County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. ***Property Owner :*** Tiffany Zepeda ***Phone/Fax*** _____

   Mailing Address: 1452 Blythe Ave Fresno, CA 93706
   Street ***City*** ***State/Zip***

2. ***Applicant :*** The Towers, LLC ***Phone/Fax:*** _____

   Mailing Address: 22 W. Atlantic Ave #310 Delray Beach, FL 33444
   Street ***City*** ***State/Zip***

3. ***Representative:*** Phoebe Moffett ***Phone/Fax:*** 323 979 7914

   Mailing Address: 1499 Huntington Dr. #305 South Pasadena, CA 91030
   Street ***City*** ***State/Zip***

4. ***Proposed Project:*** Construction of a 111' monopine wireless facility

5. ***Project Location:*** South side of W Jensen Way between S Cornelia Ave and S Blythe Ave

6. ***Project Address:*** South of 2137 S Blythe Ave

7. ***Section/Township/Range:*** 22 / 14 / 19 8. ***Parcel Size:*** 25.28

9. ***Assessor's Parcel No.*** 327-030-57

OVER.....

10. ***Land Conservation Contract No. (If applicable):*** _____

11. ***What other agencies will you need to get permits or authorization from:***

_____	***LAFCo (annexation or extension of services)***	X	***SJVUAPCD (Air Pollution Control District)***
_____	***CALTRANS***	_____	***Reclamation Board***
_____	***Division of Aeronautics***	_____	***Department of Energy***
_____	***Water Quality Control Board***	_____	***Airport Land Use Commission***
_____	***Other*** _____		

12. ***Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?*** _____ ***Yes*** X ***No***

    If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. ***Existing Zone District[1]:*** AE

14. ***Existing General Plan Land Use Designation[1]:*** _____

ENVIRONMENTAL INFORMATION

15. ***Present land use:*** Agricultural
    Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
    n/a

    Describe the major vegetative cover: agricultural

    Any perennial or intermittent water courses? If so, show on map: none

    Is property in a flood-prone area? Describe:
    no

16. ***Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):***

    North: agricultural

    South: agricultural

    East: agricultural

    West: agricultural

17. ***What land use(s) in the area may be impacted by your Project?:*** none

18. ***What land use(s) in the area may impact your project?:*** none

19. ***Transportation:***

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
X ***Yes*** _____ ***No***

B. Daily traffic generation:

I.	***Residential - Number of Units***	none
	Lot Size	none
	Single Family	none
	Apartments	none
II.	***Commercial - Number of Employees***	none
	Number of Delivery Trucks	none
	Total Square Footage of Building	none

III. Describe and quantify other traffic generation activities: none. This is an unmanned facility

20. ***Describe any source(s) of noise from your project that may affect the surrounding area:*** none

21. ***Describe any source(s) of noise in the area that may affect your project:*** none

22. ***Describe the probable source(s) of air pollution from your project:*** none

23. ***Proposed source of water:***
( ) private well
( ) community system[3]--name: _____ *OVER.....*

24. *Anticipated volume of water to be used (gallons per day)[2]:* none. No water on site

25. *Proposed method of liquid waste disposal:*
( ) *septic system/individual*
( ) *community system[3]–name* None. No septic on site

26. *Estimated volume of liquid waste (gallons per day)[2]:* none

27. *Anticipated type(s) of liquid waste:* none

28. *Anticipated type(s) of hazardous wastes[2]:* none

29. *Anticipated volume of hazardous wastes[2]:* none

30. *Proposed method of hazardous waste disposal[2]:* none

31. *Anticipated type(s) of solid waste:* none

32. *Anticipated amount of solid waste (tons or cubic yards per day):* none

33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* none

34. *Proposed method of solid waste disposal:* none

35. *Fire protection district(s) serving this area:* none

36. *Has a previous application been processed on this site? If so, list title and date:* no

37. *Do you have any underground storage tanks (except septic tanks)? Yes*_____ *No* X

38. *If yes, are they currently in use? Yes*_____ *No*_____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Phoebe Moffett
SIGNATURE

1/28/26
DATE

[1]*Refer to Development Services and Capital Projects Conference Checklist*
[2]*For assistance, contact Environmental Health System, (559) 600-3357*
[3]*For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259*

(Revised 12/14/18)

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2025: $4,123.50 for an EIR; $2,968.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A $50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. ***All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).***

2. ***All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.***

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

Phoebe Moffett _____ ***1/28/26***

Applicant's Signature ***Date***

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