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**NOTICE OF INTENT TO ADOPT  
AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

**Project Title:** 8426 Kester Avenue, ENV-2022-5103-MND

**Project Location:** 8426 Kester Avenue

**Project Description:** The project is located on a 33,012 square foot site and involves the demolition of an existing approximately 756-square foot one-story single-family, a detached accessory garage, an approximately 480-square foot detached recreation room, and various associated structures, with a total existing floor area of approximately 1,236 square feet and the construction, use, and maintenance for a subdivision of the subject property into nine ground lots to allow for the development of nine, two-story single-family homes consisting of a total of 15,664 square feet of floor area. Each single-family home will include an attached private garage that provides two covered automobile parking spaces, and a total of three on-site surface automobile guest parking spaces will be provided to serve the entire project, for a total of 21 on-site parking spaces. Minimal ground disturbance is anticipated from this project as there are no basement or subterranean levels proposed. The project site is not in a Special Grading Area and proposes 4,000 cubic yards cut and 4,000 cubic yards fill, no import and no export. The estimated depth of excavation will be three to five feet from the existing surface.

**Schedule:** The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration for 20 days beginning March 9, 2023, and ending on March 29, 2023. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the Initial Study/Mitigated Negative Declaration and all documents referenced in the Initial Study/Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/negative-declaration-public-notice>. You may contact Sophia Kim at [Sophia.Kim@lacity.org](mailto:Sophia.Kim@lacity.org) or (213) 978-1208 to access case file materials. Also, any comments regarding the Initial Study/Mitigated Negative Declaration can be directed to Sophia Kim.

Signature: 

Date: 2/17/23