

SANTA MONICA MOUNTAINS CONSERVANCY

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January 24, 2011

Ms. Diana Kitching
Environmental Review Unit
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

**Bel-Air Presbyterian Church Preschool
Notice of Preparation of an Environmental Impact Report
ENV-2009-3085-EIR**

Dear Ms. Kitching:

The Santa Monica Mountains Conservancy (Conservancy) previously commented on the proposed Mitigated Negative Declaration for this project issued last year with a letter dated October 4, 2010. Our concerns remain substantially unchanged since our last letter, and so we have attached it for incorporation into these comments. The Conservancy is concerned about the proposed project's impacts on biological and aesthetic resources in the Mulholland corridor. The Conservancy is further concerned about traffic and lighting as far as their impact on biological resources generally and wildlife movement specifically. The scope of the Environmental Impact Report (EIR) must specifically address the concerns identified in the attached letter and propose suitable mitigation measures.

In addition to the previously identified concerns, the proposed project would add significant new traffic at night to the area, which is inconsistent with surrounding land uses. This would negatively affect nocturnal wildlife mobility in the project vicinity by increasing lighting and noise in the area from fixed and mobile sources and increasing wildlife mortality on public roads. The EIR must analyze the applicant's proposed intensity of evening and nighttime use of the project and include alternatives that would reduce the number of events taking place after dark to reduce this impact.

Finally, a viewshed analysis must consider how the project will be seen from existing and future public hiking trails. Potential mitigation may include design features such as vegetative screening and green roofs to minimize this aesthetic impact.

Should you have any questions, please contact Paul Edelman at (310) 589-3200 ext. 128.

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Sincerely,

ANTONIO GONZALES
Chairperson

Attachment