

Appendix E  
Notice of Availability and Response to Comments

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# **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE AIRPORT TRAFFIC CONTROL TOWER REPLACEMENT AT FRESNO YOSEMITE INTERNATIONAL AIRPORT**

Date: September 10, 2025

To: State Clearinghouse, Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Availability of a Draft Environmental Impact Report for the Airport Traffic Control Tower Replacement at Fresno Yosemite International Airport (FAT)

Lead Agency: City of Fresno  
Airports Department  
4995 East Clinton Way  
Fresno, CA 93727  
(559) 621-4500  
[AirportEnvironmental@fresno.gov](mailto:AirportEnvironmental@fresno.gov)

Contact: Francisco Partida  
Interim Director of Aviation  
City of Fresno – Airports Department  
4995 East Clinton Way  
Fresno, CA 93727  
(559) 621-4500  
[Francisco.Partida@fresno.gov](mailto:Francisco.Partida@fresno.gov)

**Comment Period:** September 10, 2025 to October 27, 2025

Notice is Hereby Given that the City of Fresno (City) is the Lead Agency on the below-described proposed replacement of the existing Airport Traffic Control Tower (ATCT) facility and associated infrastructure (Proposed Project) at the Fresno Yosemite International Airport (FAT or Airport), and has completed a Draft Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA).

**Project Title:** Airport Traffic Control Tower Replacement at Fresno Yosemite International Airport (State Clearinghouse No. 2024030739).

**Project Location:** The Airport is owned and operated by the City under the Airports Department within the City's administration. The Proposed Project is located on Airport property at 5055 East Andersen Avenue, Fresno, CA 93727. The Airport encompasses about 1,728 acres within the city of Fresno, approximately five miles northeast of downtown Fresno and adjacent to the city of Clovis. The existing ATCT is located on a 2.25-acre site northwest of the passenger terminal and adjacent to the Aircraft Rescue and Fire Fighting (ARFF) building. Site coordinates are 36° 46' 24.34" N and 119° 43' 19.00" W. The Assessor's Parcel Number (APN) is 494-071-78.

**Project Description:** The Proposed Project is the replacement and relocation of the existing ATCT facility and associated infrastructure at the Airport. The Proposed Project includes the following components:

- Construction of a new ATCT facility and demolition of the existing ATCT facility once the new ATCT facility is fully operational.
- Installation of new equipment in the new ATCT and utility services to the new ATCT facility.
- Reconstruction of the existing employee parking and installation of security fencing around the new ATCT facility and accompanying employee parking lot.

**Significant and Unavoidable Impacts:** The Draft EIR identifies significant and unavoidable impacts related to Historical Resources

### **Impacts Reduced to Less Than Significant with Mitigation**

- Archaeological and Tribal Cultural Resources
- Paleontological Resources
- Hazards and Hazardous Materials

Mitigation measures identified in the Draft EIR would reduce potentially significant effects to less-than-significant levels in all areas except for Historical Resources. The project site is not contaminated and is not identified as a cleanup site as defined by Government Code Section 65962.5.

**Public Review Period:** The City of Fresno will receive public comments on the Draft EIR from September 10, 2025 to October 27, 2025. All documents related to this project are available for public review during normal business hours (Monday – Friday, 8:00 am – 5:00 pm) by appointment only, at the Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721, and at Fresno Yosemite International Airport Administrative Office at 4995 East Clinton Way, Fresno, California 93727. Documents related to this project can also be accessed electronically on the Airport's website: <https://flyfresno.com/statistics/> and the City's Planning and Development website: <https://www.fresno.gov/planning/plans-projects-under-review/#airport-tower-relocation-project>.

Written comments concerning the Draft EIR must be received **no later than 5 pm (PDT) on October 27, 2025**, and should be submitted by email: [AirportEnvironmental@fresno.gov](mailto:AirportEnvironmental@fresno.gov) or U.S. mail:

Fresno Yosemite International Airport  
ATTN: Francisco Partida  
Address: 4995 East Clinton Way  
Fresno, California 93727

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO                     | Cols | Depth  |
|-----------|--------------|-----------------------|------------------------------|------|--------|
| 45550     | 18273        | Legal Ad - IPL0247639 | 250622_FAT_ATCT REPLACE-MENT | 2.0  | 194.0L |

ATTENTION: CITY OF FRESNO PLANNING & DEV IP  
2600 FRESNO STREET ROOM 3065  
FRESNO, CA 93721  
Gabriela.Fernandez@fresno.gov

COUNTY OF FRESNO  
STATE OF CALIFORNIA

The undersigned states:  
McClatchy Newspapers in and on all dates herein stated was a corporation, and the owner and publisher of The Fresno Bee.  
The Fresno Bee is a daily e-Edition and printed newspaper of general circulation now published, and on all-the-dates herein stated was published in the City of Fresno, County of Fresno, and has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of November 28, 1994, Action No. 520058-9.  
The undersigned is and on all dates herein mentioned was a citizen of the United States, over the age of twenty-one years, and is the principal clerk of the printer and publisher of said newspaper; and that the notice, a copy of which is hereto annexed, marked Exhibit A, hereby made a part hereof, was published in The Fresno Bee in each issue thereof (in type not smaller than nonpareil), on the following dates.

2.0 insertion(s) published on:  
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*Sherry Chasteen*

Sherry Chasteen



*Amanda Rodela*



Sworn to and subscribed before  
me on

Jun 30, 2025, 10:41 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIXI

### PUBLIC NOTICE

#### NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL ASSESSMENT AND 45-DAY REVIEW PERIOD

Airport Traffic Control Tower Replacement  
Fresno Yosemite International Airport (FAT)  
Draft Environmental Assessment

Fresno, California

Pursuant to Paragraphs 6-2.2(g) of Federal Aviation Administration (FAA) Order 1050.1F, Environmental Impacts: Policy and Procedures, the National Historic Preservation Act (36 CFR § 800.2), and Section 4(f) of the Department of Transportation Act of 1966, (23 CFR § 774.5), notice is hereby given by FAA and the City of Fresno (City) that a Draft Environmental Assessment (Draft EA) has been prepared to evaluate the potential environmental effects for the proposed replacement of the existing Airport Traffic Control Tower (ATCT) facility and associated infrastructure (Proposed Project) at the Fresno Yosemite International Airport (FAT or Airport) and is available for review.

The Proposed Project includes the following components:

- Construction of a new ATCT facility and demolition of the existing ATCT facility once the new ATCT facility is fully operational.
- Installation of new equipment in the new ATCT and utility services to the new ATCT facility.
- Reconstruction of the existing employee parking and installation of security fencing around the ATCT facility and accompanying employee parking lot.

The Draft EA evaluates the potential environmental effects of the Proposed Project and the No Action Alternative and has been prepared pursuant to the requirements of Section 102(2)(C) of the National Environmental Policy Act of 1969 (NEPA), FAA Order 1050.1F, Environmental Impacts: Policies and Procedures, and FAA Order 5050.4B, National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions.

FAA is the lead federal agency to ensure compliance with NEPA for airport development actions and the City is the project sponsor. The Draft EA includes an analysis of reasonable alternatives, potential environmental impacts, and mitigation measures, as appropriate. FAA has preliminarily determined that the ATCT is eligible for listing on the National Register of Historic Places, and the Proposed Project would have an adverse effect on the historic property. The adverse effect finding constitutes a Section 4(f) use under the Department of Transportation Act of 1966. This Draft EA includes the draft Section 4(f) evaluation and draft Section 106 Memorandum of Agreement.

Upon consideration of comments received on the Draft EA, the FAA will determine the adequacy of the environmental document. If further documentation is necessary, preparing an Environmental Impact Statement (EIS) or revising the Draft EA would accomplish this. If an EIS is not necessary, the FAA will prepare a Final EA and a Finding of No Significant Impact.

#### Public Review and Comment

The public is invited to review the Draft EA and submit comments. The purpose of the public comment period is to receive comments on the Draft EA. Comments should be as specific as possible and should be organized so that they are meaningful and make the FAA clearly aware of the commenter's views, interests, and concerns related to the Proposed Project.

Beginning on June 22, 2025, the Draft EA will be available for public review through August 6, 2025. The Draft EA can be viewed electronically on the Airport's website: <https://flyfresno.com/statistics/> and the City's Planning website: <https://www.fresno.gov/planning/plans-projects-under-review/#airport-tower-relocation-project>. A hard copy of the Draft EA can be viewed in person during regular business hours at the locations below.

- Fresno Yosemite International Airport Administrative Office, 4995 East Clinton Way, Fresno, California 93727
- City Planning and Development Office, 2600 Fresno Street, Room 3043, Fresno, CA 93721
- FAA's Airport District Office, 2999 Oak Road Suite 200, Walnut Creek, CA 94597
- Betty Rodriguez Regional Library, 3040 N. Cedar Avenue, Fresno, CA 93703

Written comments may be submitted by email: [AirportEnvironmental@fresno.gov](mailto:AirportEnvironmental@fresno.gov) and U.S. mail:

Fresno Yosemite International Airport  
ATTN: Francisco Partida  
Address: 4995 East Clinton Way  
Fresno, California 93727

Comments received on the Draft EA and the responses to those comments will be disclosed in the Final EA. Before including your address, phone number, email address, or other personal identifying information in your comment, be advised that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

**All comments must be received by 5:00 p.m. PDT on August 6, 2025, to be considered for this Draft EA.**

IPL0247639  
Jun 22, 2025

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## Notice of Availability

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## Public Comments and Response to Comments

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## E.1 Introduction

This appendix contains comments on the Draft Environmental Impact Report (EIR) received during the 45-day comment period (September 10 to October 27, 2025) and responses to those comments.

The City of Fresno (City) solicited comments through public notices and accepted comments in writing via U.S. mail or electronically via email. Each written comment is presented as it was received by the City and no misspellings have been corrected. Each comment is identified by an alpha-numeric code. Additional numbering is applied to discrete comments contained within a comment submittal, as annotated in the margin. The responses to all of the comments in a particular submittal are organized based on that submittal. Where a response includes a change to the EIR, a reference is made to the chapter or section in the EIR where the change was made and identifies what the change is.

There was only one comment letter received during the comment period. This letter is from Mark Montelongo with the San Joaquin Valley Air Pollution Control District (SJVAPCD), and was received on October 23, 2025, via email.

**Section E.2** includes a copy of the letter. Responses follow the letter. No revisions to the Draft EIR resulted from the comment letter.

## E.2 Comments and Responses to Comments on the Draft EIR

### San Joaquin Valley Air Pollution Control District Marrk Montelongo



October 23, 2025

Francisco Partida  
City of Fresno  
Airports Department  
4995 East Clinton Way  
Fresno, CA 93727

**Project: Draft Environmental Impact Report – Fresno Yosemite Airport (FAT)  
Airport Traffic Control Tower Replacement**

**District CEQA Reference No: 20251108**

Dear Mr. Partida:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Draft Environmental Impact Report (DEIR) from the City of Fresno (City) for the proposed project. Per the DEIR, the project consists of the demolition of the existing Air Traffic Control Tower (ATCT) and construction of a new ATCT 250 feet south of the existing ATCT (Project). The Project is located at the Fresno-Yosemite Airport in Fresno, CA.

The District offers the following comments at this time regarding the Project:

1

#### **1) District Rules and Regulations**

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org)

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585

[www.healthyliving.com](http://www.healthyliving.com)

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- 1 The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.
- 2
  - 1a) **District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**  
  
 Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).  
  
 This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.
- 3
  - 1b) **District Rule 9510 - Indirect Source Review (ISR)**  
  
 The District has reviewed the information provided and determined that there is no construction of a new building, facility, or structure, or reconstruction of a building, facility, or structure for the purpose of increasing capacity or activity. Therefore, the project does not meet the definition of a "Development Project", as defined in District Rule 9510 section 3.13, and District Rule 9510 requirements and related fees do not apply to the Project.
- 4
  - 1c) **District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)**  
  
 The Project will be subject to District Rule 4002 since the Project will include demolition, renovation, and removal of existing structures. To protect the public from uncontrolled emissions of asbestos, this rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Any asbestos present must be handled in accordance with established work practice standards and disposal requirements.

4 Information on how to comply with District Rule 4002 can be found online at:  
<https://ww2.valleyair.org/compliance/demolition-renovation/>.

5 **1d) District Rule 4601 (Architectural Coatings)**

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:  
<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

6 **1e) District Regulation VIII (Fugitive PM10 Prohibitions)**

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:  
<https://ww2.valleyair.org/dustcontrol>

7

**1f) Other District Rules and Regulations**

The Project may also be subject to the following District rule: Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

If you have any questions or require further information, please contact Jacob Torrez by e-mail at [Jacob.torrez@valleyair.org](mailto:Jacob.torrez@valleyair.org) or by phone at (559) 230-6558.

Sincerely,

Mark Montelongo  
Director of Policy and Government Affairs



For: Daniel Martinez  
Program Manager

Response to Comments:

1. The City will comply with all current required SJVAPCD rules, regulations, and permits. The City will coordinate with SJVAPCD prior to construction and operation of the Proposed Project.
2. The City will comply with SJVAPCD Rule 2010 and Rule 2201 in relation to the Proposed Project. The City will coordinate with SJVAPCD to apply and obtain Authority to Construct (ATC) and Permit to Operate (PTO), as necessary, prior to construction of the Proposed Project.
3. The statement that SJVAPCD Rule 9510 does not apply to the Proposed Project is acknowledged.
4. The City will comply with SJVAPCD Rule 4002 as it relates to the Proposed Project. Any asbestos detected would be handled according to applicable local, state, and federal laws and policies.
5. The City will comply with SJVAPCD Rule 4601 regarding architectural coatings in the new ATCT.
6. This City will review and comply with SJVAPCD Regulation VIII and submit a Construction Notification Form and Dust Control Plan, as applicable, prior to construction of the Proposed Project.
7. The City will review SJVAPCD Rule 4641, along with other SJVAPCD rules and regulations, and comply with all required rules, regulations, and permits, as applicable.

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