



MARK PESTRELLA, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

January 06, 2026

36 January 6, 2026

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

EDWARD YEN  
EXECUTIVE OFFICER

### WATER RESOURCES CORE SERVICE AREA GRANT OF EASEMENT FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO WINDWARD SCHOOL, INC. SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM SEPULVEDA CHANNEL, PARCEL 119GE.1 IN THE MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES (SUPERVISORIAL DISTRICT 3) (3-VOTES)

#### SUBJECT

Public Works is seeking Board approval to grant an easement for pedestrian bridge purposes affecting Parcel 119GE.1 related to the Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, from the Los Angeles County Flood Control District to Windward School, Inc.

#### **IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Determine that the recommended actions are within the scope of the Windward School Master Plan Project's impacts that were analyzed in the Mitigated Negative Declaration previously adopted by the Board.

2. Find that the grant of easement for pedestrian bridge purposes affecting Parcel 119GE.1 related to the Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, and the subsequent use of said easement will not interfere with the use of the affected parcel for any purposes of the Los Angeles County Flood Control District.
3. Approve the grant of easement for pedestrian bridge purposes affecting Parcel 119GE.1 related to the Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, from the Los Angeles County Flood Control District to Windward School, Inc.
4. Delegate authority to the Chief Engineer of the Los Angeles Flood Control District or his designee to execute the Easement document and authorize delivery to Windward School, Inc.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to comply with the California Environmental Quality Act and allow the Los Angeles County Flood Control District to grant an easement for pedestrian bridge purposes affecting Parcel 119GE.1 related to the Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, as shown on the enclosed map, to Windward School, Inc.

Windward requested an easement for pedestrian bridge purposes as part of its Windward School Master Plan Project.

The recommended actions will benefit Windward by providing open space and improved access for its students.

### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by providing accessible funds for the District's programs, which will promote fiscal responsibility.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Windward will deposit \$315,000 for the grant of easement, which represents fair market value. This amount will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed grant of easement is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13.

To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The grant of easement is not considered adverse to the District's purposes and will not hinder the use of the Sepulveda Channel for possible transportation, utility, recreational corridors, or flood control purposes. The instrument reserves paramount rights to use the parcel for the District's purposes.

County Counsel will approve the Easement document as to form prior to execution and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The District is acting as a responsible agency for the Windward School Master Plan Project. The City of Los Angeles, as the lead agency, prepared an initial study, consulted with the District, and adopted the Mitigated Negative Declaration (MND) on June 7, 2019. On March 9, 2021, the Chief Executive Officer, under delegated authority granted from the Board on March 31, 2020, considered the final MND, adopted the Mitigation Monitoring and Reporting Program as applicable, and found that the program is adequately designed to ensure compliance with the mitigation measures during project implementation.

The recommended actions are within the scope of the project in the previously adopted MND as the new pedestrian bridge was identified in the Windward School Master Plan and the Board's action is to grant easement rights for construction and maintenance of the pedestrian bridge. There are no changes to the project or to the circumstances under which the project is undertaken that require further review under the California Environmental Quality Act.

The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is at the City of Los Angeles Department of City Planning, 200 North Spring Street, Room 763, Los Angeles, CA 90012. The custodian of such documents and materials is the Environmental Analysis Section and they are also available on the following City's website:

<https://planning.lacity.gov/odocument/0a92781f-6e9f-4d53-875a-aed520473149/ENV-2018-4476.pdf>.

Upon the Board's approval of the recommended action, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice on its website in accordance with Section 21092.2 of the California Public Resources Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This transaction will allow for the joint use of the District's right of way without interfering with the primary mission of the District. There will be no significant impact on current services or projects.

**CONCLUSION**

Please return one adopted copy of this Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,



MARK PESTRELLA, PE  
Director

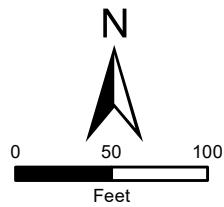
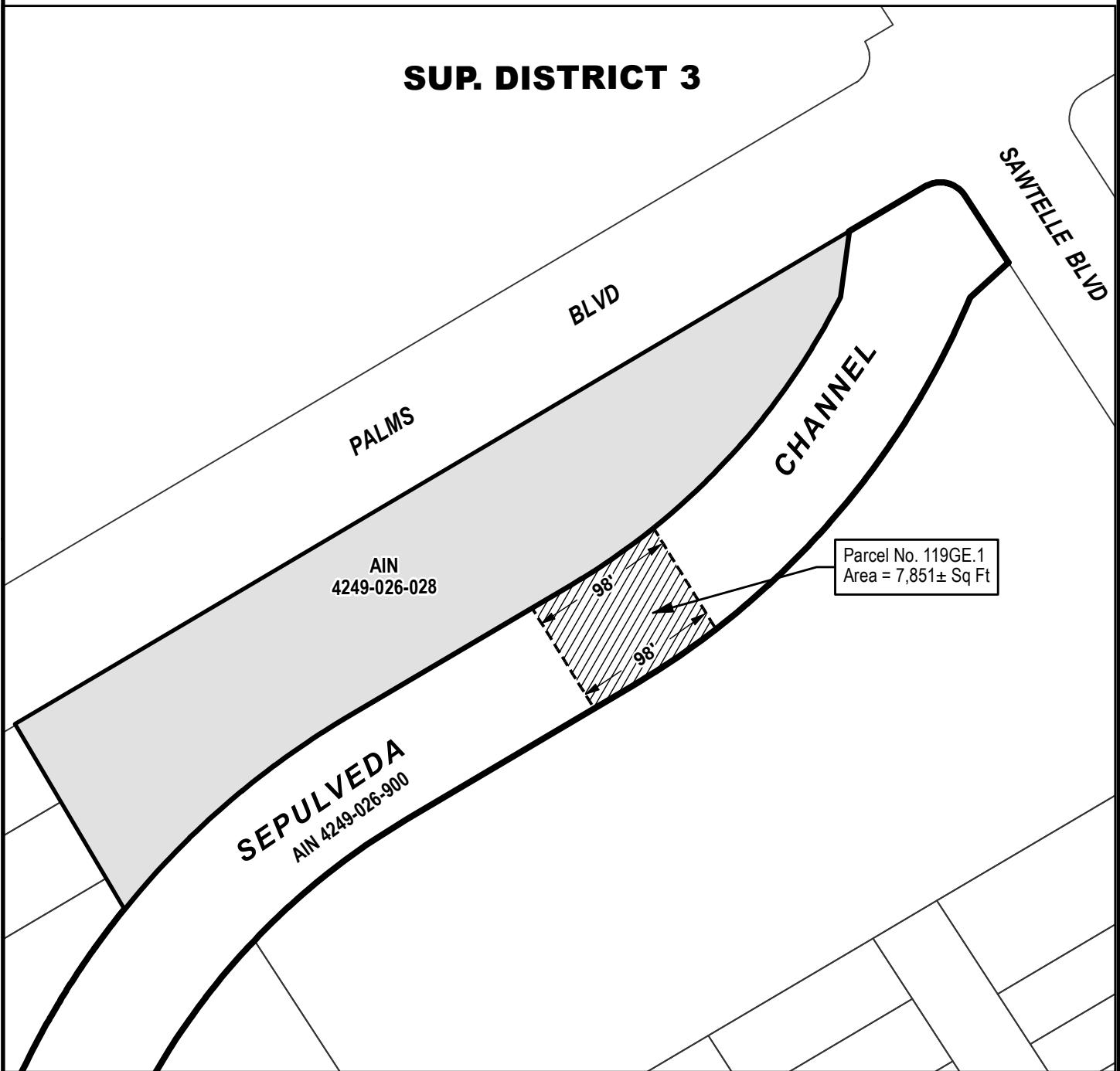
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Enclosures

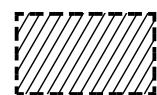
c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

**GRANT OF EASEMENT IN SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM  
SEPULVEDA CHANNEL  
MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES**

**SUP. DISTRICT 3**



**Legend:**



Grant of Easement  
Parcel No. 119GE.1



Windward School, Inc.  
(Requestor)