

118TH CONGRESS
2D SESSION

H. R. _____

To authorize the Secretary of the Navy to convey or lease certain parcels of land at Defense Fuel Support Point San Pedro, Los Angeles, California, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. BARRAGÁN introduced the following bill; which was referred to the Committee on _____

A BILL

To authorize the Secretary of the Navy to convey or lease certain parcels of land at Defense Fuel Support Point San Pedro, Los Angeles, California, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. LAND CONVEYANCE AND AUTHORIZATION FOR**
4 **INTERIM LEASE, DEFENSE FUEL SUPPORT**
5 **POINT SAN PEDRO, LOS ANGELES, CALI-**
6 **FORNIA.**

7 (a) CONVEYANCE AUTHORIZED.—The Secretary of
8 the Navy (in this section referred to as the “Secretary”),

1 may convey to the city of Los Angeles or the city of
2 Lomita, at a cost less than fair market value, all right,
3 title, and interest of the United States in and to parcels
4 of real property, including any improvements therein and
5 thereon, known as the ballfields and the firing range at
6 Naval Weapons Station Seal Beach, Defense Fuel Support
7 Point, San Pedro, California, as further described in sub-
8 section (b), for the purposes of permitting the city of Los
9 Angeles or the city of Lomita (as appropriate) to use such
10 conveyed parcel of real property for park and recreational
11 activities or law enforcement affiliated purposes. A convey-
12 ance under this subsection is subject to valid existing
13 rights.

14 (b) DESCRIPTION OF PROPERTY.—The parcels of
15 real property that may be conveyed under subsection (a)
16 consists of the following:

17 (1) The City of Lomita Ballfield Parcel con-
18 sisting of approximately 5.7 acres.

19 (2) The City of Los Angeles Ballfield Parcels
20 consisting of approximately 15.3 acres.

21 (3) The firing range located at 2981 North
22 Gaffey Street, San Pedro, California, consisting of
23 approximately 3.2 acres.

24 (c) INTERIM LEASE.—Until such time as any parcel
25 of real property described in subsection (b) is conveyed

1 to the city of Los Angeles or the city of Lomita (as appro-
2 priate), the Secretary of the Navy may lease such parcel
3 or a portion of such parcel to either the city of Los Ange-
4 les or the city of Lomita at no cost for a term up to three
5 years. If fee conveyance described in subsection (a) is not
6 completed within the period of the lease term with respect
7 to such parcel, the Secretary shall have no further obliga-
8 tion to make any part of such parcel available for use by
9 the city of Los Angeles or the city of Lomita.

10 (d) CONSIDERATION.—

11 (1) CONSIDERATION REQUIRED.—As consider-
12 ation for a conveyance under subsection (a), the city
13 of Los Angeles or the city of Lomita (as appro-
14 priate) shall pay to the Secretary of the Navy an
15 amount determined by the Secretary, which may
16 consist of cash payment, in-kind consideration as de-
17 scribed under paragraph (2), or a combination there-
18 of.

19 (2) IN-KIND CONSIDERATION.—In-kind consid-
20 eration provided by the city of Los Angeles or the
21 city of Lomita (as appropriate) under this subsection
22 may include—

23 (A) the acquisition, construction, provision,
24 improvement, maintenance, repair, or restora-
25 tion (including environmental restoration), or

1 combination thereof, of any property, facilities,
2 or infrastructure with proximity to Naval
3 Weapons Station Seal Beach, that the Sec-
4 retary considers acceptable; or

5 (B) the delivery of services relating to the
6 needs of Naval Weapons Station Seal Beach
7 that the Secretary considers acceptable.

8 (3) TREATMENT OF AMOUNTS RECEIVED FOR
9 CONVEYANCE.—Cash payments received under para-
10 graph (1) as reimbursement for costs incurred by
11 the Secretary to carry out a conveyance under sub-
12 section (a) shall be credited to the fund or account
13 used to cover the costs incurred by the Secretary in
14 carrying out the conveyance or to an appropriate
15 fund or account currently available to the Secretary
16 for the purposes for which the costs were paid.
17 Amounts so credited shall be merged with amounts
18 in such fund or account and shall be available for
19 the same purposes, and to the same conditions and
20 limitations, as amounts in such fund or account.

21 (4) PAYMENT OF COSTS OF CONVEYANCE.—The
22 Secretary shall require the city of Los Angeles or the
23 city of Lomita (as appropriate) to cover costs (ex-
24 cept costs for environmental remediation of the
25 property) to be incurred by the Secretary, or to re-

1 imburse the Secretary for such costs incurred by the
2 Secretary, to carry out a conveyance under sub-
3 section (a), including costs for environmental and
4 real estate due diligence and any other administra-
5 tive costs related to the conveyance and lease execu-
6 tion.

7 (5) REFUND OF EXCESS AMOUNTS.—If
8 amounts are collected from the city of Los Angeles
9 or the city of Lomita under paragraph (4) in ad-
10 vance of the Secretary incurring the actual costs,
11 and the amount collected exceeds the costs actually
12 incurred by the Secretary to carry out a conveyance
13 under subsection (a), the Secretary shall refund the
14 excess amount to the city of Los Angeles or the city
15 of Lomita (as appropriate).

16 (e) VALUATION.—The values of the property interests
17 to be conveyed by the Secretary described in subsection
18 (a) shall be determined by an independent appraiser se-
19 lected by the Secretary and in accordance with the Uni-
20 form Standards of Professional Appraisal Practice.

21 (f) CONDITION OF CONVEYANCE.—A conveyance
22 under subsection (a) shall be subject to all existing ease-
23 ments, restrictions, and covenants of record and condi-
24 tioned upon the following:

1 (1) The parcels of real property described in
2 paragraphs (1) and (2) of subsection (b) shall be
3 used solely for park and recreational activities,
4 which may include ancillary uses such as vending
5 and restrooms.

6 (2) The parcel of real property described in
7 subsection (b)(3) shall be used solely for law en-
8 forcement affiliated purposes.

9 (3) The city of Los Angeles or the city of
10 Lomita (as appropriate) may not use Federal funds
11 to cover any portion of the amounts required by sub-
12 section (d) to be paid.

13 (g) EXCLUSION OF REQUIREMENTS FOR PRIOR
14 SCREENING.—Section 2696(b) of title 10, United States
15 Code, and the requirements under title V of the McKin-
16 ney-Vento Homeless Assistance Act (Public Law 101–645;
17 41 U.S.C. 11411) relating to prior screenings shall not
18 apply to a conveyance under subsection (a) or the grant
19 of interim lease authorized under subsection (c).

20 (h) REVERSIONARY INTEREST.—If the Secretary de-
21 termines at any time that a parcel of real property con-
22 veyed under subsection (a) is not being used in accordance
23 with the purpose of the conveyance specified in this sec-
24 tion, all right, title, and interest in and to the land, includ-
25 ing the improvements thereto, shall, at the option of the

1 Secretary, revert to and become the property of the United
2 States, and the United States shall have the right of im-
3 mediate entry onto such real property. A determination
4 by the Secretary under this subsection shall be made on
5 the record after an opportunity for a hearing.

6 (i) CONVEYANCE AGREEMENT.—A conveyance of
7 land under subsection (a) shall be accomplished using a
8 quitclaim deed or other legal instrument and upon terms
9 and conditions mutually satisfactory to the Secretary and
10 the city of Los Angeles or the city of Lomita (as appro-
11 priate), including such additional terms and conditions as
12 the Secretary considers appropriate to protect the inter-
13 ests of the United States.

14 (j) ADDITIONAL TERMS.—The Secretary may require
15 such additional terms and conditions in connection with
16 a conveyance under subsection (a) as the Secretary con-
17 siders appropriate to protect the interests of the United
18 States.

19 (k) SAVINGS CLAUSE.—Nothing in this section af-
20 fects the application of the Comprehensive Environmental
21 Response, Compensation, and Liability Act of 1980 (42
22 U.S.C. 9601 et seq.).