

**FEDERAL SECURITY AGENCY**  
Division of Surplus Property  
Health and Education Program  
c/o General Services Administration  
630 Sansome Street, Room 1148  
San Francisco 11, California

9 February 1951

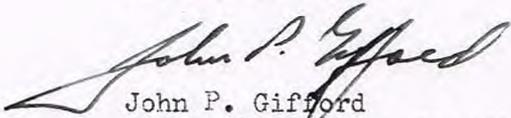
Mr. W. M. Chapman, Mayor  
City Hall  
Pacific Grove, California

Dear Mr. Chapman:

Enclosed are copies of memoranda showing the action that this office has taken to expedite the assignment of the 2.23 acres of land at the Point Pinos Lighthouse Station.

I do not believe that this agency can do anything further until the property is actually assigned to us for disposal.

Very truly yours,



John P. Gifford  
Regional Property Coordinator

Enclosures

APPLICATION FOR PURCHASE OF REAL PROPERTY WITH HEALTH DISCOUNT

Pacific Grove, California  
November , 1950

Mr. John P. Gifford, Field Representative  
Federal Security Agency  
c/o General Services Administration  
1000 Geary Street  
San Francisco 9, California

1. (a) The official name of the installation is Point Pinos Lighthouse Reservation.  
(b) The location of the installation is in the County of Monterey, State of California.
2. (a) Name of the applicant is City of Pacific Grove, a municipal corporation located in the County of Monterey, State of California.  
(b) Person authorized to complete purchase is William McC. Chapman, Mayor of said City, City Hall, Pacific Grove, California.
3. (a) No buildings are requested.  
(b) (1) Description of real property located in the Point Pinos Coast Guard Reservation.

A. Beginning at a point in a fence line, said point of beginning being located South  $15^{\circ} 26'$  West 825 feet and North  $43^{\circ}$  West 932.76 feet from a granite monument marked "U.S.L.H." located in the easterly boundary line of the Point Pinos Coast Guard Reservation, Monterey County, California, and 263 feet southerly from the ordinary high water line of the Bay of Monterey; thence, from said point of beginning:

- (1) Along a fence, North  $43^{\circ}$  West 132.24 feet to a fence corner; thence
- (2) Along a fence, North  $83^{\circ} 52'$  West 250.00 feet; thence
- (3) Leaving said fence line, North  $6^{\circ} 08'$  East 203.83 feet to a point marking the southerly boundary of a 60 foot roadway; thence
- (4) Following the southerly boundary of said roadway, 46.71 feet along the arc of a curve to the left, radius 230 feet; thence
- (5) North  $67^{\circ} 40'$  East 115.00 feet; thence
- (6) 214.91 feet along the arc of a curve to the right, radius 170 feet; thence
- (7) South  $39^{\circ} 54'$  East, 9.46 feet; thence
- (8) Leaving the southerly boundary of said roadway, South  $6^{\circ} 08'$  West 329.46 feet, to the point of beginning, and containing 2.23 acres.

B. Together with an easement for public utility and pipe line purposes over and through a strip of land 10 feet in width, lying northerly and easterly of a fence line described as follows:

Beginning at the most southerly corner of said 2.23 acre tract of land described in paragraph A above; thence South  $43^{\circ}$  East, 932.76

feet to the easterly boundary of said Point Pinos Coast Guard Reservation.

C. Together with an easement for an effluent pipe line over and through a strip of land 10 feet in width, the center line of which is described as follows:

Beginning at the northwesterly corner of said 2.23 acre tract of land described in paragraph A above; thence Northwesterly along the southerly side of a rocky promontory 1500 feet more or less to a suitable discharge point.

D. Together with an easement for pipe line purposes over and through a strip of land 60 feet in width, (an existing roadway with a 20 foot wide pavement) the center line of which is described as follows:

Beginning at a point North  $15^{\circ} 26'$  East 42.7 feet from a granite monument marked "U.S.L.H." located in the easterly boundary line of the Point Pinos Coast Guard Reservation, Monterey County, California, and 263 feet southerly from the ordinary high water line of the Bay of Monterey; thence, from said point of beginning;

- (1) North  $78^{\circ} 17'$  West 34.35 feet; thence
- (2) 77.0 feet along the arc of a curve to the right, radius 200 feet; thence
- (3) North  $56^{\circ} 14'$  West 43.2 feet; thence
- (4) 172.8 feet along the arc of a curve to the left, radius 200 feet; thence
- (5) South  $74^{\circ} 15'$  West 73.6 feet; thence
- (6) 79.3 feet along the arc of a curve to the right, radius 200 feet; thence
- (7) North  $83^{\circ} 02'$  West, 192.3 feet; thence
- (8) 150.6 feet along the arc of a curve to the right, radius 200 feet; thence
- (9) North  $39^{\circ} 54'$  West 61.5 feet; thence
- (10) 252.8 feet along the arc of a curve to the left, radius 200 feet; thence
- (11) South  $67^{\circ} 40'$  West, 115.0 feet; thence
- (12) 84.8 feet along the arc of a curve to the right, radius 200 feet; thence
- (13) North  $88^{\circ} 02'$  West, 40.8 feet; thence
- (14) 227.9 feet along the arc of a curve to the left, radius 200 feet; thence
- (15) South  $26^{\circ} 41'$  West, 271.2 feet; thence
- (16) 116.1 feet along the arc of a curve to the right, radius 200 feet; thence
- (17) South  $59^{\circ} 56'$  West, 56.5 feet; thence
- (18) 135.2 feet along the arc of a curve to the left, radius 200 feet; thence
- (19) South  $21^{\circ} 12'$  West, 51.4 feet; thence
- (20) 71.9 feet along the arc of a curve to the right, radius 200 feet; thence
- (21) South  $41^{\circ} 47'$  West, 41.8 feet; thence
- (22) 78.7 feet along the arc of a curve to the left, radius 200 feet; thence
- (23) South  $19^{\circ} 15'$  West, 118.5 feet; thence

- (24) 103.9 feet along the arc of a curve to the right, radius 200 feet; thence  
 (25) South  $49^{\circ}$  West, 55.5 feet; thence  
 (26) 317.9 feet along the arc of a curve to the left, radius 200 feet; thence  
 (27) South  $42^{\circ} 04'$  East 593.0 feet; thence  
 (28) 141.7 feet along the arc of a curve to the right, radius 200 feet; thence  
 (29) South  $2^{\circ} 03'$  West to an intersection with the southerly boundary of the Point Pinos Coast Guard Reservation.

E. Together with an easement for pipe line purposes over and through a strip of land 10 feet in width the southerly boundary of which is described as follows:

Beginning at a point located South  $6^{\circ} 58'$  West 30.00 feet from the end of course number 7 described in paragraph D above; thence from said point of beginning North  $83^{\circ} 02'$  West 195 feet more or less to an intersection with the easterly boundary of said 2.23 acre tract of land described in paragraph A above.

- (2) A map is attached hereto and marked Exhibit "A".
  - (3) No utilities are requested. Water and electricity will be available.
  - (4) For easements requested see paragraph 3 (b) (1).
4. There is no personal property involved in this transaction, the property now being unimproved sand hills.
  5. There are no buildings on the site.
  6. The City of Pacific Grove was advised in 1947 by the Health Department of the State of California that according to legislation just passed by the State Legislature in its 1947 session that the City could no longer dump any raw sewage into Monterey Bay or the Pacific Ocean and that it would have to desist from doing so at the earliest possible date. Since that time the City has employed Mr. Harry N. Jenks, Consulting Sanitary Engineer, 63 Crescent Drive, Palo Alto, California, to draw plans for a sewage disposal site and to recommend the type of location thereof. After considerable study of the local situation Mr. Jenks rendered his report.

The City of Pacific Grove is bounded on the west by the Pacific Ocean, on the north by Monterey Bay, on the east by the City of Monterey and on the south by the exclusive Monterey Peninsula Country Club area. Accordingly, the only possible location for a sewage disposal site either within the City of Pacific Grove or any of the adjacent territory thereto is in the Point Pinos Lighthouse Reservation. All of the property shown on the map of the city between its westerly boundary line and the southerly boundary line of the Lighthouse Reservation is now practically all built up with homes, and there is not sufficient acreage in that area for a site. The situation has grown more acute with the passing of each year due to the continual destruction of the present 50-year old sewer line outfalls by the constant pounding of the waves and rocks until the City just recently received a letter from

the State of California, Regional Water Pollution Control Board under date of October 19, 1950, in which the city is advised something must be done at once to correct this situation.

The City has offered to allow the Coast Guard and/or any other government buildings which may ever be placed upon the Lighthouse Reservation to connect with the City's sewer site if this application is granted, and the City agrees to serve such government facilities at no cost to the government for as long as the plant may operate.

There are many active and retired Army and Navy officers living in Pacific Grove. The city feels that this is not only a local problem but affects the entire health problem of the State and nation. The population of the City of Pacific Grove at the present time is about 10,000, and when the City is entirely built up it will have a population of approximately 16,500. The present plant, which will cost approximately \$500,000 will be adequate to serve 15,000 persons.

7. The acquisition of land will enable the City of Pacific Grove to install a sewage disposal plant.
8. This property is ideally situated for a sewage treatment plant site as outside of the Lighthouse buildings themselves, which cover only a very small area and a fog horn station located on the ocean at the northwest corner of the reservation, the land is just rolling sand dunes. The plant will be of modern concrete and steel construction and will be landscaped so that it will be almost impossible to tell what it is there for. The City is only asking for approximately 2 1/4 acres out of the estimated 64 acres of the entire Lighthouse Reservation.
9. The proposed site is the only suitable available location in this area. This is evidenced by reports of Mr. Harry N. Jenks and letter from the State Department of Public Health dated April 14, 1948, which are attached.
10. The City of Pacific Grove will finance the construction of this plant by bond issue which will be immediately presented to the people of the City upon the granting of the site by the Federal Government. The present percentage of outstanding bonds of the City is very low in comparison to most cities within the State. The City will pay all costs of staffing, operating and maintenance.
11. The real property asked for in this application will be used as a permanent sewage disposal plant site and should serve the City forever.
12. The City is supported by the following financial structures:
  - (a) The tax rate is \$1.88 per \$100 assessed valuation.

(b) The amount raised this year by taxation . . . \$ 174,680  
(c) Total of all other income from subventions,  
services, etc . . . . . 153,470

13. The facilities will be available to government installations on the Lighthouse Reservation.
14. There will be no discrimination as to nationality, race, creed and residence within the limitation of state laws.
15. Letter of Intent for Use of Land or Land and Buildings On-Site is attached hereto.

CITY OF PACIFIC GROVE

\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk