

Partnership Proposal for SB 846 Land Conservation and Economic Development

Overview

The Diablo Canyon property holds incredible value for the people of the Central Coast and California. This proposal outlines a land conservation and economic development plan building on years of multi-stakeholder community discussions and planning to:

- Facilitate the permanent protection of a vast swath of unspoiled coastal land under tribal and public ownership, with stewardship, management and public access facilitated in partnership with a local land trust and a state university.
- Set the stage for a new, renewable energy future to rise as the state's current largest power source begins to sunset, and to spark future-oriented job growth in a region with thousands of transitioning energy workers.
- Through research and education ensure that California's expanded use of the ocean for renewable energy, food and water (blue economy) is sustainable into the future.

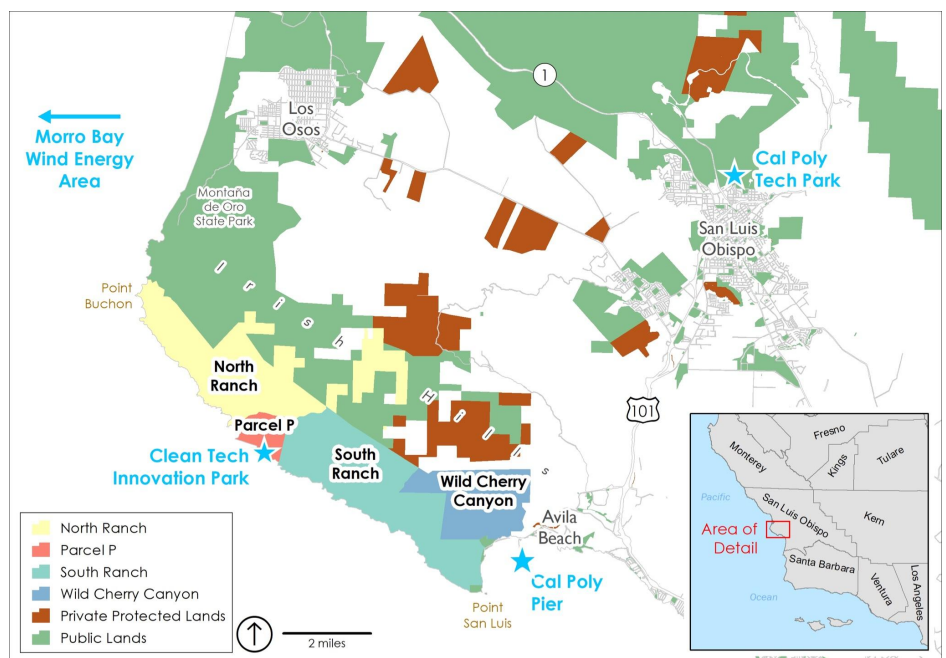
Background

- The partners in this proposal — yak titvu titvu yak tithini Northern Chumash Tribe of San Luis Obispo County and Region (ytt), The Land Conservancy of San Luis Obispo County, Cal Poly and REACH — have been working closely on Diablo Canyon's future as part of two MOUs formed in 2021 and focused on conservation and reuse.
- SB 846, passed by the California Legislature in 2022, set the stage for a temporary extension of Diablo Canyon's decommissioning from 2025 to 2030.
- Included in the legislation is \$160 million for local land conservation and economic development, with the state Natural Resources Agency scheduled to adopt a plan for those funds in March.
- This proposal sets forth a plan to combine those funds with other public and private sources to advance community and state priorities surrounding conservation, clean energy, climate resilience, tribal landback, equity and job creation.

Land Conservation provisions

The 12,000 acre Diablo Canyon Lands would be permanently protected under the partnership proposal.

- North Ranch and South Ranch (9,000 acres total) to be owned by ytt Tribe.
- Wild Cherry Canyon (2,400 acres) to be owned by an appropriate public agency such as state or county parks, pending resolution of ongoing litigation.
- All three parcels to be protected under conservation easements held by the Land Conservancy of San Luis Obispo County.
- Recreational access to trails including the Point Buchon and Pecho Coast trails to continue, with a continuous inland trail from Avila Beach to Montaña de Oro made possible for the first time.



- Long-term stewardship to balance protection of environmental and cultural resources with compatible future recreation and education opportunities.

Economic Development provisions

This proposal kickstarts development of a clean tech innovation ecosystem toward the end goal of establishing a Central Coast Clean Tech Innovation Park under the leadership of Cal Poly at the industrial Parcel P site.

- A Clean Tech Innovation Ecosystem Master Plan to be developed to map assets, opportunities and potential partnerships and develop education/workforce and commercialization strategies.
- Transfer of the breakwater to Cal Poly (or other governmental entity) also results in clarifying the future of the breakwater and thus a potential savings of at least \$400 million to ratepayers. We are recommending capturing some of the savings for co-use and then evaluation of additional savings being transferred closer to time of decommissioning.
- The Cal Poly Pier — located south of Wild Cherry Canyon — is essential to the university's marine science program and future research opportunities utilizing the Diablo Canyon breakwater, and is in process of securing U.S. Department of Energy designation as a renewable energy test site — to be upgraded and expanded to serve as an offshore renewable energy research and demonstration facility.
- The Cal Poly Technology Park to be expanded with new space for commercial partners, industry/university collaboration, a start-up incubator/accelerator and other clean tech programming facilitating potential for dozens of companies and hundreds of jobs.
- Co-use of Parcel P facilities for desalination, offshore wind, battery storage, aquaculture and related activities to be facilitated through coordination underway with PG&E, ramping toward future reuse consistent with decommissioning activities.
- Combined, these assets would serve as a hub for clean energy innovation, offshore wind and renewable energy, marine science, aquaculture, desalination, and emerging technologies as outlined in the [community vision](#) signed by dozens of community leaders and elected officials
- \$5 million to be set aside for the County of San Luis Obispo to engage in unusually far-reaching planning and modeling for conservation, economic development and decommissioning and reuse transition, thus needing both time and financial support.

Timeline and funding

- \$333 million plan, to be funded with \$160 million provided in SB 846 and complemented by approximately \$25 million from once-through cooling mitigation funds and \$148 million in private donor contributions, other state funds, PG&E Ratepayer Savings and other sources.
- Planning to take place July 2023-2025, with conservation and economic ecosystem development occurring 2024-2026.

Diablo Canyon quick facts

- Commonly known as the Pecho Coast, the land is called the tsit'iwí Coast by ytt Tribe, its original occupants and stewards. It is home to extensive ytt Tribal cultural sites and resources, identified and not yet identified, and culturally significant landscapes.
- The Diablo Canyon Lands are largely undeveloped, spanning 12,000 acres of untouched tide pools, grazed coastal bluffs and centuries-old oak woodlands - home to numerous native wildlife species.
- Industrial development is limited to Parcel P, 585 acres that include the nuclear power plant, transmission infrastructure, storage facilities, buildings, and a marina.
- It is California's only operating nuclear power generation plant and the largest private-sector employer in the region.
- It is approximately 20 miles from the Morro Bay Wind Energy Area that was recently leased as part of the first West Coast floating offshore wind auction and in close proximity to other clean tech and renewable energy assets.