



U.S. General Services Administration

March 18, 2026

VIA ELECTRONIC MAIL

Susan Parker
County Administrative Officer
Lake County
255 N Forbes Street
Lakeport, CA 95453
susan.parker@lakecountyca.gov

Subject: Coast Guard LORAN Station
1175 acres in Middletown, California,
Location coordinates: 38.782317, -122.496548
GSA Control No. CA-1543-AB

Dear Ms. Parker:

The U.S. General Services Administration (GSA) is writing to inform you of the planned Report of Excess (ROE) for the subject property by the United States Coast Guard (USCG). Upon receipt of the ROE, GSA plans to proceed with our disposition process pursuant to the powers and authority contained in the provisions of Title 40 U.S. Code, Chapter 5, et seq. as amended.

USCG has determined 1175+/- acres to be excess to their mission needs and is working with GSA on the planned disposition. The property is comprised of 2 parcels:

- 733+/- acre special legislation parcel subject to Public Law 106-554. Lake County formally informed GSA via letter dated August 16, 2026 that Lake County is no longer interested in acquiring the subject property. The 2016 letter is enclosed for reference. In 2017, USCG formally withdrew their Report of Excess for the 733+/- acres and retained ownership of the property.
- 442+/- acre adjacent to the 733+/- acres improved with the LORAN C installation and related equipment. USCG is currently conducting due diligence for the property including environmental and historic resource assessments.

If Lake County would like to change their acquisition stance on the special legislation 733 +/- acre parcel, please inform GSA by **May 15, 2026**. If a response is not received by this time period, GSA will proceed planning a disposition under Title 40 U.S. Code, Chapter 5, et seq. as amended for both parcels.

Please direct any questions to Monica Pech, Project Manager of my staff at monica.pech@gsa.gov or 415-522-3261

Sincerely,



David Haase
Director and Contracting Officer
Real Property Disposition (PID)

Enclosures:

Letter from Lake County dated August 16, 2016

Public Law 106-554, Section 1113



**COUNTY OF LAKE
ADMINISTRATIVE OFFICE**
Courthouse - 255 North Forbes Street
Lakeport, California 95453
TELEPHONE (707) 263-2580
FAX (707) 263-1012

CAROL J. HUCHINGSON
COUNTY ADMINISTRATIVE OFFICER

August 16, 2016

David Haase
Director, Real Property Utilization and Disposal Division
US General Services Administration
50 UN Plaza Rm. 4341
San Francisco, CA 94102

Dear Mr. Haase,

At the request of your staff and by direction of the Lake County Board of Supervisors, I am writing to inform your office that Lake County is no longer interested in acquiring the property described in Public Law 106-554 and known as "Coast Guard LORAN Station Middletown".

Thank you for your assistance up to this point – your staff has been excellent to work with.

Sincerely,

Carol J. Huchingson
County Administrative Officer

SEC. 1112. Notwithstanding section 27 of the Merchant Marine Act, 1920 (46 App. U.S.C. 883), section 8 of the Act of June 19, 1886 (46 App. U.S.C. 289), and section 12106 of title 46, United States Code, the Secretary of Transportation may issue a certificate of documentation with appropriate endorsement for employment in the coastwise trade for the following vessels:

(1) M/V WELLS GRAY (State of Alaska registration number AK 9452 N; former Canadian registration number 154661); and

(2) ANNANDALE (United States official number 519434).

SEC. 1113. CONVEYANCE OF COAST GUARD PROPERTY IN MIDDLETOWN, CALIFORNIA. (a) AUTHORITY TO CONVEY.—

(1) IN GENERAL.—The Administrator of General Services (in this section referred to as the “Administrator”) may promptly convey to Lake County, California (in this section referred to as the “County”), without consideration, all right, title, and interest of the United States (subject to subsection (c)) in and to the property described in subsection (b).

(2) IDENTIFICATION OF PROPERTY.—The Administrator, in consultation with the Commandant of the Coast Guard, may identify, describe, and determine the property to be conveyed under this section.

(b) PROPERTY DESCRIBED.—

(1) IN GENERAL.—The property referred to in subsection (a) is such portion of the Coast Guard LORAN Station Middletown as has been reported to the General Services Administration to be excess property, consisting of approximately 733.43 acres, and is comprised of all or part of tracts A-101, A-102, A-104, A-105, A-106, A-107, A-108, and A-111.

(2) SURVEY.—The exact acreage and legal description of the property conveyed under subsection (a), and any easements or rights-of-way reserved by the United States under subsection (c)(1), shall be determined by a survey satisfactory to the Administrator. The cost of the survey shall be borne by the County.

(c) CONDITIONS.—

(1) IN GENERAL.—In making the conveyance under subsection (a), the Administrator shall—

(A) reserve for the United States such existing rights-of-way for access and such easements as are necessary for continued operation of the LORAN station;

(B) preserve other existing easements for public roads and highways, public utilities, irrigation ditches, railroads, and pipelines; and

(C) impose such other restrictions on use of the property conveyed as are necessary to protect the safety, security, and continued operation of the LORAN station.

(2) FIREBREAKS AND FENCE.—(A) The Administrator may not convey any property under this section unless the County and the Commandant of the Coast Guard enter into an agreement with the Administrator under which the County is required, in accordance with design specifications and maintenance standards established by the Commandant—

(i) to establish and construct within 6 months after the date of the conveyance, and thereafter to maintain, firebreaks on the property to be conveyed; and

(ii) construct within 6 months after the date of conveyance, and thereafter maintain, a fence approved by the Commandant along the property line between the property conveyed and adjoining Coast Guard property.

(B) The agreement shall require that—

(i) the County shall pay all costs of establishment, construction, and maintenance of firebreaks under subparagraph (A)(i); and

(ii) the Commandant shall provide all materials needed to construct a fence under subparagraph (A)(ii), and the County shall pay all other costs of construction and maintenance of the fence.

(3) COVENANTS APPURTENANT.—The Administrator shall take actions necessary to render the requirement to establish, construct, and maintain firebreaks and a fence under paragraph (2) and other requirements and conditions under paragraph (1), under the deed conveying the property to the County, covenants that run with the land for the benefit of land retained by the United States.

(d) REVERSIONARY INTEREST.—During the 5-year period beginning on the date the Administrator makes the conveyance authorized by subsection (a), the real property conveyed pursuant to this section, at the option of the Administrator, shall revert to the United States and be placed under the administrative control of the Administrator, if—

(1) the County sells, conveys, assigns, exchanges, or encumbers the property conveyed or any part thereof;

(2) the County fails to maintain the property conveyed in a manner consistent with the terms and conditions in subsection (c);

(3) the County conducts any commercial activities at the property conveyed, or any part thereof, without approval of the Secretary; or

(4) at least 30 days before the reversion, the Administrator provides written notice to the owner that the property or any part thereof is needed for national security purposes.

SEC. 1114. CONVEYANCE OF COAST GUARD PROPERTY TO TOWN OF NANTUCKET, MASSACHUSETTS. (a) AUTHORITY TO CONVEY.—

(1) IN GENERAL.—Notwithstanding any other law, the Administrator of the General Services Administration (Administrator) or the Commandant of the Coast Guard (Commandant), as appropriate, shall convey to the Town of Nantucket, Massachusetts (Town), without monetary consideration, all right, title, and interest of the United States of America (United States) in and to a certain parcel of land located in Nantucket, Massachusetts, and part of the United States Coast Guard LORAN Station Nantucket, together with any improvements thereon in their then current condition.

(2) IDENTIFICATION OF PROPERTY.—The Administrator or the Commandant, as appropriate, shall identify, describe, and determine the property to be conveyed under this section. The Town shall bear all monetary costs associated with any survey required to describe the property to be conveyed under this section and any easements reserved by the United States under subsection (b)(1).

(b) TERMS AND CONDITIONS OF CONVEYANCE.—