

CALIFORNIA COASTAL COMMISSION

San Diego Coast Area Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402
(619) 767-2370

Date: August 31, 2009
Permit Application No.: 6-09-015
Page: 1 of 7

**NOTICE OF INTENT TO ISSUE PERMIT**

(Upon satisfaction of special conditions)

THIS IS NOT A COASTAL DEVELOPMENT PERMIT

THE SOLE PURPOSE OF THIS NOTICE IS TO INFORM THE APPLICANT OF THE STEPS NECESSARY TO OBTAIN A VALID AND EFFECTIVE COASTAL DEVELOPMENT PERMIT ("CDP"). A Coastal Development Permit for the development described below has been approved but is not yet effective. Development on the site cannot commence until the CDP is effective. In order for the CDP to be effective, Commission staff must issue the CDP to the applicant, and the applicant must sign and return the CDP. **Commission staff cannot issue the CDP until the applicant has fulfilled each of the "prior to issuance" Special Conditions.** A list of all of the Special Conditions for this permit is attached.

The Commission's approval of the CDP is valid for two years from the date of approval. To prevent expiration of the CDP, you must fulfill the "prior to issuance" Special Conditions, obtain and sign the CDP, and commence development within two years of the approval date specified below. You may apply for an extension of the permit pursuant to the Commission's regulations at Cal. Code Regs. title 14, section 13169.

On **August 14, 2009**, the California Coastal Commission approved Coastal Development Permit No. **6-09-015**, requested by **San Diego Regional Airport Authority** subject to the attached conditions, for development consisting of: **Construction of a two-story, 468,389 sq.ft. expansion of Terminal 2 including 10 new aircraft boarding gates; new ticket lobby areas; new, expanded security screening area; expanded concessions; baggage handling facilities; and restrooms. Construction of three ancillary structures in the existing Terminal 2 visitor parking lot, including a 10,000 sq.ft. replacement for the existing USO facility (proposed for demolition); a 6,000 sq.ft. replacement parking management building, and a 13,500 sq.ft. expansion of the Central Utility Plant to house additional HVAC equipment. Construction of a new second level roadway for departures next to the upper level Terminal 2, and pedestrian walkways**

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

Date: August 31, 2009

Permit Application No.: 6-09-015

Page 2 of 6

connecting to upper level Terminal 2 ticket lobbies. Expansion of existing airport parking lot at Pacific Highway and Sassafras Street to replace all of the approximately 500 parking spaces lost as a result of the terminal expansion, more specifically described in the application file in the Commission offices.

Commission staff will not issue the CDP until the "prior to issuance" special conditions have been satisfied.

The development is within the coastal zone at **West side of existing Terminal 2 West, north of Harbor Drive, San Diego International Airport, San Diego, San Diego County. APN 760-062-01, 760-039-61, 760-039-58, 760-039-67, 450-Index.**

If you have any questions regarding how to fulfill the "prior to issuance" Special Conditions for CDP No. 6-09-015, please contact the Coastal Program Analyst identified below.

Sincerely,
PETER M. DOUGLAS
Executive Director



By: DIANA LILLY
Coastal Program Analyst
Date: August 31, 2009

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this Notice and fully understands its contents, including all conditions imposed.

Date

Permittee

Please sign and return one copy of this form to the Commission office at the above address.

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

Date: August 31, 2009

Permit Application No.: 6-09-015

Page 3 of 6

STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

The permit is subject to the following conditions:

1. **Greenhouse Gas Emission Reduction:** **PRIOR TO THE COMMENCEMENT OF CONSTRUCTION**, the applicant shall submit a Greenhouse Gas Emission Reduction Plan (the Plan) for Executive Director review and written approval. The Plan shall describe the proposed project elements, including the 10-gate terminal expansion project and the new elevated roadway at Terminal 2 of San Diego International Airport, and identify and quantify the types and amounts of Scope 1, 2, and 3 GHG emissions that will be associated with the construction and operation of these planned improvements. Known or estimated values for GHG emission

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

Date: August 31, 2009

Permit Application No.: 6-09-015

Page 4 of 6

sources must be provided for (but not be limited to) aircraft, ground support equipment (GSE), space heating and air conditioning, motor vehicles and construction equipment/materials. The Plan shall also identify, evaluate and develop GHG emission reduction measures for incorporation into the design, construction and operation of the proposed project. Emission reduction goals will be consistent with the SDCRAA/Office of the Attorney General Memorandum of Understanding, the California Global Warming Solutions Act of 2006 (AB32), the Western Climate Initiative, and the Coastal Act.

a. Construction-related GHG emissions: Within 60 days of completing construction of the terminal expansion and second level roadway construction, the Permittee shall submit a report for Executive Director review and written approval that identifies and calculates net construction-related GHG emissions resulting from those projects and all measures implemented to reduce net emissions to less than 7,000 metric tons per year (pursuant to the threshold identified in the October 24, 2008 California Air Resources Board (CARB) *Preliminary Draft Staff Proposal Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act*). All measures shall be consistent with the protocols established pursuant to AB 32. Any offsets or credits used to meet this level shall be approved by CARB, the San Diego County Air Pollution Control District (SDCAPCD), or the California Climate Action Registry (CCAR) as consistent with AB 32.

b. Operational GHG emissions: No later than June 30 of each subsequent year that the project remains in use, the Permittee shall submit for Executive Director review and written approval an annual report that identifies and calculates each year's Scope 1 and 2 GHG emissions and those Scope 3 GHG emissions as provided for in the May 5, 2008 MOU between Permittee and the Attorney General of the State of California, associated with project operations and all measures implemented to reduce net emissions to less than 7,000 metric tons per year. Any offsets or credits used to meet this level shall be in accordance with regulations approved by CARB, SDCAPCD, or CCAR and shall be consistent with AB 32.

To meet the construction and operational net emission limits identified above, the Permittee may include GHG emission reduction measures, credits, or offsets that are consistent with AB 32 and have been implemented pursuant to the requirements of another regulatory agency. Upon the Permittee's request, the

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

Date: August 31, 2009

Permit Application No.: 6-09-015

Page 5 of 6

Executive Director may approve the use of offsets or credits available from entities other than CARB, SDCAPCD, or CCAR, if they are consistent with AB 32 protocols.

2. Final Plans. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, final site, building, and off-site parking plans for the proposed development. Said plans shall be in substantial conformance with the preliminary plans submitted with this application dated March 27, 2009.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Landscaping. Any proposed landscaping must be drought-tolerant and native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

4. Other Permits/Approvals. **PRIOR TO THE COMMENCEMENT OF CONSTRUCTION**, the permittee shall provide to the Executive Director copies of all other required state or federal discretionary permits or other agencies or property owner approvals, such as permits from the Regional Water Quality Control Board. Any mitigation measures or other changes to the project required through said permits shall be reported to the Executive Director and shall become part of the project. The Executive Director shall determine if such modifications, if any, require an amendment to this permit or a separate coastal development permit.

5. Timing of Parking Replacement. All parking spaces permanently removed in conjunction with construction of the approved project shall be replaced off-site as proposed, prior to or concurrent with removal.

6. Public Transit Improvements Status Report. Prior to operation of the expansion gates in Terminal 2, the applicant shall submit an update to the comprehensive Transit Plan dated August 2008 to the Executive Director for review and written approval, documenting the current status of efforts that have been

NOTICE OF INTENT TO ISSUE PERMIT

(Upon satisfaction of special conditions)

Date: August 31, 2009

Permit Application No.: 6-09-015

Page 6 of 6

made to add or improve mass transit linkages to the airport for airport employees and airport users. Each year thereafter, the applicant shall submit to the Executive Director an annual report documenting any changes that have occurred throughout the previous year to provide mass transit opportunities to the airport for employees and the general public.

In addition to a status report on ongoing operations, each annual report shall contain at a minimum the following items:

1. An evaluation of the progress made with MTS or by the applicant in providing a direct airport bus or shuttle from the Old Town Station for the use of airport visitors;
2. An evaluation of the progress made with MTS or by the applicant in adding direct airport bus or shuttle linkages to Lindbergh Field from the existing San Diego Trolley stations located inland of Pacific Highway between Old Town Station and the Santa Fe Station; and
3. An evaluation of progress made with MTS in expanding MTS direct bus service to Lindbergh Field including, but not limited to, expanding MTS bus routes and/or existing service from weekends only to weekday service.

The information contained in the comprehensive Transit Plan and annual reports shall be used by the Commission in review of any future improvements to Lindbergh Field requiring a coastal development permit.