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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: 8100, 8150, and 8160 W. McGroarty Street (ENV-2016-2072-MND)

Project Location: 8100, 8150, and 8160 W. McGroarty Street, 10000 N. McVine Terrace

Project Description: The subdivision of two existing lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story, 38,420 square-foot single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 30 days beginning May 15, 2025, and ending June 16, 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.org/development-services/negative-declaration-public-notices. Submit your comments by contacting Dang Nguyen at dang.nguyen@lacity.org or (818) 374-5027 or if you need to review the case file materials.

Signature: Dang Nguyen Date: 5/8/2025