

# GLENN LUKOS ASSOCIATES

Regulatory Services



September 22, 2025

Terryn Breskal, CFO/COO  
Milken Community School  
15800 Zeldins Way  
Los Angeles, CA 90049

**SUBJECT:** Biological Analysis of Class 32 Categorical Exemption for the Milken Community School Project, Located at 15600 Mulholland Drive in the City of Los Angeles, Los Angeles County, California 90049

Dear Mr. Breskal:

This letter report serves as the technical documentation of a biological analysis conducted by Glenn Lukos Associates (GLA) to determine whether the Milken Community School Project (Project) is consistent with the biological requirements for a Class 32 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA). Specifically, this letter report provides a consistency analysis for the proposed Project pursuant to CEQA Guidelines Section 15332(c), which requires the following for a project to be eligible for a Class 32 Categorical Exemption:

*(c) The project site has no value as habitat for endangered, rare, or threatened species.*

For the purpose of this report, plants were considered “*endangered, rare, or threatened*” based on one or more of the following criteria: (1) Listing through the Federal and/or State Endangered Species Act (ESA); (2) California Rare Plant Rank 1A/1B, 2A/2B, 3, or 4; and/or (3) a Global (G) and/or State (S) ranking of category 3 or less.

Wildlife species were considered “*endangered, rare, or threatened*” based on one or more of the following criteria: (1) Listing through the Federal and/or State ESA; (2) Designation by the State as a Species of Special Concern (SSC) or California Fully Protected (FP) species; and/or (3) a Global (G) and/or State (S) ranking of category 3 or less.

## **1.0 SITE LOCATION AND DESCRIPTION**

The Project is located within the City of Los Angeles, Los Angeles County, California [Exhibit 1 – Regional Map]. The Project site is depicted on the U.S. Geological Survey (USGS) Van Nuys topographic map at latitude 34.12935 N and longitude -118.47167 W, within Section 39, Township 1 South, and Range 15 West [Exhibit 2 – Vicinity Map]. The Project site occurs approximately 700 feet east of Interstate 405 and is bordered by Casiano Drive to the east, by existing paths and property landscaping and Mulholland Drive to the west, to the north by the junction of Casiano Drive and Mulholland Drive and to the south by contiguous development of the school property.

The entirety of the 21.7-acre Project site is developed and consists of two school buildings, the Academic Administration Building and the Student Union Building [Appendix A – Existing Site Plot Plan] with photos of existing structures included in Exhibit 4. Areas immediately surrounding the Project site include existing landscaping and ornamental trees. The Project will not alter the existing vegetation or landscaping on the Project Site. The Project will reuse the existing facilities and does not include any construction or increase in floor area. Therefore, no impacts to vegetation surrounding the Project site are anticipated.

## **2.0 PROJECT DESCRIPTION**

The Project consists of the relocation of the high school component of the Milken Community School (MCS) existing approved school use to 15600 Mulholland Drive<sup>1,2</sup> (the “Project Site”). MCS currently operates a middle and high school on a site located to the west of the Project Site at 15900 Mulholland Drive,<sup>3</sup> which has a total permitted enrollment of 890 students in grades 6-12.

The Project Site, which is currently occupied by the former campus of the American Jewish University (AJU), is a 21.7-acre (approximately 945,761 square feet) site and is developed with several buildings (approximately 193,323 square feet), including:

1. The Main Building (approximately 125,000 square feet), consisting of classrooms, a library, a performing arts center and auditorium, a kitchen and cafeteria, religious use areas, and administrative offices;
2. A Student Union (approximately 13,600 square feet) building, consisting of recreational facilities and administrative offices;

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<sup>1</sup> Also known as 2785, 2845, and 2791 N. Casiano Road.

<sup>2</sup> Los Angeles County Assessor Parcel Number 4378-001-041

<sup>3</sup> Los Angeles County Assessor Parcel Number 4490-001-026

3. Four student residence buildings (total of approximately 56,000 square feet);
4. Athletic fields and ornamental landscaping;
5. Approximately 396 automobile parking spaces; and
6. Campus security fencing, gates, and associated security kiosk (approximately 123 square feet).

The Project Site is the former AJU Familiar Campus, which included university, high school, and evening/weekend classes, as well as on-site student housing.

The Project will make use of these existing facilities and does not include any construction or increase in floor area. The Project does not propose the removal of any protected or non-protected trees.

Upon approval of the Project, a total of up to 900 high school students will be permitted to be enrolled at the Project Site.

### **3.0 CONSISTENCY ANALYSIS**

GLA biologist Zachary Neider conducted a site visit on August 25, 2025, to evaluate existing conditions at the Project site. The entirety of the 21.7-acre Project site is currently developed, with existing developed areas consisting of the Student Union Building, Academic Administration Building, parking lots, drives, and various other classrooms and halls, none of which possess value as habitat for any endangered, rare or threatened species. Vegetation surrounding the Project site will remain as is; the Project will not alter the existing vegetation or landscaping on the Project Site. As such, the proposed Project will not result in the removal of any vegetation.

### **4.0 CONCLUSION**

The Project site possesses no value as habitat for endangered, rare, or threatened species, and as a result, is consistent with CEQA Guidelines Section 15332(c) for a Class 32 Categorical Exemption.

Terryn Breskal  
Milken Community School  
September 22, 2025  
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If you have any questions, please call me at (949) 340-2562.

Sincerely,

GLENN LUKOS ASSOCIATES, INC.

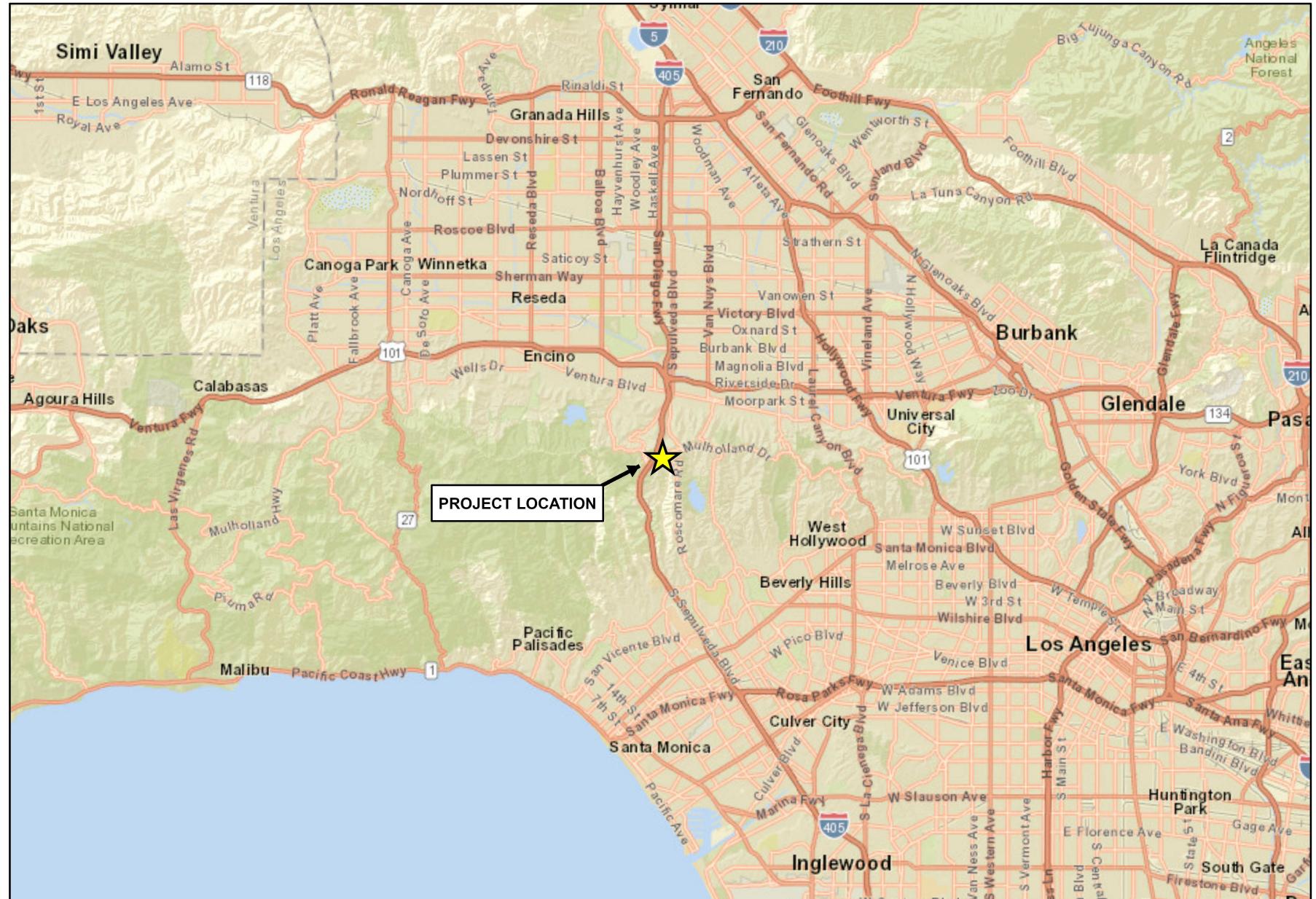
Zachary Neider  
Biologist and Certified Arborist

p:1115-14a.CatEx.bio.rpt

Source: ESRI World Street Map



0  
2  
4  
8  
Miles



**MILKEN COMMUNITY SCHOOL**

Regional Map

**GLENN LUKOS ASSOCIATES**

Exhibit 1

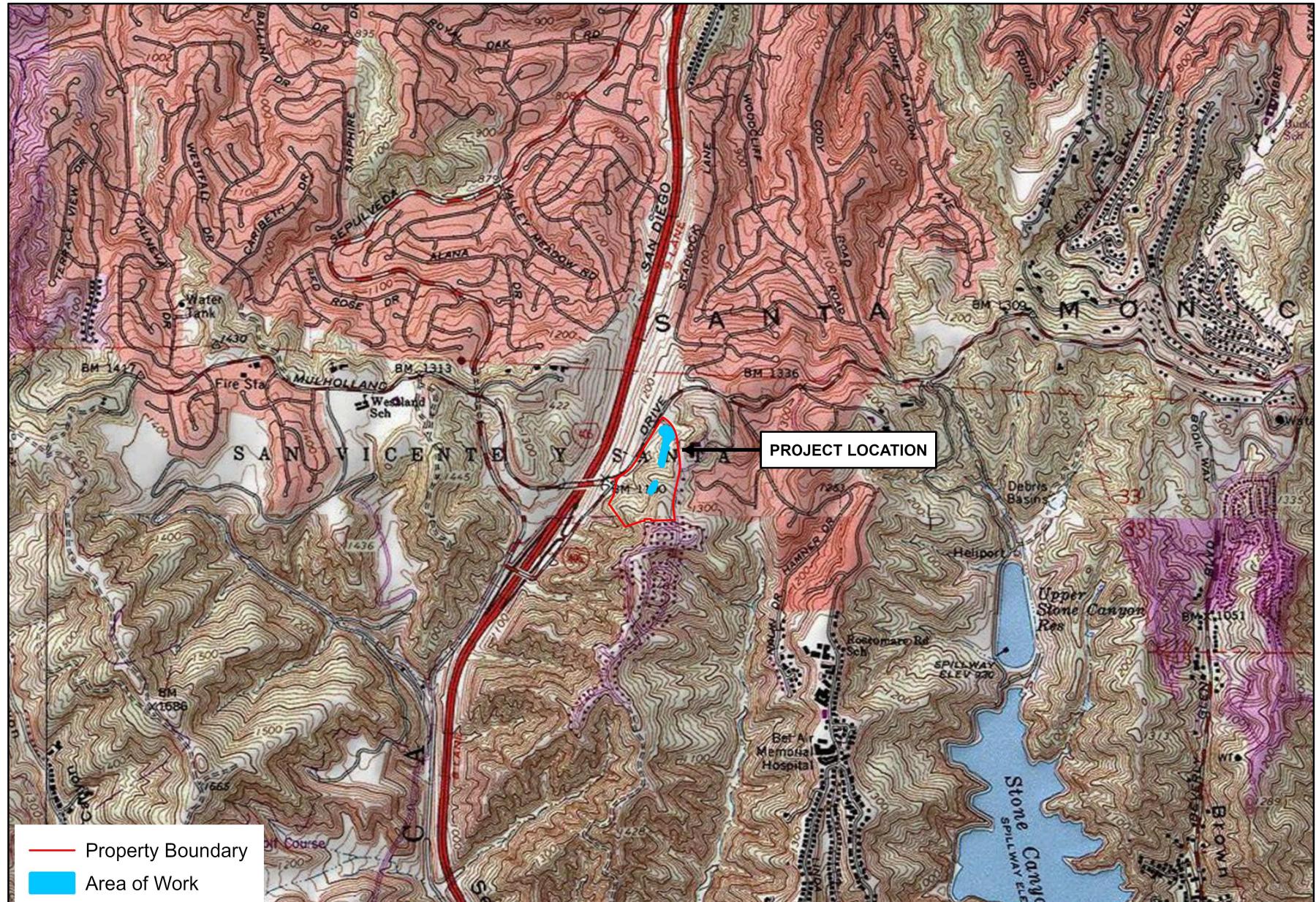


Adapted from USGS Beverly Hills & Van Nuys, CA quadrangles



0  
1,000  
2,000  
Feet

4,000



MILKEN COMMUNITY SCHOOL

Vicinity Map

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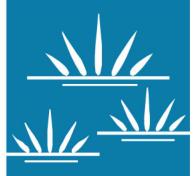


Exhibit 2



Property Boundary

Area of Work



0 87.5 175 350  
Feet

1 inch = 175 feet

Coordinate System: State Plane 6 NAD 83  
Projection: Lambert Conformal Conic  
Datum: NAD 1983 2011  
Map Prepared by: K. Kartunen, GLA  
Date Prepared: September 2, 2025

## MILKEN COMMUNITY SCHOOL

Aerial Map

GLENN LUKOS ASSOCIATES

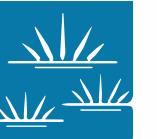
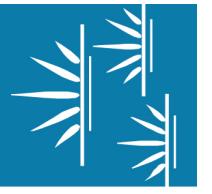
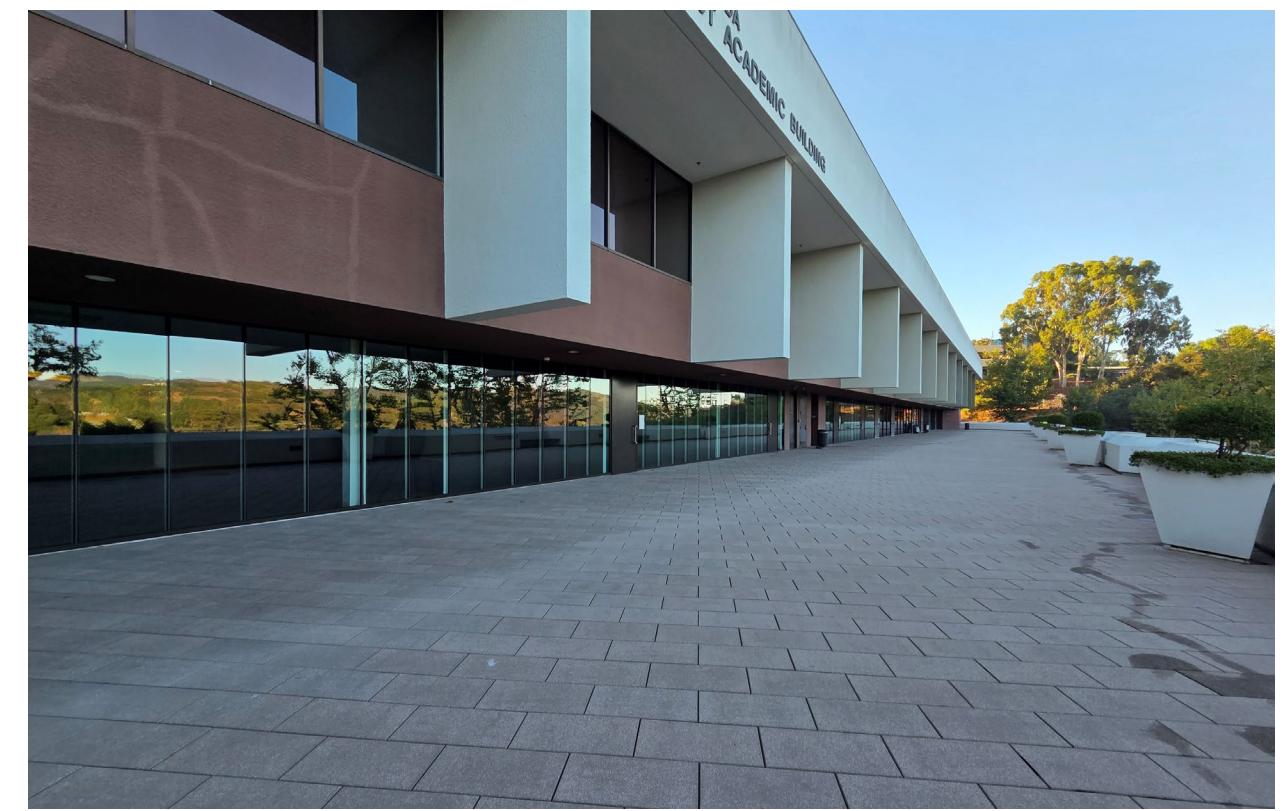


Exhibit 3



Photograph 1: View looking north from west side of Academic-Admin building.



Photograph 2: View looking south along the Academic-Admin building.



Photograph 3: View looking west across the center of the Academic-Admin building.



Photograph 4: View looking southeast along the Academic-Admin building.



Photograph 5: View looking south along the Student Union building.



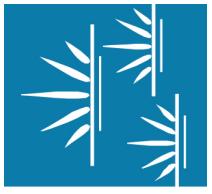
Photograph 6: View looking southwest along the Student Union building.



Photograph 7: View looking east along the Student Union building.



Photograph 8: View looking west across the Student Union building.



# **APPENDIX A**

## **EXISTING SITE PLOT PLAN**

