabrillo Marine Aquarium
Los Angeles Conservation Corps
Point Fermin Historical Society
Point Fermin Lighthouse Society
Port of Los Angeles



EXHIBIT D

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
ORGANIZATIONAL CHART
FISCAL YEAR 2012-2013

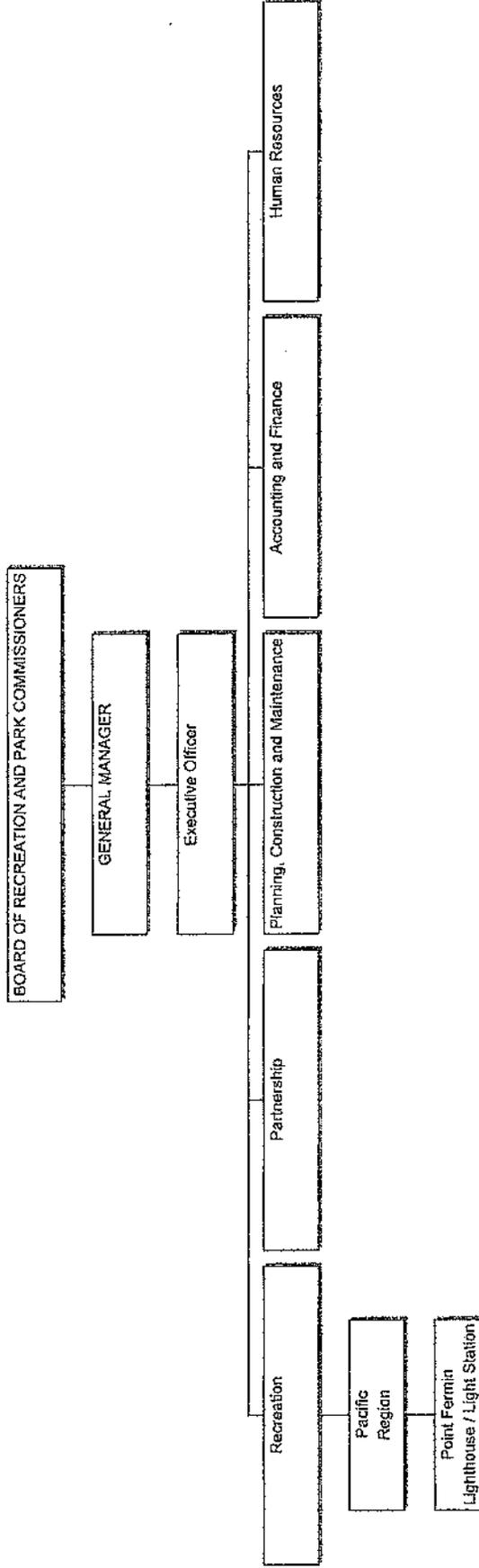




EXHIBIT E

Department of Recreation and Parks – Grant Funded Projects			
Project Name	Project Description	Funding Source	Grant Amount
109th Street Recreation Center	Refurbishment of the gymnasium floors, repair of existing fencing and gates, new doors for recreation center, installation of new fencing near the child care area, and resurfacing the tennis court.	Prop 40 PC Prop 40 RZH	\$104,995
5308 Latham Street Project	Acquisition and improvements of a vacant 0.19 acre parcel located at 5308 Latham Street.	Prop A	\$275,000
Aliso-Pico Recreation Center	New shelving in old gym storage room, new doors in old gym, new water sealer for the new gym's masonry walls rehabilitation of leaking gym roof and refurbishment of awnings above the doors.	Prop 12 PC	\$46,463
Alvarado Terrace Park	Removal and replacement of sidewalks, curbs, gutters, upgrading of the existing irrigation system, removal and replacement of the electrical panel and the removal of the existing modern design light poles/fixtures	Prop 12 PC	\$189,285
Angels Gate Park	Replacement of existing irrigation and pumps.	Prop 40 RZH	\$57,256
Anthony C. Beilenson Park UAP	UAP-Construct a new universal access playground of approximately 19,600 square feet. Reuse existing play pits and utilize existing restrooms	Prop 40 Specified	\$1,008,695
Averill Park	Park Improvements.	Prop 40 PC Prop 40 RZH	\$470,877
Bandini Canyon Trail	The development of a natural canyon incorporating new pedestrian nature trail; native landscaping; irrigation; lighting; fencing; interpretive signage; playground and tot lot.	Prop 40 UP Prop 40 PC Prop 40 RZH CDBG	\$2,272,056
Banning Museum	Refurbishment of building and garden improvements	Prop 12 PC	\$39,000
Banning Recreation Center	Replacement of existing play area.	Prop 40 RZH CDBG	\$254,455
Bee Canyon Park	Construct new bridge at Bee Canyon Park	Prop 12 PC	\$194,000
Bellaire Avenue Park	Development of (0.14 acre) pocket park.	Prop 40 RZH	\$350,000

Benny H Potter West Adams Park UAP	UAP-Construct a new universal access playground of approximately 6,200 square feet (Phase 1) and replace an existing restroom (Phase 2)	Prop 40 Specified Prop 12 RZH	\$1,077,071
Benny H. Potter Basketball Court Renovation	Demolish and replacement of existing basketball court, fencing, walkways, and landscape of adjacent areas.	Prop 12 RZH	\$166,381
Beverly Project	Acquisition of .32 acres for the development of a pocket park for \$960,000. Develop consists of universally accessible play equipment, picnic areas, landscaping, security lighting, and fencing.	Private	\$2,240,000
Blythe Street Pocket Park	Acquisition and development of a pocket park.	Prop 12 MH Prop12 RZH	\$1,153,620
Blythe Street Skate Park	Development of skate park and shade structures.	Prop 40 PC	\$327,278
Bogdanovich Park	Development and/or improvements to park	Prop 12 MH	\$946,000
Boyle Heights Sports Center	Development of sports fields both soccer and baseball.	Prop 12 Youth Soccer	\$300,000
Boyle Heights Youth Tech And Rec Center	Design and develop a technology and recreation center	Prop 12 RZH	\$630,000
Brand Park Community Center	Construction of a community building with ADA complying access. The building will include restrooms, a kitchenette, a main general purpose room and a storage room. Outdoor improvements will include enhancing the existing courtyard with a trellis, gazebo, landscaping, and improvements.	Prop 12 MH Prop 12 PC Prop A	\$1,880,922
Branford Rec. Ctr. Childcare	Construction of a 3,000 to 3,500 square foot structure to provide day and after-school care for school-age children. Structure will consist of main activity/crafts room, quiet time room, director's office, separate adult and child restrooms, storage room and custodial/maintenance room.	Prop A Prop 12 PC	\$424,615
Cabrillo Marine Aquarium	Completion of sea water tanks, exhibits, furnishings, equipment, replacement of (4) roofs: (classroom, office, exhibit hall and project laboratory) and replacement of (2) seawater access pump pits.	Prop 12 Zoos and Aquariums	\$270,050
Cahuenga Peak	Acquisition of 121.5 acres of Cahuenga Peak.	Prop 40 PC Prop 40 RZH	\$1,802,307
California State Preschool Program	Free high quality preschool for 4-year olds.	State	\$1,050,000
Carlin G. Smith Recreation Center	Building rehab and improve. [Structural rehabilitation, building drainage, rear patio improvements, paint and weatherproof the building]	Prop 40 PC	\$204,009
Chatsworth, Mason, Northridge & Winnetka Park Air Conditioners	Replace air conditioning units at Chatsworth and Mason Parks and Northridge and Winnetka Recreation Centers.	Prop A	\$266,933

Contiguous Civic Center Parks-Grand Avenue	CC-Fund the completion of design, architectural, engineering and construction documents for contiguous civic center parks.	Prop 40 Specified	\$1,000,000
Cypress Park Basketball Court Reconstruction	Basketball court restoration.	CDBG	\$150,000
Cypress Recreation Center	Acquisition and building refurbishments and outdoor improvements.	Prop 40 PC CDBG	\$373,073
David M. Gonzales Rec. Ctr. (formerly Pacoima)	The demolition of the existing boxing facility and the construction of new boxing facility including a HVAC unit and parking lot improvements.	Prop A	\$100,000
Dearborn Park UAP	UAP-Construct a new universal access playground of approximately 8,600 square feet. Reuse existing play pits and utilize existing restrooms	Prop 40 Specified	\$723,000
Delano Rec. Ctr. Community Building	Design and construction of a 12,000 square foot free-standing community building featuring gym, craft room, kitchen, meeting rooms, restrooms and director's office.	Prop 12 PC Prop 12 RZH Prop 12 MH Prop A CDBG	\$4,234,424
Delano Synthetic Soccer Field	Installation of a synthetic turf field on an existing natural turf soccer field. Field is heavily used, lighted and fenced. Synthetic turf field would require a below ground sub-drain system and modification of the existing irrigation system. The total square footage is 54,000 square feet.	CDBG	\$350,000
Downey Rec. Center Acquisition & Development Project Urban Impact Parks	Acquisition of approximately .45 acres, adjacent to the Downey Recreation Center, for development of the Downey Childcare Center. Development will include installation of irrigation, landscaping, and construction of a children's play area.	Prop A CDBG	\$1,271,140
Downey Rec. Center Pool Bathhouse Urban Impact Parks	Design and construction of a pool building/bathhouse. Building will include shower/dressing rooms, a pool manager's office and two community rooms.	Prop A	\$455,000
Drum Barracks - Civil War Museum	Lead paint abatement, bleaching wood surfaces to prevent mold and mildew, restoring/repairing/replacing exterior siding and molding as needed, repainting exterior, removal of exterior mounted electrical conduit and rewiring as needed, removal of existing wall lighting and installation of new lighting, and installation of new (existing) shutters with reproduction historic hardware.	State	\$174,500
E.G. Roberts Aquatic Center Bathhouse	Renovation of bathhouse to include re-roofing, replace pool lights, skylights in the pool building, replacement of exhaust fans & gas heaters, ADA improvements, rehabilitation of showers, toilet area and changing rooms, removal of lead and asbestos.	Prop 12 PC Prop 12 RZH Prop 40 PC	\$1,050,724
Eagle Rock Rec. Ctr. Childcare	Construction of a 3,000 to 3,500 square foot structure to provide day and after-school care for school-age children. Structure will consist of main activity/crafts room, quiet time room, director's office*, separate adult and child restrooms, storage room and custodial/maintenance room.	Prop A	\$269,004
Eagle Rock Recreation Center	Renovation of slopes, walkways, outdoor stage, gym, air conditioning and irrigation	Prop 40	\$208,253

East Wilmington Recreation Center	Design and construction of modern recreation center	Prop 12 PC Prop 12 RZH Prop 40 PC Prop 40 RZH	\$2,199,516
Echo Park Pool Reconstruction	Replace the existing pool roof structure, the entire pool mechanical & ventilation systems, refurbishment of existing bathhouse, and upgrades to the exterior hardscape and landscape.	Prop 12 PC Prop 12 RZH	\$3,375,788
Echo Park Recreation Center	Building rehabilitation with ADA Improvement.	Prop 40 PC	\$869,379
El Sereno Recreation Center Parking Lot	Design and construction of parking lot.	CDBG	\$445,000
Encino Women's Club	The acquisition of the site known as the Encino Women's Club; and the refurbishment of the facility with any remaining funds.	Prop 12 PC Prop 40 PC Prop 40 RZH	\$561,440
Evergreen Rec. Ctr. Childcare	Design and construction of a 3,000 - 3,500 square foot structure to provide day and after-school care for school-age children. Structure will consist of main activity/crafts room, quiet time room, director's office, separate adult and child restrooms, storage room and custodial/ maintenance room.	Prop 12 RZH Prop 12 MH Prop A	\$1,682,240
EXPO Center	The purpose of this grant is to cover cost of construction where immediate need is at the Intergenerational center.	Prop 12 PC Prop A	\$8,500,000
Fairfax Senior Citizen Center	Renovations to existing recreation building, including new flooring, roofing and air conditioning.	CDBG	\$159,050
Fernangeles Recreation Center	Replace gym floor and Refurbish the outdoor basketball court.	Prop 40 PC	\$99,292
Field of Dreams	Construct field house/restroom.	Prop 12 PC	\$811,107
Filipino War Veterans Memorial	Design and installation of a public art piece to serve as a memorial for the Filipino war veterans in the Lake Street Park (Lake between Beverly & Temple) in historic Filipino town.	CDBG	\$75,000
Fox and Laurel Pocket Park	Acquisition of land parcel.	Prop 40 RZH CDBG	\$560,000
Fred Roberts Rec. Ctr. Park Development	Redevelopment of outdoor areas including improvements to irrigation, turf, landscaping, lighting and game courts/sports field, and modifications to improve access for the disabled.	Prop A	\$170,739
Fred Roberts Recreation Center	Construct a recreation center of 9,100 sq. ft. with gym to accommodate a regulation sized basketball court, restrooms, staff office, storage, electrical, mechanical, and telecommunications rooms.	Prop 40 PC Prop 40 RZH Prop 40 UP	\$3,623,226
Garvanza Park	Development of skateboard park, children's play area and other outdoor amenities.	Prop 12 PC CDBG	\$1,375,000
Gilbert Lindsay Recreation Center	Construct a new recreation center, basketball court, parking lot expansion, and landscaping	Prop 12 RZH Prop 40 UP	\$1,811,893

Gilbert Lindsay Synthetic Field	Install 2 new synthetic soccer fields, landscaping, bleachers and perimeter fencing.	Prop 12 RZH Prop 40 MH Prop 40 PC Prop 40 RZH	\$432,404
Glassell Park Soccer Field	Development of soccer fields and some reorganization of current outdoor facilities.	CDBG Prop 12 PC	\$235,000
Green Meadows Recreation Center	New full service gym and irrigation of ball fields if funds available		\$1,304,000
Griffith Park - Captain's Roost	Trail restoration, irrigation, site amenities, planting and boundary delineation.	Prop 40 PC Prop 40 RZH	\$265,000
Griffith Park - Travel Town Locomotive Pavilion	Development and rehabilitation of the Travel Town Locomotive Pavilion located in Griffith Park.	Prop 12 PC Prop A	\$2,361,089
Griffith Park Hogback Trail	Installation/construction of a prefabricated steel bridge along the Hogback Trail.	Federal Rec. Trails	\$139,320
Hansen Dam Bluffs	Acquisition & development of passive recreation amenities	Prop 12 MH	\$662,000
Hansen Dam Recreation Campground	Development of a kid's campground at Hansen Dam.	Prop 40 Specified	\$500,000
Hansen Dam Recreation Trails	Development /Improvement of existing trails or development of new trails at Hansen Dam, or for both of these purposes.	Prop 40 Specified	\$250,000
Hansen Dam Recreation UAP	Construct a regional universal access playground (UAP) of approximately 20,000 square feet and new restrooms.	Prop 40 Specified	\$541,224
Hansen Dam Recreation Skate Park	Construction of new skate park.	Prop 40 Specified	\$1,120,000
Hansen Dam Recreation Soccer Complex	Construction of 3 regulation soccer fields, grading, fencing & irrigation	Prop 12 MH	\$305,000
Harbor Highlands Park	Replacement of existing play area, walkways, and fencing and installation of new fitness equipment.	Prop 40 RZH	\$297,577
Harvard Family Aquatic Center	Construct a family aquatic center featuring (2) new pools with ADA access and bathhouse	Prop 40 UP Prop 12 RZH CDBG	\$4,300,000
Hazard Park UAP	UAP-Construct a new universal access playground of approximately 6,900 square feet. Utilize existing restrooms	Prop 40 Specified	\$570,813
Hollywood Rec. Center Redevelopment	Site redevelopment including irrigation, turfing, landscaping, lighting, game courts/sports field improvements, handicap access modifications and recreation center/community building refurbishments.	Prop A	\$469,525
Hope and Peace Park	Acquisition and Design and construct pocket park, including outdoor improvements such as play and recreation equipment, benches, landscaping, BBQ's, may include splash pad and gazebo if adequate funds are available.	Prop 12 PC Prop A CDBG	\$900,000

Housing Authority - Nickerson Gardens	Site redevelopment including irrigation, turfing, landscaping, lighting, court and field improvements, ADA improvements and recreation center/community center building refurbishments.	Prop A	\$1,181,030
Housing Authority - Ramona Gardens	Site redevelopment, including irrigation, turfing, landscaping, lighting, game courts / sports field improvements, handicap access modifications and recreation center / community building refurbishments.	Prop A	\$837,378
Imperial Courts Community Ctr	Demolition of existing building and construction of 14,140 sf community/recreation center.	Prop 12 MH Prop 12 PC Prop 12 RZH	\$782,500
Juntos Park	Develop of a vacant lot to include children's play area, splash pad, lawn area, picnic facilities, a public restroom, fencing and landscaping.	Prop 12 MH	\$1,419,000
Ken Malloy Regional Park UAP	UAP-Construct a new universal access playground of approximately 7,800 square feet (Phase 1) and replace existing restrooms and attached maintenance area storage facility (Phase 2).	Prop 40 Specified Prop 12 RZH	\$1,532,705
Knapp Ranch Park	ADA Improvements - Pathway; refurbish restroom bldg. to ADA standards; re-surface and re-stripe parking lot and add shade trees.	Prop 40 PC Prop 40 RZH	\$249,501
LA84 Summer Swim	Free swim lessons and competitive swim programming for children ages 7-17.	Private	\$425,000
Lake Street Park Gym	Lake Street Park gym construction.	CDBG	\$2,600,000
Lanark Park Pool	Replace existing swimming pool and deck, remove and reinstall the existing water slide and fence and parking lot and path of travel for disabled.	Prop 12 PC Prop 12 RZH	\$1,616,186
Leland Park	Replacement of existing play area.	Prop 40 RZH	\$104,923
Lexington Pocket Park II	Acquisition and development of small lot for outdoor youth recreation-basketball , handball etc.	Prop 12 PC CDBG	\$1,150,000
Lincoln Heights Recreation Center	Sand and resurface gym floor, install new P A System, add heating and A.C. including needed electrical upgrades and upgrade parking lot and driveway.	Prop 12 PC	\$152,588
Lincoln Park Gateway	Restoration of the historic wall.	Prop 40 PC	\$543,501
Lincoln Park Merry-Go-Round	Funding for the development and design of a structure to house and protect a Merry-Go-Round amusement ride in Lincoln Park.	Prop A	\$50,000
Lincoln Park UAP	UAP-Lincoln Park to receive some Prop 40 Funding for "water feature upgrade to existing UA playground. Add 2 "spouting concrete elephants to commemorate original City Zoo.	Prop 40 Specified	\$67,550
Loren Miller CCC	Construction of additional 1,860 sq. ft. to existing childcare center facility.	CDBG Prop 12 RZH	\$889,652
MacArthur Park Bandshell	The funds will be used for the restoration of the MacArthur Park bandshell building and adjacent lawn	Prop 40 PC Prop 12 RZH	\$435,000

	areas. Remove seating area/front of stage. Replace existing path and landscape. Project will be undertaken in partnership with a non-profit developer who is providing additional funds for this project.	CDBG	
Martin Luther King Jr. Therapeutic UAP	UAP-Construct a new universal access playground of approximately 7,500 square feet. Expand existing play pits and utilize existing restrooms	Prop 40 Specified Prop 12 RZH	\$720,747
Martin Luther King, Jr Park/Courts	Relocation of tennis court/basketball court to southern end of the park. Scope includes new courts relocation of swing set, installation of resilient surface to replace sand, grading, drainage, lighting, fencing and security cameras.	CDBG Prop 40 PC	\$900,000
Martin Luther King, Jr. Park and Therapeutic Center Park	Building and outdoor improvements - Installation of a new roof and interior renovations which include cabinetry, plumbing, tile and other related park improvements; and mold abatement, waterproofing, mechanical system rehabilitation, exterior drainage renovations and replacement of drywall.	Prop 12 PC CDBG	\$696,082
Moon Canyon Park	Acquisition of 4.5 acre parcel.	Prop 12 PC	\$1,009,912
Norman Houston Park - Outdoor Improvements	Installation of decomposed granite jogging path, fitness equipment, commemorative plaque, Install playground (new play equipment & rubberized surfacing), benches, picnic tables, security lighting, outdoor drinking fountain, irrigation equipment/upgrades/retrofits, and parking lot.	Prop 40 PC Prop 40 RZH	\$804,325
Northridge Pool	Construction of new pool and bathhouse	Prop PC Prop RZH	\$2,109,441
Oakwood Recreation Center	Facility enhancements, replace AC, replace stage curtains, new flag pole, and upgrade gym lights	Prop 12 PC	\$494,473
One Generation Senior Enrichment Center	Funds will be used to demolish and re-roof the ONE Generation Senior Enrichment Center and renovate needed utility and other components that compromise safety.	CDBG	\$98,553
Kaiser Permanente Operation Splash	Learn-to-Swim and Junior Lifeguard programming.	Private	\$1,325,000
Orcutt Ranch	Refurbish building and grounds, ADA access improvements.	Prop 40 PC	\$100,000
Palms Child Care Center	Cover construction costs for the Child Care Center	Prop 12 PC	\$300,000
Pan Pacific Senior Activity Center	Design and construction of a 10,000 square foot Senior Citizen's Center featuring meeting rooms, craft rooms, kitchen, restrooms and director's office adjacent to the existing community building.	Prop A Prop 12 RZH	\$1,275,000
Peck Bandini	Trails improvements, signage, removal of old paint, new landscaping.	Federal Rec. Trails	\$120,000

Peck Park	ADA parking improvements and path of travel from parking lot to ball fields and restroom; replace existing HVAC system; padding for 3 baseball fields, scoreboard, and awnings covering dug outs, awnings for the pool, and tennis court lighting lens replaced.	Prop 40 RZH	\$125,337
Peck Park Canyon	Renovate existing trails, create new trails, and provide native habitat, park amenities (signage, benches, and info kiosks) and bridges to facilitate trail navigation.	Prop 50	\$1,921,118
Pedlow Field Skatepark	Addition of a 10,000 foot skate board pit adjacent to the current skate park.	Prop 12 PC Prop 12 RZH Prop 40 PC Prop 40 RZH	\$1,314,767
Playground Surface Repair and Tile Replacement Project	Replacement of damaged and worn park playground surface tiles throughout the City with 100% recycled tile-derived materials.	Misc.	\$59,204
Prospect Park	Purchase and installation of tot lot, installation of drinking fountains and signage for Park.	Prop 12 PC	\$176,326
Queen Anne Recreation Center Gymnasium	Expansion of Gymnasium	Prop 12 PC	\$150,000
Queen Anne Recreation Center Splash Pad	Splash pad project.	Prop 40 PC Prop 40 RZH	\$601,852
Ramona Gardens Gymnasium Renovation	Renovation of the gymnasium & installation of a new HVAC	CDBG	\$100,000
Rancho Cienega - ADA Restrooms	ADA improvements to the Restroom.	Prop 40 PC Prop 40 RZH	\$359,357
Rancho Cienega - Soccer Field	Soccer Field - one (1) mini soccer field	Prop 40 PC Prop 40 RZH	\$564,612
Rancho Cienega - Tennis Courts	Fencing and windscreens; tennis court resurfacing; lighting rehabilitation; electrical upgrade; replace/remove concrete and replace benches and bleachers.	Prop 40 PC Prop 40 RZH	\$574,740
Rancho Cienega Sports Complex - Track & Field	Phase I - Track and Field Improvements. New synthetic field.	Prop 40 RZH	\$1,062,756
Reseda Park	The demolition of existing facilities and the construction of new restrooms facilities adjacent to the Recreation Center.	Prop A	\$150,000
Reseda Rinaldi Pocket Park	Acquisition of property at the junction of Reseda/Rinaldi. This 3,600 sf parcel will be developed as a rest area and/or pocket park.	Prop 12 PC	\$192,131
Riverside Park	Improve park site's lower area with ADA parking, utilities, multipurpose game courts, open lawn area, picnic areas, play area, and build "Phase I" trail system with nature interpretive area and outdoor classroom.	Prop 40 UP Prop 40 PC Prop 40 RZH	\$1,650,000
Rockwood Park	Acquisition and development of pocket park at Colton/Rockwood Streets (Rockwood Park)	Prop 40 PC Prop 40 RZH	\$1,897,500

Roosevelt High School Pool	ADA upgrades to bathhouse shower and toilet stalls, replace dry rotted columns, change lighting and heaters, new pool deck drain, exterior hardscape & landscaping and miscellaneous improvements.	State Natural Resources	\$2,700,000
Ross Snyder Recreation Center	Construct modern recreation center building/gym	Prop 12 PC	\$1,012,507
Runyon Canyon Park Visitors Center	Install metal fences, gates, and new electric and water meters, and provide related electrical work at Mulholland entrance	Prop A	\$1,000,000
Rustic Canyon Recreation Center	Various indoor and outdoor improvements at the Rustic Canyon Recreation Center	Prop 12 PC	\$150,000
San Pedro Welcome Park	Construction of San Pedro Welcome Park for streetscape and other improvements along Gaffey Street.(Phase I)	Prop 12 RZH	\$359,646
Seoul International Park (Ardmore Recreation Center)	PHASE I - Installation of synthetic baseball field in conjunction with Dodger Dream Field foundation PHASE II - Gym and building improvements PHASE III - ADA Ramp and Drinking Fountain	Prop 12 PC Prop 12 MH Prop 40 PC Prop A	\$1,501,379
Sepulveda Park West Park Development	Acquisition and Construct a full size children's tot lot, 3 half-court basketball courts, a circular concrete plaza in the open space adjacent to the picnic area.	Prop A Prop 12 PC	\$800,000
Shadow Ranch Park UAP	UAP-Construct a new universal access playground of approximately 10,800 square feet. Reuse existing play pits and utilize existing restrooms	Prop 40 Specified	\$798,400
Silver Lake Meadows Park	Development of passive park: new fence, landscaping, and drainage system.	Prop 40 PC Prop 40 RZH	\$795,470
South Los Angeles Sports Activity Center	Development of a 7000 sq. ft. building. Consist of 1 large multi-purpose club room, 2 classrooms, administrative office, lobby, restrooms, parking, irrigation and landscaping.	Prop 12 MH Prop 12 RZH Prop A CDBG	\$2,765,045
South L.A. Wetlands Park	Acquisition and Development of a passive park (pocket park) only.	Prop 12 RZH Prop 40 RZH	\$3,300,450
South Park Rec Ctr UAP	UAP-Construct a new universal access playground of approximately 6,300 square feet. Utilize existing restrooms	Prop 40 Specified Prop 12 RZH	\$584,532
South Seas House - Renovation	Upgrade the community center infrastructure with interior modifications to include restoration of the plumbing system, upgrade of electrical system, and new heating, outdoor landscaping, disabled parking, handicap access modify, & restroom modifications.	Prop 12 RZH	\$632,259
State Street Recreation Center	Improve athletic fields and amenities.	Prop 12 PC	\$202,500
Stonehouse Youth Arts Center (Sun Valley)	Acquire, refurbish, retrofit and convert building	Prop 12 PC	\$276,935
Stonehurst Recreation Center	Refurbish existing community building and various outdoor improvements.	Prop 40 RZH Prop 12 PC Prop A	\$815,506

Stoner Recreation Center UAP	UAP-Construct a new universal access playground of approximately 6,400 square feet. Modify existing play pits and utilize existing restrooms	Prop 40 Specified	\$603,426
Stoney Point Acquisition	Acquisition of 2 parcels totaling 5.05 acres to extend the southern border of Stoney Point Park	Prop A	\$1,410,368
Summer Food Service Program	Entitlement program offering free lunch for children under 18 at 106 sites during the summer.	State	\$3,500,000
Sun Valley Recreation Center - Pool	Rehabilitation and Security lighting around the pool and replacement of flooring in the lobby area of the Sun Valley RC pool and bathhouse.	Prop A CDBG	\$1,250,000
Taylor Yard	Construct 2 baseball fields; 3 turf soccer fields; utilities; parking lot; site furnishings and entrance improvements	Prop 12 PC Prop 12 RZH Prop 40 MH Prop 40 UP	\$10,218,753
Temple Beverly (Lake Street) UAP	UAP-5,900 sq. ft. in a recently completed developer built park containing a Rec. Center, basketball courts, ADA compliant parking and a skate park.	Prop 40 Specified	\$400,000
Toberman Recreation Center	Building refurbishments and outdoor improvements.	Prop 12 PC	\$387,037
Trinity Recreation Center Redevelopment Urban Impact Parks	Site redevelopment including irrigation, turfing, landscaping, lighting, game courts / sports field improvements, handicap access modifications and recreation center/community building refurbishments. Addition of a clubroom and remodeling of existing restrooms.	Prop A	\$659,700
Reseda Lake Rehabilitation	Draining of lake and sediment removal, refurbishment of water circulation and filtration system, connection of filtration system to sewer system, installation of floating treatment wetlands, and lake edge landscape and public access improvements.	Prop 40 Specified	\$1,169,000
Valley Plaza Park - Whisett Fields	To replace existing standalone restroom with new prefabricated restroom.	Prop 12 PC	\$124,640
Van Nuys-Sherman Oaks	Construction of the new recreation center and gym	Prop 12 PC	\$324,000
Van Nuys-Sherman Oaks Rec Ctr UAP	UAP-Construct a new universal access playground of approximately 9,300 square feet. Reuse existing play pits and expand.	Prop 40 Specified	\$976,508
Verdugo Mountain Park #2	Acquisition of 80.58 acres of natural land adjacent to Verdugo Mountain Park.	Prop 40 RZH Prop 40 PC	\$1,106,890
Victory-Valley Childcare Center	Construct Child Care Center	Prop A Prop 12 PC	\$408,256
Wabash Recreation Center	Installation of an ADA ramp	Prop 12 PC	\$40,699
Watts Senior Center	Replacement of the roof and new partition walls in the community room.	Prop 40 PC Prop 40 RZH	\$113,815
Westchester Pool	Renovation of existing pool and bathhouse.	Prop 40 PC Prop 40 RZH	\$1,276,595

White Point Nature Preserve	The development of facilities for environmental and historic education through a visitor's center, demonstration garden and interpretive trails.	Prop 12 PC Prop 12 URCC Prop 12 HCF	\$876,000
William Nickerson Recreation Center	Replacement of the Heating, Ventilation, and Air Conditioning System (HVAC) and related roof work	Prop 40 RZH	\$178,601
Wilmington Recreation Center	Skate plaza renovations.	Prop 40 PC	\$150,000
Winnetka Recreation Center	Cover construction costs for the Child Care Center	Prop 12 PC	\$150,416
Yosemite Gymnasium	Construction of a stage for a new gym.	Prop 12 PC	\$262,000
Yosemite Recreation Center	Tennis court refurbishment.	Prop 40 PC Prop 40 RZH	\$108,360
Youth Recreation and Nutrition Program	After school recreation activities at various recreation centers with nutrition, enrichment and specialized sports programming.	CDBG	\$6,650,000
Yucca Recreation Center	Acquisition and Construction of one-story community youth center including outdoor court, field and improvements (basketball court and soccer field).	Prop 12 MH	\$500,000
TOTAL			\$154,761,448

Legend – CDBG-Community Development Block Grant; HCF-Habitat Conservation Fund; MH-Murray-Hayden; PC-Per Capita; RZH-Roberti-Z’Berg-Harris; UP-Urban Parks Act of 2001

NOTE: Each of the projects listed in the above table were completed in compliance with their respective funding agreements and completed within the grant performance period.

EXHIBIT F

MIGUEL A. SANTANA
CITY ADMINISTRATIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

ASSISTANT
CITY ADMINISTRATIVE OFFICERS
RAYMOND P. CIRANNA
PATRICIA J. HUBER

January 5, 2012

To Whom It May Concern:

RE: Proof of Insurance for the City of Los Angeles

This is to certify that the City of Los Angeles self-administers, defends, settles and pays third-party claims for bodily injury, personal injury, death and/or property damage. Protection under this program is warranted to meet or exceed \$5 million, combined single limit, per occurrence.

Additionally, the City is permissively self-insured for Workers' Compensation under California law. The City of Los Angeles will provide 30 days' written notice of any modification or cancellation of the program.

If you need any further information regarding this risk retention program, please contact the Risk Management staff at (213) 978-RISK (7475) located at City Hall East, 200 N. Main St., Room 1240, Los Angeles, CA 90012.

Very truly yours,


Victor T. Parker
Director of Risk Management

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EXHIBIT G



October 28, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

Administrators of the NHLPA Program,

Angels Gate Cultural Center is pleased to be included in the application for the Point Fermin Light Station and is confident in recommending the City of Los Angeles Department of Recreation and Parks as the best applicant for the property. AGCC is a 501c3 non-profit organization whose mission is to unite art, community and culture through creative discovery, exploration and enlightenment. The AGCC currently has a thirty year agreement with the Department of Recreation and Parks to bring art and culture to the community through interactive classes, gallery exhibits, professional artists' studios, art education programs in the schools and cultural events to the San Pedro area. AGCC operates from reclaimed Army barracks in Angels Gate Park just up the hill from the Point Fermin Lighthouse on Recreation and Parks property.

Angels Gate Cultural Center would provide support to the Department of Recreation and Parks at the Point Fermin Lighthouse property through expanded educational programs at the former Coast Guard facility. It is our intention to assist Recreation and Parks by providing some cultural programs (including funding after the rehabilitation of the Former Coast Guard Guest House) and art exhibits that would tie directly to the historical culture of the point. We look forward to expanding our educational outreach to Point Fermin through this additional partnership with the Department of Recreation and Parks.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Lewis", written in a cursive style.

Deborah Lewis
Executive Director

Angels Gate Cultural Center
3601 South Gaffey Street Box #1
San Pedro, California 90731
Phone: 310-519-0936

FORT MACARTHUR MUSEUM

BATTERY OSGOOD - FARLEY HISTORIC SITE

3601 S Gaffey St. San Pedro, California 90731 Phone: 310-548-2631 www.ftmac.org



October 9, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

Administrators of the NHLPA Program,

The Fort MacArthur Museum Association (FMMA) is the support group to the Fort MacArthur Museum in Angels Gate park that is just across the street from the Point Fermin Lighthouse. FMMA is happy to be included in the application for permanent ownership by the LA City Department of Recreation and Parks (RAP) for the Point Fermin Light Station under the National Historic Lighthouse Preservation Act of 2000. The FMMA and Museum are housed in the corridors and galleries of the historic Battery Osgood-Farley, one of two sites listed on the National Register of Historic Places just up the hill from the Point Fermin Lighthouse.

The Fort MacArthur Museum Association has recently gained a California State Historic District status for the former upper reservation of Fort MacArthur. The historic district has close ties to the Point Fermin Light Station, which holds several key structures related to the fort. We believe the Coast Guard Quarters on the seaward parcel of the Point can be considered eligible as a non-contiguous addition to the historic district and we plan to add those structures to the district in the future. As such, we are ready to offer local support to RAP staff, by giving them help with interpretation of the Coast Guard Quarters through historical research, exhibits, and public lectures at the site.

It is our hope that RAP will continue to work with the Point Fermin Lighthouse Society as one of the department's non-profit partners. RAP and PFLS together have invested a great amount of time and money in the development of the Point Fermin Lighthouse. We believe this group has acted in the best interest of the historic site and that they best represent the needs and wishes of the community.

Sincerely,

Joseph Janesic
Vice-President
The Fort MacArthur Museum Association
562-577-5052 (Mobile)
preservation@ftmac.org



FRIENDS OF CABRILLO MARINE AQUARIUM

October 16, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

National Parks Service Administrators of the NHLPA Program.

FRIENDS of Cabrillo Marine Aquarium (FCMA) is a non-profit group that supports the mission of Cabrillo Marine Aquarium (CMA) by raising funds for CMA programs and exhibits, running a membership program and gift shop and helping to raise awareness of CMA with the public at large. FCMA supports the proposal from the Recreation and Parks Department (RAP) of the City of Los Angeles to own the Point Fermin Lighthouse and operate it as a museum open to the public.

Cabrillo Marine Aquarium (CMA) has been owned and operated by RAP since its beginning in 1935 (when it was known as the Cabrillo Marine Museum). Every year it welcomes almost 300,000 visitors (about 150,000 of which are school-aged children). We have no admission fee, offer free school tours and low-cost educational programming to provide accessible informal marine science education. FCMA and RAP have an approved Memorandum of Understanding that clearly delineates the roles for RAP and FCMA in CMA governance. This model has been successful for CMA/FCMA and more importantly, has helped CMA accomplish its mission of "engaging all visitors in education, recreation, and research to promote knowledge, appreciation, and conservation of the marine life of Southern California."

We believe that the City of Los Angeles Recreation and Parks will govern the Point Fermin Lighthouse with the same consideration and dedication to the benefit of the public. If owned and operated by RAP, it would remain a historic and cultural icon for generations to come. The history of CMA and the Lighthouse has intersected many times in the past and now in the present. John M. Olguin, CMA Director Emeritus, was one of a group of San Pedro citizens that helped save the Lighthouse from demolition years ago. John was also an avid supporter of the Lighthouse up until his death in January 2010.

If Recreation and Parks, City of Los Angeles is the recipient of the property, FRIENDS of Cabrillo Marine Aquarium would support RAP in its goals at Point Fermin through its protection and education of the tidepools and coastal education. FCMA will also offer and provide support for on-site coastal educational programs, in the future, at the rehabilitated building on the point.

Sincerely,

Paula Moore, Executive Director
FRIENDS of Cabrillo Marine Aquarium

3720 STEPHEN M. WHITE DRIVE - SAN PEDRO, CALIFORNIA 90731
PHONE 310-548-7562 . FAX 310-548-2449 . WEBSITE WWW.CABRILLOAQ.ORG



LA CONSERVATION CORPS

Administrative Offices

Mailing Address: P.O. Box 15868, Los Angeles, CA 90015

October 22, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

Administrators of the NHLPA Program,

The Los Angeles Conservation Corps (LACC) is happy to be part of the City of Los Angeles Recreation and Parks (RAP) invitation to be included in the application for the Point Fermin Light Station and is pleased to recommend Recreation and Park for the acquisition of the property. The LACC is a 501c3 non-profit organization whose primary mission is to provide at-risk young adults and school-aged youth with opportunities for success through job skills training, education and work experience with an emphasis on conservation and service projects that benefit the community. The LA Conservation Corps is currently working with the Department of Recreation and Parks in many of its parks to implement its job training programs for and with Los Angeles youth..

The LA Conservation Corps would provide support to the Department of Recreation and Parks at the Point Fermin Lighthouse with maintenance and park improvements through its Job training program for youth. Over the next few years, LACC would be able to apply for grants that could help make renovations and restoration work possible at the project location utilizing young adults in the training program. We look forward to expanding our educational reach to the Point Fermin Lighthouse through further partnership with the Department of Recreation and Parks.

Sincerely,

Bruce Saito
Executive Director
LA Conservation Corps

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and grown with 100% renewable energy

605 W. OLYMPIC BOULEVARD, SUITE 450, LOS ANGELES, CA 90015 • TELEPHONE 213-362-9000 • FACSIMILE 213-362-7952 • www.lacorp.org



September 28, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

Administrators of the NHLPA Program,

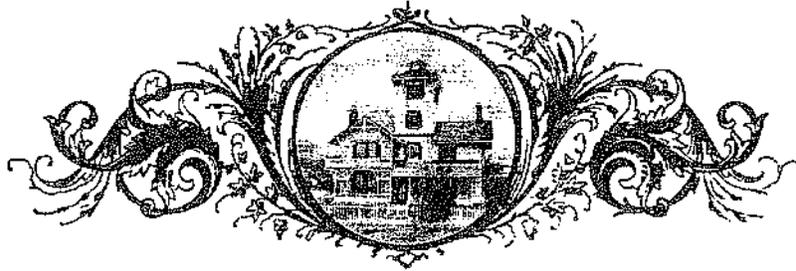
The Point Fermin Historical Society (PFHS) is pleased to be included as a supportive organization in the application for the Point Fermin Light Station and is confident in recommending the City of Los Angeles Department of Recreation and Park (RAP) as the best applicant for the property. PFHS is a woman owned state accredited non-profit organization whose mission is to help share Point Fermin's colorful history, its future and its scenic areas with the community. This is accomplished through education, philosophy, cultural events, and philanthropy. The PFHS has a board of directors that have experience in helping preserve historic buildings throughout the South Bay area of Los Angeles County.

The PFHS is also interested in helping with the refurbishment of the Coast Guard Guest Quarters/Former Officer's Quarters subject to working out the details and arrangements of its future use and access. After the structure is renovated PFHS will help bring in programs such as local artist exhibitions, literary and historical speakers, and other cultural and educational venues that are of interest to the local community. We look forward to expanding our educational reach to the Point Fermin Lighthouse through further partnership with the Department of Recreation and Parks.

Sincerely,

Stephanie Cartozian
Executive Director

23456 Hawthorne Blvd. • Suite. 160 • Torrance, CA • 90505
Phone: (310) 847-9330 • Fax: (310) 465-1595
info@pointfermin.org • PointFermin.org



Point Fermin Lighthouse Society

October 30, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

Mr. Florence:

Since 2003, the mission of the Point Fermin Lighthouse Society (PFLS) has been to preserve the Point Fermin Lighthouse and develop it into a "living history" museum, provide public access to the Lighthouse and teach the public about the history of the Lighthouse, its Keepers and their families.

Our successful programs of activities are suitable for the historical character of the property and compatible with the preservation goals.

The PFLS plans to support the historic site by:

- Recruiting and training docents to conduct public tours of the Point Fermin Light Station and historic site
- Utilizing the Point Fermin Light Station Site to conduct fund raising activities to maintain the historic structure, maintain existing exhibits, and fund new exhibit development
- Interpreting the Lighthouse as a "living history" museum by developing exhibits using furniture and historic artifacts appropriate to the Victorian structure.
- Providing community outreach at off-site public events

Sincerely,

Martha Austin McKinzie, President
Point Fermin Lighthouse Society
Cell: (310) 429-4953
pipasmamac@mac.com



425 S. Palos Verdes Street Post Office Box 151 San Pedro, CA 90733-0151 TEL/TDD 310 SEA-PORT www.portoflosangeles.org

Antonio R. Villaraigosa Mayor, City of Los Angeles
Board of Harbor Commissioners
Cindy Miscikowski President
David Arlan Vice President
Robyn M. Kramer
Douglas P. Krause
Sung Won Sohn, Ph.D.
Geraldine Knatz, Ph.D. Executive Director

October 30, 2012

Hank Florence, Cultural Partnership Program Lead
NHLPA Program
National Park Service
Pacific West Region
808 First Avenue Suite 500
Seattle, Washington 98104-1060

RE: Letter of Recommendation from the Port of Los Angeles: Point Fermin Light Station

Dear Mr. Florence:

The Port of Los Angeles (POLA) is pleased to support the City of Los Angeles, Department of Recreation and Parks (RAP) in the application process for the Point Fermin Light Station under the National Historic Lighthouse Preservation Act of 2000. POLA has supported the Point Fermin Park and Light Station in the past by supplementing RAP funding for the operations and maintenance of the facility. In addition, POLA has partially funded special projects related to the Light Station, such as the restoration and rehabilitation of the site in 2002. By helping to fund the Point Fermin Light Station, POLA is able to assist in preserving the history of the port.

The cooperative relationship between the POLA and RAP has existed for many years. POLA helps fund not only the Point Fermin Park and Light Station but other local museums in the tidelands area managed by RAP, such as the Cabrillo Marine Aquarium and the Los Angeles Maritime Museum. This cooperative relationship has served to both enhance the visitor serving facilities of the port environs and the relationship with the citizens of communities adjacent to the port.

With the award of the Point Fermin Light Station and adjacent property to RAP, it is the intention of POLA to, consistent with current practice, continue to fund a portion of the Point Fermin Park and Light Station operations and maintenance in the future.

Sincerely,

GERALDINE KNATZ, Ph.D.
Executive Director

Cc: Mark Mariscal, Superintendent of Operations, RAP



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6. RESOLUTION/CERTIFICATION OF AUTHORITY TO ACQUIRE PROPERTY

RESOLUTION NO. 10357

RESOLUTION/CERTIFICATION OF AUTHORITY TO ACQUIRE PROPERTY

WHEREAS, certain real property owned by the United States of America, located in the City of Los Angeles, County of Los Angeles, State of California, has been declared surplus at the discretion of the General Services Administration, and the National Historic Lighthouse Preservation Act (16 U.S.C. § 470w-7) and policies promulgated pursuant thereto, more particularly described as follows:

Name of Surplus Federal Property: Point Fermin Light Station
Acreage of Property: 3,489 acres
General Services Administration Control Number: 9-U-CA-1684

WHEREAS, the City of Los Angeles Department of Recreation and Parks needs and will use said property in perpetuity for the purposes as set forth in its application and in accordance with the requirements of said Act and any regulations and policies promulgated thereunder;

NOW, THEREFORE, BE IT RESOLVED, that the City of Los Angeles Department of Recreation and Parks shall make application to the National Park Service acting for the Secretary of the Interior for, and secure the transfer to, the above-mentioned property for said use and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the National Park Service and the Federal disposal agency may require in connection with the disposal of said property under said Act and the regulations and policies issued pursuant thereto.

BE IT FURTHER RESOLVED that the City of Los Angeles Department of Recreation and Parks has legal authority, and is willing and able, to properly develop, maintain, operate, and assume liability of the property, and that Jon Kirk Mukri, General Manager, Regina Adams, Executive Officer, Kevin Regan, Assistant General Manager, or Vicki Israel, Assistant General Manager, is hereby authorized, for and on behalf of the City of Los Angeles Department of Recreation and Parks to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation or instruments, or other costs identified with the acquisition of said property.

City of Los Angeles Department of Recreation and Parks
221 N. Figueroa Street, Suite 1550
Los Angeles, CA 90012

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on October 3, 2012 (Board Report No. 12-280).



LATONYA D. DEAN, BOARD SECRETARY

RESOLUTION NO. 10357

7. ENVIRONMENTAL ANALYSIS OF PROBABLE IMPACTS:

Environmental Questionnaire

1. Please describe the specific property that will be directly affected in terms of its current use and proposed use. If the land is in a natural state, please provide a brief description with respect to plant and animal life.

The property that will be directly affected by the current and proposed use includes the entire 3.5 acre parcel of excess land that is the Point Fermin Light Station. Located in the community of San Pedro, approximately 20 miles south of downtown Los Angeles and west of the Port of Long Beach, the Light Station is situated partially within and adjacent to the 37-acre Point Fermin Park that is owned and operated by the Los Angeles City Department of Recreation and Parks (RAP).

The property is composed of two areas of use, a 2-acre inland area and a 1.5-acre seaward area. Buildings on the 2-acre inland area include the Lighthouse, Garage, Four Room Office, small storage shed, electronics shack, and a Fire Department Look-out that are all contained within a half-acre (0.62 acres) fenced area within Point Fermin Park. The remainder of the 2 acres outside the fenced area is parkland with irrigated landscape and walkways. Existing structures on the 1.5-acre seaward area include the Guest Quarters and light signal beacon, all of which are surrounded by a chain link security fence. Only about a third of the seaward area (0.36 acres) is developed with structures or landscaping. The remaining part of this area is natural coastal vegetation, primarily coastal sage scrub that dominates the slopes and hillsides along the Southern California coastline, which is known habitat for the California Gnatcatcher and Palos Verde Blue Butterfly. However, all current and proposed uses will occur within the areas of the property that are already developed.

2. Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Is the property in a rural, urban, or suburban area? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile.

The area surrounding the Light Station property is predominantly open space, recreational uses, and low density residential (See the following Vicinity Map). As noted in the description of the property, the Light Station is situated within and adjacent to Point Fermin Park, which is a passive recreational park with large trees and irrigated landscaped lawns, picnic facilities, play equipment, restrooms and a small community building, as well as the Lighthouse complex. All parks in the City of Los Angeles are formally zoned as open space. North of Point Fermin Park is Angels Gate Park and historic Ft. MacArthur that are also owned and operated by the Department of Recreation and Parks.

Northeast of the Light Station property and Point Fermin Park is almost exclusively residential land use that is the southernmost end of the community of San Pedro. These are neighborhoods of both single- and multi-family low density zoned suburban residential uses. Similar types of neighborhoods are located northwest of the property. To the west and east of the property are natural rocky coastlines with steep slopes and cliffs that culminate at Cabrillo Beach to the east.





3. If the proposed action is in a floodplain or affects a floodplain, please list all pertinent restrictions (with citations) on land use under Federal, State, and local laws and regulations, and any actions the Applicant proposes to mitigate foreseeable adverse effects.

Most of the property is not located in a floodplain (Zone X) according to Panel 2033 of the Flood Insurance Rate Map (FIRM) for Los Angeles County (effective September 26, 2008). However, a very small portion of the seaward area of the property below the coastal slopes of the Point has been designated as a Special Flood Hazard subject to inundation by the 1-percent-annual chance flood event (Zone AE) during the 100-year storm. The Base Flood Elevation (BFE) has been determined to be 23 to 25 feet above mean sea level. The Guest Quarters, which is the only inhabitable building that sits on the Point, is located at an elevation between 108 to 116 feet, and therefore, is located well above the minimum required floor elevation of one foot above the BFE. Nevertheless, any substantial improvements to this building would be subject to detailed floor elevation certification for City building permits that implement these requirements of the National Flood Insurance Program.

4. Will the proposed action directly or indirectly affect a wetland? Please list any pertinent Federal, State, and local wetland regulations and any actions the Applicant proposes to mitigate foreseeable adverse effects.

The tidelands below Point Fermin are under the jurisdiction of the State of California under the Submerged Land Act, which currently protects coastal waters and intertidal habitats under the California Marine Life Protection Act. However, the tidelands may also be considered Waters of the United States as coastal wetlands under Section 404 of the federal Clean Water Act.

RAP is not aware of any existing wetlands delineations for the tidelands of Point Fermin. In addition, the proposed action does not include any development that would affect potential wetlands and protected habitats. The tide pools directly below the Point are difficult and dangerous to access, and entrance from the Point is currently not provided and would not change under the proposed action. Any direct or indirect effects to wetlands from future development activities would be addressed at the time they are proposed through the California Environmental Quality Act, Army Corps of Engineers Section 404 Permits, and California Coastal Commission development permits.

5. Will the proposed action have a direct or indirect effect on any Federally or State-listed endangered species? If so, please describe any impacts as well as any actions the Applicant proposes in order to mitigate foreseeable adverse effects.

The proposed action will not have either direct or indirect effects on any Federal or State-listed threatened or endangered species. Due the previous development of the property and the surrounding Point Fermin Park, only a small area of remnant populations of coastal sage scrub

occurs on the seaward part of the property. This area has most likely been disturbed and therefore will only have occurrences of some typical coastal sage scrub species. Species occurring include California bush sunflower (*Encelia californica*), golden bush (*Isocoma menziesii*), California sagebrush (*Artemisa californica*), coast prickly pear (*Opuntia littoralis*), and lemonade berry (*Rhus integrifolia*). A list of special-status plant species with the potential to occur in the project area was compiled based on a search of the California Department of Fish and Game's California Natural Diversity Data Base (CNDDB) for the San Pedro 7.5-minute USGS quadrangle. The plant species identified included: Aphanisma (*Aphanisma litoides*); South Coast Saltscale (*Atriplex pacifica*); Davidson's Saltscale (*Atriplex serenana* var. *davidsonii*); Salt Marsh Bird's Beak (*Cordylanthus maritimus* ssp. *maritimus*); Bright Green Dudleya (*Dudleya virens* ssp. *virens*); and, Coast Woolly Heads (*Nemacualis denudata* var. *denudata*). Of these plant species, only the Salt Marsh Bird's Beak was listed on both the federal and state endangered species list. All the other species, except Davidson's Saltscale and Coast Woolly Heads were federal species of concern. However, given the isolation of this area due to surrounding development, none of these species are likely to occur because of the lack of a suitable habitat.

The CNDDB identified several special wildlife species that have occurred in the San Pedro area including: the federally endangered Palos Verde Blue Butterfly (*Glaucopsyche lygdamus palosverdensis*); the federal and state endangered California Least Tern (*Sterna antillarum browni*); and, the federally threatened Coastal California gnatcatcher (*Polioptila californica californica*). Other species included are the Sandy Beach Tiger Beetle (*Cicindela hirticollis gravida*), Coastal Cactus Wren (*Campylorhynchus brunneicapillus couesi*), and San Diego Desert Woodrat (*Neotoma lepida intermedia*). As with the plant species, none of these species are likely to occur because of the lack of a suitable habitat and the proposed action will not have an impact on this area.

Direct or indirect effects to any biological resources from future development activities would be addressed at the time they are proposed through the California Environmental Quality Act, California Department of Fish and Game, and California Coastal Commission development permits.

6. Is it reasonably foreseeable that the proposed activity will have a direct or indirect effect on natural resources, land uses, or water uses in the coastal zone? If so, describe how the Applicant will comply with the State's enforceable and mandatory coastal zone policies. Please describe any impacts as well as any actions the Applicant proposes in order to mitigate foreseeable adverse effects.

The property involved in the proposed action is located in the Coastal Zone with dual jurisdiction by the City of Los Angeles and the California Coastal Commission (CCC). The Coastal Act requires that any city within the Coastal Zone must prepare a Local Coastal Program (LCP) and receive certification of its LCP from the CCC before the city can exercise development permitting authority over the area within the Coastal Zone. However, the City does not have a certified LCP covering San Pedro. The San Pedro Community Plan, which includes the San Pedro Local Coastal Land Use Plan (LUP) provides the goals, objectives, policies, programs, and

land use and planning decisions that pertain to the San Pedro community within the coastal zone necessitating the dual jurisdiction and LUP.

The proposed action would be consistent with the goals of the San Pedro Community Plan for the protection of historic resources, the preservation of open space, and the development of adequate recreation and park facilities. However, the proposed adaptive reuse and improvements of the Guest Quarters will most likely result in some impacts that will require a Coastal Development Permit (CDP) from both the Los Angeles Department of City Planning and the CCC. Impacts to a potential historic resource, change in land use and intensity of use, and related construction activities would require an application for a CDP. All other activities related to the proposed action such as ongoing maintenance and operations would not warrant any coastal permitting.

RAP would be responsible for preparing and submitting the CDP applications along with the appropriate environmental impact analysis in compliance with the California Environmental Quality Act. The Department has successfully prepared many CDP applications, including one for the restoration of the Lighthouse in 2002 (CDP No. 5-02-128).

7. Approximately how many visitors will be introduced to the area on a daily basis during operations? Approximately how many vehicles will be introduced into the area on a daily basis as a result of the operation of the facility? Will there be any identifiable increased traffic in the surrounding area as result of the proposed use of the property?

RAP currently operates and maintains the Point Fermin Lighthouse under a lease agreement with the US Coast Guard as part of Point Fermin Park that is owned by RAP. There are free daily interpretive tours of the Lighthouse by volunteer docents conducted four days a week and on weekends throughout the year. Approximately, 15,000 visitors come to the Lighthouse each year. Daily visitation rates range from 10 to 60 people on summer weekdays and 100 to 200 people on summer weekends. The Department estimates that visitation rates will increase by 25% when the entire Light Station becomes operational.

Currently, daily visitation to the Lighthouse generates approximately 40 vehicle trips on weekdays and 65 vehicle trips on the weekends on a daily basis. If the entire Light Station property becomes operational, it is estimated that there would be approximately 60 vehicle trips per weekdays and up to 100 daily vehicle trips on the weekends. This number of vehicles is not likely to produce any identifiable increase in the traffic in the surrounding area as a result of the proposed project. There is adequate parking both at Point Fermin Park and Angels Gate Park across the street.

8. How much water will the Applicant use on the property in a normal day? What system will provide the water (name and address of system)? How much sewage will the Applicant generate on a daily basis? Will the sewage be handled by a sewage treatment facility? If so, please provide the name and address of the system.

RAP proposes to continue the use of the Lighthouse for cultural and nature education and recreational programs. The use of water would be limited to flushing toilets, hand washing, drinking fountains, and landscape irrigation. In addition, it is proposed that the seaward part of the property would maintain the existing landscaping and would upgrade the restroom in the Guest Quarters. Based on formulas obtained from the Los Angeles Department of Water and Power (LADWP), the estimated water usage for the entire Light Station as proposed would be approximately 4,780 gallons per day. The majority of this water usage (4,200 gallons) would be for landscape irrigation. The address for the water system is LADWP, 111 North Hope Street, Los Angeles, CA 90012.

Daily sewage generated primarily from restrooms is estimated to be 520 gallons per day, based on a 1:1 ratio to the water usage for these facilities. Sewage from Point Fermin is collected by the City via a sewer line from Paseo Del Mar (street). Sewage is handled by the Hyperion Wastewater Treatment Plant located at 12000 Vista Del Mar, Los Angeles, 90293.

9. Will the proposed use of the property likely result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials, or in the exposure of people to those materials? If so, please describe these proposed activities.

The proposed action is not likely result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials, or in the exposure of people to those materials. None of the proposed or ongoing programs and activities would involve the use of hazardous materials and, therefore, would not create a risk of an accidental environmental release and/or exposure of people to these materials. Proposed restoration and routine maintenance projects that may involve hazardous material would include standard safety and best management practices for handling and disposing of these materials required through California Occupation Safety and Health regulations and local storm water pollution prevention permits.

Because the property is offered "AS IS" and "WHERE IS" without representation, warranty, or guarantee, the Notice of Availability identifies some existing environmental conditions that will need to be addressed as part of the proposed action. These issues include: asbestos-containing material (ACM) and lead-based paint (LBP) in several buildings; lead in surface soils surrounding several buildings; and, polychlorinated biphenyls (PCB) in soils at two buildings. Both ACM and LBP were identified at the Point Fermin Lighthouse in May 2000. As part of the restoration of the Lighthouse, abatement of ACM was performed and completed September 2002 and LBP abatement was completed in October 2002 in accordance with State and local regulations. However, in 2008 an Environmental Due Diligence Audit (EDDA) performed for the Coast Guard discovered multiple paint samples in the Lighthouse containing lead levels above the health screening goals. In addition, LBP was also found in the Four-Room Office, the Guest Quarters, the former Underground Plotting Station; the former Underground Radio Room and the electronics shack. ACM was also found in three building materials in the Guest Quarters and the electronics shack. These building will be evaluated and re-tested for necessary abatement prior to any renovation work.

Lead also exists in surface soil at concentrations exceeding the site cleanup levels around the Lighthouse and the Four-Room Office. This is most likely the result of LBP chips before and

during the renovation work on these buildings. In addition, PCB was detected in soils around the electronics shack as a result of the uses in these buildings. Potential mold was also identified in basement of the Guest Quarters. All of these environmental conditions will be assessed and remediated in accordance with Federal, State and local guidelines to prevent public and employee exposure.

10. Will the proposed use of the property destroy or decrease access to any known or potential archeological sites? If so, please describe any impacts as well as any actions the Applicant proposes in order to mitigate foreseeable adverse effects.

Due to the previous ground-disturbing activities and existing development of the Light Station property, no intact prehistoric cultural resource sites have been identified. Therefore, the project area has a low potential to impact prehistoric archaeological/cultural resources and no additional work is required for prehistoric cultural resources. However, future ground disturbance would require a site specific assessment and monitoring for unidentified prehistoric archaeological deposits that might be encountered.

The project area is considered to have a high potential to impact historical archaeological resources associated with early development and occupation of notable periods of significance such as Rancho Palos Verdes, Point Fermin Lighthouse, and Fort MacArthur. As with prehistoric cultural resources, previous ground-disturbing activities and existing development of the Light Station property has yielded no historic cultural resources, and future ground disturbance would require project specific assessments and monitoring for unidentified historic archaeological deposits. [NOTE: Archaeological monitoring performed during a Phase II Site Investigation found no significant cultural resources].

Two predominate Native American ethnic group may have inhabited the project area. These two groups were the Gabrieliño and the Luiseño, which spoke related languages and shared similar cultures. However, there is a low potential to encounter human remains within the project area and in connection with the proposed action. However, it would be a significant impact should unanticipated human remains be encountered during any future ground disturbing activities. The treatment of human remains would fall under the initial jurisdiction of the Los Angeles County Coroner. Once the coroner determines the nature of the remains, treatment of the remains would proceed in accordance with State CEQA Guidelines. If the remains are of Native American origin, the County Coroner would notify the Native American Heritage Commission (NAHC) and a Most Likely Descendent would be identified. In consultation with the NAHC, and with the assistance of a qualified archaeologist, RAP would ensure proper removal and reburial of the remains under the federal Native American Graves Protection and Repatriation Act (NAGPRA).

11. Will the proposed use of the property violate or require a variance from any Federal, Tribal, State or local laws pertaining to the visual environment, odors, public health, and noise? If so, please describe any impacts as well as any actions Applicant proposes in order to mitigate foreseeable adverse effects.

The continued preservation and/or restoration and adaptive reuse of the Point Fermin Light Station facilities as a historic landmark would not violate any Federal, Tribal, State or local laws pertaining to the visual environment, odors, public health, or noise. There is no new construction of buildings that would impact the scenic coastal views of the site. Any noise generated during restoration and maintenance projects would be temporary and insignificant. None of the proposed or ongoing programs and activities would generate odors or significant noise impacts. Public health concerns associated with restoration and maintenance projects as well as programs and activities would be mitigated by appropriate safety and best management practices required through the California Environmental Quality Act and local permitting processes.

12. Will the proposed use of the property violate or require a variance from any Federal, Tribal, State or local laws pertaining to land, air or water pollution or land use? If so, please describe any impacts as well as any actions Applicant proposes in order to mitigate foreseeable adverse effects.

RAP proposes to continue usage of the Point Fermin Light Station for educational and cultural purposes within the recreational setting of Point Fermin Park with no alteration. The only alteration would be to restore and adaptively use the Guest Quarters. This activity would not take place on any shoreline or in any intertidal areas, and any potential environmental impacts would be mitigated through compliance with the California Environmental Quality Act. Therefore, no violation of any Federal, Tribal, State or local laws pertaining to land, air or water pollution or land use is anticipated.

Name of the preparer: Paul Davis, Environmental Specialist, Dept. of Recreation and Parks

Qualifications of the preparer:

B.S. Environmental Sciences, 1978. University of California, Riverside, CA

M. Admin. Environmental Administration, 1984. University of California, Riverside CA

Environmental Specialist, Department of Recreation and Parks for 13 years

Contact information including mailing address, telephone number, fax number and email:

221 N. Figueroa Street, Suite 100, Los Angeles, CA 90012

Telephone: (213) 202-2667

Email: Paul.J.Davis@lacity.org

CHAPTER 9

DEPARTMENT OF CITY PLANNING

Article

- [1](#) Cultural Heritage Commission

ARTICLE 1

CULTURAL HERITAGE COMMISSION

Section

- [22.171](#) Purpose of the Commission.
- [22.171.1](#) Composition of the Commission and Term of Office.
- [22.171.2](#) Members' Compensation.
- [22.171.3](#) Organization of the Commission.
- [22.171.4](#) Appointment and Duties of the Commission Secretary.
- [22.171.5](#) Quorum and Actions of the Commission.
- [22.171.6](#) Duties of the Commission.
- [22.171.7](#) Definition of Monument.
- [22.171.8](#) Inspection and Investigation.
- [22.171.9](#) List of Monuments.
- [22.171.10](#) Procedures for Designation of Monuments.
- [22.171.11](#) Preservation of Monuments.
- [22.171.12](#) Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.
- [22.171.13](#) Notice of Designation and Subsequent Actions.
- [22.171.14](#) Commission Review.

[22.171.15](#) Time for Objection by the Commission.

[22.171.16](#) No Right to Acquire Property.

[22.171.17](#) Rules and Regulations of the Commission.

[22.171.18](#) Cooperation with the Commission.

Sec. 22.171. Purpose of the Commission.

The Cultural Heritage Commission (Commission) shall perform those functions relating to historic and cultural preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.1. Composition of the Commission and Term of Office.

(a) **Qualifications.** The Commission shall be composed of five members who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed, and may be removed in accordance with Charter Section 502. The Commissioners shall have a demonstrated interest, competence or knowledge of historic preservation. To the extent feasible and legally permissible, at least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that these professionals are available in the community.

(b) **Term.** The term of office for each Commissioner shall begin with the first day of July and shall be a term of five years. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.2. Members' Compensation.

The members of the Commission shall be paid \$25.00 per meeting for each Commission meeting attended, but not to exceed \$125.00 in any one calendar month.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.3. Organization of the Commission.

During the last meeting of July of each year, the Commission shall elect a President and Vice President, which officers shall hold office for one year and until their successors are elected, unless their membership on the Commission expires sooner. The Commission may at any meeting fill any vacancy for any unexpired term occurring in the office of President or Vice President.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.4. Appointment and Duties of Commission Secretary.

The Director of Planning (Director) of the Department of City Planning (Department), or his or her designee, shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign duties to the employee, which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices, which the Commission shall order to be posted and published, and shall perform any other duties imposed by this chapter, or by order of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.5. Quorum and Actions of the Commission.

A majority of the members of the Commission must be present at any meeting to constitute a quorum.

The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of its members and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.6. Duties of the Commission.

In addition to the duties set forth in this article, the Commission shall perform those duties imposed on it by Los Angeles Municipal Code Section 12.20.3 relating to Historic Preservation Overlay Zones.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.7. Definition of Monument.

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.8. Inspection and Investigation.

The Commission, a sub-committee, or the staff of the Department acting on behalf of the Commission shall inspect and investigate any site, building or structure, including but not limited to, touring, or reviewing photographic or videographic records of the site, building or structure, in the City of Los Angeles, which it has reason to believe is or will in the future be a Historic-Cultural Monument. Inspection and investigation shall also include soliciting opinions and information from the office of the Council District in which the site, building or structure is located and from any department or bureau of the City whose operations may be affected by designating the site, building or structure a Monument.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.9. List of Monuments.

The Department shall compile and maintain a current list of all sites, buildings and structures, which have been designated as Historic-Cultural Monuments (List of Monuments or List).

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.10. Procedures for Designation of Monuments.

A site, building or structure may be designated as a Monument in accordance with the procedures set forth in this section.

(a) **Initiation.** The City Council, the Commission, or the Director, may initiate consideration of a proposed designation of a site, building or structure as a Monument. Any initiation by the Council or the Commission shall be by majority vote. The Council or the Commission shall forward the proposed designation to the Director for a report and recommendation.

(b) **Application.** Any interested individual may apply for a proposed designation of a Monument. The applicant shall complete the application for the proposed designation on a form provided by the Department, include all information required, pay the required fee, if any, and file the application with the Department.

(c) **Action on the Initiation or Application.**

1. **Authority.** The Commission may recommend approval or disapproval in whole or in part of an application or initiation of a proposed designation. Unless otherwise specified, the recommendation shall be made to the Council for its action pursuant to the procedures set forth in this section. No designation of a site, building or structure as a Monument shall be effective unless the designation has been adopted by the Council.

2. **Procedure for Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section [22.171.8](#) of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section [22.171.7](#) of this article. After the Commission submits a report and recommendation, the Council may consider the matter. If the Commission recommends approval of a Council-initiated designation, the Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a Council-initiated designation, the Council may adopt the proposed designation by a two-thirds vote. The Council shall act within the time specified in Subsection (f) of this section.

3. **Procedure for Commission- or Director-Initiated Designations.** After initiation of a proposed designation by the Commission or the Director, the Commission shall, pursuant to Section [22.171.8](#) of this article, inspect and investigate the proposed designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section [22.171.7](#) of this article. If the Commission recommends approval of a Commission- or Director-initiated designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may approve the recommendation by a majority vote. If the Commission disapproves the proposed designation, the Commission's decision is final.

4. **Procedure for Applications for Designations.** Once a complete application is received, as determined by the Director, the Commission shall determine at a public meeting whether the proposed designation merits further consideration. If the Commission determines to take the proposed designation under consideration, it shall conduct an inspection and investigation pursuant to Section [22.171.8](#) of this article. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation and conducting its inspection and investigation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section [22.171.7](#) of this article. If the Commission recommends approval of an application for a proposed designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may adopt the designation by a majority vote. If the Commission disapproves the proposed designation, the decision is final.

(d) **Notice.** Notice shall be given as set forth below.

For the purpose of this article, the owner of the site, building or structure shall be deemed to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

1. **Initiation of a Proposed Designation by the Council, Commission or Director.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: any determination by the Council, Commission or Director to initiate a proposed designation; and the Temporary Stay pursuant to Section [22.171.12](#) of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

2. **Commission Action to Take Under Consideration Proposed Designation by Application.** The owner of record of a property and the owner's representative, if any,

shall be notified forthwith in writing of: the Commission's decision after the Commission determines to take a proposed designation under consideration; and the Temporary Stay pursuant to Section [22.171.12](#) of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. Commission Action on Proposed Designation by Initiation or Application.

The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

4. Council Action on Proposed Designation by Initiation or Application.

The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

(e) Time for the Cultural Heritage Commission to Act.

1. Action on Application. The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as determined by the Director, whether to take a proposed designation of a Monument under consideration. This time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant and the Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section [22.171.10](#) of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

2. Action on Initiation. If the proposed designation of a Monument was proposed by initiation rather than application, the Commission shall, after providing all notice required under this article, hold a public hearing on the proposed designation. The Commission shall, pursuant to Subsection (c) of this section, make a report and recommendation on the application within 75 days of the date of the receipt of the proposed initiation. If the Commission fails to act on the initiation within the time allowed by this section, the Commission shall be deemed to have recommended denial of the proposed designation.

(f) Time for Council to Act. The Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The

Council shall act within 90 days of the public hearing held before the Commission on the proposed designation. The 90 day time limit to act by the Council may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-day total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of a Council-initiated designation by a minimum of ten votes.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.11. Preservation of Monuments.

The Commission shall take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees; assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments; and recommendation that a Monument be acquired by a governmental agency where private acquisition is not feasible.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.12. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.

Upon initiation by the Council, the Commission or the Director of a proposed designation of a Monument, or upon the Commission's determination that an application for a proposed designation merits further consideration, no permit for the demolition, substantial alteration or removal of that site, building, or structure shall be issued, and the site, building or structure, regardless of whether a permit exists or does not exist, shall not be demolished, substantially altered or removed, pending final determination by the Council that the proposed site, building or structure shall be designated as a Monument. The Commission shall notify the Department of Building and Safety in writing not to issue any permits for the demolition, alteration or removal of a building or structure. The owner of the site, building or structure shall notify the Commission, in writing, whenever application is made for a permit to demolish, substantially alter, or remove any site, building or structure proposed to be designated as a Monument.

The Council shall act on the proposed designation within the time limits contained in Section [22.171.10\(f\)](#) of this article. If, after the expiration of the final period of time to act, the Council has not taken an action on the application or initiation to designate a

Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

EXCEPTION: If the Commission determines that the site, building or structure proposed to be designated does not meet the definition for Monument set forth in Section [22.171.7](#) of this article, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove the site, building or structure and the temporary prohibition on demolition, substantial alteration or removal of the site, building or structure shall terminate, except when the designation of a site, building or structure as a Monument was proposed by Council-initiation.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.13. Notice of Designation and Subsequent Actions.

The Commission shall notify the appropriate Department and Board, if any, and the owner of each site, building, or structure in writing that his or her site, building or structure has been designated a Monument, and shall give the owner as defined in Section [22.171.10\(d\)](#) of this article, written notice of any further action, which it takes with respect to the Monument. Notice shall be mailed to the address shown on the Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is designated or the Commission takes any further action regarding the site, building or structure. The designation shall be recorded with the County Recorder.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.14. Commission Review.

No permit for the demolition, substantial alteration or relocation of any Monument shall be issued, and no Monument shall be demolished, substantially altered or relocated without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, relocation or substantial alteration of any Monument is immediately necessary in the interest of the public health, safety or general welfare.

(a) **Standards for Issuance of a Permit for Substantial Alteration.** The Commission shall base a determination on the approval of a permit for the substantial alteration of a Monument on each of the following:

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior; and

2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building, or structure a designated Monument; and

3. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:

1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.15. Time for Objection By the Commission.

Where any matters subject to Section [22.171.14](#) of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate Department or Board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate Department or Board.

Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate Department or Board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration, or relocation of the Monument (Stay) for a period of not less than 30 nor more than 180 days, during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.

At the end of the first 30 days of the Stay, staff of the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate Department or Board concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

If the Commission, or the staff of the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.

The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument.

No request for an extension of the Stay shall be granted where the Council determines, after consulting with the appropriate Department or Board, that granting an extension is not in the best interest of the public health, safety or general welfare.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.16. No Right to Acquire Property.

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City, nor shall it acquire or hold any money for itself or on behalf of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.17. Rules and Regulations of the Commission.

The Commission may adopt rules and regulations necessary to carry out the purpose and intent of this article.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.18. Cooperation with the Commission.

All boards, commissions, departments and officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

RESOLUTION NO. _____

WHEREAS, on _____, 20__ through Board Report No. _____ the Board of Recreation and Park Commissioners (Board) approved the acquisition of Point Fermin Light Station, located at 805-807 Paseo Del Mar, San Pedro ("Property") and identified as Los Angeles County Assessor's Parcel Number (APN) 7469-030-901, as depicted in attached Site Map (Exhibit ___) for continued use of the Point Fermin Lighthouse ("Lighthouse") located at the Property as a house museum; and consideration of the Certified Final EIR (SCH NO. XXXXXXXXXXXX);

WHEREAS, to approve a proposed Memorandum of Agreement ("MOA") between the Department of Recreation and Parks ("RAP"), the United States of America acting by and through its General Services Administration ("GSA"), the United States Department of Interior, National Park Service ("NPS"), the United States Coast Guard ("USCG") and the California State Historic Preservation Office ("SHPO") regarding the conveyance and preservation of Point Fermin Light Station, located at 805-807 Paseo Del Mar, San Pedro ("Property") and the approval of the City Attorney as to form;

WHEREAS, to adopt the Resolution that approves the proposed MOA and the acquisition of the Property for continued use of the Lighthouse as a house museum ("Acquisition");

WHEREAS, to authorize the acquisition of Property, identified as Los Angeles County Assessor's Parcel Number (APN) 7469-030-901, for continued use of the Point Fermin Lighthouse ("Lighthouse") located at the Property as a house museum;

WHEREAS, to direct Board Secretary to transmit MOA to City Attorney;

WHEREAS, to find that the proposed acquisition is categorically exempt from CEQA;

WHEREAS, to authorize RAP staff to request the assistance of the Department of General Services and the City Attorney's Office in the review and processing of documents related to the Acquisition, including but not limited to the MOA and the GSA's deed conveying the Property to the City of Los Angeles ("Deed");

WHEREAS, to authorize the Board President and Secretary to execute the MOA and Deed from GSA;

WHEREAS, to direct the Chief Financial Officer to prepare a check to the Los Angeles County Clerk in the amount of Seventy-five Dollars (\$75.00) in order to file a Notice of Exemption with the County of Los Angeles within five (5) working days of approval of this Board Report; and,

WHEREAS, to authorize Board Secretary to accept the Deed for the subject acquisition of the Property, which shall be set apart and dedicated as park property in perpetuity, subject to the approval of the City Attorney as to form and legality;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Property is to be set apart and dedicated as park property in perpetuity.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on _____, 20__ (Board Report. No. _____).

Iris L. Davis, Secretary

Resolution No. _____



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LEGEND

	Inland Parcel		Historic Property
	Seaward Parcel		
	Buildings and Structures		
	Point Fermin Park		
	Site Boundary / Area of Potential Effect (APE)		
	Fence		

Note: Boundaries depicted on this map are adapted from the November 2012 US Coast Guard Point Fermin Light Station - Excessed Parcels map and the July 2013 map produced by Element Consulting Group. This map has been interpolated and should only be used as a visual reference.

ILLUSTRATION I - POINT FERMIN LIGHT STATION SITE MAP

ATTACHMENT 2 (MOA) AND EXHIBIT E (MOA)

Exhibit C



THE SECRETARY OF THE INTERIOR
WASHINGTON

SEP 22 2017

Mr. Michael A. Shull
General Manager
Department of Recreation and Parks
City of Los Angeles
221 North Figueroa Street, Suite 350
Los Angeles, CA 90012

Dear Mr. Shull:

The National Park Service (NPS) has recently forwarded a recommendation for the selection of the Department of Recreation and Parks of the City of Los Angeles as the recipient of the Point Fermin Light Station. The recommendation was based upon a review of the Department's application submitted pursuant to 54 U.S.C. Chapter 3051, commonly known as the National Historic Lighthouse Preservation Act (NHLPA).

I am pleased to inform you that I have accepted the NPS recommendation and am forwarding my selection decision to the General Services Administration (GSA). In accordance with the NHLPA, the GSA will provide for the transfer, subject to terms and conditions specified by the NHLPA and the application and agreement previously submitted to the NPS Pacific West Regional Office.

I applaud the commitment of the Department of Recreation and Parks of the City of Los Angeles to the preservation of our Nation's maritime heritage in accepting stewardship of the Point Fermin Light Station.

Sincerely,

Ryan K. Zinke
Secretary of the Interior

Captain James Ingalsbe
COMDT (CG-43)
Office of Civil Engineering
U.S. Coast Guard
1900 Half Street, SW
Washington, DC 20593-0004

Ms. Jane Lehman
Regional Historic Preservation and Fine Arts Officer
Design and Construction Division
General Services Administration (9PCD)
50 United Nations Plaza, MB# 9, Suite 3411
San Francisco, CA 94102

Ms. Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816-7100

Dr. Elaine Jackson-Retondo
Preservation Partnerships Program Manager
Pacific West Region
National Park Service
333 Bush Street, Suite 500
San Francisco, CA 94104-2828