

RESOLUTION NO. 24-1233

RESOLUTION OF THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA (“WRD”) AUTHORIZING THE GENERAL MANAGER TO EXECUTE IDENTIFIED DOCUMENTS REQUIRED TO PROCESS PLANNING AND DEVELOPMENT RELATED MATTERS WITH THE CITY OF LAKEWOOD, COUNTY OF LOS ANGELES, FAA, AND SOUTHERN CALIFORNIA EDISON RELATED TO THE REAL PROPERTY LOCATED AT 3919 PARAMOUNT BOULEVARD

RECITALS

A. WHEREAS, WRD currently owns certain real property consisting of approximately 2.21 acres generally located at 3919 Paramount Blvd in the City of Lakewood, County of Los Angeles, State of California, and currently more particularly identified by Los Angeles County Assessor’s Parcel No. 7149-004-009 (the “Real Property”); and

B. WHEREAS, WRD identified the Real Property as a potential site for varying uses by the agency, including but not limited to off-site storage for office, testing and sampling equipment, miscellaneous supplies, and fleet parking; and

C. WHEREAS, in furtherance of the goal of developing the site for the desired usage, staff has commenced efforts to separate the parcel into two separate parcels, one for current development and construction of a pre-engineered building/warehouse and the other for potential future development and/or disposition (“Project”); and

D. WHEREAS, in order to process the planning actions, entitlements, and permitting necessary for the Project, numerous documents are required to be executed throughout the planning, permitting, and entitlement process relating to the Project and the Real Property with the City of Lakewood, County of Los Angeles, FAA, and Southern California Edison; and

E. WHEREAS, it is the desire of the Board of Directors to authorize the General Manager to execute the documents listed in Exhibit “A” to this Resolution in order to facilitate the Project.

NOW, THEREFORE, the Water Replenishment District of Southern California hereby resolves as follows:

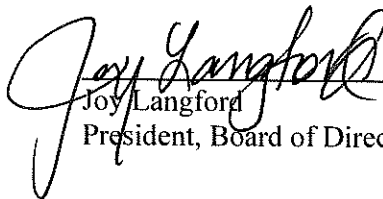
Section 1. Incorporation of Recitals. The foregoing Recitals are true and correct and are incorporated herein and form a part of this Resolution.

Section 2. Approval of Agreements; Authority of General Manager. The General Manager is hereby authorized to execute all documents and agreements listed in Exhibit “A” to this Resolution, subject to the review and approval as to form by District Counsel.

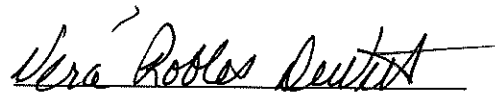
Passed, approved, and adopted at a Meeting of the Water Replenishment District of Southern California on this 16th day of July, 2024, by the following vote:

AYES: 4
NOES: 1
ABSENT: 0
ABSTAIN: 0

APPROVED:


Joy Langford
President, Board of Directors

ATTEST:


Vera Robles DeWitt
Secretary, Board of Directors

APPROVED AS TO FORM:

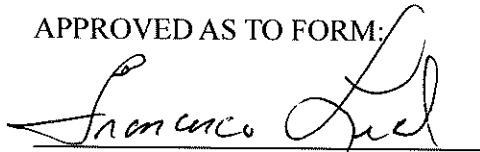

Francisco Leal
Leal Trejo APC
District Counsel

EXHIBIT "A"

**Documents Requiring WRD Board of Directors Authorization for General Manager Execution
July 11, 2024**

Assessor's ID No.: 7149-004-901
Current Addresses: 3919 Paramount Blvd (former Union Hall), Lakewood, CA 90712
3901 Paramount Blvd (former Batting Cage), Lakewood, CA 90712
Proposed Address: 2601 Cover Street (proposed WRD warehouse at the southwest corner of the entire parcel), Lakewood, CA 90712

The following documents require WRD General Manager execution for the construction of the proposed WRD warehouse AT 2601 Cover Street, Lakewood, CA 90712:

1. Permits with LA County (Department of Grading, Building and Safety, and Fire and Public Health)
2. Permits and Conditions Approval with City of Lakewood (Department of Community Development, Public Works, and Public Safety)
3. Permits with LACSD
4. Contract for SCE Connection
5. FAA Permit
6. LID Master Covenant and Agreement
7. Tentative Parcel Map Revision Approval
8. Final Parcel Map Recordation
9. Property Line Agreement
10. Property Access Agreement

Los Angeles County Office of the Assessor
Valuing People and Property

Property Assessment Information System

Parcel Details

I want to...

Property Information

Assessor's ID No: 7149-004-901
Address: 3919 PARAMOUNT BLVD LAKEWOOD CA 90712
Property Type: Commercial / Industrial
Region / Cluster: 26 / 26634
Tax Rate Area (TRA): 12182
[View Assessor Map](#)
[View Index map](#)

Property Boundary Description

TR=24164 EX OF STS LOT 4

Building Description

Building Improvement 1	
Square Footage:	7,946
Year Build / Effective Year Built:	1963 / 1980
Bedrooms / Bathrooms	0 / 0
Units	0

Building Improvement 2	
Square Footage:	1,348
Year Build / Effective Year Built:	1989 / 1989
Bedrooms / Bathrooms	0 / 0
Units	0

LA County | City of Long Beach, County of Los Angeles, Bureau of La...