Item 5 Exhibit H

OAK TREE REPORT

SUBJECT

26300 Rondell Street Project

PREPARED FOR

Rondell Oasis, LLC
P.O. Box 6528
Malibu, CA 90264

PREPARED BY

L. NEWMAN DESIGN GROUP, INC.
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Date: April 27, 2015
Revised Date: June 8, 2015
LNDG Project No.: 200-545

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OBJECTIVES

The objective of this report is to discuss the anticipated impact on this project's oak tree resource within or near the limit of work for this project. This involved:

1. Ascertaining the impacts that will occur due to the proposed grading and construction (refer to **OAK TREE LOCATION MAP)**;
2. Providing guidance to minimize encroachments of the saved trees.

METHODS of STUDY

Qualifications of the oak trees were accomplished by the use of our standard visual survey, as completed by L. NEWMAN DESIGN GROUP, INC. (**LNDG**) on April 6, 2015. The following was performed:

1. Live tree trunks were measured at 4½' above mean natural grade and they were assessed for plant quality. Trees included in the tree inventory were within or near the limit of work and had reached the status of a protected tree , i.e., those that had at least a 2-inch trunk diameter or, measured at 12 inches above grade, at least a 1-inch trunk diameter);
2. The trees were tagged with numbered, metal tags. These tags are affixed to the sides of the trees and correspond to those numbers on the **OAK TREE LOCATION MAP**;
3. Drip lines (the outermost edge of the tree's canopy) were field measured at eight compass directions equidistant around the circumference of the tree. The minimum clearance from the present grade to the bottom of the canopy at each of the points was estimated.
4. All of the inventoried trees were previously land surveyed, except for trees 3, 4, and 5, and are shown on the topographic map/grading plan (scale: 1"=30'). The locations of 3, 4, and 5 were estimated by LNDG in the field. Refer to the **OAK TREE LOCATION MAP** included herein for the tree locations.

PROJECT LOCATION

The site, 26300 Rondell Street, is located east of the existing Las Virgenes freeway eastbound onramp in the City of Calabasas.

OAK SPECIES

There are 9 oak trees addressed in this phase of the project. 5 are *Quercus agrifolia* (coast live oak) and 4 are *Quercus lobata* (valley oak).

OAK TREE ORDINANCE (excerpted from the City's Oak Tree Preservation and Protection Guidelines.)

The City lies in a unique area of Los Angeles County, the beauty of which is greatly enhanced by the presence of large numbers of majestic Oak trees. Development of the area has resulted in the removal of a great number of these trees. Further uncontrolled and indiscriminate destruction of Oak trees would detrimentally affect the safety and welfare of the citizens of Calabasas. This preservation program outlined in this Ordinance contributes to the welfare and aesthetics of the community and retains the great historical and environmental value of these trees.

This ordinance sets forth the policy of the City to require the preservation of all healthy Oak trees unless reasonable and conforming use of the property justifies the removal, cutting, pruning and/or encroachment into the Protected Zone of an Oak tree. The Protected Zone shall mean that area within the dripline of an Oak tree and extending there from to a point at least 5' outside the dripline, or 15' from the trunk(s) of a tree, whichever distance is greater.

The major thrust of the Oak Tree Policy was established to recognize Oak trees as significant, historical, aesthetic and valuable ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and man-made landscape, enhancing the value of property, and the character of the communities in which they exist. In addition, the Oak Tree Policy intends to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as `Heritage Oak Trees', for the benefit of current and future residents of Calabasas. It is the intent of the Oak Tree Policy to maintain and enhance the general health, safety, and welfare by assisting in counteracting air pollution, and in minimizing soil erosion and other related environmental damages. The Oak Tree Policy is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of Calabasas in which Oak trees are indigenous.

RESULTS of STUDY

1. **Physiological Condition of the Oaks**

The physiological condition of the oak trees is detailed in the **SUMMARY of FIELD OBSERVATIONS.** The trees are generally healthy. All recommendations made in this report are based on the condition of the trees as of the date of the field work.

2. **Summary of Data/Plan Review**

A. Oak trees 1 and 6 – 9 are located outside of the property line of this project. Only trees 1, 2 and 7 will be encroached by grading at the perimeter of the site development. No oak trees will be removed.

B. The following 3 trees will be encroached by the project:

Tree #	Reason for Encroachment
1	This tree will be encroached on the east side of the trunk by the edge of the proposed pavement, 10 feet from the trunk. The grading operation and construction of the parking lot will take the encroachment a few feet closer to the trunk. The new pavement will be at grade so the impact to the tree should be minor. The estimated area of encroachment will be approximately 3,400 square feet or 43% of the area of the protected zone. Pruning will be limited to that root pruning necessary to grade and construct the parking lot.
2	This tree will be encroached slightly by the construction of the concrete v-ditch at the top of the proposed manufactured slope at the perimeter of protected zone. The area of the encroachment will be approximately 400 square feet, 5% of the area of the protected zone. The extent of the excavation for the v-ditch will be 40 feet from the trunk. Pruning will be limited to that root pruning necessary to grade and construct the v-ditch.
7	A proposed deflection wall is proposed that will be constructed approximately 35 feet for the trunk. The area of this construction will be 650 square feet, approximately 8% of the area of the protected zone. Pruning will be limited to that root pruning necessary to excavate for the wall footing and swale.

C. Drip lines on the **OAK TREE LOCATION MAP** graphically represent the dripline measurements made in the field.

D. Oak trees 1, 2, 6 and 7 are heritage trees.

OAK TREE PRESERVATION PROGRAM

1. **General Oak Tree Protection**

A. Copies of the oak tree report and the City of Calabasas' approved oak tree permit shall be kept on-site during all construction.

B. The applicant's oak tree consultant shall be notified 48 hours prior to the commencement of any work within the protected zone of any oak tree. Any work done within the protected zone of any protected oak tree that requires an observer to insure protection against damage to the oak trees shall be under the observation of a certified arborist.

C. Trees that are to be preserved on the site during construction shall be fenced at the location of their protected zones or at the limit of grading with a temporary chain link fence prior to commencement of grading.

D. Trees shall be protected from construction and paving machinery including but not limited to wounding of branches and roots, compaction of soil within the protected zone, and damage to the foliage by engine exhaust.

E. No activity, such as vehicles, equipment, or building materials storage, deposit of debris and trash, or parking shall be allowed within the protected zones of any oak tree at any time.

2. **Grading within the Protected Zones of Oak Trees**

A. Hand trenching shall be done at the limit of the proposed grading to uncover roots within the protected zones of oak trees to be preserved in place allowing them to be properly and cleanly pruned prior to grade work. This work shall be done under the observation of **LNDG**.

B. The City requirement to hand-dig any approved excavation within the drip line of oak trees is designed to avoid irreparable root damage. The purpose is to locate and expose roots that must be pruned and to carefully prune them, thereby avoiding the ripping and tearing caused with the use of backhoe or other excavation equipment. Therefore, a **WORK PROCEDURES PROGRAM** is proposed to execute the work with precise and controlled methodology that avoids indiscriminant damage.

WORK PROCEDURES PROGRAM SPECIFICS

1. **Preparation Phase**

A. During the pre-construction on-site survey and staking to provide layout control for the proposed improvements, the precise location of any improvement directly affecting any oak tree that is to be preserved in place shall be identified with monument stakes.

2. **Execution Phase**

A. Protective Fencing:

See "General Oak Tree Protection" above for the intent of the fencing plan. The oak trees that are to be preserved on the site shall be kept fenced during the construction operation (as shown on the Oak Tree Location Map) with a 5-foot high, temporary, chain-link fence for protection at all times when construction activities are taking place. The chain-link fence must be in place prior to the commencement of grading. The fence shall remain during all phases of construction. Damaged fencing shall be immediately replaced or repaired.

B. Pruning:

Pruning shall be performed before grading to avoid conflict between oak trees and excavation/grading equipment. This action should eliminate the potential for broken branches resulting from equipment. No above-ground (branch) pruning is anticipated. Pruning shall be done in strict compliance with ISA pruning standards.

C. Excavation:

It is not possible to develop this site without some conflict between the trees and the proposed improvements. The conflict relates to both the aerial canopy and the root structure of oak trees. The goal is to minimize and to control such damage. This can be accomplished as follows:

i. Define the area of excavation and the direction of the pioneering for the excavation that occurs within the drip line of an oak tree.
ii. After pruning roots as described in Section 2B above, it may be necessary to utilize small equipment to remove the soil above the primary root structure under the immediate direction of LNDG. Stop this effort upon encountering roots of significant size.
iii. Prune roots to the required depth using standard, sterile, mechanical root pruning equipment accompanied by hand work. In the case of a roadbed, prune the roots on each side of the road as close to the improvements as possible. In the case of the storm sewer Improvements, cut the roots on each side of the proposed trench in a similar way to the required depth. Follow excavation by hand pruning (with sterilized equipment) the exposed roots.
iv. This method will minimize root damage from excavation equipment pulling on roots in a lateral direction from their path of travel. Pruned roots shall be hand sawn, using sterilized equipment, with a clean cut, at a 45 degree angle facing downward and shall not be sealed.
v. Place all excavation spoils outside of the protected zone of the tree.

D. Other protective measures:

i. Protect oak trees by not wounding them. Nailing of any thing to a tree must be avoided.
ii. The potential for breaking of branches by mechanical equipment should be anticipated. Notify LNDG with a request for an evaluation and recommendation.
iii. It is important to leave the natural leaf litter that exists beneath an oak tree.
iv. No chemicals such as herbicides shall be used upstream and within one hundred feet of any oak tree protected zone.

v. Oak trees do not usually require supplemental watering but in during the current drought, the irrigation of tree 1 may be recommended because of the anticipated impact to its root system.

vi. If grading is completed other than during the rainy season, dust deposited on the foliage of oaks must be hosed off so that the growth processes of the tree are not disrupted.

NOTICE OF DISCLAIMER:

This report represents the independent opinion of the signatory consultant (L. NEWMAN DESIGN GROUP, INC.). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health or demise of any part or of whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Sincerely,

L. NEWMAN DESIGN GROUP, INC.
ASLA, California State License #2464

John Oblinger
ISA Certified Arborist WE-6820A
ISA Tree Risk Assessor Qualified

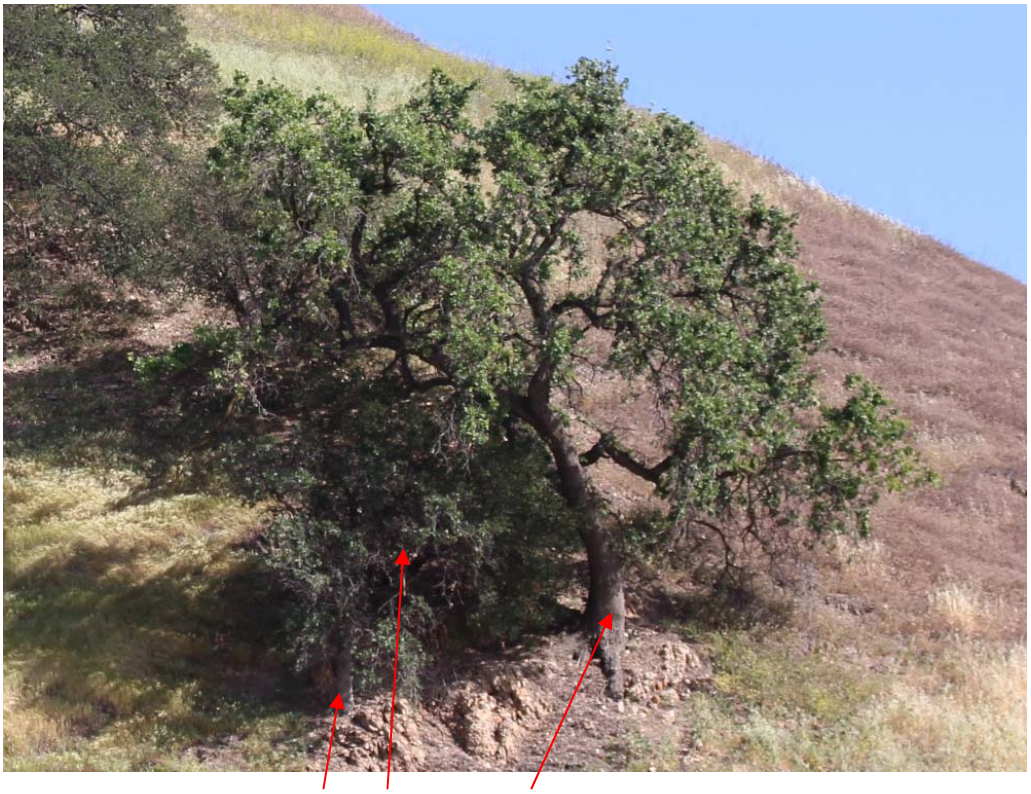
OAK TREE PHOTOGRAPHS

Oak tree 1 facing northwest.

Oak tree 2 facing southeast.

Oak trees 3,4, and 5 facing southeast.

Oak tree 6 southeast.



Oak trees 9,8, and 7 facing southeast.

Oak trees 9 to 2 and other trees beyond range of project, facing southeast.

SUMMARY of FIELD OBSERVATIONS

INSPECTION NOTICE

The following information was observed on the date(s) indicated herein, and should only be considered true at the time of field inspection.

LNDG Job No.: 200-545 Date: 4/6/15

SUMMARY OF FIELD OBSERVATIONS

	TREE NUMBER	1	2	3	4	5	6	7	8	9
SPECIES	*Quercus agrifolia*		X	X	X	X			X	
	Quercus lobata	X					X	X		X
	Quercus berberidifolia									
FORM	TREE HT. (ESTIMATED)	25'	45'	8'	8'	9'	25'	30'	15'	12'
	LEAN (ANGLE)									
	TRUNK DIAMETERS	12"	48"	1¾"	2"	1¾"	36"	20"	7"	10"
		9"		1½"				16"	7"	
		8"		1"						
		4"								
PHYSICAL CONDITION	TRUNK CAVITY		X				X			X
	TRUNK EXUDATION									
	TRUNK DAMAGE									
	BURIED ROOT COLLAR									
	EXPOSED ROOTS							X	X	
	WEAK CROTCH(ES)						X			
	FUNGAL DISEASE									
	INSECT/MITE DAMAGE		X							
	NEW/OLD FIRE DAMAGE		O				O			
	BRANCH CAVITIES	X					X			
	MAINSTEM DIEBACK									
	TWIG/BRANCH DIEBACK	X	X				X			
	EPICORMIC GROWTH						X			
	THIN FOLIAGE	X					X			X
	VIGOR (GOOD/MOD/POOR)	M	M	G	G	G	M	M	G	M
	TERRAIN - SLOPED/LEVEL	S	S	S	S	S	S	S	S	S
RATING	HERITAGE	X	X				X	X		
	HEALTH	C	C	B	B	B	C-	C	C	C-
	AESTHETICS/COMFORMITY	C	B	B	B	B	C-	C	C	C-
TREAT-MENT	REMOVE DEADWOOD									
	INSECT/DISEASE TREAT									

Topped by utility pruning

3" trunk until it divides at 24"

Bee hive. Trunk is hollow. Structurally weak. Not accessible. No tag.

DRIP LINE MEASUREMENTS

INSPECTION NOTICE

The following information was observed on the date(s) indicated herein, and should only be considered true at the time of field inspection.

DRIPLINE MEASUREMENTS

TREE No.	N	NE	E	SE	S	SW	W	NW
1	21	11	11	6	25	15	12	20
HEIGHT TO CANOPY	15	9	9	15	18	18	18	15
2	35	36	36	35	33	35	35	35
HEIGHT TO CANOPY	8	3	1	1	1	6	1	1
3	4	4	4	4	4	4	4	4
HEIGHT TO CANOPY	1	1	1	1	1	1	1	1
4	3	3	3	3	3	3	3	3
HEIGHT TO CANOPY	1	1	1	1	1	1	1	1
5	4	4	4	4	3	3	2	3
HEIGHT TO CANOPY	1	1	1	1	1	1	1	1
6	18	27	20	8	7	30	20	18
HEIGHT TO CANOPY	10	8	2	2	6	6	6	8
7	20	20	25	23	26	22	20	20
HEIGHT TO CANOPY	15	15	15	15	1	5	15	15
8	10	5	5	6	6	11	15	13
HEIGHT TO CANOPY	6	2	2	1	1	1	2	8
9	5	4	3	3	5	8	8	8
HEIGHT TO CANOPY	6	6	3	4	4	6	6	6
HEIGHT TO CANOPY								

JOB No. DATE: PAGE No

DEFINITIONS

SUMMARY of FIELD OBSERVATIONS DEFINITIONS

INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the tree ordinance, this tree report, and of the procedures used to evaluate the trees and the site conditions. There are numerous diseases and insects that frequently attack trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue but a basic knowledge of disease and insects should include an understanding of the following definitions:

FORM

1. **Tree Number** - each protected tree in the field has been assigned a number that corresponds to a tree location on the "Tree Location Map".

2. **Species** - is the type of tree that is being evaluated.

3. **Number of Trunks** - as measured in accordance to the ordinance existing at the time of evaluation.

4. **Diameter of Trunks** - as measured at 4½' above mean natural grade.

5. **Tree Height** - is the approximate height of each numbered, evaluated tree.

6. **Leaning** - is the direction the tree is inclined from the natural vertical position.

PHYSICAL CONDITION

1. **Trunk Cavity/Damage** - A **Cavity** is a hollow area in the trunk, usually due to wood decay. **Damage** is a damaged area on the trunk, usually due to an external force onto the tree.

2. **Exposed Roots** - roots exposed near tree; e.g. in creek bed.

3. **Exfoliating Bark** - the flaking off of bark from trunk, branches and/or twigs.

4. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).

5. **Exudation** - the issuance or expelling of liquid, usually from wounds.

6. **Fruiting Bodies** - are the external signs (i.e. mushrooms, conks) of internal wood decay.

7. **Insect/Mite Damage** - is some form of damage to the parts of the tree caused by insects or mites (i.e. scale, caterpillars, weevils, borers, mites, etc.).

8. **Galls/Oak Pit Scale** - **Galls** are abnormal growth (tumors) on the tree, which may be caused by insects, mites, bacteria, etc. **Oak Pit Scale** has a severe weakening effect on the twigs, sometimes resulting in their death. When the scale settles on the twig, a swelling of the twig tissue occurs so that the insect, in effect, is in a pit, hence, the name.

9. **Fire Damage** - each tree is rated on the amount of burn it has received. These are:

Category	Percent of Tree Burned
Slight (S)	0% - 25%
Moderate (M)	26% - 75%
Heavy (H)	76% - 100%
Complete (C)	Burned to the ground

A. A check mark only, indicates a sign of past fire damage;
B. The trees with slight damage have an excellent chance of recovering to their original form. Trees with moderate damage have a good chance of recovery with alterations in form. Heavy percentage of burn on trees will significantly alter their form and lower their probability of survival to half;
C. The "complete" category is for those trees that burned to the ground.

10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.

11. **Branch Cavities** - hollow areas in the trunk or limbs in the upper tree, usually due to the decay of wood.

12. **Weak Crotches** - poorly formed branch attachments.

13. **Twig/Branch Dieback** - death of unhealthy twigs from the growing tip back.

14. **Exocormic Growth** - excessive growth along main limbs, rather than on twigs.

15. **Thin Foliage** - defoliation and twig dieback throughout the canopy.

16. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:

Good (G) - New tip growth; good leaf color; relatively smooth bark free from cracks/decay;
Moderate (M) - Some new tip growth; medium leaf color; some dead wood; thinning crown;
Poor (P) - No new tip growth; poor leaf color; abnormal bark; much dead wood; heavily thinned crown.
A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a weak tree.

17. **Terrain** - refers to the topography of the land where the tree is found.

18. **Potential Hazard** - any tree may be more or less a hazard to people depending on its location and/or health.

RATINGS

1. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our system:

A. **Outstanding** - A healthy and vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation;
B. **Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and pest infestation;
C. **Average** - Although healthy in overall appearance, there is a normal amount of disease and/or pest infestation;
D. **Below Average/Poor*** - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
E. **Dead*** - This tree exhibits no signs of life whatsoever at the time of field evaluation.
*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.

2. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:

A. **Outstanding** - The tree is visually symmetrical, having the ideal form & appearance for the species;
B. **Average** - The tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches;
C. **Below Average** - The tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches;

D. **Poor** - The tree has few positive characteristics and may detract from the beauty of the landscape.

TREATMENT

1. **Remove Dead Wood** - if noticeable dead wood in the canopy makes tree unattractive, it can be removed.

2. **Remove Wire, etc.** - if anything has been physically attached to the tree, it should be removed.

3. **Insect/Disease Treatment** - see TREE PRESERVATION PROGRAM within this report for explanation.

4. **Cable/Brace** - can extend the time the tree remains healthy, attractive and hazard free.

5. **None** - no treatment is recommended.

6. **Remove Tree** - if the tree can't be saved through any type of treatment, it should be removed.

REMARKS (Some other terms that may be used)

1. **Basal Growth** - is leaf growth generating from around base of trunk.

2. **Exposed Buttress Roots** - when soil is absent at the base of the tree.

3. **Heart Rot** - is decomposition of heartwood (the central portion of a twig/branch/trunk).

4. **Powdery Mildew** - are leaves that are covered by a white powdery growth generally when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.

5. **Cankers** - are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks.

6. **Chlorotic Leaves** - leaf veins remain normally green, but the tissue between veins becomes yellow, which is usually caused by nutrient deficiencies.

7. **Mottling** - are leaves that have a variegated pattern of green and yellow.

8. **Defoliation** - is a premature leaf drop.

9. **Bark Beetle Frass** - are wood fragments mixed in the insect's excrement.

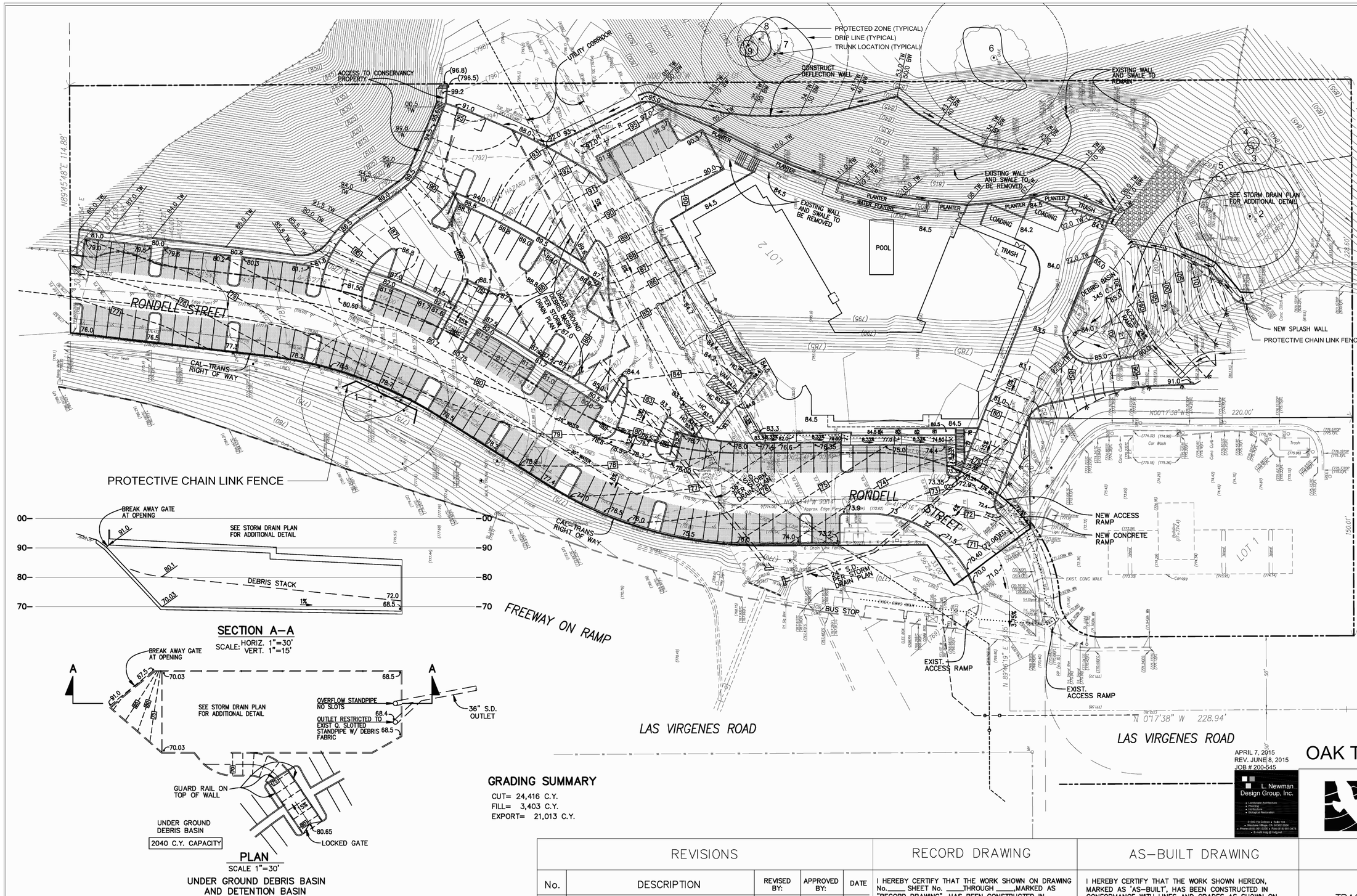
10. **Witches Broom** - is an abnormal growth cluster of twigs that may be caused by pruning, insects, mites, fungus, etc.

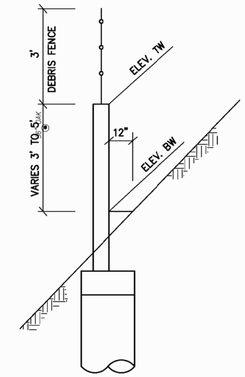
11. **Mistletoe** - is a leafy evergreen perennial parasite with dark green leathery leaves.

12. **Crowded** - is a tree within the canopy of an adjacent tree or canopy.

13. **Shading Out** - is the defoliation and twig dieback inside the canopy due to the lack of sunlight.

OAK TREE
LOCATION MAP





DEFLECTION WALL

NOTES:

1. DRIVEWAY AND PARKING AREA PAVING THICKNESS TO BE DETERMINED BY THE SOILS ENGINEER AFTER 'R' VALUES ARE DETERMINED. PAVEMENT TYPE TO SPECIFIED BY THE ARCHITECT.
2. STORM WATER MITIGATION WILL BE EITHER RAIN WATER HARVESTING OR GROUND WATER INFILTRATION BASED ON RECOMMENDATION OF THE SOILS ENGINEER AFTER PERCOLATION TESTS HAVE BEEN PERFORMED.

SECTION A–A
SCALE: HORIZ. 1"=30' VERT. 1"=15'

PLAN
SCALE 1"=30'
UNDER GROUND DEBRIS BASIN AND DETENTION BASIN

GRADING SUMMARY

CUT= 24,416 C.Y.
FILL= 3,403 C.Y.
EXPORT= 21,013 C.Y.

LEGEND:

- PERVIOUS PAVING PER LANDSCAPE PLANS
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- 80 PROPOSED CONTOUR
- (780) EXISTING CONTOUR
- ADA PATH OF TRAVEL

APRIL 7, 2015
REV. JUNE 8, 2015
JOB # 200-545

OAK TREE LOCATION MAP

L. Newman Design Group, Inc.
• Landscape Architecture • Planning • Ecology • Biological Restoration
31300 Via Colinas • Suite 104 • Westlake Village, CA 91362-3924
• Phone: (818) 991-5058 • Fax: (818) 991-0478 • E-mail: lndg @ lndg.net

CITY of CALABASAS
PUBLIC WORKS DEPARTMENT
100 CIVIC CENTER WAY
CALABASAS, CA 91302
PHONE 818.224.1600
FAX 818.225.7339
WWW.CITYOFCALABASAS.COM

30 0 15 30 60
GRAPHICAL SCALE: 1"=30'

APPROVED FOR CONSTRUCTION:

ROBERT YALDA, P.E.
CITY ENGINEER/PUBLIC WORKS DIRECTOR DATE

REVISIONS				
No.	DESCRIPTION	REVISED BY:	APPROVED BY:	DATE

RECORD DRAWING

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No._____ SHEET No. _____THROUGH _____,MARKED AS "RECORD DRAWING" ,HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

SIGNATURE DATE

NAME INSPECTOR

AS–BUILT DRAWING

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS 'AS–BUILT', HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

PROJECT ENGINEER'S SIGNATURE DATE

PROJECT ENGINEER'S NAME CITY LAND DEVELOPMENT REP.

GRADING PLAN

26300 RONDELL STREET
TRACK NUMBER / PARCEL NUMBER

PREPARED FOR:

RONDELL OASIS, LLC
P.O. BOX 6528
MALIBU, CA 90264

DESIGNED BY:
CHECKED BY:
DRAWN BY:
SCALE: 1"=30"
SHEET NO. 3 of 5