



Source: Portions of Thousand Oaks and Point Dume USGS 7.5' Topographic Quadrangle map sheets.



Aerial Source: Google Earth, 2008.

The site consists of approximately 66.6 acres, inclusive of Assessor Parcel Numbers (APN) 2061-002-048 (36.6 acres), and APN 2061-002-024 (30.0 acres). The site's topography includes relatively flat and gentle sloping areas near its lowest elevations (which range from 950 feet to 1,000 feet) on the northern portion of the project site and transitions abruptly to steep slopes that reach an elevation of 1,790 feet along the ridge crest of Ladyface Mountain on the southern portion of the project site. The northerly-facing slopes on-site contain incised ephemeral and intermittent drainages. Two separate unnamed drainage tributaries, identified on-site as the west tributary and the east tributary, traverse the project site from south to north and empty into debris basins. The two debris basins are L.A. County Flood Control District facilities located adjacent to Agoura Road near the east and west property lines of the project site. The project site's vegetation communities include California annual grasslands (in areas underlain by relatively heavy soils), chaparral, coastal scrub, and scattered oak trees on sloping terrain that form denser oak woodland in and along the bottom of the drainages.

On-Site and Surrounding Land Uses

Historically, a homestead was located on the site, as evidenced by apparent modified terrain contours, buried refuse, diverted stream channels, and pipes that were used to tap a natural spring within the drainages. Currently, the project site is undeveloped and the City of Agoura Hills General Plan currently identifies the project site as being within the Ladyface Mountain Specific Plan. Per the City's Zoning Ordinance, the project site is located within the Specific Plan (SP) zone, which generally defers all development standards and regulations to the applicable specific plan. Thus, the proposed project is subject to the provisions of the Ladyface Mountain Specific Plan.

A variety of land use types surround the project site, including a mix of land uses that generally include business and office development, open space and vacant land, and portions of the Santa Monica Mountains National Recreation Area. More specifically, properties immediately adjacent to the project site to the north and northwest are designated in the City's General Plan as Business Park-Manufacturing (BP-M); properties to south, southeast, and southwest have the Ladyface Mountain Specific Plan designation or are located outside of the City Boundary; and properties immediately to the east and west also have the Ladyface Mountain Specific Plan designation.

2.3 PROJECT OBJECTIVES AND GOALS

The following list provides a synopsis of the objectives and goals of the proposed project.

- Develop a project that is aesthetically and functionally compatible with adjacent uses and the environment.
- Provide an example for future projects to incorporate environmentally sensitive site planning and "green" elements that reduce the demand for utilities and the generation of solid waste.
- Develop a project that is consistent with the size and scale of development allowed under the Ladyface Specific Plan.
- Create a headquarters for the Foundation that would facilitate an engaging workspace environment that is open and light-filled so as to encourage creativity, collaboration, and productivity.
- To construct a project that is architecturally attractive and achieves the United States Green Building Council's LEED Platinum Certification.
- To assure through the Development Agreement that the Hilton Foundation will be able to build out all four phases of the project over time, and that the City will receive the benefits associated with locating the project within its boundaries.

2.4 PROPOSED DEVELOPMENT AND DESIGN

The proposed project includes phased construction and operation of a headquarters campus consisting of four office buildings, a maintenance building, street access driveways, a funicular (inclined cable tramway), interior circulation and parking areas, native landscaping, security, architectural, and outdoor accent lighting, drainage improvements, as well as the widening of Agoura Road along the frontage of the project site. Additional project elements include outdoor sitting areas and native plant gardens. Project implementation would occur in four phases of development that would be constructed over an estimated 25-year period. The overall site plan including locations of project components is illustrated in **Figure 2-4** and a summary of each component is provided in **Table 2-2**.

Table 2-2
Proposed Land Use by Phase

| Land Use By Phase | Square Feet |
|--------------------------|--------------------|
| <i>Phase I</i> | |
| Office (West) | 24,000 |
| Maintenance | 750 |
| <i>Phase II</i> | |
| Office (West) | 36,000 |
| Maintenance | 750 |
| <i>Phase III</i> | |
| Office (East) | 7,500 |
| <i>Phase IV</i> | |
| Office (East) | 21,300 |
| Total | 90,300 |

Development Components

As shown in **Figure 2-4**, the proposed project involves a total of 90,300 square feet of development, including 88,800 square feet of office space in four buildings, and a 1,500 square-foot maintenance facility. The project would focus development on the northern portion of the project site, leaving the southern portions undeveloped. The proposed buildings would be designed in accordance with the Ladyface Mountain Specific Plan, which requires buildings to maintain a roofline below the 1,100-foot contour. Within the area proposed for development, there are two main subareas: the western portion and the eastern portion. Project development during Phases I and III would primarily occur on the eastern portion of the site. Project development during Phases II and IV would occur on the western portion of the site. The following paragraphs summarize each phase of the proposed project.

Phase I. As shown in **Figure 2-5**, Phase I development would occur on the northeastern portion of the project site and include the construction of the Phase I office building, a maintenance structure, parking and circulation elements, drainage improvements, as well as landscaping and related outdoor features. With respect to the overall plan for the proposed project, Phase I would also include: grading on the slope east of the western debris basin along the south side of Agoura Road, grading within the Agoura Road right-of-way from the eastern property boundary to the western debris basin, improvement of Agoura Road from the eastern property boundary to the proposed western boundary of the eastern parcel, and rough grading for the Phase III building pad. To minimize soil erosion and water run-off, the graded area