

PARTNERSHIP PROPOSAL FOR SB 846 LAND CONSERVATION & ECONOMIC DEVELOPMENT PLAN

Draft Proposal Prepared By:

yak tityu tityu yak tiłhini Northern Chumash Tribe of San Luis Obispo County and Region
Land Conservancy of SLO County
Cal Poly
REACH

BACKGROUND

tsityiwí Coast Lands

Diablo Canyon Lands

Homeland of the yak tityu tityu yak tithini Northern
Chumash

Jewel of SLO County

Background: tsityiwi Coast Lands (*Diablo Canyon Lands*)



Value to the Central Coast

Documented ancestral homelands
to the yak tityu tityu yak tiłhini
Northern Chumash Tribe

12,000 acres of pristine coastal
lands

Site of region's largest private
sector employer, DCPP at Parcel P

Background: From One Generation to the Next



Tribal Ancestral Connection yak tityu tityu yak tilhini Northern Chumash Tribe



The Enclosure contains sensitive cultural information and should be withheld from public disclosure.
When separated from the Enclosure, this cover letter is decontrolled



Thomas P. Jones
Director
Strategic Initiatives

Diablo Canyon Power Plant
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October 22, 2020

PG&E Letter DCL-20-091

Lacey Minnick
County of San Luis Obispo
Department of Planning and Building
976 Osos Street, Suite 200
San Luis Obispo, CA 93401

Subject: Genealogy Study of Native Rancherías on the Diablo Canyon Lands
(DRC2018-00003, Condition 15 c.)

Dear Ms. Minnick:

Condition 15 c of the Coastal Development Permit (DRC2018-00003) for the North Ranch Road Improvement Project, required the Cultural Resources – Monitoring Plan to include the following:

c. A requirement for a genealogy study to assist in the authentication of the appropriate Native American Community in compliance with Public Resources Code Section 5097.9.

On July 9, 2020, Pacific Gas and Electric Company (PG&E) provided the report, "Genealogy Study of Native Rancherías on the Diablo Canyon Lands," prepared by John R. Johnson, Ph.D., dated June 12, 2020. The report provided the initial results of the genealogy study; however, some information required to supplement the study was not accessible due to COVID-19 closures.

Enclosed is the final report, which concludes that the Yak Tityu Tityu Yak Tilhini demonstrates the strongest case for cultural affiliation with the Diablo Canyon Lands area.

This report contains culturally sensitive information that PG&E requests be withheld from public disclosure in accordance with § 6254.10 of the California Government Code and § 21084.3 of the California Public Resources Code.

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Descendants of Native Rancherías in the Diablo Lands Vicinity: A Northern Chumash Ethnohistorical Study

Submitted to
PG&E Diablo Canyon Power Plant
Avila Beach, CA

Prepared by
John R. Johnson, Ph.D.
Santa Barbara Museum of Natural History

Final Report
September 2020

HOW WE GOT HERE

Years of community engagement, partnership,
and collaboration

Diablo Canyon: Community Planning for Conservation and Economic Development

The Central Coast community has organized and worked diligently over years to plan for the long-term role of Diablo Canyon as a hub for conservation and economic development for the region and state.

- 2016** - Announcement of the future closure of DCPD
- 2018** - Passage of SB 1090 to enable regional economic planning
 - Diablo Canyon Decommissioning Engagement Panel “A Strategic Vision” report to CPUC
- 2019** - Launch of REACH to coordinate regional economic development and diversification
 - CPUC Tribal Land Transfer Policy
- 2020** - LandBack MOU yak tiṭu tiṭu yak ṭihini Northern Chumash and The Land Conservancy SLO
(Cal Poly joins MOU 2021)
 - REACH 2030 Action Plan priorities DCPD transformation as a hub for innovation and conservation
- 2021** - Formation of large Diablo MOU for econ dev planning + small Diablo MOU for conservation planning
- 2022** - May 6: Clean Tech Reuse Vision endorsed by federal, state, local electees and community organizations
 - Aug 12: Joint Agency Workshop in San Luis Obispo County on Diablo Canyon
 - Sept 2: Governor signs SB 846 with \$160M for land conservation and economic development
- 2023** - Combined community proposal formed for land conservation and economic development

Diablo Canyon: Community Planning for Conservation and Economic Development

FUTURE OF DIABLO: ECONOMIC DEVELOPMENT & PARCEL P



FUTURE OF DIABLO: LAND CONSERVATION



PROPOSAL OVERVIEW

A community vision to enable SB 846 land conservation and economic development plan in line with regional and state goals

Proposal Overview: Vision for Land Conservation and Economic Development



- **Land Conservation:**

Permanently protect the land surrounding the Diablo Canyon Power Plant (North Ranch, South Ranch, Wild Cherry Canyon)

- **Tribal LandBack:**

Return of yak tityu tityu yak tiłhini Northern Chumash Tribe's ancestral homelands

- **Economic Development:**

Develop a Central Coast Clean Tech Innovation Park and Ecosystem (Parcel P and Surrounding Infrastructure and Assets)

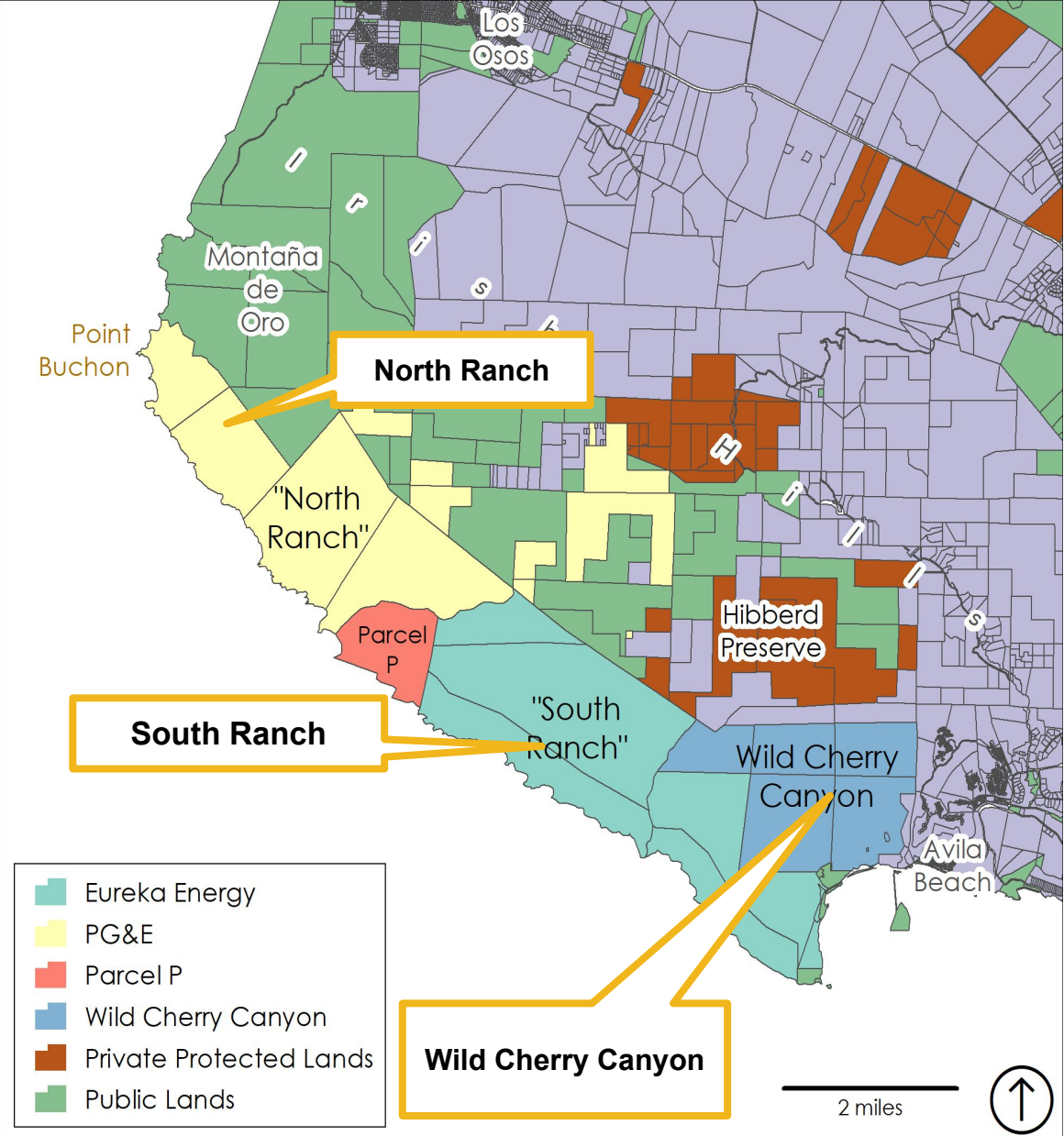
- **Regional + State Collaboration:**

Advance Central Coast and California conservation, renewables and economic equity goals

LAND CONSERVATION

Protecting Diablo Canyon Lands

Land Conservation: Parcel Overview



Land Conservation: 12,000 Acres Tribal LandBack and Sustainable Managed Public Access

Conservation of the Diablo Canyon Lands helps implement Governor Newsom's 30x30 Biodiversity Initiative, to conserve 30% of the state's land by 2030.

Land Conservation, Management and Stewardship Plan

The ytt Tribe, Land Conservancy, and Cal Poly, will collaborate to craft a framework for permanent conservation of the Diablo Canyon Lands including protection of natural and tribal cultural resources, and current managed public access. The Plan will strive to expand managed public access and provide educational opportunities.

North Ranch



- North Ranch is the most northern section of the Diablo Canyon Lands and is about 4500 acres.

South Ranch



- South Ranch is the most southern section of the Diablo Canyon Lands and is about 4500 acres.

Wild Cherry Canyon



- Wild Cherry Canyon is the most eastern portion of the Diablo Canyon Lands and is about 2400 acres.

Land Conservation: Tribal LandBack and Sustainable Managed Public Access

Conservation of the Diablo Canyon Lands helps implement Governor Newsom's 30x30 Biodiversity Initiative, to conserve 30% of the state's land by 2030.

Diablo Canyon Lands Conservation Project Summary

Property	Acres	Seller	Owner	Conservation Easement Holder	Land Uses and Partners
North Ranch	4,500	PG&E	ytt Tribe	The Land Conservancy	Protection of natural & tribal cultural resources, existing managed public access, strive to expand managed public access and to provide educational opportunities. Key partners include Cal Poly, PG&E, SLO County, with community stakeholder input and participation
South Ranch	4,500	Eureka Energy	ytt Tribe	The Land Conservancy	
Wild Cherry Canyon	2,400	Eureka Energy	Appropriate Public Entity	The Land Conservancy Access Easement held by ytt Tribe	

Land Conservation: 12,000 Acres Tribal LandBack and Sustainable Managed Public Access

Diablo Canyon Lands Conservation Project Budget - Acquisition

Property	Acres	Appraised Fee Value (\$)	Fee Lands Stewardship Fund (\$)	Conservation Easement Stewardship Fund (\$)	Resource Assessment for Planned Land Use (\$)	Total (\$)
North Ranch	4,500	29,041,887	4,000,000	270,000	1,500,000	34,811,887
South Ranch	4,500	35,382,450	3,500,000	270,000	1,000,000	40,152,450
Wild Cherry Canyon	2,400	25,050,000*	2,500,000	144,000	2,500,000	30,194,000
Total	11,400	89,474,337	10,000,000	684,000	5,000,000	105,158,337

Land Conservation: Tribal LandBack and Sustainable Managed Public Access

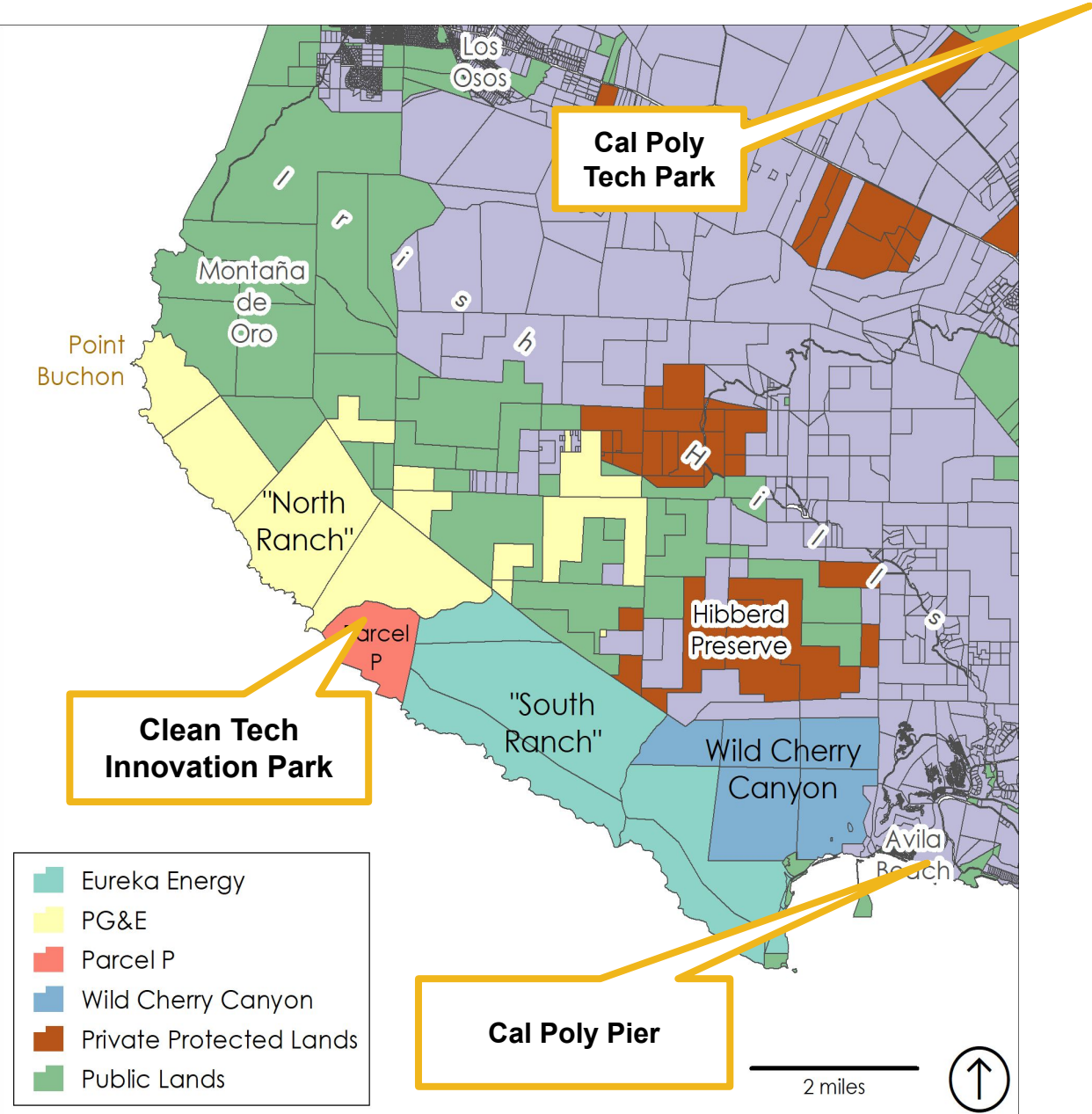
Diablo Canyon Lands Conservation Project Budget - Acquisition & Management Fund

Conservation	SB 846	LandBack and Conservation Donors, Other Funding Sources	Total (\$)
Development of Conservation Plan	3,000,000		3,000,000
Land Acquisition & Conservation Easements	57,000,000	48,000,000	105,000,000
Conservation Management Trust Fund for <ul style="list-style-type: none"> • Property Maintenance • Managed Public Access • Education & Research 	50,000,000		50,000,000
Conservation Total	110,000,000	48,000,000	158,000,000

ECONOMIC DEVELOPMENT

Partnering to Advance the State's Renewable Energy Innovation and Leadership in an Environmentally Sustainable Manner

Economic Development: Asset Overview



Economic Development: Vision to Transform Diablo into a Central Coast Clean Tech Hub

1+ year process coordinated by REACH with community stakeholders to develop a vision for Diablo Canyon as a Clean Tech hub for clean energy innovation, offshore wind and renewables, marine science (climate change, biodiversity – mitigation), aquaculture, desalination, and emerging technologies with the conservation and celebration of the ytt Northern Chumash heritage

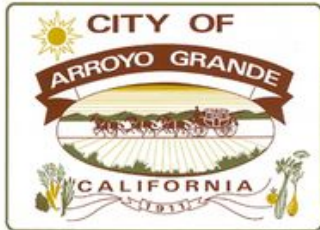
Unified Community Vision



- **Cross-sector collaboration** with local, state and federal government alongside business, higher education, and the community interests of tribal, environmental, and labor
- **Expert input** from the RACER Trust management team, Nuclear Decommissioning Collaborative, National Renewable Energy Lab and RRM Design Group
- **Focus on the Green and Blue Economy (“Clean Tech”)** to align with state priorities with a strong emphasis on renewables and marine science while at the same time conserving biodiversity and species impacted by continued operation of Diablo.
- **Goal to leverage existing assets and enable seamless transition** to support long-term reuse and ensure regional economic stability
- **Support for Cal Poly leadership** in partnership with community stakeholders to advance vision

Economic Development: Unified Vision Embraced by Central Coast Community

Open vision has been broadly endorsed since its release in May 2022 by Sen. Laird, Assemblyman Cunningham, Congressman Carbajal, SLO County, and over a dozen cities, labor, nonprofit, academic and civic organizations



Economic Development: Implementing Community Vision to Create a Clean Tech Ecosystem

Develop and leverage Central Coast and Cal Poly assets to implement the vision to create a clean tech ecosystem for renewables and marine science innovation. Plan is compatible with potential DCPD extension.

Clean Tech Innovation Ecosystem Master Plan

Craft an asset, workforce and commercialization strategy and pilots to foster the creation of a Central Coast clean tech innovation ecosystem that will maximize co-use and reuse opportunities while engaging students, researchers, entrepreneurs and other innovators. This targeted ecosystem mapping would be complemented by funding support to the County of San Luis Obispo for countywide economic development.

Co-Use and Re-Use of Parcel P



- Initial transfer of the breakwater from PG&E to Cal Poly will save rate payer's funds and support overall vision
- Create world-class clean tech renewable energy innovation hub
- Initial trust fund will support preliminary co-use and later reuse
- PG&E co-location in initial phase; ability to badge ~200 personnel; ramp-up post-DCPD operations

Cal Poly Pier



- Essential to CP marine science program and future Parcel P + DCPD breakwaters opportunities (re-use and co-use)
- Marine science key to mitigation of and determination of impacts of our interventions and climate change on the ecosystem
- Work could begin immediately on mitigation of impacted species, deferred maintenance and facility expansion

Cal Poly Technology Park



- Provide essential expanded research, desk, collaboration and incubator space on campus to complement limited space at the Cal Poly Pier and co-use of Parcel P
- Expansion will add an additional 100,000-120,000 sq ft of space; work could begin immediately to develop multiple buildings

Economic Development: Budget Breakdown

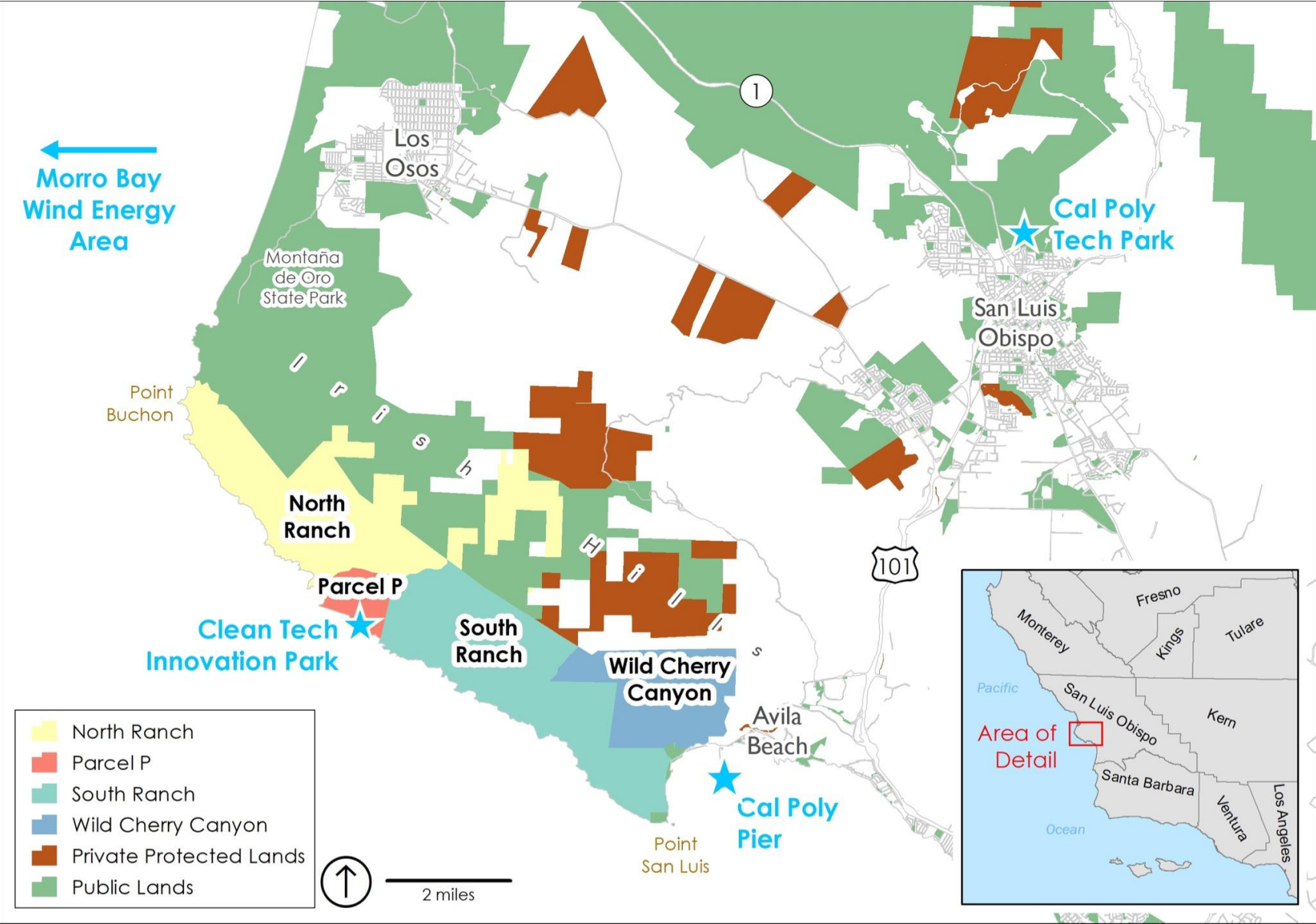
Cleantech Innovation Ecosystem Budget

Economic Development	Funds Required from July 1, 2023 through Cessation of Operation (five year extension)			
	State - SB 846	Once Through Cooling Mitigation Funds	Other sources, donors, industry, other state funds and/or PGE Ratepayer Savings	Total
Planning (includes \$ 5 m for SLO county)	\$ 7,000,000			\$ 7,000,000
Economic development (SB 846 infrastructure), once-through cooling mitigation - Cal Poly Pier (\$5 m per year) and renewable energy / blue economy (other sources)	\$ 15,000,000	\$ 25,000,000	\$ 25,000,000	\$ 65,000,000
Economic development - Cal Poly Technology Park (blue economy, renewable energy, etc)	\$ 28,000,000		\$ 35,000,000	\$ 63,000,000
Trust funding to support co-use and later re-use of Parcel P			\$ 40,000,000	\$ 40,000,000
Sub-total	\$ 50,000,000	\$ 25,000,000	\$ 100,000,000	\$ 175,000,000

Budget Overview

A \$333M Plan Catalyzed by \$160M in
State Investment

Budget Overview: Parcels and assets for investment



Budget Overview: A phased approach

Phased approach developed to enable immediate progress and seamless transition in conjunction with DCCP. Plan to combine resources from conservation-minded donors, the state of California, Cal Poly, the CSU and other partners to implement joint innovation and conservation project.

Source of funding

Phase	Activity	SB 846 Phase 1	SB 846 Phase 2	Once Through Cooling Mitigation funds	Additional Funding (e.g. donors, other state agencies, PG&E ratepayer savings)
Phase 1 July 2023-2025	Development of <ul style="list-style-type: none"> • Conservation Plan • Clean Tech Innovation Ecosystem Master Plan • SLO County – Support for Econ Dev and Conservation 	\$ 3 m \$ 2 m \$ 5 m			
Phase 2 July 2024 - 2026	<ul style="list-style-type: none"> • LandBack Conservation • Clean Tech Innovation Ecosystem Development 		\$150 m	\$ 25 m	\$148 m
Total Phase 1 & 2 Project Budget = \$333 m					
Phase 3 * July 2026-July 2030	Reuse of Parcel P: Clean Tech Innovation Park	\$300 m			

**Phase 3 is long term, not covered in this proposal*

Budget Overview: How funds will be allocated

Conservation	Funds Required from July 1, 2023 through Cessation of Operation (five year extension)			
	State - SB 846	Once Through Cooling Mitigation Funds	Additional Funding (e.g. Donors, other state funds, PG&E Ratepayer Savings)	Total
planning	\$ 3,000,000			\$ 3,000,000
ytt LandBack with easement purchase for north and south / purchase and easement for WCC	\$ 57,000,000		\$ 48,000,000	\$ 105,000,000
ytt LandBack & WCC conservation management, public access & education / research fund - annual cost and trustfund lands	\$ 50,000,000			\$ 50,000,000
Sub-total	\$ 110,000,000		\$ 48,000,000	\$ 158,000,000
Planning (includes \$ 5 m for SLO county)	\$ 7,000,000			\$ 7,000,000
Economic development (SB 846 infrastructure), once-through cooling mitigation - Cal Poly Pier (\$5 m per year) and renewable energy / blue economy (other sources)	\$ 15,000,000	\$ 25,000,000	\$ 25,000,000	\$ 65,000,000
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Trust funding to support co-use and later re-use of Parcel P			\$ 40,000,000	\$ 40,000,000
Sub-total	\$ 50,000,000	\$ 25,000,000	\$ 100,000,000	\$ 175,000,000
Grand Total	\$ 160,000,000	\$ 25,000,000	\$ 148,000,000	\$ 333,000,000

THE INVITATION

We welcome you to join us!

