



THE PORT
OF LOS ANGELES
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: APRIL 9, 2026

FROM: WATERFRONT AND COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVAL OF AN ORDER AUTHORIZING THE ACCEPTANCE OF DEEDS OR GRANTS IN ORDER TO QUIET TITLE TO REAL PROPERTY BEARING ASSESSOR'S PARCEL NUMBERS 7440-006-958, 7440-006-944, 7440-006-924, AND 7440-006-959 LOCATED SOUTH OF HARRY BRIDGES BLVD. AT LAGOON AVENUE IN WILMINGTON

SUMMARY:

Staff requests approval of an Order authorizing the acceptance of deeds or grants to receive quiet title to real property bearing Assessor's Parcel Numbers 7440-006-958, 7440-006-944, 7440-006-924, and 7440-006-959 (Subject Property) that the City of Los Angeles Harbor Department (Harbor Department) contends it owns.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2 (f) of the Los Angeles City CEQA Guidelines;
2. Approve Proposed Order No. _____ as authorized pursuant to the powers granted to the Board under Charter Section 652(f) to acquire real property or any interest therein; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background and Context – Historically, the Subject Property was comprised of a street and railroad property. The street portion has been abandoned and title to this portion of the property vested in the Harbor Department. Through a series of mergers and acquisitions, the railroad portion of the property eventually vested in Southern Pacific Transportation Company (SPTC), now Union Pacific Railroad (Union Pacific and SPTC are collectively referred to herein as the Railroad). In 1994, the Railroad quitclaimed the railroad portion of the property to the Harbor Department and the Port of Long Beach

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(POLB), jointly, subject to a rail easement. In 2020, POLB transferred its interest in the railroad portion of the property to the Harbor Department.

Notwithstanding the foregoing series of events, a Preliminary Title Report (PTR) identified several title exceptions for the Subject Property by individuals and/or entities who have claimed an interest in the property at one point in time or another. On September 12, 2025, the Harbor Department filed a lawsuit seeking a judgment quieting title in the Subject Property, finding that the Harbor Department is the owner in fee simple (Quiet Title Action). Several defendants in the Quiet Title Action have voluntarily executed quitclaim deeds in favor of the Harbor Department to resolve the claims asserted against them (Transmittal 1) and it is anticipated that others may do the same in the future. The Harbor Department has also requested that Union Pacific convey its interest in the rail easement to the Harbor Department pursuant to the terms of the 1994 quitclaim deed.

Pursuant to California Government Code section 27281, “deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed or grant.”

Quieting title to and accepting deeds or grants conveying any interest in or easement upon the Subject Property serves a public purpose by, *inter alia*, facilitating the contemplated Wilmington Waterfront project. The Wilmington Waterfront project was conceived to create community open space amenities that increase economic opportunity in the adjacent community, connect Wilmington with its historic waterfront, and provide regional linkages to attract new visitors to the Los Angeles Waterfront through the community of Wilmington. Identified in the Port of Los Angeles Wilmington Waterfront Development Program Master Plan and included in the Wilmington Waterfront Development Project EIR (approved by the Board in June 2009), the Wilmington Waterfront is comprised of various public access projects including the Wilmington Waterfront Park, Avalon Promenade and Gateway and Wilmington Waterfront Promenade projects.

The Wilmington Waterfront project area consists of certain property currently under the jurisdiction of the Harbor Department and other property currently under the jurisdiction of the Los Angeles Department of Water & Power (LADWP). The Avalon Promenade and Gateway project is primarily comprised of land currently under the jurisdiction of LADWP. The Harbor Department has been in negotiations with LADWP regarding an exchange of properties including certain parcels located south of Harry Bridges Boulevard in Wilmington, California. As relevant here, the parties contemplate transferring the Subject Property to LADWP. In exchange, it is contemplated that LADWP will transfer to the Harbor Department certain real property that is necessary for the development of the Wilmington Waterfront projects. However, before the Subject Property can be transferred

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to LADWP, the Harbor Department must ensure that it has clear title to the Subject Property.

In order to clear title to the Subject Property, the Waterfront & Commercial Real Estate Division requests the Board approve the proposed Order (Transmittal 2) authorizing the acceptance of any deeds or grants conveying any interest in or easement upon the Subject Property that have been executed or will be executed in the future, authorizing the execution of Certificates of Acceptance (Transmittal 3) for the Subject Property in accordance with Board Order No. 2950 (1959) (Transmittal 4),¹ and consenting to the recordation of any deeds or grants conveying any interest in or easement upon the Subject Property to the Harbor Department that have been executed or will be executed in the future.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the acceptance of deeds or grants in order to receive quiet title to real property, which is an administrative activity. Therefore, the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of CEQA under Article II Section 2 (f) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

There is no direct financial impact associated with the approval of the proposed action.

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¹ Board Order No. 2950 (1959) authorizes the Director of Real Estate, the First Deputy Executive Director, and the Executive Director to sign Certificates of Acceptance for real property on behalf of the Board where the acceptance of said real property has been authorized by the Board. Board Order No. 2950 remains a valid Harbor Department order and complies with California Government Code section 27281 discussed above.

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CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the Order as to form and legality.

TRANSMITTALS:

1. Quitclaim Deeds received to date
2. Proposed Board Order
3. Form Certificate of Acceptance
4. Board Order No. 2950 (1959)

FIS Approval: JS
CA Approval: SO

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MICHAEL J. GALVIN
Director of Waterfront & Commercial Real Estate

Michael DiBernardo
MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:

Erica M. Calhoun for
EUGENE D. SEROKA
Executive Director