

Title Report
 PREPARED BY: EDWIN TITUS
 ORDER NO.: 2009-002749
 DATE: NO DATE LOCATED

Legal Description
 THE FOLLOWING DESCRIBED AS FOLLOWS:
 LESS AND EXCEPT:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 746 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 THE NORTHERLY 190 FEET OF THE LAND DESCRIBED IN DEED RECORDED FEBRUARY 20, 1961 IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 1863 PAGE 456 AND 313 OFFICIAL RECORDS,
 CONTAINING LESS ARES MORE OR LESS
 THE FOLLOWING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, AS PER MAP THEREOF RECORDED IN BOOK 1, PAGE 746 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE SOUTH BY 51° 30' EAST 427.12 FEET ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS NORTH BY 54° 30' EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE 77.23 FEET; THENCE TANGENT TO SAID CURVE SOUTH BY 45° 30' EAST 18.27 FEET TO THE BEGINNING OF A SECOND CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 97.74 FEET; THENCE TANGENT TO SAID CURVE SOUTH BY 45° 30' WEST 24.24 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1000.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH BY 15° 04' WEST, THENCE WESTERLY ALONG SAID CURVE 470.83 FEET TO A POINT ON SAID CURVE; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH BY 70° 30' WEST 10.00 FEET; THENCE NORTH 64.00 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

EXCEPTING THEREON ALL WATER AND WATER RIGHTS AND THE WATER SYSTEM AS CONTAINED AND CONVEYED IN THAT CERTAIN AGREEMENT BETWEEN HUGO SWANSON AND OTHERS AND CONEJO VALLEY WATER COMPANY RECORDED SEPTEMBER 19, 1959 IN BOOK 1793 PAGE 679 OF OFFICIAL RECORDS, AND AS AMENDED BY THAT CERTAIN AMENDMENT TO AGREEMENT RECORDED OCTOBER 30, 1959 IN BOOK 1792, PAGE 167 OF OFFICIAL RECORDS.
 LESS AND EXCEPT
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1 PAGE 746 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 33, DISTANT ALONG SAID EASTERLY LINE NORTH 79.01 FEET FROM THE SOUTHWESTERLY CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE S15° - SOUTH 52° 30' OF EAST 27.91 FEET; THENCE, 47N - NORTH 33° 05' 45" EAST 272.45 FEET; THENCE, 30S - NORTH 80° 30' 15" EAST 217.20 FEET; THENCE, 47N - NORTH 33° 05' 45" EAST 193.13 FEET; THENCE, 30S - NORTH 87° 56' 45" EAST 202.22 FEET; THENCE, 17N - SOUTH 88° 52' 15" EAST 154.25 FEET; THENCE, 71N - NORTH 87° 44' EAST 149 FEET; THENCE, 61N - SOUTH 51° 12' 15" EAST 96.85 FEET; THENCE, 30N - NORTH 83° 50' 45" EAST 152.46 FEET; THENCE, 10N - NORTH 44° 50' EAST 60.38 FEET; THENCE, 11N - NORTH 56° 45' EAST 71.53 FEET; THENCE, 10N - NORTH 80° 40' EAST 122.20 FEET; THENCE, 13N - SOUTH 70° 46' 45" EAST 152.64 FEET; THENCE, 14N - SOUTH 80° 50' EAST 123.17 FEET; THENCE, 17N - SOUTH 80° 45' EAST 152.64 FEET; THENCE, 14N - NORTH 70° 10' 45" EAST 98.88 FEET; THENCE, 17N - NORTH 56° 15' 45" EAST 50.94 FEET; THENCE, 30N - NORTH 34° 56' EAST 66.43 FEET; THENCE, 22S - NORTH 80° 45' EAST 157.18 FEET; THENCE, 22S - NORTH 72° 17' 15" EAST 157.33 FEET; THENCE, 15N - SOUTH 87° 45' EAST 186.28 FEET TO A POINT IN THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 33, BEING ALSO THE CORNER OF MOUNTCLEF BOULEVARD, 50 FEET WIDE, DISTANT ALONG SAID EASTERLY LINE NORTH 0° 00' WEST 774.42 FEET FROM THE SOUTHEASTERN CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG SAID EASTERLY LINE, 23N - NORTH 0° 00' WEST 1574.27 FEET TO THE NORTHEASTERN CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG THE NORTHERLY LINE THEREOF, 23N - NORTH 89° 54' 30" WEST 263.64 FEET TO THE NORTHWESTERN CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG THE WESTERLY LINE THEREOF, 26N - SOUTH 128.00 FEET TO THE NORTHWESTERN CORNER OF THE LAND DESCRIBED IN THE DEED TO RICHARD PERSON, RECORDED JULY 16, 1958 AS DOCUMENT NO. 30142 & BOOK 1424 PAGE 263 OF OFFICIAL RECORDS, THENCE ALONG THE BOUNDARY OF SAID EAST MOUNTCLEF LAND BY THE FOLLOWING COURSES: 27N - NORTH 89° 50' EAST 374.83 FEET TO AN ANGLE POINT; THENCE, 28N - SOUTH 61° 01' EAST 187.20 FEET TO AN ANGLE POINT; THENCE, 29N - SOUTH 0° 00' EAST 27 FEET TO AN ANGLE POINT; THENCE, 30N - SOUTH 89° 50' 15" WEST 134.30 FEET TO AN ANGLE POINT; THENCE, 31S - SOUTH 57° 16' 15" WEST 124.06 FEET TO AN ANGLE POINT; THENCE, 32N - WEST 279.26 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG SAID WESTERLY LINE, 33S - SOUTH 43° 27 FEET TO THE POINT OF BEGINNING.

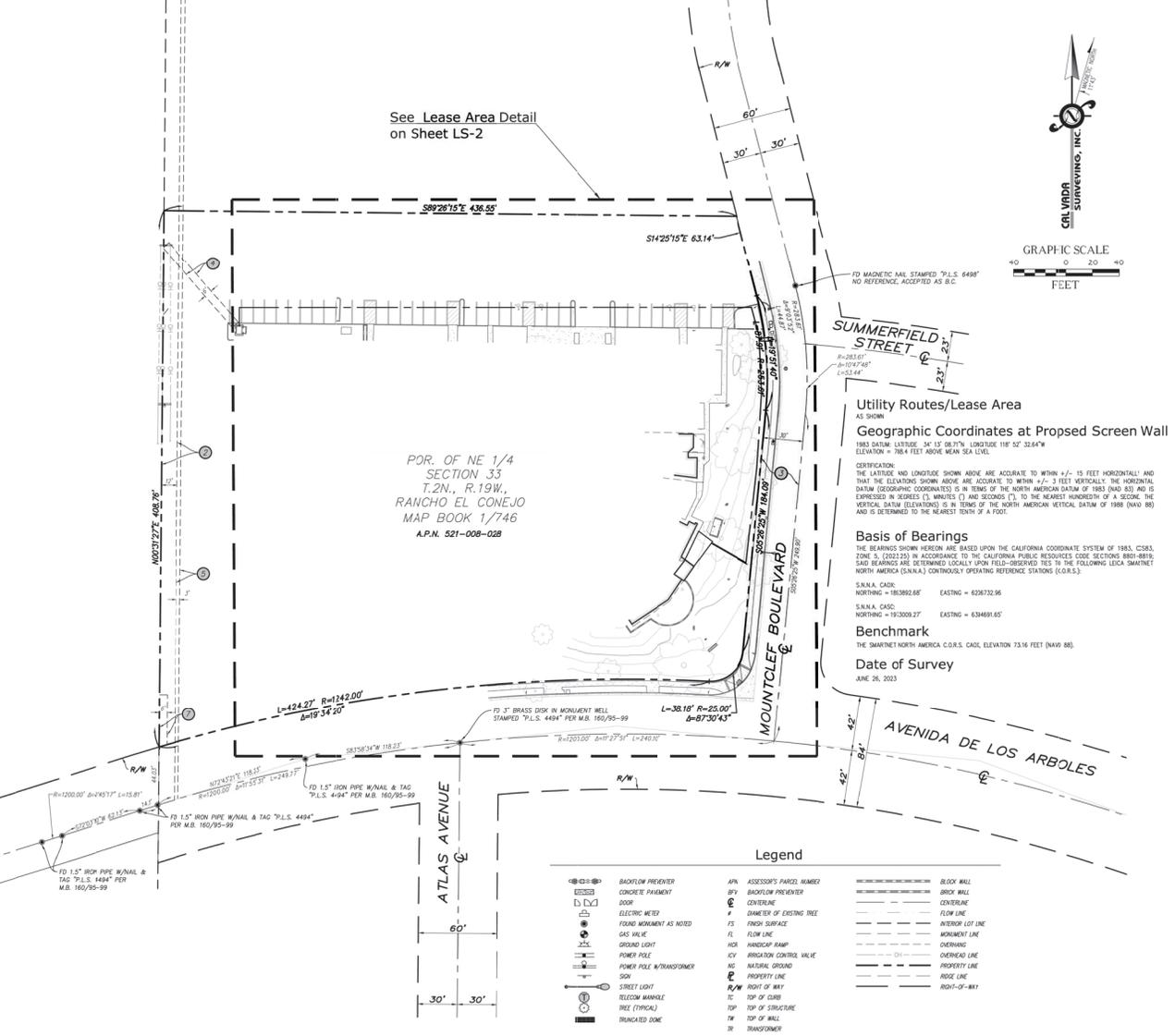
THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOLY TRINITY LUTHERAN CHURCH, A CORPORATION FROM HUGO SWANSON CO., A CORPORATION IN A CORRECTIVE GRANT DEED DATED FEBRUARY 10, 1961 AND RECORDED FEBRUARY 20, 1961 IN BOOK 1863 PAGE 353 IN VENTURA COUNTY, CALIFORNIA.

Assessor's Parcel No.
 531-008-028

Easements

- AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A SANITARY SEWER PIPE LINE AND INCIDENTAL PURPOSES RECORDED MAP 25, 1964 IN BOOK 2547 PAGE 152 INSTRUMENT 24818, IN VENTURA COUNTY CALIFORNIA (PLOTTED HEREON)
- AN EASEMENT AND RIGHT A WAY RECORDED MARCH 25, 1955 IN BOOK 2758 PAGE 22 INSTRUMENT 22550, IN VENTURA COUNTY, CALIFORNIA (PLOTTED HEREON)
- AN EASEMENT AND RIGHT A WAY, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VENTS, MANHOLES, HANDHOLES AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS RECORDED JULY 18, 1965 IN INSTRUMENT 88-64848, IN VENTURA COUNTY, CALIFORNIA (PLOTTED HEREON, APPROXIMATE LOCATION)
- AN EASEMENT AND RIGHT A WAY TO LAY, CONSTRUCT, REPAIR, MAINTAIN, OPERATE, RENEW, REPLACE PIPELINE AND APPURTENANCES OF WATER AND WASTEWATER RECORDED APRIL 21, 1986 IN INSTRUMENT 86-56-66486, IN VENTURA COUNTY CALIFORNIA (PLOTTED HEREON)
- EASEMENTS AND ALL WATER AND WATER RIGHTS ACCORDING TO BOOK 1863 PAGE 1792 PAGE 167 INSTRUMENT 4077 IN VENTURA COUNTY CALIFORNIA (NOT PLOTTED, EXACT LOCATION AND EXTENT NOT DISCLOSED FOR RECORD)
- AN EASEMENT AND RIGHT A WAY, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VENTS, MANHOLES, HANDHOLES AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS RECORDED JULY 18, 1965 IN INSTRUMENT 88-64848-001-001-1, IN VENTURA COUNTY, CALIFORNIA (PLOTTED HEREON)

Boundary Detail
 SCALE: 1"=60'



TRIAD Group

ASE DEVELOPMENT:
dish
 1812 ARMSTRONG AVE., SUITE 200 IRVINE, CA 92614
 PHONE: (949) 690-0998

CONSULTANT:
CAL VADA SURVEYING, INC.
 411 LAMAR CT., SUITE 203, COSTA MESA, CA 92626
 Phone: 951-280-9890 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com

JOB NO. 23403
 LICENSURE:

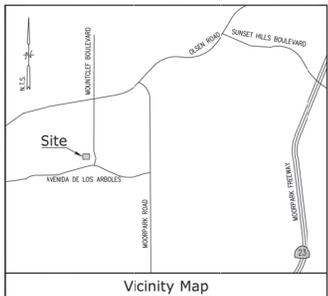
REVISION:

REVISION:	DATE: / /	DESCRIPTION:
	07/13/23	FOR SUBMITTAL
1	07/18/23	TITLE REPORT
	11/03/23	HC
2	11/03/23	UPDATED DESIGN/FINAL
		GBM

SITE INFORMATION:
LALAX02022B
 1 W AVENIDA DE LOS ARBOLES
 THOUSAND OAKS, CA 91360
 VENTURA COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1
 SHEET 1 OF 2



Title Report

PREPARED BY: **LS-2**
 ORDER NO.: **20220222B**
 NO. LINES LOCATED: **1**

Legal Description

THE FOLLOWING DESCRIBED AS FOLLOWS:
 LESS AND EXCEPT:
 THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS SHOWN BY THE MAP RECORDED IN BOOK 1 PAGE 746 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VENTURA, DESCRIBED AS FOLLOWS:
 THE NORTHERLY 190 FEET OF THE LAND DESCRIBED IN DEED RECORDED FEBRUARY 20, 1961 IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 1869 PAGE 678 OF OFFICIAL RECORDS, AND AS AMENDED BY THAT CERTAIN AMENDMENT TO AGREEMENT RECORDED OCTOBER 30, 1959 IN BOOK 1792, PAGE 167 OF OFFICIAL RECORDS;
 THE FOLLOWING DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, AS PER MAP THEREOF RECORDED IN BOOK 1, PAGE 746 OF CELDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE SOUTH 89° 51' 30" EAST 427.12 FEET ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING OF A CURVE CONCRETE TO THE NORTHEAST HAVING A RADIUS OF 30.000 FEET; A RADIAL LINE THROUGH SAID POINT BEARS NORTH 89° 54' 30" EAST, THENCE SOUTHEASTERLY ALONG SAID CURVE 77.23 FEET; THENCE TANGENT TO SAID CURVE SOUTH 10° 52' 30" EAST 18.27 FEET TO THE BEGINNING OF A SECOND CURVE CONCRETE TO THE SOUTHWEST, HAVING A RADIUS OF 30.000 FEET; THENCE SOUTHERLY ALONG SAID CURVE 97.74 FEET; THENCE TANGENT TO SAID CURVE SOUTH 4° 57' 04" WEST 24.24 FEET TO A POINT ON A CURVE CONCRETE SOUTHERLY HAVING A RADIUS OF 100.000 FEET; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 4° 57' 04" WEST, THENCE WESTERLY ALONG SAID CURVE 47.07 FEET TO A POINT ON SAID CURVE; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 17° 30' 07" EAST, THENCE NORTH 64.00 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

EXCEPTING THEREON ALL WATER AND WATER RIGHTS AND THE WATER SYSTEM AS CONTAINED AND CONVEYED IN THAT CERTAIN AGREEMENT BETWEEN HUGO SWANSON AND OTHERS AND CONEJO VALLEY WATER COMPANY RECORDED SEPTEMBER 19, 1959 IN BOOK 1796, PAGE 678 OF OFFICIAL RECORDS, AND AS AMENDED BY THAT CERTAIN AMENDMENT TO AGREEMENT RECORDED OCTOBER 30, 1959 IN BOOK 1792, PAGE 167 OF OFFICIAL RECORDS.

LESS AND EXCEPT:
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1, PAGE 746 OF CELDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 33, DISTANT ALONG SAID EASTERLY LINE NORTH 76.01 FEET FROM THE SOUTHWESTERLY CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE S15° 52' 30" EAST 27.93 FEET; THENCE, S10° 40' 00" EAST 272.45 FEET; THENCE, S30° 40' 00" EAST 217.00 FEET; THENCE, 43R-NORTH 33° 05' 45" EAST 193.13 FEET; THENCE, S28° 40' 00" EAST 20.22 FEET; THENCE, 43R-SOUTH 84° 55' 15" EAST 154.25 FEET; THENCE, 43R-NORTH 87° 44' EAST 149 FEET; THENCE, 43R-NORTH 51° 12' 15" EAST 96.88 FEET; THENCE, 43R-NORTH 89° 50' 45" EAST 154.46 FEET; THENCE, 43R-NORTH 44° 50' EAST 68.88 FEET; THENCE, 43R-NORTH 56° 45' EAST 115.53 FEET; THENCE, 43R-NORTH 80° 40' EAST 122.20 FEET; THENCE, 43R-SOUTH 70° 46' 45" EAST 154.4 FEET; THENCE, 43R-NORTH 80° 50' EAST 124.7 FEET; THENCE, 43R-SOUTH 89° 22' 45" EAST 105.88 FEET; THENCE, 43R-NORTH 79° 59' 45" EAST 123.78 FEET; THENCE, 43R-SOUTH 89° 45' EAST 182.07 FEET; THENCE, 43R-NORTH 72° 17' 15" EAST 88.88 FEET; THENCE, 43R-NORTH 56° 15' EAST 20.4 FEET; THENCE, 43R-NORTH 34° 56' EAST 86.43 FEET; THENCE, 43R-SOUTH 89° 50' EAST 157.88 FEET; THENCE, 43R-SOUTH 72° 17' 15" EAST 88.73 FEET; THENCE, 43R-SOUTH 87° 45' EAST 186.28 FEET TO A POINT IN THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 33, BEING ALSO THE CORNER OF MOUNTCLEF BOULEVARD, 90 FEET WIDE, DISTANT ALONG SAID EASTERLY LINE NORTH OF 06° WEST 774.42 FEET FROM THE SOUTHEASTERLY CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG SAID EASTERLY LINE, 23R-NORTH 01° 05' WEST 1574.27 FEET TO THE NORTHEASTERLY CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG THE NORTHERLY LINE, THENCE, 23R-NORTH 89° 51' 30" WEST 263.46 FEET TO THE NORTHWESTERLY CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG THE WESTERLY LINE, THENCE, 26R-SOUTH 128.00 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO RICHARD PETERSON RECORDED JULY 16, 1968 AS DOCUMENT NO. 30142 & BOOK 1424 PAGE 262 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID EAST NORTHEAST QUARTER BY THE FOLLOWING SIX COURSES: 27R-NORTH 89° 50' EAST 374.83 FEET TO AN ANGLE POINT; THENCE, 26R-SOUTH 61° 01' EAST 187.20 FEET TO AN ANGLE POINT; THENCE, 26R-SOUTH 01° 05' WEST 27 FEET TO AN ANGLE POINT; THENCE, 26R-SOUTH 89° 50' 15" WEST 134.30 FEET TO AN ANGLE POINT; THENCE, 31R-SOUTH 57° 16' 15" WEST 124.06 FEET TO AN ANGLE POINT; THENCE, 31R-NORTH 23R 30 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE ALONG SAID WESTERLY LINE, 33R-SOUTH 437.77 FEET TO THE POINT OF BEGINNING.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOLY TRINITY LUTHERAN CHURCH, A CORPORATION FROM HUGO SWANSON CO., A CORPORATION IN A CERTAIN GRANT DEED DATED FEBRUARY 10, 1961 AND RECORDED FEBRUARY 20, 1961 IN BOOK 1869 PAGE 678 OF OFFICIAL RECORDS, IN VENTURA COUNTY, CALIFORNIA.

Assessor's Parcel No.
 521-008-028

Easements

1. AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A SANITARY SEWER PIPE LINE AND INCIDENTAL PURPOSES RECORDED MAY 25, 1964 IN BOOK 2547 PAGE 182 INSTRUMENT 248L, IN VENTURA COUNTY CALIFORNIA (PLOTTED HEREON)

2. AN EASEMENT AND RIGHT A WAY RECORDED MARCH 25, 1965 IN BOOK 2728 PAGE 122 INSTRUMENT 2250L, IN VENTURA COUNTY, CALIFORNIA (PLOTTED HEREON)

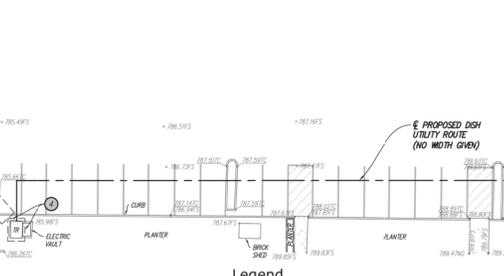
3. AN EASEMENT AND RIGHT A WAY, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VALVES, MANHOLES, HANDHOLES AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS RECORDED JULY 14, 1965 IN INSTRUMENT 88-0448L, IN VENTURA COUNTY, CALIFORNIA (PLOTTED HEREON, APPROXIMATE LOCATION)

4. AN EASEMENT AND RIGHT A WAY TO LAY, CONSTRUCT, REPAIR, MAINTAIN, OPERATE, RENEW, REPLACE PIPELINE AND APPURTENANCES OF WATER AND WASTEWATER RECORDED APRIL 21, 1986 IN INSTRUMENT 143-86-0468L, IN VENTURA COUNTY CALIFORNIA (PLOTTED HEREON)

5. EASEMENTS AND ALL WATER AND WATER RIGHTS ASSIGNED RECORDED OCTOBER 30, 1959 IN BOOK 1792 PAGE 167 INSTRUMENT 4077 IN VENTURA COUNTY CALIFORNIA (NOT PLOTTED, EXACT LOCATION AND EXTENT NOT DISCLOSED FOR RECORD)

6. AN EASEMENT AND RIGHT A WAY, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VALVES, MANHOLES, HANDHOLES AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY, OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS RECORDED JUNE 19, 2013 IN INSTRUMENT 201305-010747-1, IN VENTURA COUNTY, CALIFORNIA (PLOTTED HEREON)

Lease Area Detail
 SCALE: 1"=20'



Legend

	BACKFLOW PREVENTER		BLOCK WALL
	CONCRETE PAVEMENT		BRICK WALL
	DOOR		CENTERLINE
	ELECTRIC METER		CURVED LINE
	FOUND MONUMENT AS NOTED		INTERIOR LOT LINE
	GAS VALVE		FLOW LINE
	GROUND LIGHT		HANDICAP RAMP
	POWER POLE		IRRIGATION CONTROL VALVE
	POWER POLE W/TRANSFORMER		NATURAL GROUND
	SIGN		PROPERTY LINE
	STREET LIGHT		RIDGE LINE
	TELECOM MANHOLE		RIGHT-OF-WAY
	TOP OF CURB		TOP OF STRUCTURE
	TREE (TYPICAL)		TOP OF HILL
	TRUNCATED ZONE		TRANSFORMER

Utility Route/Lease Area

Geographic Coordinates at Proposed Screen Wall

1981 DATUM: LATITUDE: 34° 13' 32.71" LONGITUDE: 118° 52' 31.67" W
 ELEVATION = 788.4 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATA (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCRS3, ZONE 10, (2023.53) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-BENCHMARK TIES TO THE FOLLOWING LOCAL SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.A. C.O.R.S. EASTING = 626782.96
 NORTHING = 1932892.68

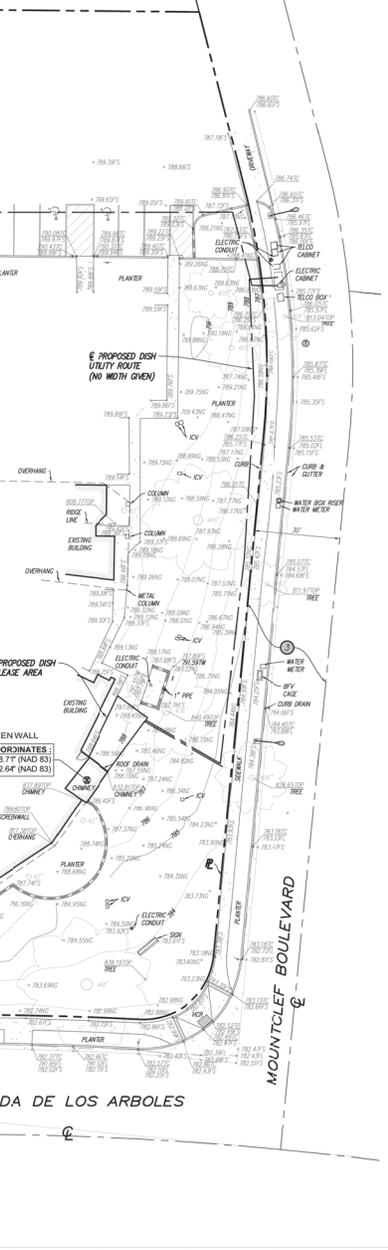
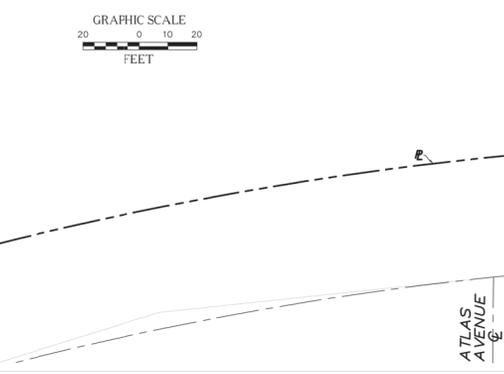
S.N.A. C.O.R.S. EASTING = 6334691.65
 NORTHING = 1973209.27

Benchmark

THE SMARTNET NORTH AMERICA C.O.R.S. C.O.R.S. ELEVATION 7316 FEET (NAVD 88).

Date of Survey

JUNE 26, 2023



TRIAD Group

ASE DEVELOPMENT:

dish
 18812 ARMSTRONG AVE., SUITE 200 IRVINE, CA 92616
 PHONE: (414) 690-0998

CONSULTANT:

CAL VADA SURVEYING, INC.
 411 Loma Ct., Suite 205, Corona, CA 92626
 Phone: 951-280-8890 Fax: 951-280-8746
 Toll Free: 800-CALVADA www.calvada.com

JOB NO. 23403

LICENSURE:



REVISION:

REVISION:	DATE:	DESCRIPTION:
	07/13/23	FR1 SUBMITTAL
1	07/18/23	HC TITLE REPORT
2	11/03/23	GBM UPDATED DESIGN/FINAL

SITE INFORMATION:

LALAX02022B

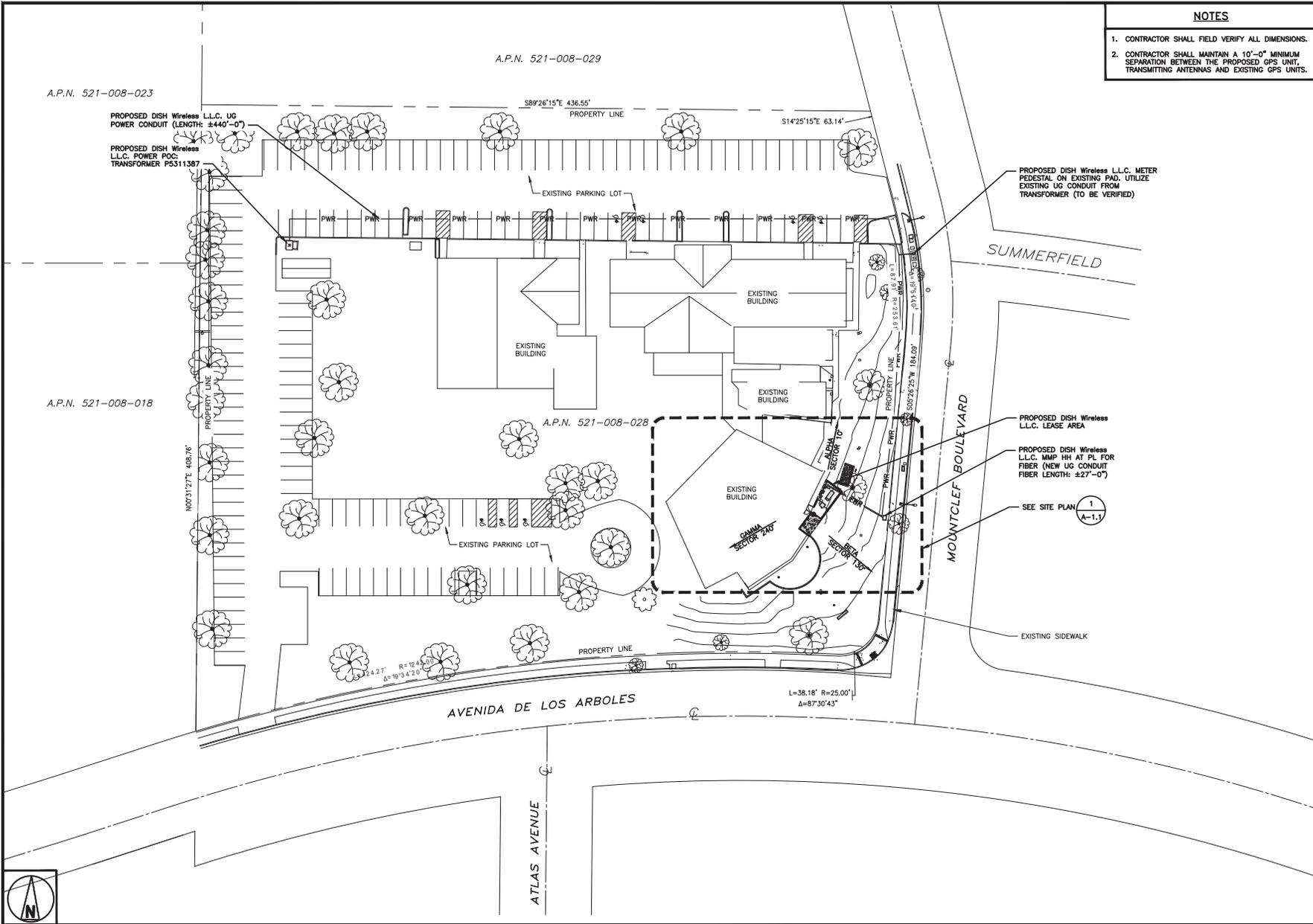
1 W AVENIDA DE LOS ARBOLES
 THOUSAND OAKS, CA 91360
 VENTURA COUNTY

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-2
 SHEET 2 OF 2



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



7545 IRVINE CENTER DR, SUITE 250
IRVINE, CA 92618



9010 112TH AVENUE NE
KIRKLAND, WA 98033

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
MA	RV	RV

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/18/2023	PRELIM 2D REVIEW
B	10/25/2023	FINAL 2D'S
C	03/25/2024	PLAN CHECK COMMENTS
D	04/25/2024	FINAL 2D'S

A&E PROJECT NUMBER
LALAX02022B

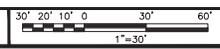
DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX02022B
1 W. AVENIDA DE LOS ARBOLES
THOUSAND OAKS, CA 91360

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

A-1

OVERALL SITE PLAN



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



7545 IRVINE CENTER DR, SUITE 250
IRVINE, CA 92618



9010 112TH AVENUE NE
KIRKLAND, WA 98033

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
MA	RV	RV

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/18/2023	PRELIM 2D REVIEW
B	10/25/2023	FINAL 2D'S
C	03/25/2024	PLAN CHECK COMMENTS
D	04/25/2024	FINAL 2D'S

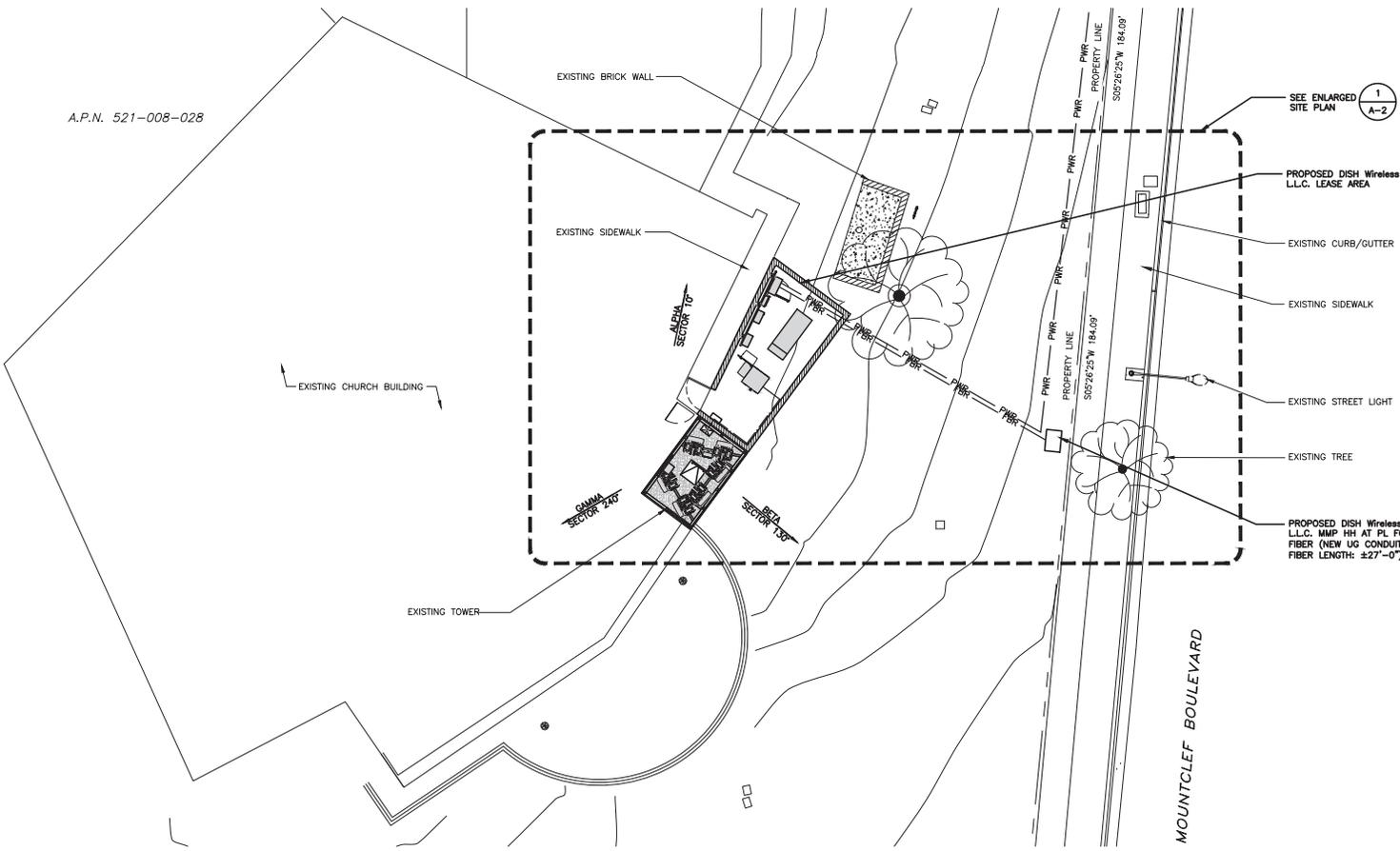
A&E PROJECT NUMBER
LALAX02022B

DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX02022B
1 W. AVENIDA DE LOS ARBOLES
THOUSAND OAKS, CA 91360

SHEET TITLE
SITE PLAN

SHEET NUMBER

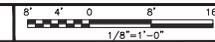
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A.P.N. 521-008-028

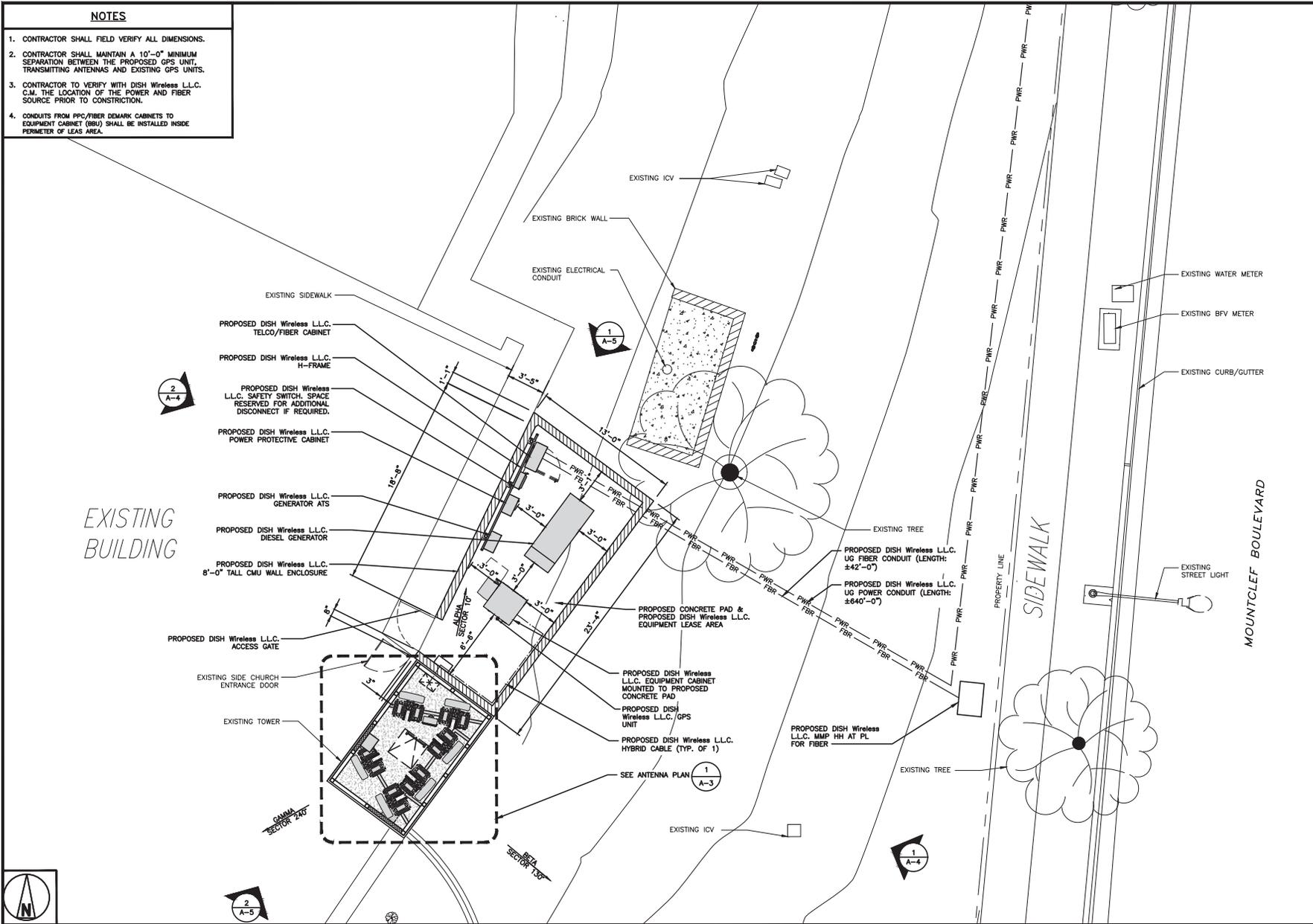
SEE ENLARGED SITE PLAN
1
A-2

SITE PLAN



1

- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
 3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
 4. CONDUITS FROM PFC/FIBER DEMARK CABINETS TO EQUIPMENT CABINET (IBU) SHALL BE INSTALLED INSIDE PERIMETER OF LEAS AREA.



dish wireless.

7545 IRVINE CENTER DR, SUITE 250
IRVINE, CA 92618

TRIAD Group

9010 112TH AVENUE NE
KIRKLAND, WA 98033

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: MA CHECKED BY: RV APPROVED BY: RV

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	10/18/2023	PRELIM 2D REVIEW
B	10/25/2023	FINAL 2D'S
C	03/25/2024	PLAN CHECK COMMENTS
D	04/25/2024	FINAL 2D'S

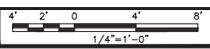
A&E PROJECT NUMBER
LALAX02022B

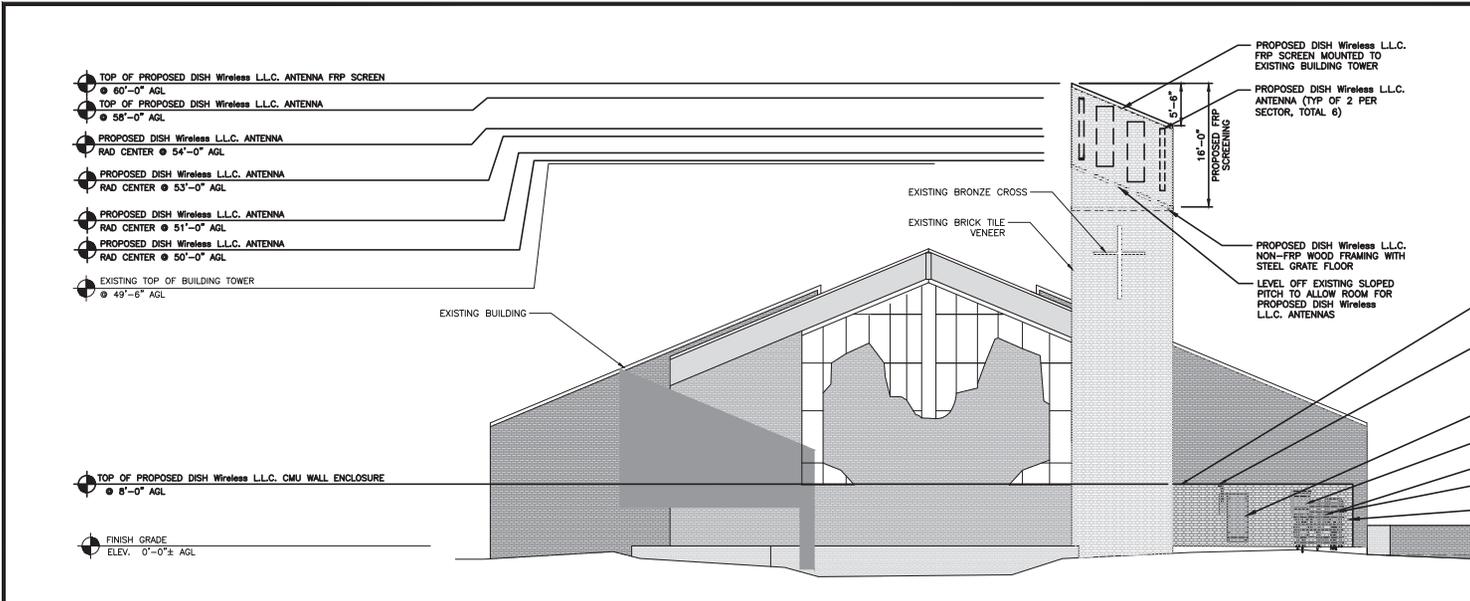
DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX02022B
1 W. AVENIDA DE LOS ARBOLES
THOUSAND OAKS, CA 91360

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

ENLARGED SITE PLAN





- NOTES**
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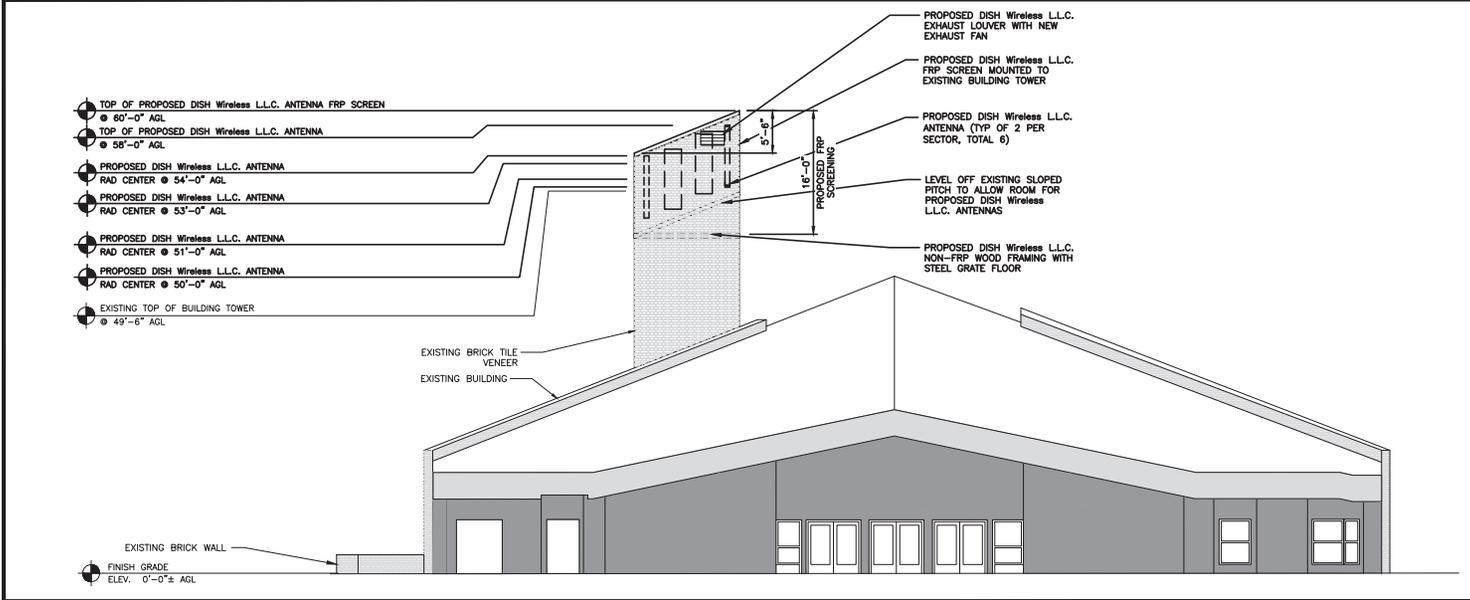
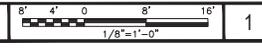
dish wireless.

7545 IRVINE CENTER DR, SUITE 250
IRVINE, CA 92618

TRIAD Group

9010 112TH AVENUE NE
KIRKLAND, WA 98033

SOUTHEAST ELEVATION



- NOTES**
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DRAWN BY:	CHECKED BY:	APPROVED BY:
MA	RV	RV

RFDS REV #:

ZONING DOCUMENTS

REV	DATE	DESCRIPTION
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B	10/25/2023	FINAL 2D'S
C	03/25/2024	PLAN CHECK COMMENTS
D	04/25/2024	FINAL 2D'S

A&E PROJECT NUMBER
LALAX02022B

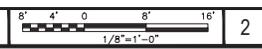
DISH Wireless L.L.C.
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THOUSAND OAKS, CA 91360

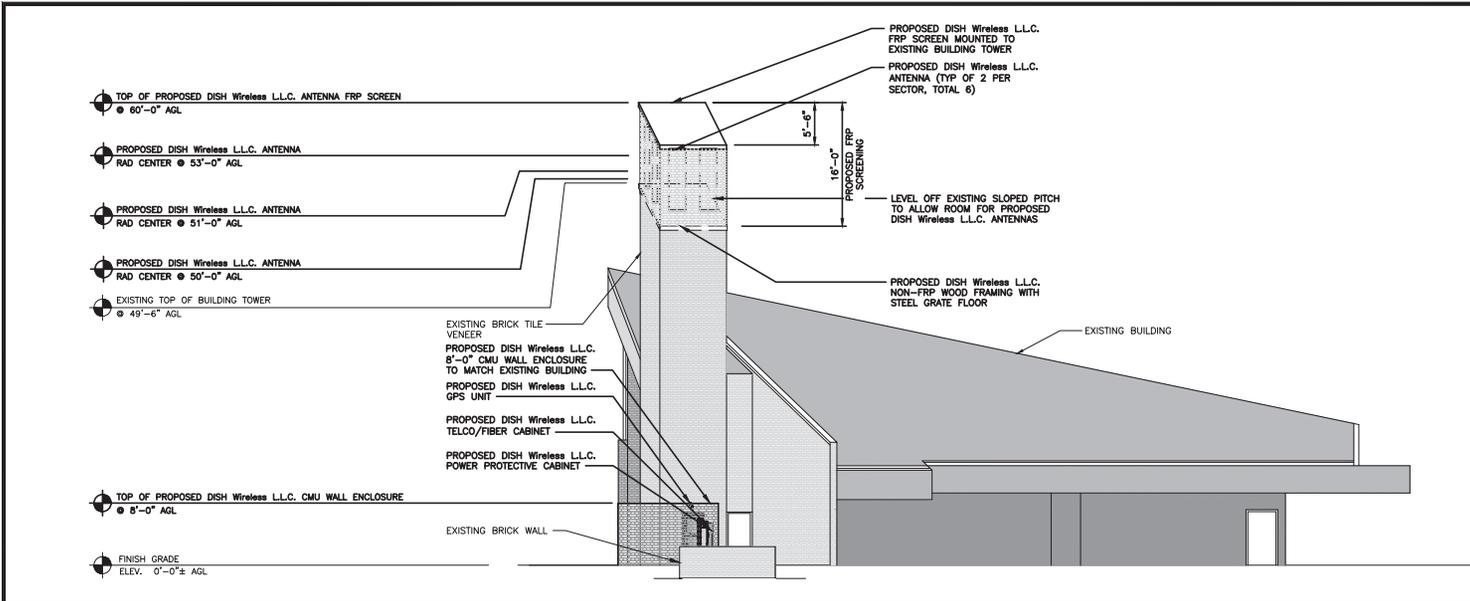
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-4

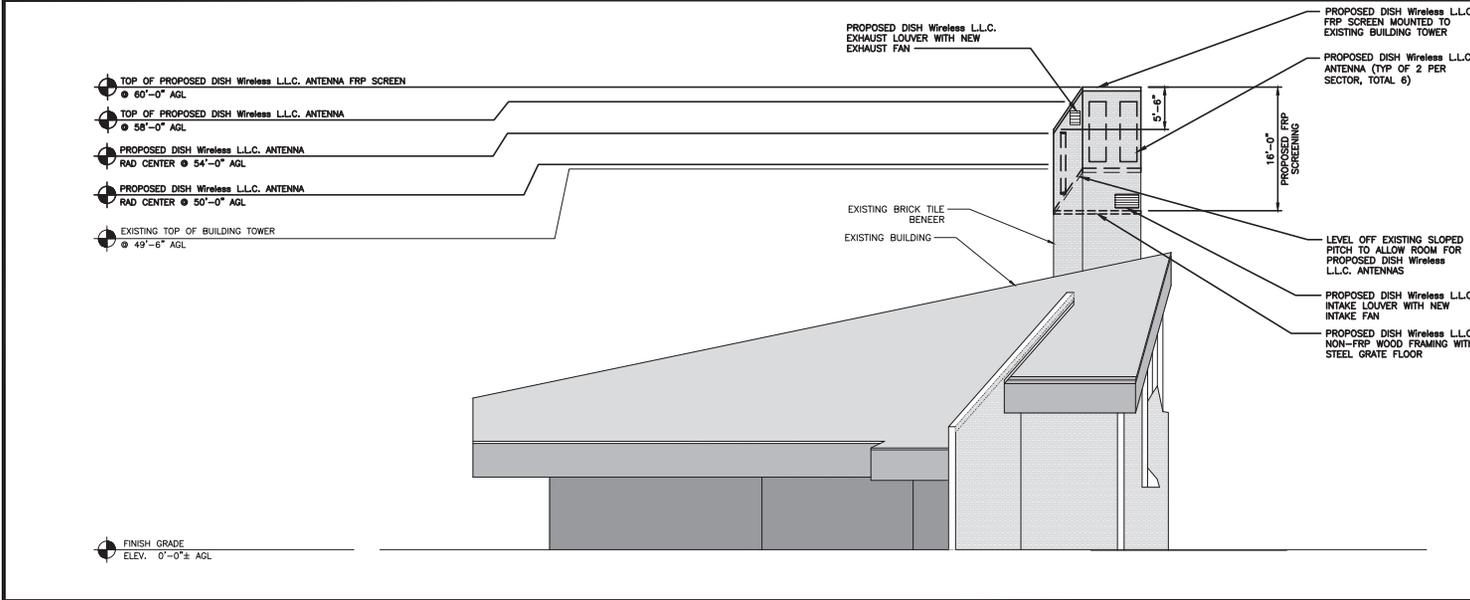
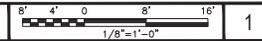
NORTHWEST ELEVATION





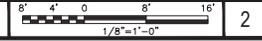
NORTHEAST ELEVATION

- NOTES**
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SOUTHWEST ELEVATION

- NOTES**
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dish wireless.

7545 IRVINE CENTER DR, SUITE 250
IRVINE, CA 92618

TRIAD Group

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KIRKLAND, WA 98033

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DRAWN BY:	CHECKED BY:	APPROVED BY:
MA	RV	RV

RFDS REV #:

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A&E PROJECT NUMBER
LALAX02022B

DISH Wireless L.L.C.
PROJECT INFORMATION
LALAX02022B
1 W. AVENIDA DE LOS ARBOLES
THOUSAND OAKS, CA 91360

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



DISH Wireless L.L.C.
9601 S. Meridian Blvd.
Englewood, CO 80112
303.723.1000

City of Thousand Oaks, Planning Division
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

2/20/2024

RE: Project Description and Location: LALAX02022B; One W. Avenida De Los Arboles, Thousand Oaks, CA 91360 (the "Project")

To whom it may concern:

This letter responds to your request for information about the Project referenced above, specifically the potential to interfere with communication facilities located nearby and conformance with the Federal Communications Commission ("FCC") rules governing human exposure to radio frequency energy (see FCC OET Bulletin 65 guidelines). DISH Wireless L.L.C. ("DISH") shall comply with all FCC rules regarding interference with other radio services and all FCC rules concerning human exposure to radio frequency energy.

The FCC has granted licenses for the use of certain radio frequencies exclusively by wireless service providers, including DISH. Each wireless service provider uses specific frequencies (channels) on which to transmit and receive radio signals. Pursuant to these licenses, DISH is authorized to provide wireless service nationwide.

Wireless transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise, and other technical parameters. Wireless licensees like DISH are required to use type-accepted equipment. The assignment of frequencies and the FCC rules keep cellular radio signals from interfering with, or being interfered with by, other radio transmissions and provide guidelines outlining the limits for permissible human radio frequency exposure.

DISH shall comply with all FCC rules regarding interference to other radio services and human exposure to radio frequency energy. In the unlikely event that interference does occur, DISH agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the DISH installation.

Very truly yours,

DocuSigned by:
A handwritten signature in black ink that reads "Craig Stanziano".
9091C13DEE574A2...

Craig Stanziano
RF Engineer, Los Angeles - North

Radio Frequency - Electromagnetic Energy (RF-EME) Report

Site No. LALAX02022B
Lutheran Holy Trinity
1 West Avenida De Los Arboles
Thousand Oaks, California 91360
34° 13' 8.71" N, -118° 52' 32.64" W NAD83

EBI Project No. 009264-PR
March 1, 2024



Prepared for:
DISH Wireless

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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3.0 WORST-CASE PREDICTIVE MODELING.....3
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- APPENDIX A CERTIFICATIONS**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS**

REFERENCE DOCUMENTS (NOT ATTACHED)

CDs: LALAX02022B_ZD_20231025105707

RFDS: RFDS-LALAX02022B-PRELIMINARY-20230526-v.0_20230526160139

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by DISH Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for DISH Wireless Site LALAX02022B located at 1 West Avenida De Los Arboles in Thousand Oaks, California to determine RF-EME exposure levels from proposed DISH Wireless communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 20 feet of DISH's proposed antennas at the sloped roof level. Modeling also indicates that the worst-case emitted power density will not exceed the FCC's occupational limit at the sloped roof level. Additionally, there are areas where workers who may be elevated above the rooftop and ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the DISH Wireless antennas, the maximum power density generated by the DISH antennas is approximately **463.95** percent of the FCC's general public limit (**92.79** percent of the FCC's occupational limit).

The composite exposure level from all carriers on this site is approximately **463.95** percent of the FCC's general public limit (**92.79** percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. At ground level, the composite exposure level from all carriers on this site is approximately **3.67** percent of the FCC's general public limit (**0.734** percent of the FCC's occupational limit).

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); DISH Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact DISH Wireless since only DISH has the ability to lockout/tagout the facility, or to authorize others to do so.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by DISH Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons regardless of age, gender, size, or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a rooftop located at I West Avenida De Los Arboles in Thousand Oaks, California.

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (°)	Mechanical Downtilt (°)	Horizontal Beamwidth (°)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	10	0	69	8.0	240	14.15	5561.75	9121.27
1	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	10	0	67	8.0	160	17.05	7229.70	11856.70
1	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	10	0	65	8.0	160	17.85	8692.01	14254.89
2	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	10	0	69	8.0	240	14.15	5561.75	9121.27
2	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	10	0	67	8.0	160	17.05	7229.70	11856.70
2	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	10	0	65	8.0	160	17.85	8692.01	14254.89
3	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	130	0	69	8.0	240	14.15	5561.75	9121.27
3	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	130	0	67	8.0	160	17.05	7229.70	11856.70
3	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	130	0	65	8.0	160	17.85	8692.01	14254.89
4	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	130	0	69	8.0	240	14.15	5561.75	9121.27
4	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	130	0	67	8.0	160	17.05	7229.70	11856.70
4	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	130	0	65	8.0	160	17.85	8692.01	14254.89
5	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	240	0	69	8.0	240	14.15	5561.75	9121.27
5	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	240	0	67	8.0	160	17.05	7229.70	11856.70
5	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	240	0	65	8.0	160	17.85	8692.01	14254.89
6	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 02DT 600	600	240	0	69	8.0	240	14.15	5561.75	9121.27
6	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 1900	1900	240	0	67	8.0	160	17.05	7229.70	11856.70

Ant #	Operator	Antenna Make	Antenna Model	Frequency (MHz)	Azimuth (°)	Mechanical Downtilt (°)	Horizontal Beamwidth (°)	Aperture (feet)	Total Power Input (Watts)	Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
6	DISH	CELLMAX	CMA-UBTULBULBHH-6517-17-21-21 01DT 2100	2100	240	0	65	8.0	160	17.85	8692.01	14254.89

• Note there are 2 DISH Wireless antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Sloped Roof	Z-Height Adjacent Roof	Z-Height Ground
1	DISH	173.4	174.4	50.0	10.0	30.0	50.0
2	DISH	169.8	174.1	50.0	10.0	30.0	50.0
3	DISH	169.8	170.1	51.0	11.0	31.0	51.0
4	DISH	172.1	166.8	53.0	13.0	33.0	53.0
5	DISH	175.7	165.5	54.0	14.0	34.0	54.0
6	DISH	177.4	167.8	54.0	14.0	34.0	54.0

• Note the Z-Height represents the distance from the antenna centerline in feet.

The above tables contain an inventory of proposed DISH Wireless antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the rooftop with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site’s nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields” (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by DISH Wireless and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by DISH Wireless and information gathered from other sources. Elevations of walking/working surfaces were estimated based on elevations provided and available aerial imagery. Sector orientation assignments were made assuming coverage is directed to areas of site. Changes to antenna mount heights or placement will impact site compliance. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 20 feet of DISH Wireless's Sector A antennas on the sloped roof level.

At the nearest walking/working surfaces to the DISH Wireless antennas, the maximum power density generated by the DISH Wireless antennas is approximately 463.95 percent of the FCC's general public limit (92.79 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 463.95 percent of the FCC's general public limit (92.79 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. At ground level, the composite exposure level from all carriers on this site is approximately 3.67 percent of the FCC's general public limit (0.734 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where DISH Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are areas in front of the DISH Wireless antennas that exceed the FCC standards for general public exposure. Modeling also indicates that the worst-case emitted power density does not exceed the FCC's occupational limit in front of the DISH Wireless antennas. In order to alert people accessing the rooftop, a Guidelines sign and an NOC Information sign are recommended for installation at each access point to the rooftop. Additionally, Blue Notice signs are recommended for installation at the DISH Wireless Sector A, B, and C antennas. These signs must be placed in a conspicuous manner so that they are visible to any person approaching the antennas from any direction.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. Barriers are not recommended for this site because the sloped roof significantly limits access by unauthorized persons to areas directly in front of the antennas. However, EBI recommends that DISH and the landlord take additional measures to ensure that persons accessing the sloped roof (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general public limit and are made aware that these areas must be avoided to maintain compliance with FCC requirements. It is recommended that the landlord distribute this report to anyone accessing the roof and ask for confirmation that it has been read and understood.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the rooftop should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the rooftop along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by DISH Wireless Site Number LALAX02022B located at I West Avenida De Los Arboles in Thousand Oaks, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, the worst-case emitted power density may exceed the FCC's general public limit within approximately 20 feet of DISH's proposed antennas at the sloped roof level. Modeling also indicates that the worst-case emitted power density will not exceed the FCC's occupational limit at the sloped roof level.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); DISH Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact DISH Wireless since only DISH Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of DISH Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Joseph Vitulli, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Joseph Vitulli

Reviewed and Approved by:



sealed 01mar2024

Michael McGuire
Electrical Engineer
mike@h2dc.com

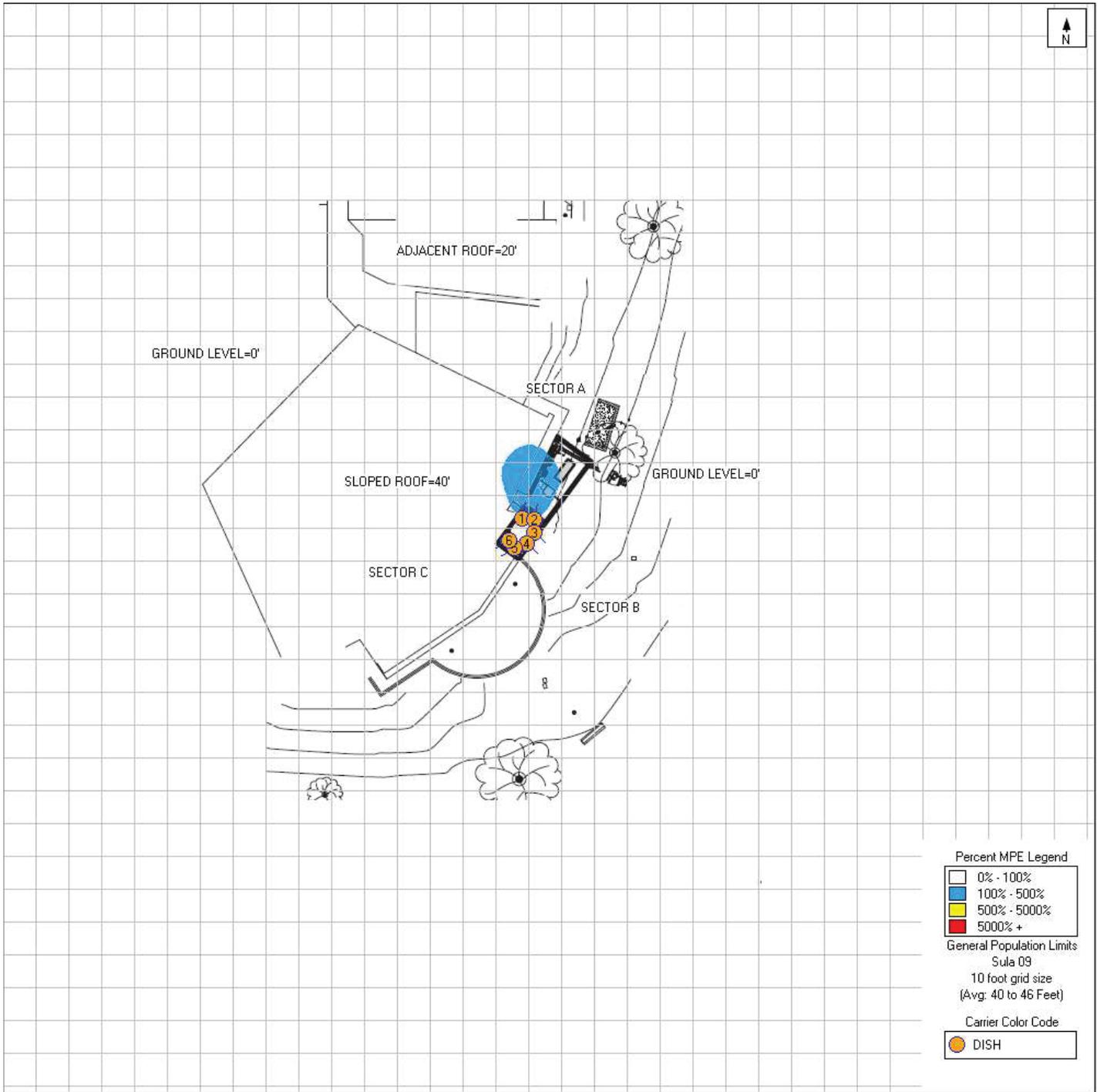
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

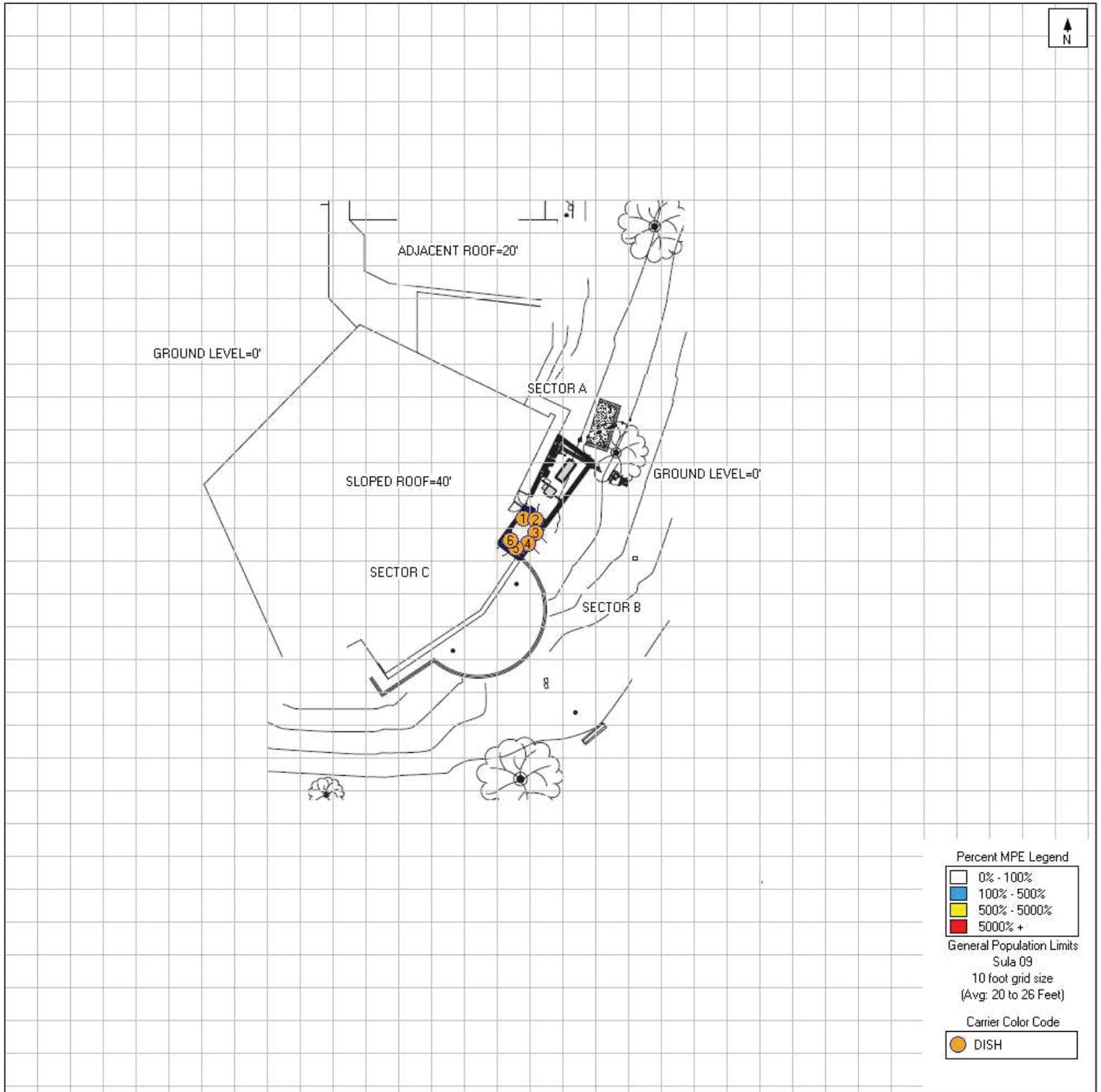
Radio Frequency Electromagnetic Energy

Safety Information and Signage Plans

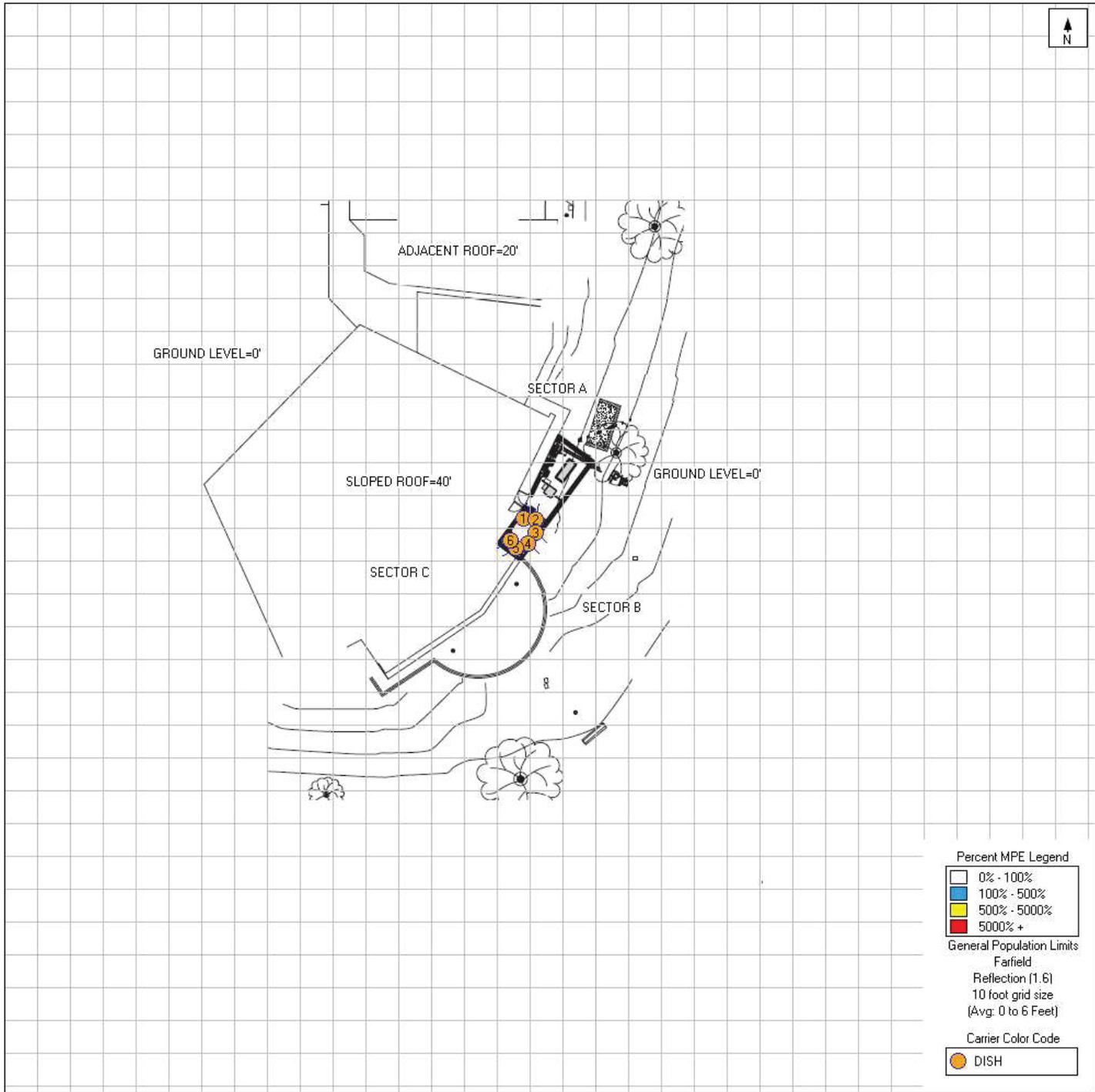
Nearest Walking Surface (Sloped Roof Level) Simulation



Adjacent Roof Level Simulation



Ground Level Simulation



Final Compliance Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER / MARKER
Access Point(s)	1	0	0	0	1	N/A
Alpha	0	2	0	0	0	N/A
Beta	0	2	0	0	0	N/A
Gamma	0	2	0	0	0	N/A

Sign	Posting Instructions	Required Signage / Mitigation
	<p>NOC Information</p> <p>Information signs are used to provide contact information for any questions or concerns for personnel accessing the site.</p>	Securely post at the main rooftop access door and every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	<p>Guidelines</p> <p>Informational sign used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.</p>	Securely post at the main rooftop access door and every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.
	<p>Notice</p> <p>Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.</p>	Securely post at the DISH Wireless Sector A, B, and C antennas.
	<p>Caution</p> <p>Used to notify individuals that they are entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.</p>	Signage not required.
	<p>Warning</p> <p>Used to notify individuals that they are entering a hot zone where the occupational FCC's MPE limit has been exceeded by 10x.</p>	Signage not required.

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

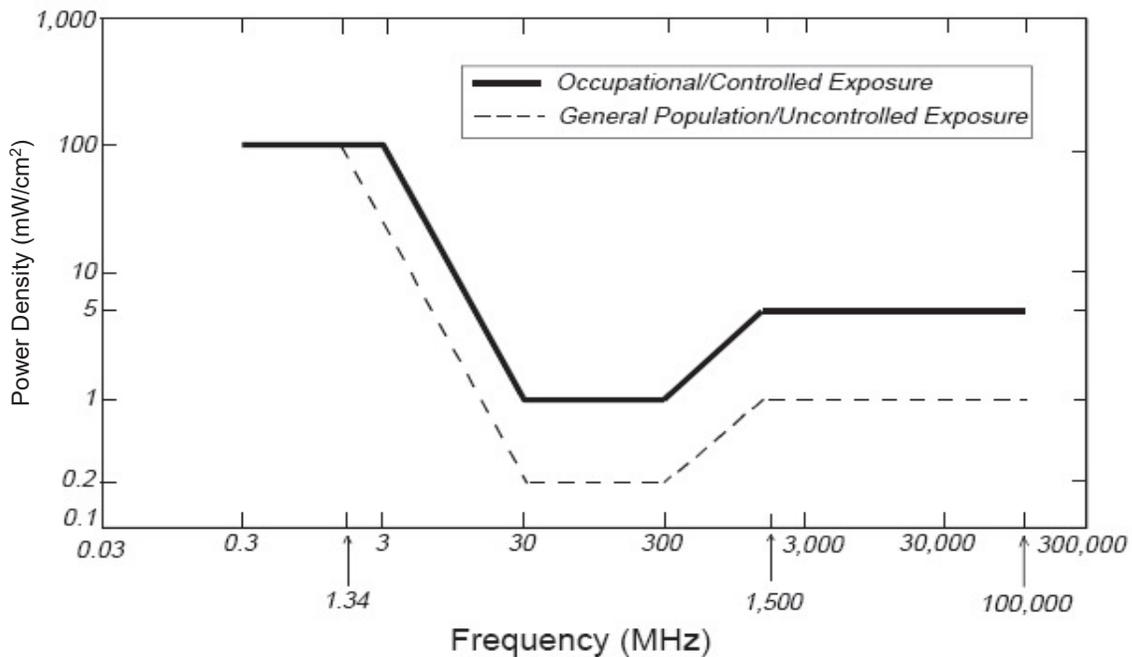
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the DISH Wireless equipment operating at 600 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the DISH Wireless equipment operating at 1900 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
 * Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
 Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by DISH Wireless in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.



Radio Frequency (RF) Propagation Maps

LALAX02022B

February 20th, 2024



LALAX02022B

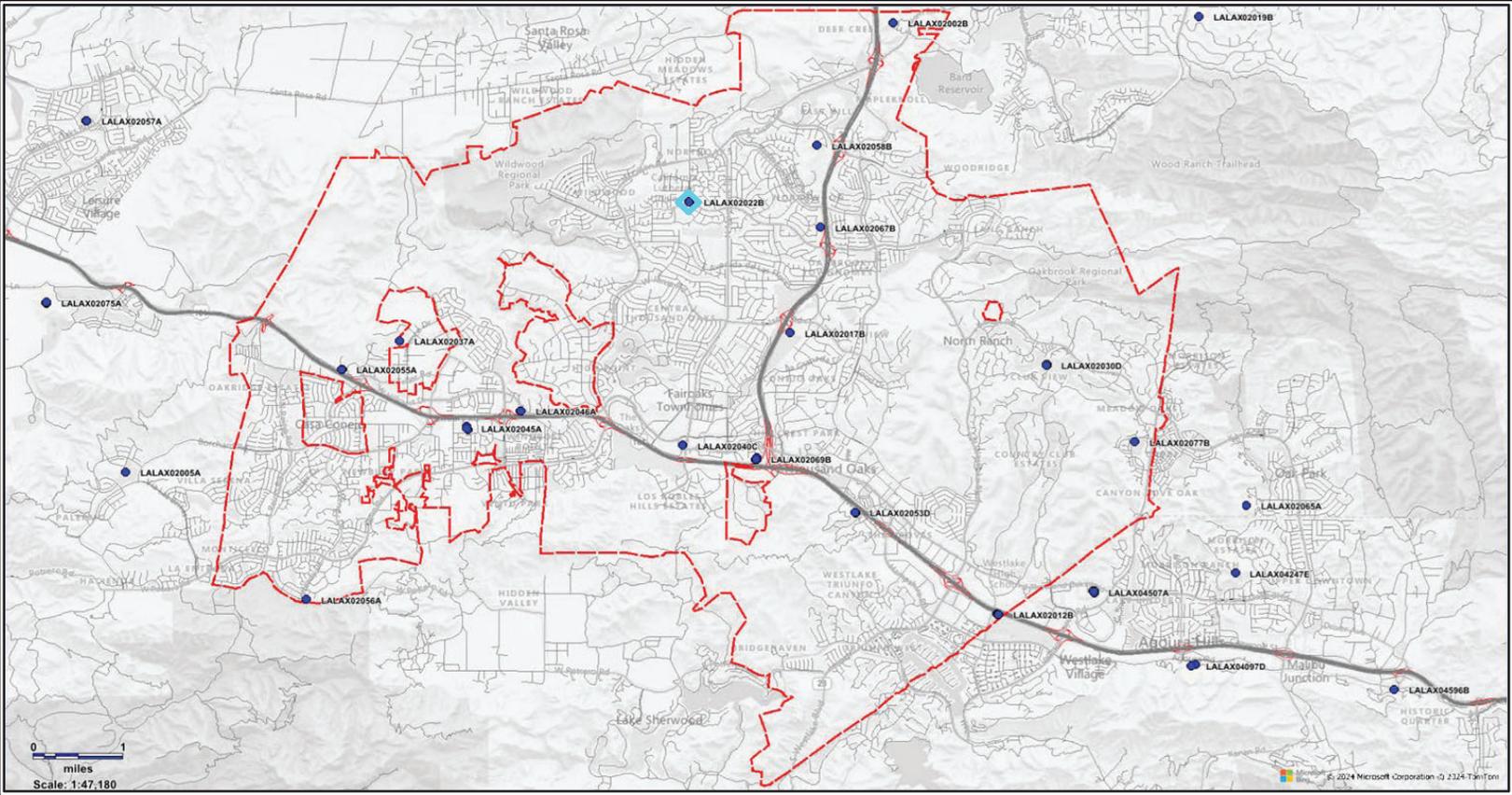
RF Propagation Coverage Report:

- Mid-Band Coverage Assessment.
 - Greenfield (first deployment) network resulting in no actual baseline service depiction.
 - Predicted performance for all presented conditions:
 - Network Area of Interest
 - Network Coverage Site Stand Alone
 - 1st Tier Network Coverage with site
 - Service Thresholds
 - Urban – Subscriber anticipated to have accessibility to Dish service while even indoors at lower performance levels.
 - Suburban – Subscriber anticipated to have accessibility to Dish service while in-vehicle
 - Outdoor – Subscriber anticipated to have accessibility to Dish service while outdoors



LALAX02022B – Area of Interest

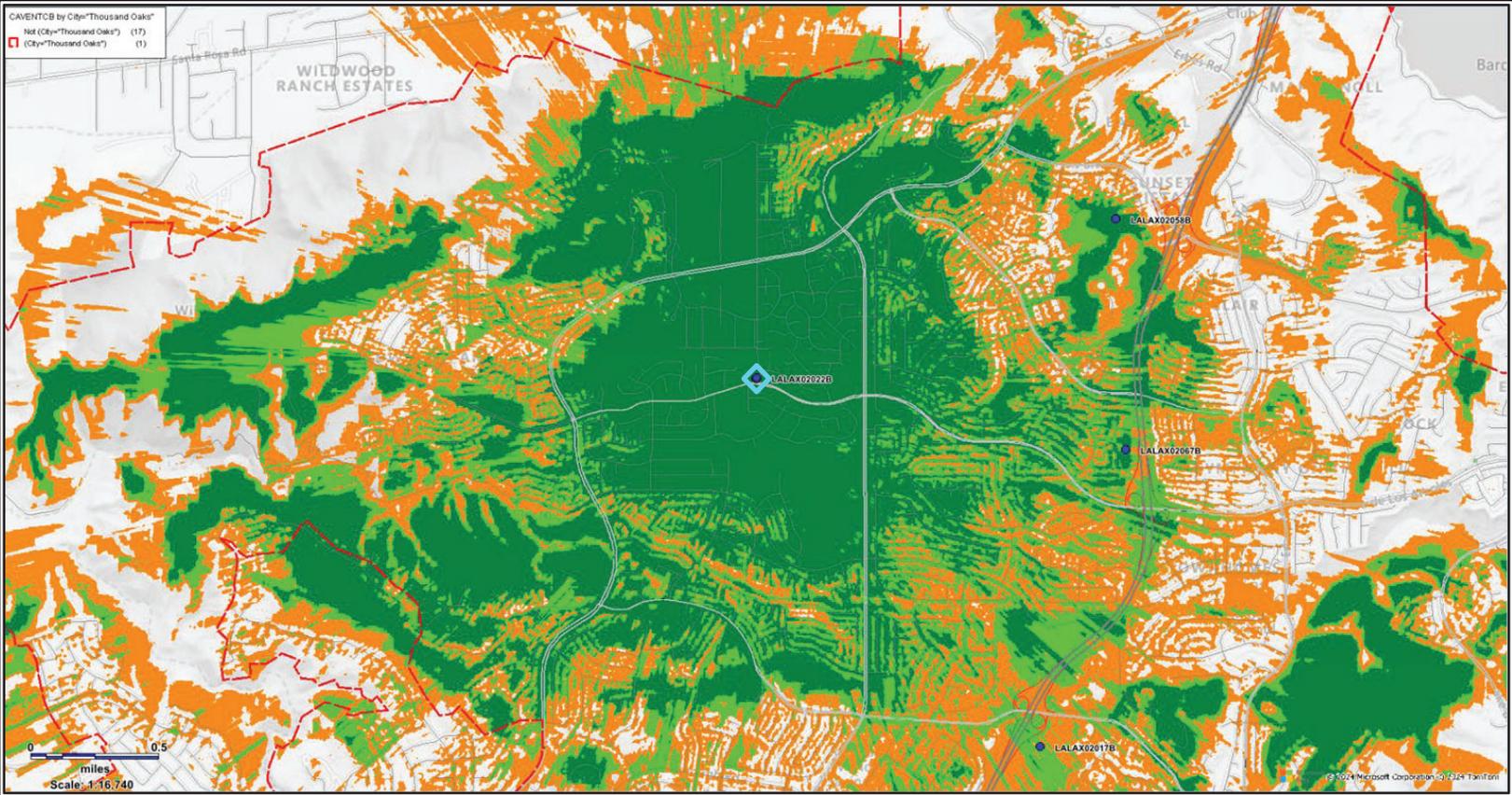
Thousand Oaks City Boundary



● Locations with in City (15)

LALAX02022B – Individual Contribution

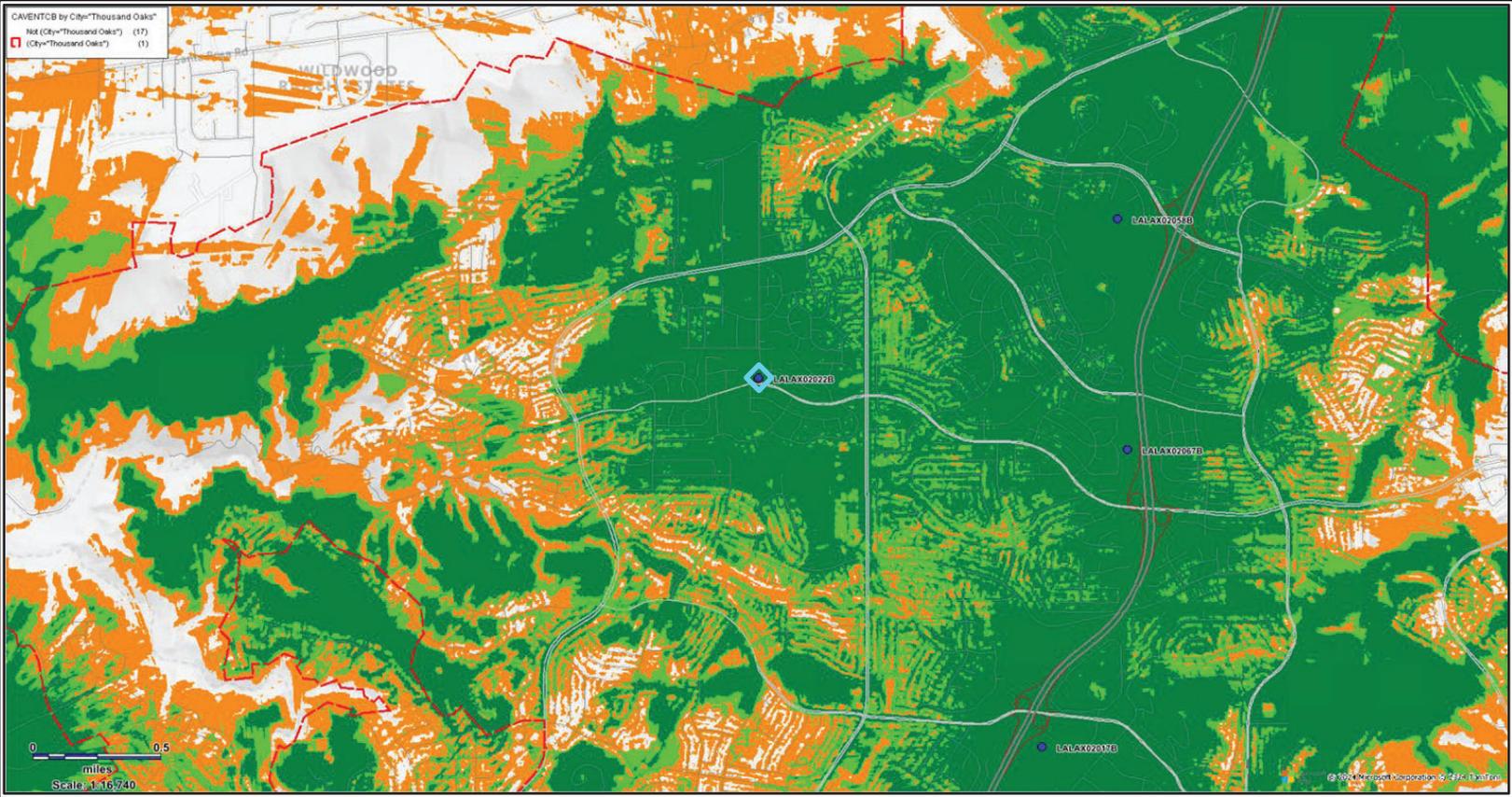
Thousand Oaks City Boundary



Coverage Legend		
Urban -96.12 dBm	Suburban -101.12 dBm	Outdoor -110.12 dBm

LALAX02022B – Network Inclusion

Thousand Oaks City Boundary



Coverage Legend		
Urban -96.12 dBm	Suburban -101.12 dBm	Outdoor -110.12 dBm



Wireless Communication Facility Application

Request Date: 2/27/2024

Jurisdiction: *City of Thousand Oaks*

Departments: *Planning Department*

Site Address: *APN: 521-0080-28*

Dish Wireless Contact: *Jeremy Siegel, 714-366-8047, Jeremy.Siegel@TriadGroup.com*

DISH Wireless seeks the requisite approvals to install new antennas at the above-referenced property. The proposal consists of installing a 16' extension to an existing church steep to accommodate (6) antennas, (12) RRUS, (1) surge suppressors, (1) hybrid cables, (1) equipment cabinet, (1) H frame, (1) GPS antenna, and (1) emergency generator. Your relevant forms, submittal requirements, and the applicable fees are submitted with this letter.

Under the Telecommunications Act of 1996 ("Act"), you are required to take action on DISH's application "within a reasonable period of time." In a 2009 declaratory ruling, the Federal Communications Commission established a legal presumption that a "reasonable period of time" means 150 days to act on an application for a new wireless facility (the "shot clock"). Because the proposed facility seeks to locate a new personal wireless service facility, the city must take action on DISH's application within 150 days. The shot clock begins to run the day the application is submitted. Here, the city must take final action no later than 150 days from today, or May 21, 2022.



Attachment 4.01 and 8.04

Technical Siting Analysis

Project Description/Site Selection/Site Justification/Alternative Site Analysis

Project Specific Location

- o Site # / Site Name: LALAX02022B
- o Address: 1 W. Avenida De Los Arboles, Thousand Oaks, CA 91360
- o APN: 521-0080-28

Property Owner Information

- o Owner: Holy Trinity Lutheran Church, a corporation
Grace Nelson, Treasurer

Project Representative

- o Name: Jeremy Siegel
- o Company: Triad Group
- o Address: 9010 112th Avenue NE, Kirkland WA 98033
- o Contact (Phone): 714-366-8047
- o Contact (Email): Jeremy.Siegel@TriadGroup.com

Project Description:

Dish Wireless is proposing to install a new wireless installation located at 1 W. Avenida De Los Arboles, Thousand Oaks, CA 91360. The proposed installation will substantially boost wireless coverage to both the local and surrounding area(s) without implementing significant or invasive aesthetic alterations. The scope of the proposed project will consist of the following:

- Extend existing 49'-6" steeple to 60'-0"
- Install (6) antennas
- Install (12) RRUS
- Install (2) OVPs
- Install (1) CMU Block Wall Enclosure
- Installation of (1) cabinet
- Installation of (1) generator
- Installation of (1) GPS antenna

The Facility will be unmanned, require only periodic maintenance visits and emit no loud noises or sound. The proposed Facility should have limited visibility from any adjacent point.



Site Justification:

Wireless telecommunication networks operate on a grid of facilities that establish the functionality and performance of the system. The network is established on a line-of-sight premise that demands each site be situated in a manner that allows adjacent and abutting sites to generate signals that slightly overlap. By establishing this model of network deployment, the objective to provide seamless service is increased.

At this time, DISH Wireless' RF engineers have identified a significant gap in the acceptable level of service in the area the proposed project will serve. The network is evaluated continuously in an effort to maintain the standard of service demanded by the public and mandated by governmental regulations. Currently, a significant gap in service exists primarily to the east, south and north of the proposed location. There is also insufficient capacity to provide dependable connectivity for stationery and in-building coverage. This area is comprised of residential and medium density residential developments, a church, school and open space. There is existing poor service levels and poor to nonexistent service levels that preclude the required signal strength necessary to establish and maintain in-building service. The proposed facility will upgrade the deficiency within the target area and will fill the significant gap in coverage.

In the absence of the proposed facility, DISH Wireless will be precluded from completing the network deployment and their customers will continue to experience unacceptable levels of service. The detrimental impact may be most pronounced in daily usage and heightened during emergencies and catastrophic events. The system will provide access to "E911" and to first responders during periods that landlines may not be operable.

The project is consistent with the City's General Plan concerning policies that seek to guarantee the adequate distribution of utility services to the entire community in a manner that is compatible with the character of the City and community. Further, the provision of service of this type supports the City's goal of integrating in a region wide communications network that assists residents and the traveling public in the ability to coordinate with first responders during emergency events or periods of catastrophe/



Project Objectives

To provide coverage in this area of the city, any combination or one of the following reasons may apply:

- Coverage: No Service in the area (Indoor, Outdoor or Vehicular) and can apply specifically to the type of service provided (Voice or Data – GSM, 3G, 4G). Specifically, this proposed location addresses the following needs:

Urban – Subscriber anticipated to have accessibility to DISH service while even indoors at lower performance levels.

Suburban – Subscriber anticipated to have accessibility to DISH service while in-vehicle

Outdoor – Subscriber anticipated to have accessibility to DISH service while outdoors

- Capacity: Proposed service in surrounding areas is insufficient to meet anticipated demand by customers in and traversing through the area. Furthermore, proposed facilities servicing the surrounding area would be overloaded preventing service, dropped calls or complete denial of service during peak usage hours.
- Quality: DISH seeks to improve its wireless services by ensuring sites are located in areas that are expected to produce strong signals for high traffic locations.

Co-Location Statement

DISH Wireless agrees to allow the collocation of other Wireless Carriers on the site, as long as a proposed Carrier's antennas and equipment do not cause interference with DISH Wireless antenna signal.

Site Maintenance

The site will be periodically visited (typically once a month) for maintenance by DISH Wireless staff. An emergency number is also provided on site for the reporting of graffiti and vandalism.



Conclusion

The proposed project adheres to the goals and objectives established within the Land Use Element of the General Plan, as the proposed antennas will be compatible with the property design, architecture, design and color. The proposed project will have minimal additional visual impact to the immediate vicinity.

Based on the preceding facts and statements and consistent with the municipal code's standards for development and operation of WTF's, DISH Wireless respectfully requests approval of the Special Use Permit application to construct, operate and maintain a WTF as proposed.

DISH Wireless will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

Please let me know if you require any additional information for this project.

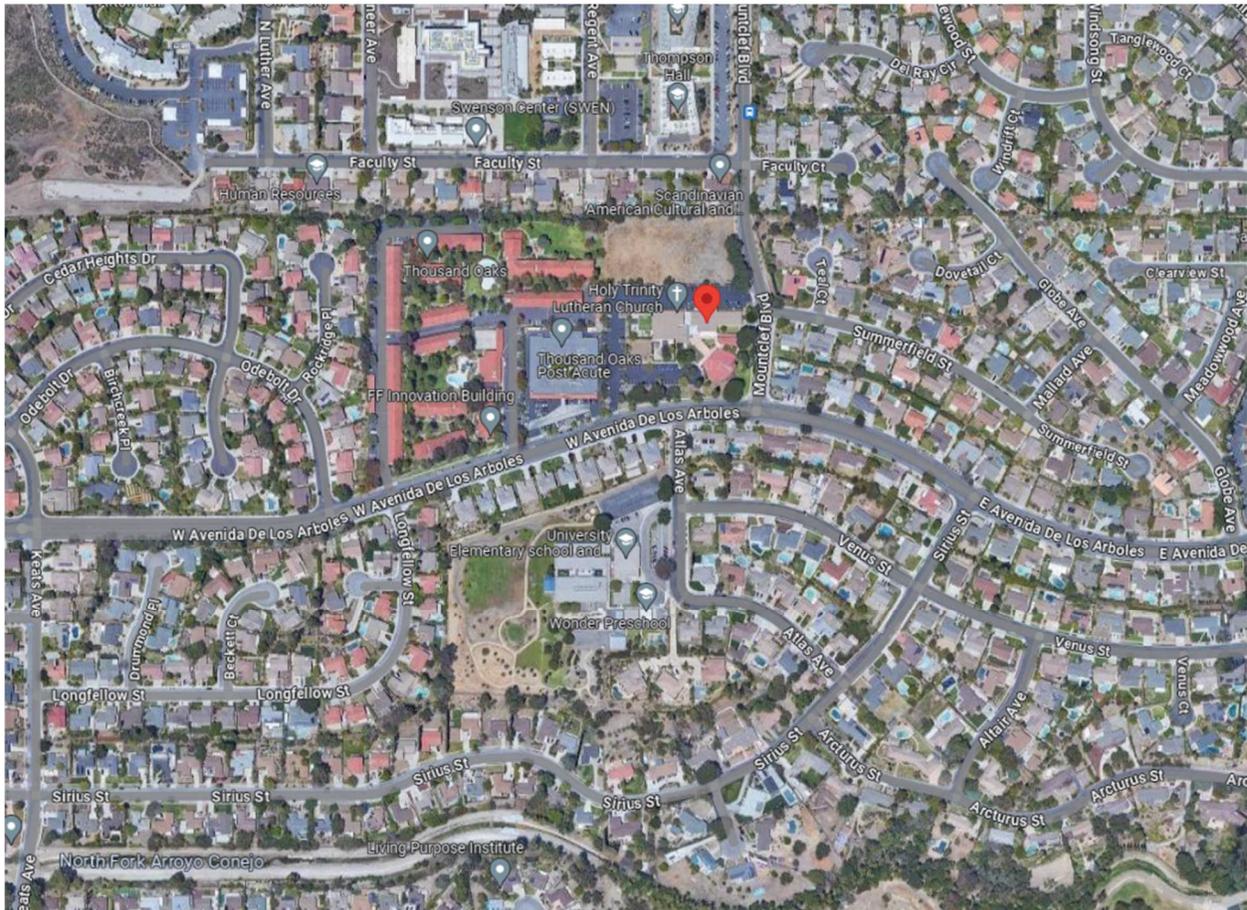
Sincerely,

Jeremy Siegel
Dish Wireless Site Acquisition
Mobile: 714-366-8047
Jeremy.Siegel@triadgroup.com



Attachment 8.04 Alternate Site Analysis

The composition of the coverage improvement area is commercial and residential. The following locations were evaluated as a potential alternate site and the reason why they are not selected for this project is addressed below:



Dish Wireless Site: LALAX02022B
1 W. Avenida De Los Arboles, Thousand Oaks, CA 91360



Alternate 1 – 2977 Mountclef Blvd

This proposed fire station is under construction. The building is too low to meet Dish Wireless coverage requirements and a new monopole would be required. This candidate was not considered viable due to possible design issues with building a new tower and likely opposition from the surrounding community.



Alternate 2 – 3203 Mountclef Blvd



California Lutheran University was non-responsive to Dish Wireless lease inquiries. A new pole would likely be required here due to low buildings. This candidate was deemed non-viable by lack of property owner interest.



Alternate 3 - 93 W Avenida De Los Arboles



This proposed candidate was deemed non-viable as it would have required a new tower build that would likely face opposition from the surrounding community.

Dish Wireless Site: LALAX02022B

1 W. Avenida De Los Arboles, Thousand Oaks, CA 91360

CDD:420-82/kr/H:COMMON/Planning Commission/Agenda Packet/2024/2024-07-01/Dish Wireless/07A Triad Dish 1 Arboles
WCF-2024-70001 Attach 6 Project Plans and Other Materials.pdf