

111TH CONGRESS
2D SESSION

H. R. 4827

To provide for the conveyance of a small parcel of Natural Resources Conservation Service property in Riverside, California, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 11, 2010

Mr. CALVERT (for himself, Mr. LEWIS of California, Mr. BACA, and Mrs. BONO MACK) introduced the following bill; which was referred to the Committee on Agriculture

A BILL

To provide for the conveyance of a small parcel of Natural Resources Conservation Service property in Riverside, 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. FINDINGS.**

4 Congress makes the following findings:

5 (1) Since 1935, the United States has owned a
6 parcel of land in Riverside, California, consisting of
7 approximately 9.5 acres, as more specifically de-
8 scribed in section 2(a) (in this section referred to as
9 the “property”).

1 (2) The property is administered by the Depart-
2 ment of Agriculture and has been variously utilized
3 for research and plant materials purposes.

4 (3) Since 1998, the property has been adminis-
5 tered by the Natural Resources Conservation Serv-
6 ice.

7 (4) Since 2002, the property has been co-man-
8 aged under a cooperative agreement between the
9 Natural Resources Conservation Service and the
10 Riverside Corona Resource Conservation District,
11 which is a legal subdivision of the State of California
12 under section 9003 of the California Public Re-
13 sources Code.

14 (5) Since 2002, the Conservation District has
15 incurred substantial costs in excess of \$3.2 million
16 in the operation and maintenance of the property,
17 and the Natural Resources Conservation Service and
18 the Conservation District recognize that hundreds of
19 thousands of dollars still need to be expended to up-
20 date utilities and other infrastructure on the prop-
21 erty.

22 (6) The Conservation District wishes to acquire
23 the property and use it for conservation, environ-
24 mental, and related educational purposes.

1 (7) As provided in this Act, the conveyance of
2 the property to the Conservation District would pro-
3 mote the Conservation District’s conservation edu-
4 cation and related purposes and result in savings to
5 the Federal Government.

6 **SEC. 2. LAND CONVEYANCE, NATURAL RESOURCES CON-**
7 **SERVATION SERVICE PROPERTY, RIVERSIDE**
8 **COUNTY, CALIFORNIA.**

9 (a) CONVEYANCE AUTHORIZED.—The Secretary of
10 Agriculture shall convey and quitclaim to the Riverside
11 Corona Resource Conservation District (in this section re-
12 ferred to as the “Conservation District”) all right, title,
13 and interest of the United States in and to a parcel of
14 real property, including improvements thereon, that is lo-
15 cated at 4500 Glenwood Drive in Riverside, California,
16 consists of approximately 9.5 acres, and is administered
17 by the Natural Resources Conservation Service of the De-
18 partment of Agriculture. As necessary or desirable for the
19 conveyance under this subsection, the Secretary or the
20 Conservation District may survey all or portions of the
21 property to be conveyed.

22 (b) CONSIDERATION.—

23 (1) APPRAISED MARKET VALUE.—As consider-
24 ation for the conveyance of the property under sub-
25 section (a), the Conservation District shall pay to

1 the Secretary an amount equal to the appraised
2 market value of the land under the hypothetical con-
3 dition as unimproved land, excluding all improve-
4 ments to the land other than normal utility connec-
5 tions such as sewer and water taps.

6 (2) DEPOSIT AND USE OF CONSIDERATION.—

7 The amounts received as consideration under para-
8 graph (1) shall be credited to the applicable appro-
9 priation of the Natural Resources Conservation
10 Service for conservation operations in California and
11 shall remain available, without further appropria-
12 tion, until expended as the Secretary may direct.

13 (c) PROHIBITION ON RESERVATION OF INTEREST.—

14 The Secretary shall not reserve any future interest in the
15 property to be conveyed under subsection (a), except that
16 which may be acceptable to the Conservation District.

17 (d) HAZARDOUS SUBSTANCES.—Notwithstanding
18 section 120(h) of the Comprehensive Environmental Re-
19 sponse, Compensation, and Liability Act of 1980 (42
20 U.S.C. 9620(h)) or the Solid Waste Disposal Act (42
21 U.S.C. 6901 et seq.), in the conveyance of the property
22 under subsection (a), the Secretary shall be only required
23 to meet the disclosure requirements for hazardous sub-
24 stances, pollutants, or contaminants, but shall otherwise
25 not be required to remediate or abate any such releases

1 of hazardous substances, pollutants, or contaminants, in-
2 cluding petroleum and petroleum derivatives.

3 (e) COOPERATIVE AUTHORITY.—

4 (1) LEASES, CONTRACTS, AND COOPERATIVE
5 AGREEMENTS AUTHORIZED.—In conjunction with, or
6 in addition to, the conveyance under subsection (a),
7 the Secretary may enter into leases, contracts and
8 cooperative agreements with the Conservation Dis-
9 trict.

10 (2) SOLE SOURCE.—Notwithstanding title III of
11 the Federal Property and Administrative Services
12 Act of 1949 (41 U.S.C. 251 et seq.) or any other
13 provision of law, the Secretary may lease real prop-
14 erty from the Conservation District on a non-
15 competitive basis.

16 (3) NON-EXCLUSIVE AUTHORITY.—The author-
17 ity provided by this subsection is in addition to any
18 other authority of the Secretary.

19 (f) ADDITIONAL TERMS AND CONDITIONS.—The Sec-
20 retary may require such reasonable terms and conditions
21 in connection with the conveyance under subsection (a) as
22 the Secretary considers appropriate to protect the inter-
23 ests of the United States, except that the conveyance does

- 1 not require further administrative or environmental anal-
- 2 yses or examination.

