

building and Central Parking Lot. In the location of the existing eastern debris basin a detention basin would be constructed to collect first-flush runoff from the entire site as well as portions of Agoura Road. Runoff from the developed areas of the eastern portion of the site will be collected via on-site storm drainage and routed to a bioswale to be located between the eastern access drive and Agoura Road, before entering the detention basin.

Runoff from within the development footprint on the western portion of the site would be collected via a series of inlets and routed to bioswales along the access road and Agoura Road before entering the detention basin. The westerly debris basin would also be moved to accommodate the widening of Agoura Road and improved to meet current design requirements. Multiple project elements, including roofs, access roads, parking lots, sidewalks, and green space would be designed to be multifunctional, incorporating detention, retention, filtration, or runoff use.

Construction Grading

The City of Agoura Hills has specific requirements for grading design and implementation in the Ladyface Mountain Specific Plan area. As previously mentioned, construction of the proposed project is expected to occur in four phases over an approximate 25-year period. Grading of the site would consist of a cut/fill operation to create level building pads and associated features. The primary fill areas are the lower lying, gentle slopes between ridges. Erosion control measures would be included during grading and prior to the completion and construction of permanent drainage controls. Mass Grading would be limited to Phases I and II, with minimal finish grading to occur in Phases III and IV. The following paragraphs describe the proposed grading activities in further detail

During Phase I, grading activities would be conducted in association with the widening of Agoura Road, the project's easterly ingress/egress, as well the pads for the Phase I and Phase III buildings, the Central Parking Lot, internal circulation improvements, and drainage improvements (eastern debris basin and detention basin). In order to align the project's easterly ingress/egress from Agoura Road, a small amount of grading would occur on the neighboring property, whereby the Applicant and the adjacent property owner have an existing easement agreement. Phase I grading would disturb roughly 5.8 acres on-site and 0.24 acres off-site to include roughly 53,000 cubic yards of cut and 51,000 cubic yards of fill that is anticipated to balance on-site due to compaction/shrinkage.

The grading activities proposed during Phase II would be conducted in association with the project's westerly ingress/egress from Agoura Road, Phase II and Phase IV buildings, the proposed Western Parking Lot, internal circulation, and drainage improvements (western debris basin and bioswales). Phase II grading would disturb roughly 6.1 acres on-site and would include 66,000 cubic yards of cut and 20,000 cubic yards of fill for a net export of 46,000 cubic yards.

As mentioned above, grading for the widening of Agoura Road would occur during Phases I and II. During Phase I, grading of the central slope along the south side of Agoura Road and within the right-of-way from the eastern property boundary to the western debris basin would be conducted. Additionally, Agoura Road will be improved between the eastern property boundary and the proposed western boundary of the eastern parcel. The remainder of the grading/improvements associated with widening Agoura Road between the western limit of the Phase I grading/improvements and the western property boundary would be conducted in Phase II.

2.5 REQUESTED PERMITS AND APPROVALS

Project approvals include, but are not limited to the following:

- City of Agoura Hills Conditional Use Permit;
- City of Agoura Hills Tentative Parcel Map;
- Variances, Waivers, and/or Modifications to the Ladyface Specific Plan General Regulations and Requirements, including:
 - Variance for a manufactured slope exceeding a slope ratio of 2:1,
 - Variance for slope heights exceeding 25 feet,
 - Variance for a 10 percent reduction to on-site parking requirements, and
 - Waiver or modification to slope ratios set forth in Resolution 329.
- City of Agoura Hills Oak Tree Permit;
- Development Agreement with the City of Agoura Hills;
- Section 1602 Permit (Streambed Alteration Agreement) in accordance with the California Fish and Game Code (California Department of Fish and Game);
- The U.S. Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act for impacts to waters of the U.S.; and
- Section 401 Permit (Clean Water Action) in accordance with the California Regional Water Quality Control Board.
- Certification of EIR for Project.