

Los Angeles Unified School District

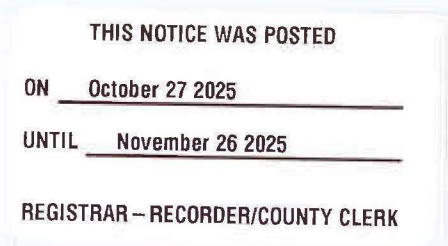
Office of Environmental Health and Safety

ALBERTO M. CARVALHO
Superintendent of Schools

CARLOS A. TORRES
Director, Environmental Health and Safety

JENNIFER FLORES
Deputy Director, Environmental Health and Safety

NOTICE OF EXEMPTION



To: County Clerk and Registrar-Recorder
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: LA Unified OEHS
333 S. Beaudry Avenue
21st Floor
Los Angeles, CA 90017

Project Title:

William Mulholland Middle School – Solar Photovoltaic Project

Project Location – Specific:

The William Mulholland Middle School – Solar Photovoltaic Project will be located on the approximately 35-acre campus (Mulholland MS or Campus). The Campus is located at 17120 Vanowen Street in the Lake Balboa neighborhood of the City of Los Angeles. It is bound by Vanowen Street to the north, Balboa Boulevard to the east, Haynes Street to the south and Aldea Avenue to the west. The Campus is located in an urbanized community primarily consisting of single-family residences on all sides.

Project Location – City:

Los Angeles

Project Location – County:

Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Project will install a photovoltaic system consisting of carport shade structures on existing parking lots and rooftop systems on the Gymnasium building to generate 556 kW of solar energy. Supporting infrastructure for the solar and electric vehicle (EV) charging systems will be integrated to enhance site sustainability, including the installation of 13 EV charging stations. The Board of Education (BOE) approved the Project's budget of \$5,973,080 on February 11, 2025.

The Project will be implemented pursuant to all applicable State, federal, and local regulations and all applicable Los Angeles Unified School District (LA Unified or District) specifications, standards, and/or guidelines, including those in compliance with the California Environmental Quality Act (CEQA) and the updated Standard Conditions of Approval for District Construction, Upgrade, and Improvements Projects (SC) as adopted by the Board of Education on December



2023.¹ LAUSD's SCs, design guidelines, and best management practices are designed to be incorporated into the Project design in order to avoid or limit potential adverse impacts associated with the District's projects. The beneficiaries of this Project are the students, faculty, staff, families, school supporters, and the community at large who may request access to the facilities and grounds of the Campus pursuant to the Civic Center act (CA Ed. Code Sections 38130-38139).²

Name of Public Agency Approving the Project:

Los Angeles Unified School District

Name of Person or Agency Carrying Out Project:

Los Angeles Unified School District

Exempt Status: (check one below)

- ☐ Ministerial [Public Resources Code (PRC) Section 21080(b)(1); CEQA Guidelines Section 15268³]:
- ☐ Declared Emergency [PRC Section 21080(b)(3); CEQA Guidelines Section 15269(a)]:
- ☐ Emergency Project [PRC Section 21080(b)(4); CEQA Guidelines Section 15269(b)(c)]:
- ☒ Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 - 15333):
 - *CEQA Guidelines Section 15301 – Existing Facilities*
 - *CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures*
 - *CEQA Guidelines Section 15304 – Minor Alterations to Land*
 - *CEQA Guidelines Section 15311 – Accessory Structures*
- ☐ Statutory Exemption:

Reasons why project is exempt:

Section 15301 Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The Project will consist of the installation of PV canopies and other minor alterations of existing public structures and mechanical equipment. The project involves no expansion of the facility's use at this time. It therefore fulfills the requirements for a Class 1 Categorical Exemption.

Section 15303 New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

¹ LA Unified OEHHS, "Standard Conditions of Approval for District, Construction, Upgrade, and Improvements Projects," Adopted by the Board of Education of December 12, 2023.

² Los Angeles Unified School District. October 17, 2023. Board of Education Report (File #: Rep-008-23/24). Define and Approve the New Chatsworth Early Education Center Project and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein.

³ CEQA Guidelines can be found at California Code of Regulations Title 14, Chapter 3, Section 15000 - Section 15387.



The installation of new PV canopies constitutes the construction of new small structures. The solar arrays would be characterized as new, small facilities or accessory structures as defined by Section 15303 (e) “Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.” It therefore fulfills the requirements for a Class 3 Categorical Exemption.

Section 15304 – Minor Alterations

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The Project will include installation of carport shade structures that involves minimal land disturbance. Installation will not involve major grading, excavation, or other significant alterations to land. Installation of the new carport shade structures will not result in the removal of any trees. Therefore, the Project fulfills the requirements of CEQA Guidelines Section 15304.

Section 15311 – Accessory Structures

Class 11 consists of construction or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including, but not limited to, on-premises signs and small parking lots.

The Project will include installation of carport shade structures on the existing school parking lots. The shade structures will benefit staff members and visitors that drive to the Campus, and the solar infrastructure will support energy conservation goals of the District. The Project will serve as supplementary facilities to enhance the functionality of the existing parking lots. Therefore, the Project fulfills the requirements of CEQA Guidelines Section 15311.

Section 15300.2 – Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *The project will occur in certain specified sensitive environments or locations;*

The Project will occur on an existing campus that is located within an urbanized setting. The surrounding uses of the Campus are various District schools and facilities to the south and east and residential to the north and west. The site is not designated as a biologically sensitive location. The nearest significant ecological area (SEA) is Santa Monica Mountains which is located approximately 2.7 miles south of the Campus.⁴ The nearest critical habitat is designated as such for the Coastal California Gnatcatcher and is located approximately 7.3 miles northeast of the site.⁵ As such, the Project will not impact sensitive environments or locations.

2. *Cumulative impacts will be considerable because successive projects of the same type would occur at the same place over time;*

⁴ Los Angeles County Department of Regional Planning, http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html, accessed October 2025.

⁵ United States Fish and Wildlife Service Critical Habitat Portal, <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> accessed October 2025.



The Campus is an active school site and there will likely be ongoing maintenance activities and minor projects on the Campus to keep the school operational. There are currently no known successive projects of the same type or scale planned for the Campus. As the Project would not result in any lasting impacts once construction of the Project is complete, the Project would not contribute to cumulative impacts when considered with expected successive projects. Therefore, no cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no known unusual circumstances that would have a significant effect on the environment. The Project does not include removal of trees. Should the Project be altered to include the removal of trees, LAUSD's Office of Environmental Health & Safety (OEHS) must be notified immediately. District policy requires consultation with an arborist to determine if the trees are a protected native species. All tree trimming and removal conducted on District property is required to adhere to the procedures described in the LAUSD OEHS Tree Trimming and Removal Procedure.⁶ Additionally, written approval from the school principal will be required before any trees can be removed. If tree removal is scheduled to occur between February 1 and August 31, a nesting bird survey would be performed prior to removal activities, per standard condition (SC) of approval SC-BIO-3.⁷

The Project will include minor ground-disturbing activities. These activities are not considered unusual circumstances for the classes of projects under which an exemption is claimed. Nevertheless, consideration must be given to the management of pavement removal and excavated soils associated with earthwork activities for the Project. As the Project involves the removal of pavement, soil sampling and testing is required to determine applicability of the South Coast Air Quality Management District Rule 1466 provisions, prior to demolition and removal of the paving materials. If construction or earthmoving activities require import or export of soils and materials, OEHS must be notified to provide oversight to ensure that these activities are conducted in compliance with the requirements of District Specification 01 4524⁸, and other applicable environmental agency rules and requirements. Furthermore, as set forth in SC-CUL-6, SC-CUL-7, SC-CUL-10, and SC-GEO-2, construction activities must be stopped immediately and OEHS notified upon discovery of subsurface features, such as buried resources (i.e., paleontological resources, archaeological resources), tanks or seepage pits, or stained/odoriferous soils.⁹ Lastly, any construction and demolition waste shall be recycled to the maximum extent feasible per SC-USS-1.¹⁰ Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

⁶ LAUSD OEHS, "Tree Trimming and Removal Procedure," <https://www.lausd.org/ceqa>

⁷ LAUSD OEHS, "School Upgrade Program Final Subsequent Environmental Impact Report," <https://www.lausd.org/CEQA>, Adopted by the Board of Education on December 12, 2023.

⁸ LAUSD OEHS, "Section 01 4524 Environmental Import/Export Materials Testing", http://www.laschools.org/documents/file?file_id=219798234&show_all_versions_p=t

⁹ LAUSD OEHS, "School Upgrade Program Final Subsequent Environmental Impact Report," <https://www.lausd.org/CEQA>, Adopted by the Board of Education on December 12, 2023.

¹⁰ *Ibid.*



4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway;*

The closest designated state scenic highway to the Project site is the Topanga Canyon State Scenic Highway, a 2.5-mile portion of State Route 27 (SR-27), which is located approximately 9.2 miles south of the Campus.¹¹ The Project will not result in the removal of historic buildings, rock outcroppings, or other scenic resources. Therefore, the Project will not result in damage to scenic resources or similar resources within a highway officially designated as a state scenic highway.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not located on any sites that are included on any list compiled pursuant to Government Code Section 65962.5.¹² Therefore, the Project will have no impacts related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

Mulholland MS was evaluated in 2022 by the LA Unified's Historic Preservation Specialist and Coordinator who determined that the Campus does not appear eligible for national, state, or local listing under any applicable criteria. The Project at Mulholland MS was reviewed by LAUSD's Historic Preservation Specialist and Coordinator to ensure compliance with applicable guidelines (the Secretary's Standards and Los Angeles Unified School District Design Guidelines and Treatment Approaches for Historic Schools) (LAUSD Design Guidelines)). This review found that the Project components are limited to modifications to the rooftop structures and parking areas, which are not contributing elements to a historic district. The Historical Preservation Specialist and Coordinator has determined that the Project meets the requirements specified in CEQA Guidelines Section 15064.5(b)(3) and will not cause a substantial adverse change in the significance of a historical resource.

Prepared By:

Zulema Renteria
Environmental Planning Specialist

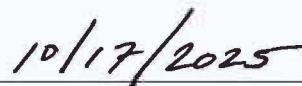
Signed by:


Carlos A. Torres,
CEQA Officer of the Los Angeles Unified School District

Phone and Email:

(213) 241-3432
zulema.renteria@LAUSD.net

Date:



¹¹ Los Angeles County Department of Regional Planning, http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html, accessed October 2025.

¹² California Department of Toxic Substances, http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed October 2025.

2025 242731



FILED

Oct 27 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISAURA CORREA

Attachment: Exhibit A – Site Plan

2025 242731



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Oct 27 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISaura CORREA

EXHIBIT A – SITE PLAN (not to scale)



 PROJECT SITE