

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** The Retreat at Benedict Canyon ProjectLead Agency: City of Los AngelesContact Person: Jason McCrea, Planning AssistantMailing Address: 221 N. Figueroa Street, Room 1350Phone: (213) 847-3672City: Los AngelesZip: 90012County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: Los Angeles/Benedict CanyonCross Streets: Benedict Canyon Road/Hutton DriveZip Code: 90210Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 0 " N / 118 ° 26 ' 0 " W Total Acres: 32.67Assessor's Parcel No.: Numerous

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: NoneWaterways: NoneAirports: NoneRailways: NoneSchools: Harvard-Westlake School, Buckley School**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units 8 Acres 16.54 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. 146,610 Acres 16.13 Employees 100 Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Paleo, Energy**Present Land Use/Zoning/General Plan Designation:**GP Land Use: Minimum Residential, Very Low I Residential, Very Low II Residential; Zoning: RE15-1-H-HCR, RE20-1-H-HCR, RE40-1-H-HCR**Project Description:** (please use a separate page if necessary)

The Retreat at Benedict Canyon Project (Project) proposes a 59-guest room hotel and eight (8) single-family homes on an approximately 33-acre property in Benedict Canyon. The Project consists hotel uses within 18 buildings on the Northern 16.13-acre portion of the site, and eight single-family homes on the Southern 16.54-acre portion of the site. The main hotel building (Building A) includes up to five floors of hotel uses, two floors of subterranean parking, and a total of 146,610 square feet of floor area, which would include 7,960 square feet of bar/restaurant uses, 10,900 square feet of spa/fitness uses, as well as approximately 11,760 square feet of pool and pool deck area (including main pool and spa pool areas). The remaining 15 bungalow-style hotel buildings (Buildings B, C, D, F, and G) would be up to two stories in height and dispersed throughout the hotel portion of the site. Building P, located in the northern portion of the hotel area, serves as the Project's main parking structure and also contains the proposed private screening room. Building H, located immediately south of and adjacent to Building P, contains the main valet and hotel reception area. Building S, located just south and west of Building H, includes administrative and staff support services, a security office, and a rooftop restaurant, while Building T contains staff parking, laundry and housekeeping facilities, shipping and receiving, and storage. Building U is located in the western portion of the hotel component near the main entrance off of Hutton Drive. Parking would primarily be provided within a stand-alone parking facility (Building P) with 180 parking spaces, with an additional 80 spaces provided in other buildings, for a total of 260 spaces. Access between Building A and Building P could include a funicular railway. The eight proposed single-family homes would have a combined residential floor area of 181,000 square feet and would each range between approximately 12,000 and 48,000 square feet of residential floor area, with associated on-site covered parking.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
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| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation                          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                |
| <input checked="" type="checkbox"/> California Emergency Management Agency      | <input checked="" type="checkbox"/> Parks & Recreation, Department of                        |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>                | <input type="checkbox"/> Public Utilities Commission   |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                                 |
| <input type="checkbox"/> Caltrans Planning                                      | <input checked="" type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                           |
| <input type="checkbox"/> Coastal Commission                                     | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy      |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                                       |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy                           |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission  |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                                     |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                           |
| <input type="checkbox"/> General Services, Department of                        |  |
| <input type="checkbox"/> Health Services, Department of                         | <input checked="" type="checkbox"/> Other: <u>California Department of Fish and Wildlife</u> |
| <input checked="" type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

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### Local Public Review Period (to be filled in by lead agency)

Starting Date November 10, 2020

Ending Date December 9, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning, Inc.

Address: 16485 Laguna Canyon Road, Suite 150

City/State/Zip: Irvine, CA 92618

Contact: David Crook, AICP, Principal Planner

Phone: (949) 234-8770

Applicant: 9712 Oak Pass Road, LLC

Address: 9663 Santa Monica Boulevard #406

City/State/Zip: Beverly Hills, CA 90210

Phone: (310) 435-8780

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Signature of Lead Agency Representative: \_\_\_\_\_

Date: November 10, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.