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PLANNING COMMISSION MEETING
November 5, 2019

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APPLICANT:	Zayo Group, LLC
TYPE OF APPLICATION:	Use Permit

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
November 5, 2019

FILE NUMBER:	Use Permit #2019-005
APPLICANT:	Zayo Group, LLC
PROPERTY OWNER	Sylvia K. Bristow and Jon S. Ortega
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	The project site is located at the intersection of U.S. Highway 395 and Herlong Access Road at 445-310 Herlong Access Road, near Herlong, CA
ASSESSOR'S PARCEL NUMBER:	APNs: 139-040-08
PROJECT SITE ZONING:	C-H (Highway Commercial District)
GENERAL PLAN:	"Intensive Agriculture" land use designation in the *Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT:	Exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the 2019 CEQA Guidelines
ASSIGNED STAFF:	Stefano Richichi, Associate Planner

AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Section 18.112 et seq. established regulations.
General Provisions, Uses Allowed by Use Permit, Lassen County Code Section 18.102.020

REGULATING AGENCIES:

Agency	Identified Permits/Approvals
Planning Commission	Use Permit
Planning and Building Services	Building Permit/ Authorization to Operate

PROJECT DESCRIPTION: The applicant is proposing to construct a 420-square-foot fiber-optic equipment shelter that is accessory to a proposed fiber optic line to be placed within the right-of-way of U.S. Highway 395. The fiber-optic equipment shelter regenerates the signal of said adjacent fiber-optic line and will be serviced by a back-up generator and surrounded by a security chain-link fence.

PROJECT SITE CHARACTERISTICS: The project site is located at the intersection of U.S. Highway 395 and Herlong Access Road at 445-310 Herlong Access Road, near Herlong, CA, and is currently unimproved. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency.

ACCESS/REQUIREMENTS: Access to the project site is from Herlong Access Road, County Road 359 (A-25), which is in the County Maintained Road System.

ZONING: The subject parcel is zoned C-H (Highway Commercial District). According to Lassen County Code Section 18.102.020(b)(2), nonpublic utility lines for transmission or distribution of electricity…telephone, television, or other utility may be permitted in all districts; provided that in any case necessitating right-of-way acquisition, a use permit shall be secured in each case prior to such acquisition."

Although Lassen County does not have permitting authority over the proposed fiber-optic line in the U.S. 395 right-of-way, the proposed fiber-optic equipment shelter is accessory to said fiber-optic line. Furthermore, because said line will be placed in the right-of-way, it "necessitates right-of-way acquisition" for the purposes of the Lassen County Code. Because said fiber-optic line, if Lassen County did have permitting authority over said line, would require a use permit application, and the equipment shelter is allowed only as accessory to said line, the proposed equipment shelter also requires a use permit.

SURROUNDING PROPERTY CHARACTERISTICS: Immediately surrounding parcels are zoned A-1 (General Agricultural District) and are unimproved. Development nearest to the subject parcel includes "The Mark" gas station and approximately 15-20 residences along U.S. Highway 395, approximately 2,000 feet northwest of the subject parcel. See the zoning for immediately surrounding parcels as illustrated in Table 1 below:

	Zoning* (see notes at bottom)	**Parcel Size** (acres)	**Land Use Designation** (*Lassen County General Plan, 2000)*
Northeast	A-1	72	"Intensive Agriculture"
Northwest	A-1	40	"Intensive Agriculture"
South	A-1	38	"Intensive Agriculture"
Southeast	A-1	179	"Intensive Agriculture"

A-1 (General Agricultural District)

GENERAL PLAN: The subject parcel has an "Intensive Agriculture" land use designation in the *Lassen County General Plan, 2000.* See the related goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000* attached with the memorandum to the Technical Advisory Committee in this packet for more information.

The Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* (and the other above plans), unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection service is provided by the Milford Fire Protection District
- Police protection is provided by the Lassen County Sheriff's Department

LASSEN COUNTY CODE: Lassen County Code Section 18.112.035 et seq. grants the Planning Commission the authority to approve, conditionally approve, or deny use permit applications in accordance with the findings set forth at Lassen County Code Section 18.112.100, found below:

> ***18.112.035 Planning commission review of applications.***
> *(b) If a use permit application is to be considered without a related general plan amendment and/or rezone application as described above, the planning commission shall have the authority to approve, conditionally approve or deny the use permit application, subject to the appeal provisions of this chapter. (Ord. 467-AC § 30, 2003; Ord. 467-H § 2, 1991).*
>
> ***18.112.100 Mandatory findings.***
> *The following findings shall be made by the planning commission or board of supervisors, as applicable, in conjunction with any other findings which may be considered for the approval or denial of a use permit application:*
>
> *(1) That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.*
>
> *(2) That the project is or is not consistent with the Lassen County general plan, or any applicable area plan or resource plan adopted as part of the general plan. (Ord. 467-H § 2, 1991).*

ENVIRONMENTAL DOCUMENT and PUBLIC COMMENTS: The Environmental Review Officer (ERO) of Lassen County has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the 2019 CEQA Guidelines.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on October 3, 2019 and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the attached memos to the TAC. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution of approval that is included in this packet.

Of particular note is Condition 3, which requires that the applicant demonstrate that the California Department of Transportation (Caltrans) has approved the proposed fiber-optic line in the U.S. Highway 395 right-of-way before issuance of the building permit for the proposed equipment shelter. Caltrans has authority over U.S. Highway 395 and its right-of-way; this condition has been included because the proposed equipment shelter is allowed by use permit only as accessory to said fiber-optic line.

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
October 3, 2019
Use Permit File #2019-005, Zayo Group, LLC (Sylvia K. Bristow and Jon S. Ortega)

Use Permits:

☒ County Planning Director

☒ County Public Works Director (present, provided findings and conditions)

☒ County Surveyor (present, provided findings but no conditions)

☐ County Sanitarian (not present, no findings or conditions)

☐ County Fire Warden (not present, no findings or conditions)

☐ County Assessor (present, no findings or conditions)

RESOLUTION NO._____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING USE PERMIT 2019-005, ZAYO GROUP, LLC (SYLVIA K. BRISTOW AND JON S. ORTEGA)

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on November 5, 2019, has considered Use Permit #2019-005, filed by Zayo Group, LLC, to construct a 420-square-foot fiber-optic equipment shelter that is accessory to a proposed fiber optic line to be placed within the right-of-way of U.S. Highway 395. The fiber-optic equipment shelter regenerates the signal of said adjacent fiber-optic line and will be serviced by a back-up generator and surrounded by a security chain-link fence. The project site is located at the intersection of U.S. Highway 395 and Herlong Access Road at 445-310 Herlong Access Road, near Herlong, CA (APN 139-040-08); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, the Environmental Review Officer has determined proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the 2019 CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The Lassen County Planning Commission finds as follows:

    a. The proposed project is consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.

    b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings dated September 19, 2019, and contained in the Planning Commission staff report.

4. The Lassen County Planning Commission hereby approves Use Permit Application #2019-005, filed by Zayo Group, LLC, subject to the conditions of approval set forth as Exhibit “A” attached hereto.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of November 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
Chairman
Lassen County Planning Commission

ATTEST:

_____
Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
USE PERMIT #2019-005

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).

2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.

3. The applicant must demonstrate that the California Department of Transportation (Caltrans) has approved the proposed fiber-optic line in the U.S. Highway 395 right-of-way before issuance of the building permit for the proposed equipment shelter.

4. The applicant must maintain the original appearance of the equipment shelter as shown on the submitted elevations and pictures. See Exhibit "B" for reference.

5. The applicant must obtain an encroachment permit from the Lassen County Public Works Department/Road Division for access off Herlong Access Road, County Road 359 (A-25).

EXHIBIT "B"

ZAYO HERLONG, CA

FIBER-OPTIC UTILITY SHELTER MATERIAL BOARD

FINISHED BUILDING

RESOLUTION NO._____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING USE PERMIT 2019-005, ZAYO GROUP, LLC (SYLVIA K. BRISTOW AND JON S. ORTEGA)

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on November 5, 2019, has considered Use Permit #2019-005, filed by Zayo Group, LLC, to construct a 420-square-foot fiber-optic equipment shelter that is accessory to a proposed fiber optic line to be placed within the right-of-way of U.S. Highway 395. The fiber-optic equipment shelter regenerates the signal of said adjacent fiber-optic line and will be serviced by a back-up generator and surrounded by a security chain-link fence. The project site is located at the intersection of U.S. Highway 395 and Herlong Access Road at 445-310 Herlong Access Road, near Herlong, CA (APN 139-040-08); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the California Environmental Quality Act does not apply to projects that are disapproved, pursuant to Section 15270 of the 2019 California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The Lassen County Planning Commission finds as follows:

    a. The proposed project is not consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.

    b. That the project, as conditioned, will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings dated September 19, 2019, and contained in the Planning Commission staff report.

4. The Lassen County Planning Commission hereby disapproves Use Permit Application #2019-005, filed by Zayo Group, LLC.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of November 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
Chairman
Lassen County Planning Commission

ATTEST:

_____
Maurice L. Anderson, Secretary
Lassen County Planning Commission

County of Lassen
Department of Planning and Building Services
• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

September 19, 2019

Maurice L. Anderson, *Director*
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Technical Advisory Committee
Agenda Date: October 3, 2019

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2019-005, Zayo Group, LLC (Sylvia K. Bristow and Jon S. Ortega).** Proposal to construct a 420-square-foot fiber-optic equipment shelter that is accessory to a proposed fiber optic line to be placed within the right-of-way of U.S. Highway 395. The fiber-optic equipment shelter regenerates the signal of said adjacent fiber-optic line and will be serviced by a back-up generator and surrounded by a security chain-link fence. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the 2019 CEQA Guidelines. The subject parcel is zoned C-H (Highway Commercial District) and has an "Intensive Agriculture" land use designation in the *Lassen County General Plan, 2000.* The project site is located at the intersection of U.S. Highway 395 and Herlong Access Road at 445-310 Herlong Access Road, near Herlong, CA. APN: 139-040-08. Staff Contact: Stefano Richichi, Associate Planner

The Planning Division of the Lassen County Department of Planning and Building Services finds as follows:

1. The subject parcel is zoned C-H (Highway Commercial District).

2. The subject parcel has an "Intensive Agriculture" land use designation in the *Lassen County General Plan, 2000.*

3. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).

4. The subject parcel is in a "Scenic Highway Corridor" per the *Lassen County General Plan, 2000.*

5. The applicant is proposing to construct a 420-square-foot fiber-optic equipment shelter that is accessory to a proposed fiber optic line to be placed within the right-of-way of U.S. Highway 395.

6. According to Lassen County Code Section 18.102.020(b)(2), nonpublic utility lines for transmission or distribution of electricity…telephone, television, or other utility may be permitted in all districts; provided that in any case necessitating right-of-way acquisition, a use permit shall be secured in each case prior to such acquisition."

7. Although Lassen County does not have permitting authority over the proposed fiber-optic line in the U.S. 395 right-of-way, the proposed fiber-optic equipment shelter is accessory to said fiber-optic line. Furthermore, because said line will be placed in the right-of-way, it "necessitates right-of-way acquisition" for the purposes of the Lassen County Code. Because said fiber-optic line, if Lassen County did have permitting authority over said line, would require a use permit application, and the equipment shelter is allowed only as accessory to said line, the proposed equipment shelter also requires a use permit.

8. Lassen County Code Section 18.28.060 states that all development in the C-H district shall be subject to design review. This use permit application also serves the purposes of design review.

9. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications (and amendments) and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).

10. The land use element of the *Lassen County General Plan, 2000* describes the "Intensive Agriculture" land use designation as follows:

    Intensive Agriculture

    The Intensive Agriculture designation identifies lands devoted to or having high suitability potential for the growing of crops and/or the raising of livestock on natural or improved pasture land. It requires the provision of parcel sizes large enough to support agricultural land use and production. Intensive Agriculture areas also provide a variety of open space resources including wildlife habitat and scenic resources.

    This designation incorporates and generally replaces the land use term "Crop Land and Prime Grazing Land" used in the 1968 General Plan and in some area plans adopted since then. On the Land Use Map contained in this Land Use Element, areas indicated as "Intensive Agriculture" are intended to conform with areas designated in 1968 as Crop Land and Prime Grazing Land. Within certain area plans, more specific identification and designation of Intensive Agriculture areas may be made.

    To the extent that residential uses are allowed, building intensity will generally not exceed .025 DUA. Population density will generally average .067 PPA. Exceptions to these averages would include limited farm labor housing facilities.

    Corresponding Zoning: "E-A' Exclusive Agriculture District; "A-3", Agricultural District; "U-C", Upland Conservation District; "U-C-2"; Upland Conservation/Resource Management District.

11. The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, also pertain to the proposal:

Designation of Land Uses

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*

- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

1. ISSUE: Land Use Compatibility

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*

- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*

6. ISSUE: Commercial Land Uses

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*

Scenic Corridor

- *Scenic Corridors identify areas bordering major highways which have significant or sensitive scenic values due to the existence of significant features and the level of public exposure to those areas. This designation always overlays a primary land use designation. Although special standards may apply to development within such corridors (e.g. design review criteria), uses allowed and corresponding zoning and development standards, including building intensity and population density, area factors of the primary land use designations.*

12. The Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

The Planning Division of the Lassen County Department of Planning and Building Services recommends the following conditions be placed on the project if approved:

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).

2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.

3. The applicant must demonstrate that the California Department of Transportation (Caltrans) has approved the proposed fiber-optic line in the U.S. Highway 395 right-of-way before issuance of the building permit for the proposed equipment shelter.

4. The applicant must maintain the original appearance of the equipment shelter as shown on the submitted elevations and pictures.

DEPARTMENT of PUBLIC WORKS

County of Lassen

LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

TAC
2019/256

September 27, 2019

TO: County Planning and Building Services

FROM: Larry Millar
Department of Public Works, Road Department

SUBJECT: Use Permit 2019-005 Zayo Group, LLC (Sylvia K. Bristow and Jon S. Ortega)
Technical Advisory Meeting, October 3, 2019

FINDINGS: Access to the parcel is from Herlong Access Road, County Road 359 (A-25), which is in the County Maintained Road System.

CONDITIONS: Obtain an encroachment permit from the Lassen County Public Works Department/Road Division for access off Herlong Access Road, County Road 359 (A-25).

S:\PWK\Roads\2019 Roads\TAC\Use Permit 2019-005 Zayo Group, LLC-Bristow, Ortega.docx

County of Lassen
Department of Planning and Building Services
• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, *Director*
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Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

September 20, 2019

TO: Technical Advisory Committee
Agenda Date: October 3, 2019

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2019-005 – Zayo Group, LLC (applicant)
Sylvia K. Bristow & Jon S. Ortega (owners)
Assessor's Parcel Number: 139-040-08.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject property is currently owned by Sylvia Kathryn Bristow and Jon Steven Ortega, each with a fifty percent interest, as shown per an *Order Settling First and Final Report of Administrator and Petition for Settlement Thereof, Petition for Statutory Attorney's Fees; and Petition for Distribution*, recorded on December 12, 2016, as Document Number 2016-05738 of the Official Records of Lassen County, California. This property is further known as Assessor's Parcel Number 139-040-08 and is located in portions of Sections 11 and 12, Township 26 North, Range 15 East, Mount Diablo Base and Meridian.

2. The legal description for the property noted in Findings Item Number One above describes two separate parcels, both of which are described by metes and bounds descriptions. The first parcel is a 1.02 acre parcel which was traced to a deed recorded on July 25, 1950 in Book 62, Page 222, of the Official Records of Lassen County. This parcel is also shown on a "Map of Survey" filed on August 29, 1950, in Book 2 of Maps, Page 63, of the Official Records of Lassen County. The second parcel is a smaller parcel which was abandoned by the County of Lassen because it was deemed "not essential for County road purposes". The Board of Supervisors' Resolution which authorized the transfer of land back to private ownership was recorded on June 22, 1956, in Book 121, Page 209, of the Official Records of Lassen County. The Grant Deed which conveyed ownership from the County to private ownership was recorded on the same date in Book 121, Page 210, of the Official Records of Lassen County.

3. The subject parcels described in Findings Item Number Two above were created in compliance with the Subdivision Map Act and local ordinances because they were each separately conveyed by deeds which were recorded prior to March 4, 1972. Although parcel creation is no longer allowed by the recordation of a deed, unless completed by a governmental entity, it was an allowable activity under the law prior to this cutoff date.

4. The subject parcels both abut U.S. Highway 395 and Herlong Access Road, County Road No. 359, which is in the County maintained road system.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR USE PERMIT NO. 2019-005 (ZAYO GROUP, LLC/SYLVIA K. BRISTOW AND JON S. ORTEGA):

1. None.

Respectfully submitted,

Don Willis

Don Willis, L.S. 7742
Lassen County Surveyor

County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, *Director*
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website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

June 3, 2019

Sylvia Bristow
8721 Cabra Court
Elk Grove, CA 95624

Rex Atkinson
8730 Powderhorn Way
Indianapolis, IN 46256

RE: Use Permit #2019-005 and Initial Study #2019-003, Bristow

This letter is to inform you that this Department has determined that the above-referenced applications are incomplete and is providing you an opportunity to submit supporting information necessary for this Department to accept said applications as complete, under Government Code Section 65943.

At this time, there are two (broad) items that must be addressed:

1. Authority for Application

It appears that Zayo Group, LLC (Zayo) is in fact the applicant for your applications, while Mr. Rex Atkinson would be the agent. Zayo holds the certificate of public convenience and necessity issued by the California Public Utilities Commission (CPUC), and it appears that CPUC has also prepared the environmental document required under the California Environmental Quality Act for Zayo; the submitted preliminary building plans are also in Zayo's name. Therefore, the application must be modified to show Zayo as the applicant, with Mr. Atkinson as the agent. An authorized Zayo representative must sign the application.

Furthermore, although Mr. Dave Snyder of Zayo has authorized Five Nine Design Group to apply on Zayo's behalf, it is unclear whether Mr. Snyder himself has the authority to do so. This Department has consulted both information from the California Secretary of State and the California Public Utilities Commission (see attached) in an attempt to demonstrate Mr. Snyder's authority, but has not found Mr. Snyder's name among the authorized contacts. Please submit documentation showing Mr. Snyder has the authority to authorize Five Nine Design Group to act on behalf of Zayo.

Lastly, while Mr. Atkinson has signed the above-referenced applications on behalf of Five Nine Design Group, this Department must know that Mr. Atkinson has the authority to apply on Five Nine Design Group's behalf. Please submit documentation stating as such.

In short, it appears that Zayo is in fact the applicant, while Mr. Atkinson is the agent for the above project; your application must be updated to reflect this. Additionally, please provide evidence to demonstrate that the above persons have the authority to sign and submit applications on behalf of their respective organizations.

2. Plot Plan

In addition, the map submitted with your application showing the proposed route of the fiber optic line is currently deficient. The map appears to have been copied from Google Maps; Lassen County Code Section 18.102.020(b)(2) requires that your use permit application be "accompanied by plans, showing on current [U.S. Geological Survey] Quadrangle or equivalent maps, the right-of-way route proposed" for the related fiber optic cable. For illustration, 7.5-minute quadrangle maps have a scale of 1:24,000. Please provide such maps depicting the proposed route of the fiber optic line to this Department.

Furthermore, your submitted materials do not show where the proposed fiber optic line connects from the U.S. Highway 395 right-of-way to your proposed equipment shelter. Please show this clearly in your resubmittal.

Again, this Department cannot accept your application as complete (as described at Government Code Section 65943) at this time until the above items are satisfied. In order to process your application properly, this Department needs as specific information as possible. Once the above is submitted and your application is accepted as complete, additional information and/or submittals may be required during the processing of your application.

Please contact Associate Planner Stefano Richichi at (530) 251-8269 or srichichi@co.lassen.ca.us if you have further questions.

Sincerely,

For Maurice L. Anderson,
Director

MLA:smr
Encolsures: Statement of Information from California Secretary of State
Utility Contact System Search from California Public Utilities Commission

S:/PLA/Planning/2019/UP #2019-005, Bristow/Hold Letter

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-A07842

FILED

In the office of the Secretary of State
of the State of California

JAN 07, 2019

This Space For Office Use Only

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

ZAYO GROUP, LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201102810347	DELAWARE

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 1805 29th Street STE 2050	City (no abbreviations) Boulder	State CO	Zip Code 80301
b. Mailing Address of LLC, **if different than item 4a** 1805 29th Street STE 2050	City (no abbreviations) Boulder	State CO	Zip Code 80301
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Daniel	Middle Name	Last Name Caruso	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 1805 29th Street STE 2050	City (no abbreviations) Boulder	State CO	Zip Code 80301

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State CA	Zip Code

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

C T CORPORATION SYSTEM (C0168406)

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company

Telecom

8. Chief Executive Officer, if elected or appointed

a. First Name Daniel	Middle Name	Last Name Caruso	Suffix
b. Address 1805 29th Street STE 2050	City (no abbreviations) Boulder	State CO	Zip Code 80301

9. The Information contained herein, including any attachments, is true and correct.

Date	Type or Print Name of Person Completing the Form	Title	Signature
01/07/2019	Charles Forst	Dir. Regulatory Reporting	

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Attachment to Statement of Information (Limited Liability Company)	**LLC-12A Attachment**

19-A07842

A. Limited Liability Company Name

ZAYO GROUP, LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number	**C. State or Place of Organization** (only if formed outside of California)
201102810347	DELAWARE

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name	Middle Name	Last Name	Suffix
Matt		Steinfort	
Entity Name			
Address	City (no abbreviations)	State	Zip Code
1805 29th Street STE 2050	Boulder	CO	80301
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code

California Public Utilities Commission

Utility Contact System Search

The Utility Contact System (UCS) is the Communications Division's database for the primary regulatory contact for each telephone corporation operating in California. The Communications Division sends important regulatory notices to the regulatory contact for each telephone corporation via e-mail, so it is important for primary regulatory contacts to update their UCS record if their e-mail address changes.

Telephone corporations may update UCS contact information using the form on the following page: **Carrier Reporting Requirements**

A description of the different utility types (granted authorities) are listed on the following page: **Utility Type Descriptions**

Search Utility Name zayo Search Utility Number Search Clear

Utility Name	Alias (DBA Name)	Utility Number	Street Address	City	State	Zip	Phone Number	Email	Utility Type	CPCN Approval Date
Zayo Group, LLC		6102	1621 18TH STREET	DENVER	CO	80202	(303) 854-5210	charles.forst@zayo.com	CLC	08-21-2008
Zayo Group, LLC		6102	1621 18TH STREET	DENVER	CO	80202	(303) 854-5210	charles.forst@zayo.com	IEC	08-21-2008
Zayo Group, LLC		6102	901 FRONT. STREET, SUITE 200	LOUISVILLE	CO	80027	(509) 661-2110	khedine@gohighspeed.com	IEC	08-21-2008
Zayo Group, LLC		6102	250 EAST PENNY ROAD	WENATCHEE	WA	98801	(509) 661-2110	gmcglynn@inti.us	IEC	08-21-2008
Zayo Group, LLC		6102	250 EAST PENNY ROAD	WENATCHEE	WA	98801	(509) 661-2110	gmcglynn@inti.us	CLC	08-21-2008

Save Search Results as CSV Spreadsheet

1 - 5

Comments & Feedback

APEX_PUBLIC_USER

Privacy Policy

Use Permit #2019-005, Zayo (Bristow)

Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liiability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

RECEIVED

USE PERMIT APPLICATION

FILING FEE: CLASS 1 $397 CLASS 2 $571 CLASS 3 $2,381

DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 · Susanville, CA 96130-3912

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

SEP 09 2019

LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
This application consists of one page; only attach additional sheets if necessary.

FILE NO. UP# 2019-005

Property Owner/s	Property Owner/s
Name: Sylvia Kathryn Bristow	Name: Jon Steven Ortega
Mailing Address: 8721 Cabra Ct	Mailing Address: PO, Box 145
City, ST, Zip: Elk Grove, CA 95624	City, ST, Zip: Herlong, CA 96113
Telephone: 916-690-0457 Fax:	Telephone: 530-827-2074 Fax:
Email: kbristow2000@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: ☐	Correspondence also sent to: ☒
Name: Zayo Group, LLC (Dave Snyder)	Name: Rex Atkinson
Mailing Address: 1621 18th Street	Mailing Address: 8730 Powderhorn Way
City, ST, Zip: Denver, CO 80202	City, ST, Zip: Indianapolis, IN 46256
Telephone: 720-495-4600 Fax:	Telephone: 812-987-5316 Fax: 833-348-3934
Email: Dave.Snyder@Zayo.com	Email: rex@five9dg.com License #:

Project Address or Specific Location: 446310 Herlong Access Rd Milford, CA 96121			
Deed Reference: Book: 135	Page: 14	Year: 2016	Doc#: 2016-05738
Zoning: C-H Commercial Highway District		**General Plan Designation:** Agriculture	
Parcel Size (acreage): 1 Acre		Section: 12	Township: 26N Range: 15E

Assessor's Parcel Number(s):	139 - 040 - 0811	- -	- -
- -	- -	- -	- -

Project Description:

Unmanned, premanufactured, fiber-optic equipment shelter. The fiber-optic equipment shelter regenerates the signal for the proposed adjacent Zayo fiber-optic line. The shelter is serviced by a back-up generator and surrounded by a security fence.

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	***SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE** (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Sylvia Kathryn Bristow Date: 06/4/2019	Dave Snyder Date: 08/28/2019
Jon Steven Ortega Date: 06/4/2019	Date:

See associated process form for required attachments and instructions.

PL\Forms\Bones\Planning\Use Permit App02/06/2012

ROOM FINISH SCHEDULE

MARK	ROOM NAME	FLOOR	BASE	WALL NORTH	WALL SOUTH	WALL EAST	WALL WEST	CEILING	CEILING HEIGHT	DOOR FRAME	REMARKS	MARK
100	DC AREA	VCT	VB	FRP	FRP	FRP	FRP	FRP	10'-10" 1/2	PNT	FINISHES BY BLDG. MFG. SEE SHOP DWGS.	100
101	EQUIPMENT ROOM	VCT	VB	FRP	FRP	FRP	FRP	FRP	10'-10" 1/2	PNT	FINISHES BY BLDG. MFG. SEE SHOP DWGS.	101

LEGEND:

VCT. VINYL COMPOSITION TILE (12"x12"x1/8"). COLOR TBDTE. COLOR GRAY AT BATTERY LIVE LOAD REQUIREMENTS

VB. INTEGRATED VINYL WALL BASE

FRP. FRP LAMINATED ON WOOD AND INSULATION PANEL (WALLS. MIN R-11 CEILING. MIN. R-1)

PNT. DOOR FINISH. PAINT

DOOR SCHEDULE

MARK	DOOR SIZE	DOOR MATL	DOOR GLASS	DOOR TYPE	FRAME MATL	FRAME ELEV	FRAME HEAD	FRAME JAMB	FRAME SILL	LATCH	HDWR	REMARKS	MARK
100	3'-0" x 7'-0" x 1 3/4"	HM	----	----	HM	----	----	----	----	----	NOTE 3	DOOR, FRAME, HARDWARE, WEATHER STRIP, & THRESHOLD BY BLDG. MFG.	100
101	3'-0" x 7'-0" x 1 3/4"	HM	----	----	HM	----	----	----	----	----	NOTE 3	DOOR, FRAME, HARDWARE, WEATHER STRIP, & THRESHOLD BY BLDG. MFG.	101

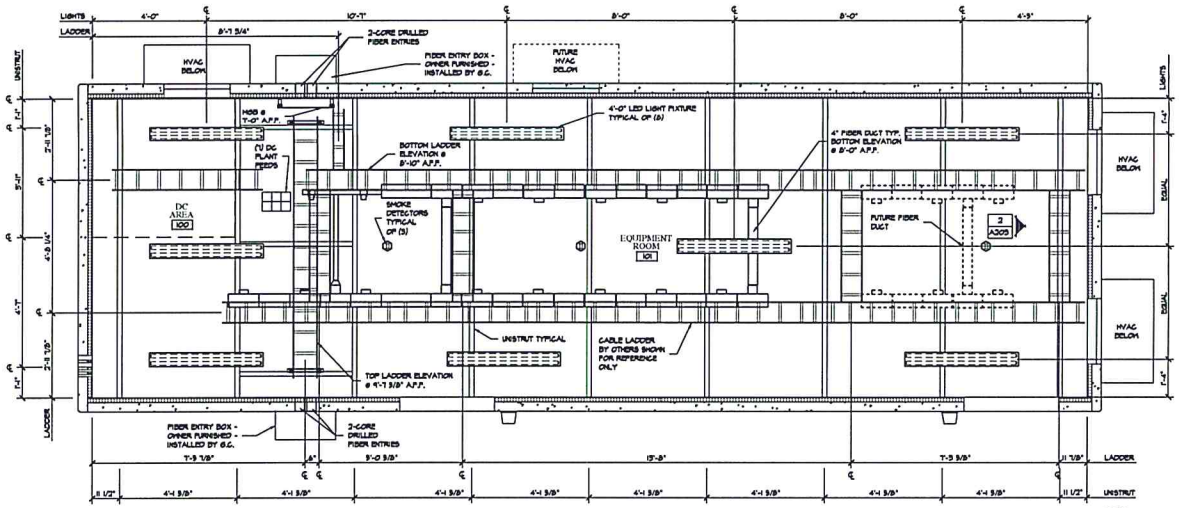
NOTES:

1. HOLLOW METAL DOORS AND FRAMES (HM) SHALL BE MINIMUM 18ga.
2. DOOR FINISH. PNT
3. BUILDING MANUFACTURER TO SUPPLY CIPHER LOCK

NOTE:
1. (FE) HOLD CO2 EXTINGUISHER.

GENERAL CONSTRUCTION NOTES

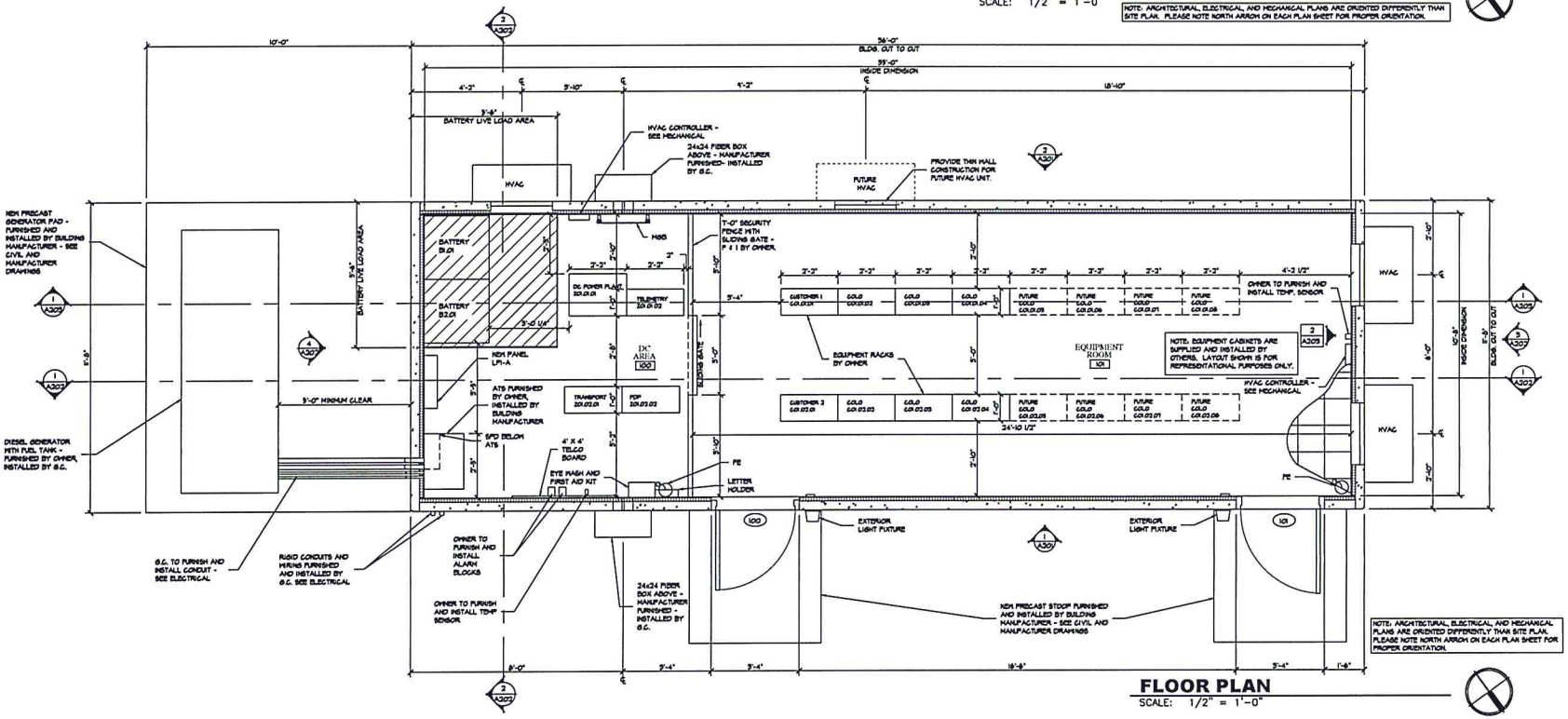
1. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING THE WORK. ANY DISCREPANCIES IN THE DIMENSIONS SHOWN OR IN THE EXISTING CONDITIONS AND WALL LOCATIONS ARE TO BE REPORTED & VERIFIED WITH THE ARCHITECT.
2. OWNER WILL FURNISH TO G.C. PRODUCT DATA AND SHOP DRAWINGS FOR ALL OWNER FURNISHED ITEMS.
3. ALL ITEMS SHOWN ARE PROVIDED AND PREINSTALLED BY BUILDING MANUFACTURER UNLESS NOTED OTHERWISE.
4. G.C. TO SEAL PENETRATIONS WEATHER TIGHT. PROVIDE WHITE LOW-VOC SILICONE SEALANT.
5. ALL ELECTRICAL EQUIPMENT LOCATIONS ARE DIAGRAMATIC VERIFY FINAL LOCATIONS TO MAINTAIN CODE REQUIRED CLEAR AREAS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.



REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"

NOTE: ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS ARE ORIENTED DIFFERENTLY THAN SITE PLAN. PLEASE NOTE NORTH ARROW ON EACH PLAN SHEET FOR PROPER ORIENTATION.



NOTE: ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS ARE ORIENTED DIFFERENTLY THAN SITE PLAN. PLEASE NOTE NORTH ARROW ON EACH PLAN SHEET FOR PROPER ORIENTATION.

FLOOR PLAN

SCALE: 1/2" = 1'-0"

FIVE NINE DESIGN GROUP
15925 HARGRAY DRIVE
NOBLESVILLE, INDIANA 46062
P: 833-348-3934
www.fivenineg.com

ARCHITECT OF RECORD:
HOCH
architects · interiors

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zayo GROUP

445-310 HERLONG ACCESS ROAD
HERLONG, CA 96113

7-2-19 ISSUED FOR PERMITS

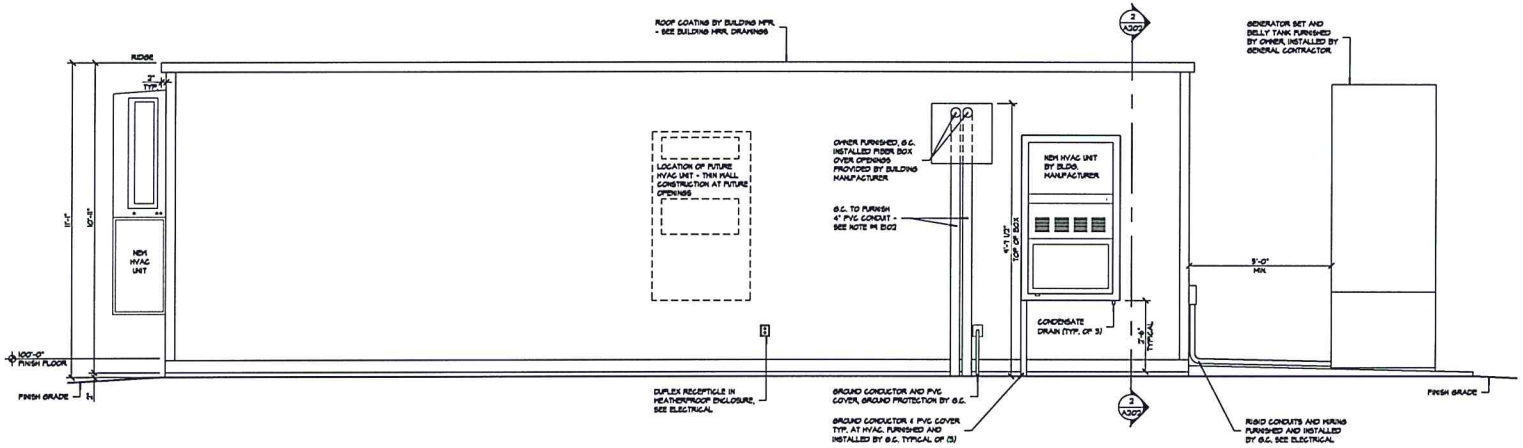
NUMBER	DATE	DESCRIPTION
	YYYY-MM-DD	

CERTIFICATION:

SHEET TITLE:
FLOOR PLAN AND REFLECTED CEILING PLAN

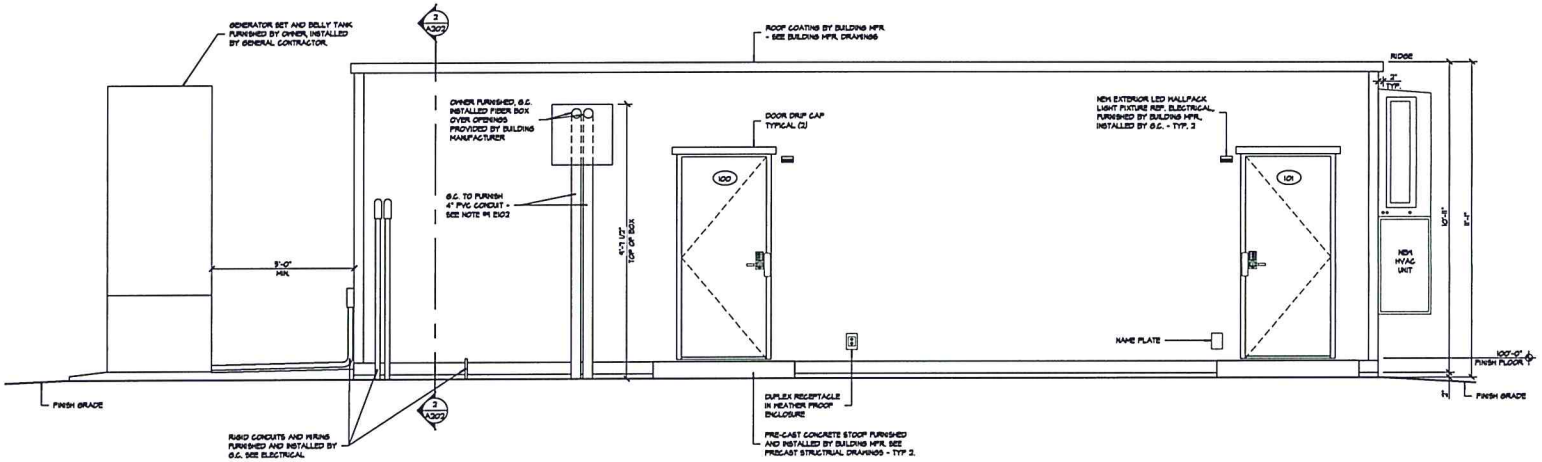
PROJECT NUMBER	18023
CAD FILE:	23A101.DWG
DRAWN BY:	RFA
CHECKED BY:	BSN

SHEET NUMBER: **A101**



2 A201 EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



1 A201 EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

FIVE NINE DESIGN GROUP
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NOBLESVILLE, INDIANA 46062
P: 833-348-3334
www.fivenidg.com

ARCHITECT OF RECORD
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architects - interiors

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Zayo GROUP

445-310 HERLONG ACCESS ROAD
HERLONG, CA 96113

7-2-19 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION

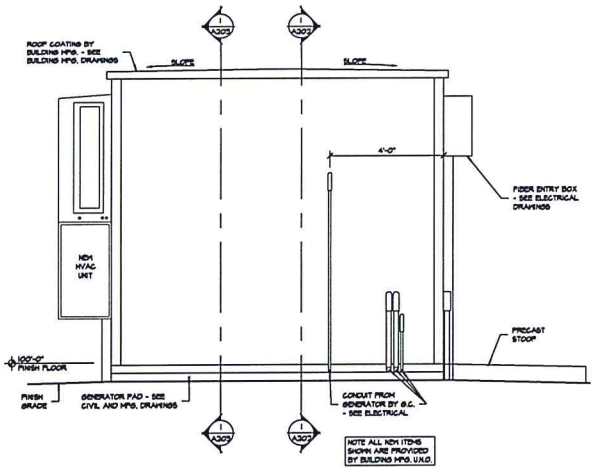
CERTIFICATION:

SHEET TITLE:

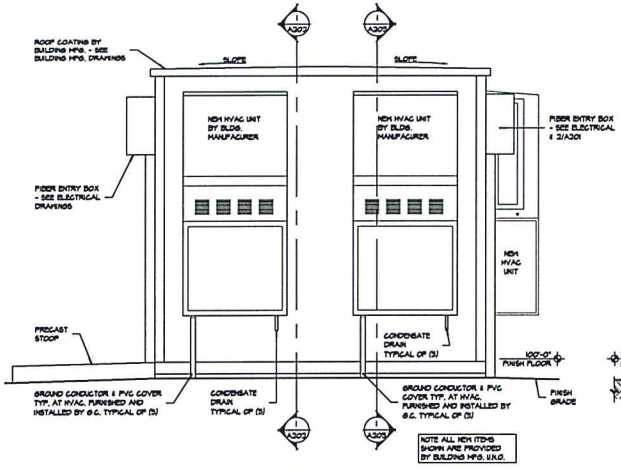
EXTERIOR ELEVATIONS

PROJECT NUMBER	18023
CAD FILE:	23A201.DWG
DRAWN BY:	BEA
CHECKED BY:	RSH

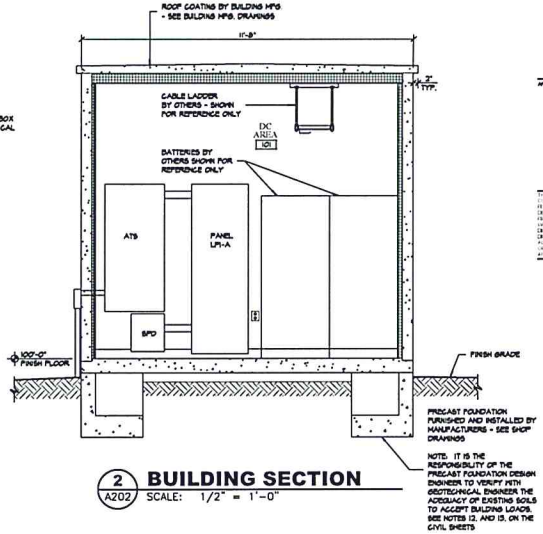
SHEET NUMBER: **A201**



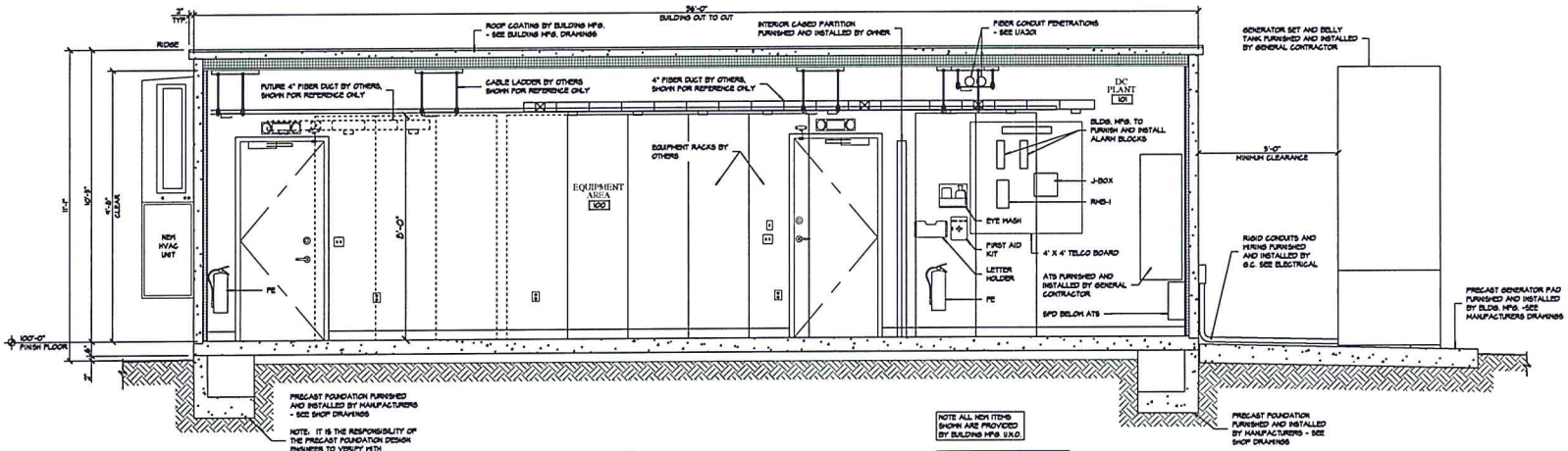
4 A202 **EXTERIOR ELEVATION**
SCALE: 1/2" = 1'-0"



3 A202 **EXTERIOR ELEVATION**
SCALE: 1/2" = 1'-0"



2 A202 **BUILDING SECTION**
SCALE: 1/2" = 1'-0"



1 A202 **BUILDING SECTION**
SCALE: 1/2" = 1'-0"

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NOBLESVILLE, INDIANA 46062
P: 833-348-3934
www.five9dg.com

ARCHITECT OF RECORD:
HOCH
architects · interiors

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ZAYO GROUP

445-310 HERLONG ACCESS ROAD
HERLONG, CA 96113

7-2-19 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION

CERTIFICATION:

SHEET TITLE:
EXTERIOR ELEVATIONS & BUILDING SECTIONS

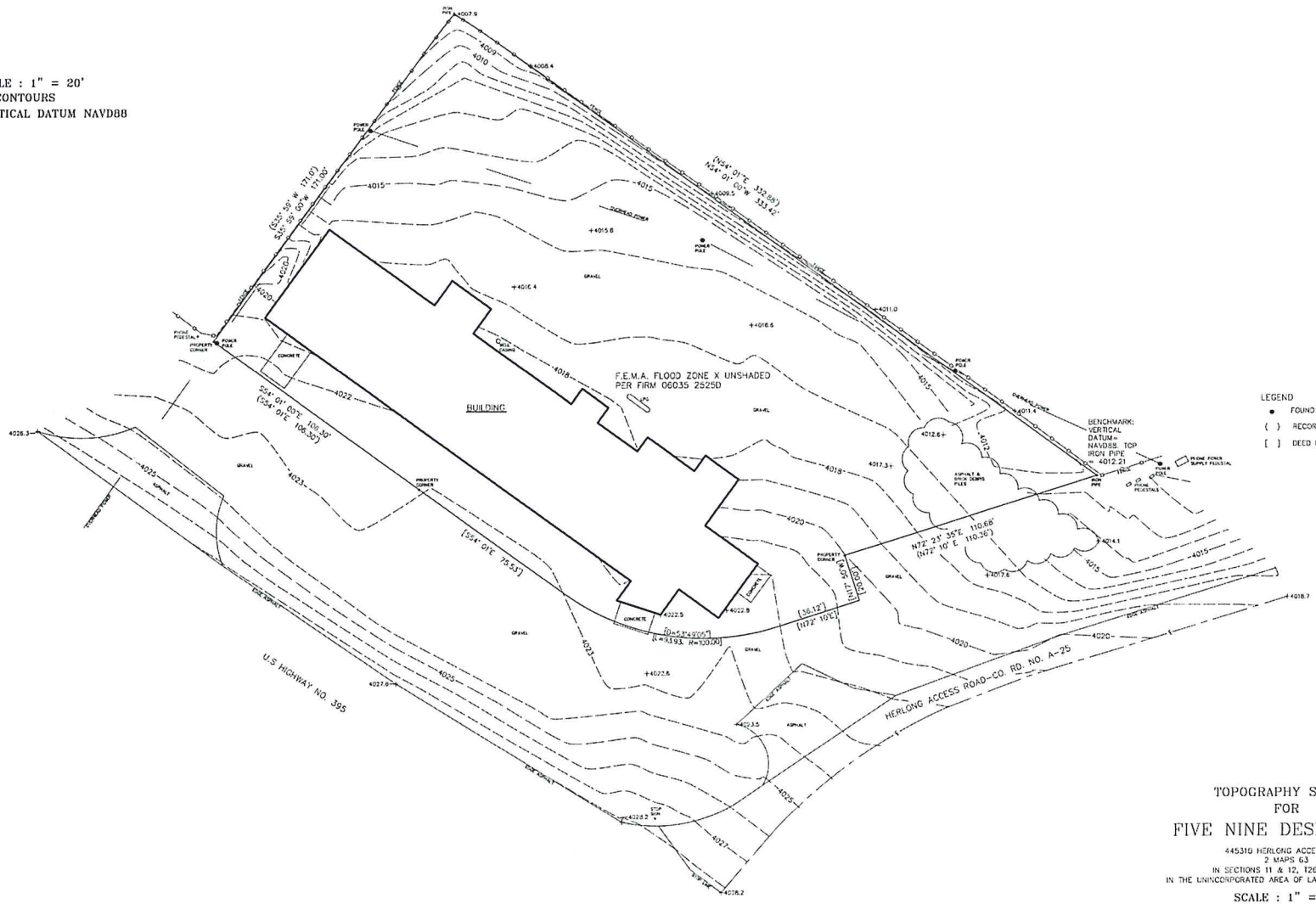
PROJECT NUMBER 18023
CAD FILE: 23A202.DWG
DRAWN BY: REA
CHECKED BY: RSH

SHEET NUMBER: **A202**

LEGAL DESCRIPTION

43560 square foot parcel of real estate commonly known as 445-310 Herlong Access Rd, Milford, CA 96121.
Lassen County APN 139-040-08-11

SCALE : 1" = 20'
1' CONTOURS
VERTICAL DATUM NAVD88



LEGEND

- ● FOUND IRON PIPE PER 2 MAPS 63.
- ( ) RECORD INFORMATION PER 2 MAPS 63.
- [ ] DEED RECORD PER O.R. 2017-05204.

TOPOGRAPHY SURVEY
FOR
FIVE NINE DESIGN GROUP

445310 HERLONG ACCESS ROAD
2 MAPS 63
IN SECTIONS 11 & 12, T26N, R15E MDB&M
IN THE UNINCORPORATED AREA OF LASSEN COUNTY, CALIFORNIA

SCALE : 1" = 20'

NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173

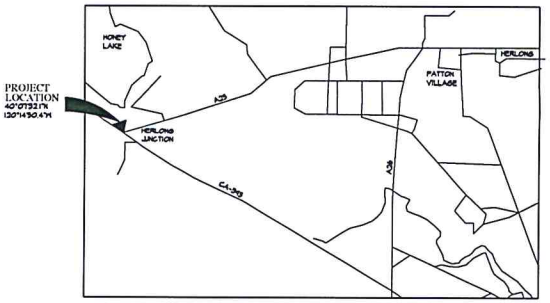
MARCH 2019 | 2019-015 | 1 OF 1

LEGEND

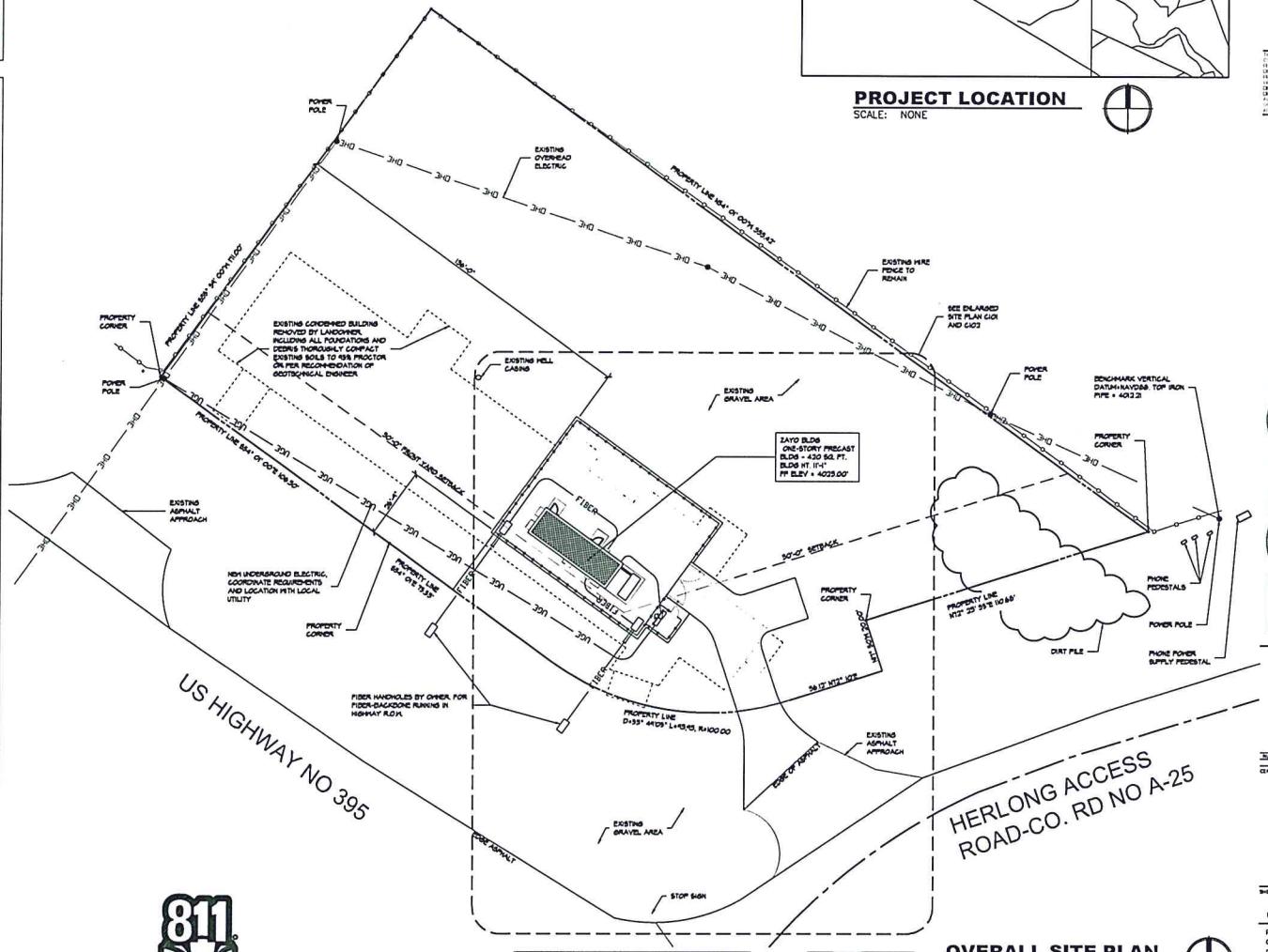
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- FIBER — NEW UNDERGROUND FIBER CONDUIT
- UGE — NEW UNDERGROUND ELECTRIC
- NEW CHAINLINK FENCE
- EXISTING WIRE FENCE
- EXISTING UTILITY POLE
- SITE BENCHMARK
- NEW GRAVEL
- EXISTING ASPHALT

SITE LAYOUT GENERAL NOTES:

1. DIMENSIONS ARE TO THE EDGE OF CONCRETE, PAVING, OR FACE OF BLDG. UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
2. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
4. ALL DAMAGE TO EXISTING GRASS AREAS AS A RESULT OF NEW CONSTRUCTION SHALL BE RESEEDED AT THE CONTRACTOR'S EXPENSE.
5. SITE DEVELOPMENT PLAN IS BASED ON A PRE-CONSTRUCTION BOUDARY & TOPOGRAPHIC SURVEY PROVIDED BY NST ENGINEERING, INC., 530-257-5173. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND VERIFY THE SURVEY PRIOR TO BIDDING AND BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PRESENTED, DEPICTED, OR DEFINED ON THE ARCHITECTURAL/SITE DOCUMENTS WITH THE CERTIFIED SURVEY OF THE PROPERTY. IN THE EVENT OF A COORDINATE OR TOPOGRAPHIC DISCREPANCY THE CERTIFIED SURVEY SHOULD ALWAYS TAKE PRECEDENCE. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. FINISH FLOOR ELEVATION OF NEW BUILDING EQUALS 4023.0'. 4023.0' = 100'-0" IN CONSTRUCTION DOCUMENTS.
7. COORDINATE SUBGRADE PREPARATION WITH GEOTECHNICAL INFORMATION. GEOTECHNICAL REPORT BY PGI. FOR MORE INFORMATION, CONTACT DOUGLAS T. ABERNATHY PE AT (510) 434-9200. CONTRACTOR PRIOR TO COMMENCEMENT OF WORK SHALL OBTAIN IN WRITING THAT OLDCASTLE PRECAST ENGINEER OF RECORD HAS RECEIVED AND REVIEWED GEOTECHNICAL SURVEY AND RECOMMENDATIONS VERIFYING ADEQUACY OF PRECAST FOUNDATIONS UTILIZED FOR THIS PROJECT.
8. ALL ITEMS BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
9. GENERAL CONTRACTOR TO LOCATE ALL EXISTING INFRASTRUCTURE UTILITIES (PRIVATE AND PUBLIC) PRIOR TO ANY DIGGING. CONTRACTOR IS RESPONSIBLE FOR ALL DISRUPTIONS TO EXISTING SERVICES, UTILITIES ETC. AND TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE SAME.
10. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR & SUBCONTRACTOR TO COORDINATE THIS INSTALLATION OF ALL WORK WITHIN THE RIGHT OF WAY WITH COUNTY, STATE, AND LOCAL APPROVAL AND REVIEW AGENCIES. ALL DETAILS, MATERIALS AND PRODUCTS UTILIZED, SPECIFICATIONS, GRADES/CONTOURS, ETC. DEPICTED BY THE CONSTRUCTION DOCUMENTS SHALL BE REVIEWED WITH THE APPROVAL AGENCIES HAVING JURISDICTION BY THE CONTRACTOR(S) RESPONSIBLE FOR THE WORK PRIOR TO THE INSTALLATION OF ANY PORTION OF THE WORK. IF ANY DISCREPANCIES ARISE FROM THE FINAL CONTRACTOR REVIEW WITH THE APPROVAL AGENCY HAVING JURISDICTION OCCURS, THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ITS REPRESENTATIVE AS DEFINED ON THE TITLE BORDER.
11. IT IS THE RESPONSIBILITY OF THE PRE-CAST FOUNDATION DESIGN ENGINEER TO VERIFY WITH GEOTECHNICAL ENGINEER THE ADEQUACY OF EXISTING SOILS TO ACCEPT BUILDING LOADS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY INFORM THE PROJECT MANAGER AND THE OWNER OF ANY OBSTRUCTIONS, ROCK FORMATIONS, OUTCROPPINGS ETC. THAT MAY IMPACT STRUCTURAL STABILITY OF THE BUILDING, FOUNDATIONS AND SITE INFRASTRUCTURE. THE PROJECT MANAGER/OWNER IS RESPONSIBLE TO CONTACT THE ARCHITECT AND OLDCASTLE STRUCTURAL ENGINEER UPON NOTIFICATIONS FORM THE CONTRACTOR.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY AN "ON SITE" GEOTECHNICAL ENGINEER LICENSED (PE) IN THE STATE OF THE PROJECT LOCATION TO REVIEW EXISTING SOIL CONDITIONS AT THE TIME OF EXCAVATION FOR FOOTINGS/INFRASTRUCTURE TO RENDER OPINIONS, APPROVAL OR DECISIONS REGARDING PLACEMENT/ADEQUACY DESIGN OF PRECAST FOUNDATIONS INFRASTRUCTURE AND BUILDING. CONTACT PROJECT MANAGER AND ARCHITECT JOINTLY OF ANY RECOMMENDATIONS AND/OR MODIFICATIONS REQUIRED OR OTHERWISE RENDERED OR RECOMMENDED BY THE LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER.
14. CONTRACTOR SHALL ENSURE THE REMOVAL OF ALL DEBRIS, FOUNDATION SYSTEMS AND REMARKS FROM THE DEMOLITION PROCESSES FROM ALL SOILS TO ACHIEVE MAXIMUM BEARING PRESSURES OF EXISTING SOILS CONTRACTOR SHALL EMPLOY LICENSED GEOTECHNICAL PROFESSIONAL ENGINEER TO REVIEW SOILS PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.



PROJECT LOCATION
SCALE: NONE



NOTE: ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS ARE ORIENTED DIFFERENTLY THAN SITE PLAN. PLEASE NOTE NORTH ARROW ON EACH PLAN SHEET FOR PROPER ORIENTATION.

0' 10' 20' 40'

OVERALL SITE PLAN
SCALE: 1" = 20'-0"

811 Know what's below. Call before you dig.

FIVE NINE DESIGN GROUP
15925 HARGRAY DRIVE
NOBLESVILLE, INDIANA 46062
P: 833-348-3934
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ZAYO GROUP

445-310 HERLONG ACCESS ROAD
HERLONG, CA 96113

7-2-19 ISSUED FOR PERMITS

JAMES R. HOCH C-31150 5-31-202 STATE OF CALIFORNIA
7.3.19

OVERALL SITE PLAN

PROJECT NUMBER	18023
CAD FILE:	23C100.DWG
DRAWN BY:	REA
CHECKED BY:	RSH

SHEET NUMBER: **C100**

LEGEND

OHE	EXISTING OVERHEAD ELECTRIC LINE	EXISTING WIRE FENCE	NEW GRAVEL
FIBER	NEW UNDERGROUND FIBER CONDUIT	EXISTING UTILITY POLE	EXISTING ASPHALT
UGE	NEW UNDERGROUND ELECTRIC	SITE BENCHMARK	
	NEW CHAINLINK FENCE		

SITE LAYOUT GENERAL NOTES:

1. DIMENSIONS ARE TO THE EDGE OF CONCRETE, PAVING, OR FACE OF BLDG, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
2. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
4. ALL DAMAGE TO EXISTING GRASS AREAS AS A RESULT OF NEW CONSTRUCTION SHALL BE RESEEDED AT THE CONTRACTOR'S EXPENSE.
5. SITE DEVELOPMENT PLAN IS BASED ON A PRE-CONSTRUCTION BOUDARY & TOPOGRAPHIC SURVEY PROVIDED BY NST ENGINEERING, INC., 530-257-5173. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND VERIFY THE SURVEY PRIOR TO BIDDING AND BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PRESENTED, DEPICTED, OR DEFINED ON THE ARCHITECTURAL/SITE DOCUMENTS WITH THE CERTIFIED SURVEY OF THE PROPERTY. IN THE EVENT OF A COORDINATE OR TOPOGRAPHIC DISCREPANCY THE CERTIFIED SURVEY SHOULD ALWAYS TAKE PRECEDENCE. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. FINISH FLOOR ELEVATION OF NEW BUILDING EQUALS 4023.0'. 4023.0' = 100'-0" IN CONSTRUCTION DOCUMENTS.
7. COORDINATE SUBGRADE PREPARATION WITH GEOTECHNICAL INFORMATION. GEOTECHNICAL REPORT BY PSI. FOR MORE INFORMATION, CONTACT DOUGLAS T. ABERNATHY PE AT (510) 434-9200. CONTRACTOR PRIOR TO COMMENCEMENT OF WORK SHALL OBTAIN IN WRITING THAT OLDCASTLE PRECAST ENGINEER OF RECORD HAS RECEIVED AND REVIEWED GEOTECHNICAL SURVEY AND RECOMMENDATIONS VERIFYING ADEQUACY OF PRECAST FOUNDATIONS UTILIZED FOR THIS PROJECT.
8. ALL ITEMS BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
9. GENERAL CONTRACTOR TO LOCATE ALL EXISTING INFRASTRUCTURE UTILITIES (PRIVATE AND PUBLIC) PRIOR TO ANY DIGGING. CONTRACTOR IS RESPONSIBLE FOR ALL DISRUPTIONS TO EXISTING SERVICES, UTILITIES ETC. AND TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE SAME.
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11. IT IS THE RESPONSIBILITY OF THE PRE-CAST FOUNDATION DESIGN ENGINEER TO VERIFY WITH GEOTECHNICAL ENGINEER THE ADEQUACY OF EXISTING SOILS TO ACCEPT BUILDING LOADS.
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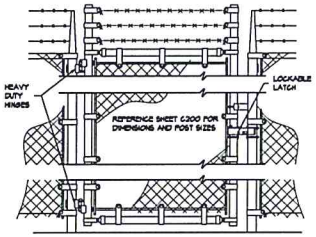
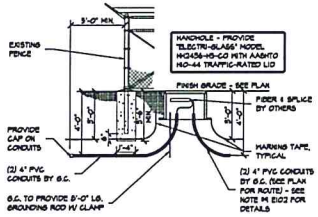
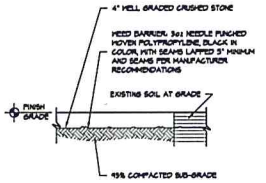


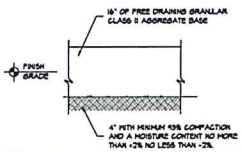
4 MAN GATE DETAIL
C101 SCALE: 3/4" = 1'-0"



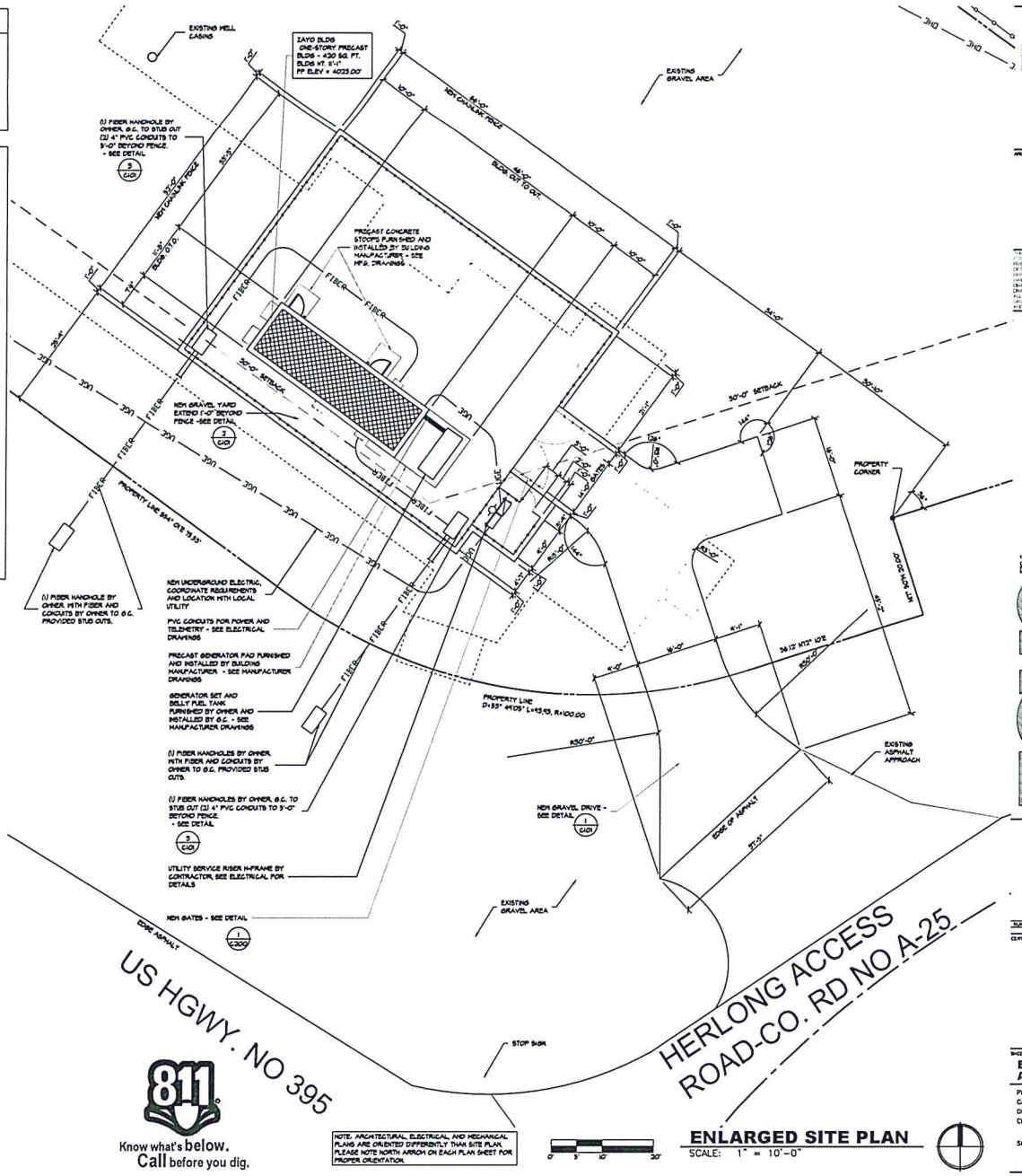
3 FIBER HANDHOLE
C101 SCALE: 1/4" = 1'-0"



2 GRAVEL YARD DETAIL
C101 SCALE: 3/4" = 1'-0"



1 GRAVEL DRIVE DETA
C100 SCALE: 3/4" = 1'-0"



Know what's below. Call before you dig.

NOTE: ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS ARE ORIENTED DIFFERENTLY THAN SITE PLAN. PLEASE NOTE NORTH ARROW ON EACH PLAN SHEET FOR PROPER ORIENTATION.

0' 5' 10' 20'

ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

FIVE NINE DESIGN GROUP
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ARCHITECT OF RECORD:
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445-310 HERLONG ACCESS ROAD
HERLONG, CA 96113

7-2-14 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION

CERTIFICATION:

LICENSED ARCHITECT
JAMES R. HOCH
C-31150
5-31-2021
REGISTRATION DATE
STATE OF CALIFORNIA

7-3-14

SHEET TITLE:
ENLARGED SITE PLAN AND DETAILS

PROJECT NUMBER	18023
CAD FILE:	23C101.DWG
DRAWN BY:	BEA
CHECKED BY:	BSH

SHEET NUMBER: **C101**

LEGEND

- OHE — EXISTING OVERHEAD ELECTRIC LINE
- FIBER — NEW UNDERGROUND FIBER CONDUIT
- UGE — NEW UNDERGROUND ELECTRIC
- NEW CHAINLINK FENCE
- EXISTING WIRE FENCE
- EXISTING UTILITY POLE
- SITE BENCHMARK
- NEW GRAVEL
- EXISTING ASPHALT

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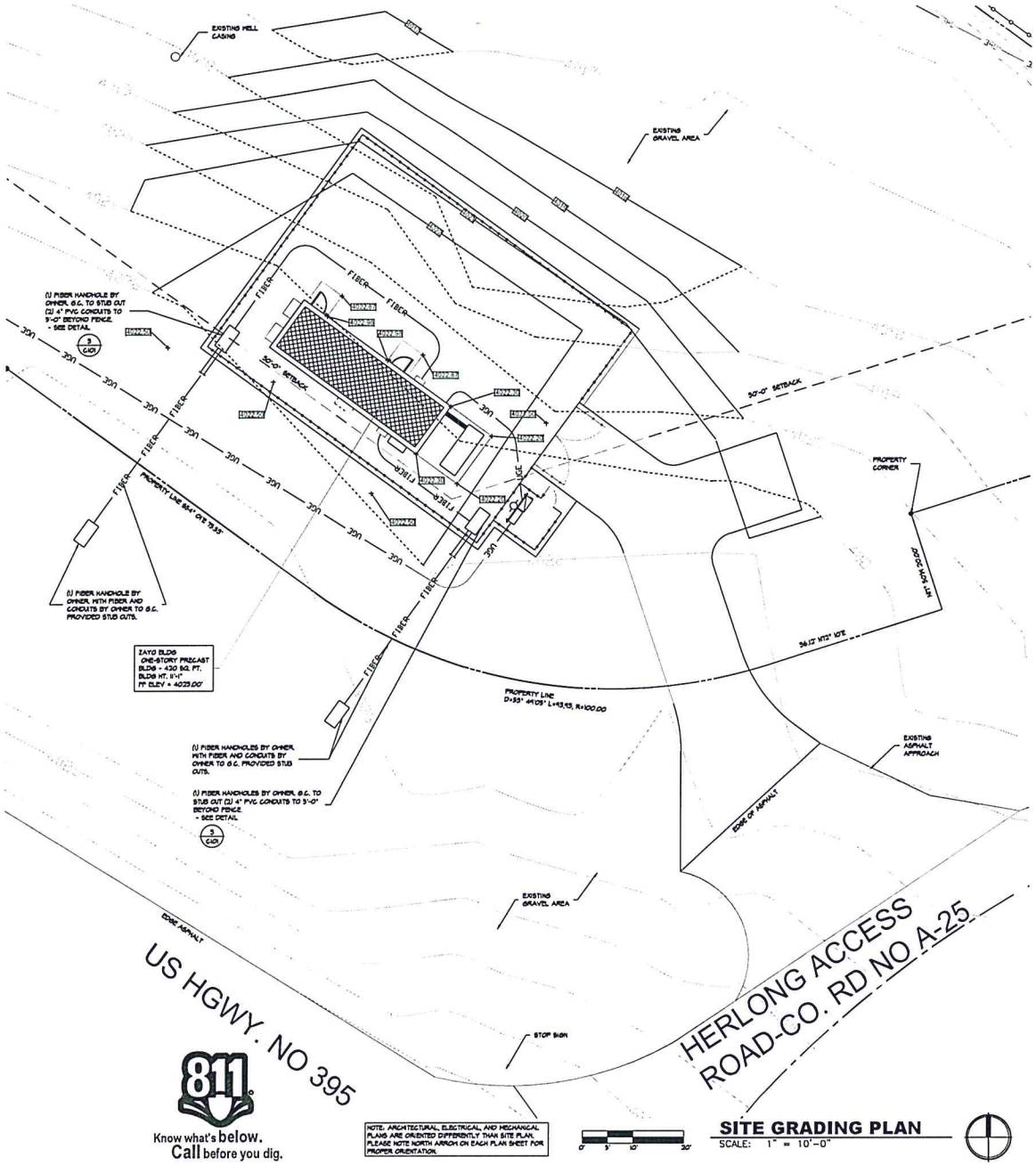

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0' 5' 10' 20'

SITE GRADING PLAN
SCALE: 1" = 10'-0"

FIVE NINE DESIGN GROUP
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ARCHITECT OF RECORD
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ZAYO GROUP™

445-310 HERLONG ACCESS ROAD
HERLONG, CA 96113

NUMBER	DATE	DESCRIPTION
1	7-3-19	ISSUED FOR PERMITS

CERTIFICATION:

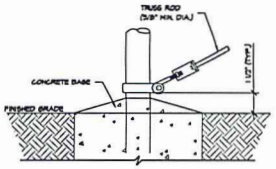
LICENSED PROFESSIONAL ARCHITECT
JAMES R. HOCH
C-31150
5-31-2021
REGISTRATION DATE
STATE OF CALIFORNIA

7-3-19

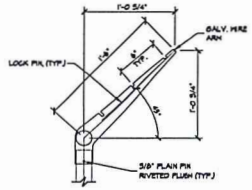
SHEET TITLE:
SITE GRADING PLAN

PROJECT NUMBER	18023
CAD FILE:	23C102.DWG
DRAWN BY:	RFA
CHECKED BY:	JRH

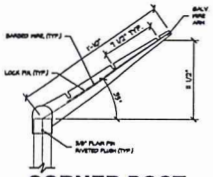
SHEET NUMBER: **C102**



5 C200 TRUSS ROD AND BAND
SCALE: 3" = 1'-0"



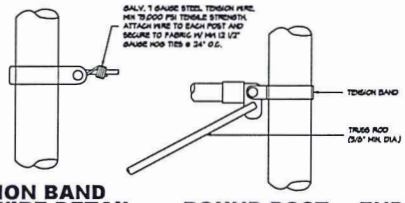
LINE POST
SCALE: 1 1/2" = 1'-0"



CORNER POST
SCALE: 1 1/2" = 1'-0"

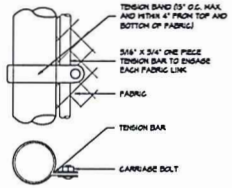
4 C200 TRUSS ROD AND BAND
SCALE: 1 1/2" = 1'-0"

STEEL POST SCHEDULE			
USE AND SECTION	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)		
	FABRIC WIDTH 72" OR LESS	FABRIC WIDTH 84" TO 96"	FABRIC WIDTH 108" AND OVER
CORNER, END, & PULL POSTS			
TUBULAR - ROUND	2.875" O.D.	2.875" O.D.	4.00" O.D.
TUBULAR - SQUARE	2.00" SQ.	2.50" SQ.	3.00" SQ.
C-SECTION (ROLL-FORMED)	3.50" x 3.50"	3.50" x 3.50"	----------
LINE POSTS			
TUBULAR - ROUND	1.90" O.D.	2.375" O.D.	2.875" O.D.
H - SECTION	2.25" x 1.70"	2.25" x 1.70"	2.25" x 1.70"
C-SECTION (ROLL-FORMED)	1.875" x 1.625"	2.25" x 1.70"	----------
TOP, BOTTOM & BRACE RAILS			
TUBULAR - ROUND	1.66" O.D.		
TUBULAR - SQUARE	1.50" SQ.		
H-SECTION	1.625" x 1.50"		
C-SECTION (ROLL-FORMED)	1.625" x 1.25"		



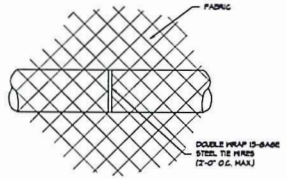
TENSION BAND AND WIRE DETAIL
SCALE: 3" = 1'-0"

ROUND POST
SCALE: 3" = 1'-0"

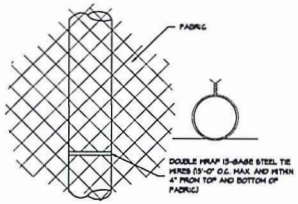


END OR GATE POST DETAIL
SCALE: 3" = 1'-0"

3 C200 FASTENING DETAILS
SCALE: 3" = 1'-0"

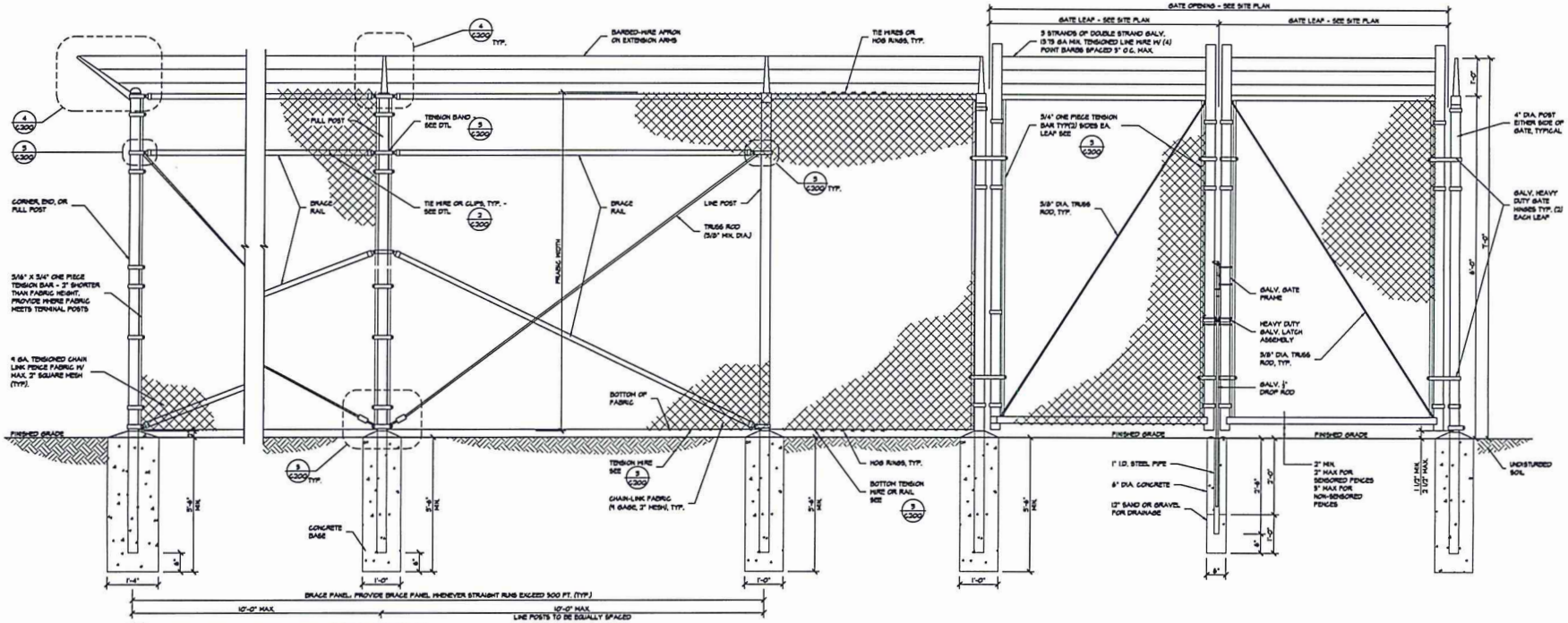


TOP/BRACE RAIL ATTACHMENT
SCALE: 3" = 1'-0"



ROUND POST
SCALE: 3" = 1'-0"

2 C200 EXTENSION ARM DETAILS
SCALE: 3" = 1'-0"



1 C200 CHAIN-LINK FENCE DETAIL
SCALE: 3/4" = 1'-0"

FIVE NINE DESIGN GROUP
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ARCHITECT OF RECORD:
HOCH

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zayo GROUP

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HERLONG, CA 96113

7-2-19 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION

CERTIFICATION:

LICENSED ARCHITECT
JAMES R. HOCH
C-31150
5-31-2021
REGISTERED PROFESSIONAL
STATE OF CALIFORNIA

7-3-19

SHEET TITLE:

FENCE DETAILS

PROJECT NUMBER	18023
CAD FILE:	23C200.DWG
DRAWN BY:	REA
CHECKED BY:	RSH

SHEET NUMBER:

C200