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**NOTICE OF INTENT TO ADOPT
A 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: The 2830 Prewett Project (ENV-2023-5352-MND)

Project Location: 2824 - 2830 North Prewett Street, Los Angeles, California, 90031

Project Description: The proposed project includes the construction, use and maintenance of one (1) single-family residence and one attached (1) Accessory Dwelling Unit (ADU) on vacant land located at 2824 – 2830 North Prewett Street. The single-family residence has a Residential Floor Area of 3,938 square feet on a 9,536-square-foot project site. The 22-foot tall, two-story dwelling includes a 465-square-foot attached two-car garage. The ADU is 800 square feet and 16 feet in height. The project also includes a 482-square-foot pool and two retaining walls. One retaining wall is 6 feet in height with a length of 35 feet six inches near the dwelling entry. The other wall is 6 feet in height with a length of 62 feet at the pool deck area.

The proposed project involves hillside grading of approximately 777 cubic yards of soil cut and 132 cubic yards of fill for a total 909 cubic yards of grading. No imported material will be required and approximately 645 cubic yards of soil would be exported. According to the Protected Tree Letter dated March 29, 2021, there are no protected trees on the project site.

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 30 days beginning January 23, 2025 and ending February 24, 2025. 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 Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.gov/development-services/negative-declaration-public-notices>. Submit your comments by contacting Linda Lou at linda.lou@lacity.org or at (213) 978-1473 if you need to review the case file materials.

Signature:  Date: 1/15/25