

Pursuant to County Code Section [22.44.850](#): Application - Burden of Proof, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the proposed development is in conformity with the certified local coastal program.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

## Exhibit A

1. The proposed development is located in Los Angeles County and is not part of any certified segments.
2. The development is proposed as a single family house with a garage and pool, totaling 5555 sq ft, to be built on vacant land located between two existing developments. Two of the neighboring developments is located exactly on the ridgeline, but the proposed development will be as far from the ridgeline as possible.
3. The proposed house and garage will have a split level design to use the existing grading to minimize more grading and maintain the natural character of the land. By building on the existing grading, the development will be within the already disturbed biological inventory. Building on any other location within the 2.4 acre property would not be physically feasible, and it would require the destruction of trees and bushes and could potentially damage or destroy substantial habitat, disrupting the natural biological inventory.
4. The building site has been selected in an area below the top of the ridgeline and on a slope of less than 20%. Other parts of the property are steep and would require significant grading.
5. According to the recent biological report, the proposed development will not impact any wildlife corridors.
6. The proposed development will be a maximum of 18 ft tall to avoid dominating the surrounding area.
7. The overall project design and layout will conform to the natural hillside topography and maximize views to and from the development.
8. Grading plans will utilize split pads based primarily on the natural terrain, and the design will feature an "all-glass" architectural style to minimize bulk and mass, follow the natural topography, and minimize visual impact on the natural landscape.
9. The roof lines and elements will blend with the hillside or reflect the naturally occurring ridgeline silhouettes and topographical variation.
10. Beige, sand, and gray colors will be used for the building elevations and roof materials to blend with the surrounding environment.
11. The proposed landscape will blend with the natural vegetation.