

MEETING
STATE OF CALIFORNIA
STATE LANDS COMMISSION

ZOOM PLATFORM
TSAKOPOULOS LIBRARY GALLERIA
EAST ROOM
828 I STREET
SACRAMENTO, CALIFORNIA

THURSDAY, AUGUST 17, 2023
10:03 A.M.

JAMES F. PETERS, CSR
CERTIFIED SHORTHAND REPORTER
LICENSE NUMBER 10063

APPEARANCES

COMMISSION MEMBERS:

Eleni Kounalakis, Lieutenant Governor, Chairperson

Malia Cohen, State Controller, represented by Kristina Kunkel

Joe Stephenshaw, Director, Department of Finance,
represented by Gayle Miller

STAFF:

Jennifer Lucchesi, Executive Officer

Seth Blackmon, Chief Counsel

Sheri Pemberton, Chief, External Affairs Division

Maren Farnum, Senior Environmental Scientist, Division of
Environmental Science, Planning, and Management

Matt Koller, Sea Grant Fellow

Michelle Pelka, Office Technician

Michael Wells, Sea Grant Fellow

ATTORNEY GENERAL:

Andrew Vogel, Supervising Deputy Attorney General

ALSO PRESENT:

Luigi Barassi, Crockett Community Services District

Eileen Boken

APPEARANCES CONTINUED

ALSO PRESENT:

Rob Holmlund, Humboldt Bay Harbor, Recreation and
Conservation District

Angela Howe, Surfrider Foundation

Nancy Kirshner-Rodriguez, Business Network for Offshore
Wind

Suzanne Plezia, Port of Long Beach

Awbrey Yost, California Coastal Commission

David Yow, Port of San Diego

	<u>INDEX</u>	<u>PAGE</u>
I	10:00 a.m. - Open Session	1
II	Public Comment	6
	Public comments will be heard for items not on the agenda, for no more than 30 minutes. At the discretion of the Chair, speakers will be given up to 3 minutes. For those unable to attend the early public comment period, there may be additional comment time available later in the day. Note: Comments made during the general public comment period regarding matters pending before the Commission do not become part of the official record for those matters.	
III	Confirmation of Minutes for the June 5, 2023 meeting	13
IV	Executive Officer's Report	14
	Continuation of Rent Actions to be taken by the Executive Officer pursuant to the Commission's Delegation of Authority:	
	- No items for this section.	
	Tomales Bay Assignment Actions to be taken by the Executive Officer pursuant to the Commission's Delegation of Authority:	
	- No items for this section.	
V	Consent Calendar 01-60	16
	The following items are considered to be noncontroversial and are subject to change at any time up to the date of the meeting.	
	Land Management	
	Northern Region	
01	LEE AND BARBARA ARIOTO, TRUSTEES OF THE LEE AND BARBARA ARIOTO REVOCABLE TRUST; KRISTIE CARLINE AND JOHN H. KENNEDY, TRUSTEES OF THE KENNEDY FAMILY CREDIT TRUST; MARK KENNEDY ALLEN, TRUSTEE	

INDEX CONTINUED

PAGE

- OF THE MARK KENNEDY ALLEN LIVING TRUST; AND MICHAEL J. ALLEN, TRUSTEE OF THE MICHAEL J. ALLEN 2018 REVOCABLE TRUST (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 5240 West Lake Boulevard, Homewood, Placer County; for one existing mooring buoy not previously authorized by the Commission, and the installation and use of one mooring buoy. CEQA Consideration: categorical exemptions. (A4103; RA# 2022298) (A 1; S 1, 4) (Staff: M. Waldo)
- 02 ALAN K. AUSTIN, TRUSTEE OF THE AA QPRT DATED DECEMBER 16, 2020; MARIANNE P. AUSTIN, TRUSTEE OF THE MA QPRT DATED DECEMBER 16, 2020; AND ERIC S. O'BRIEN AND SUZANNE D. O'BRIEN, TRUSTEES OF THE O'BRIEN FAMILY TRUST DATED DECEMBER 29, 2003 (APPLICANT): Consider application for a General Lease -Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 850 and 860 West Lake Boulevard, near Tahoe City, Placer County; for an existing joint-use pier, two boat lifts, and four mooring buoys. CEQA Consideration: categorical exemption. (Lease 5801; A4028; RA# 2022256) (A 1; S 1, 4) (Staff: L. Ward)
- 03 CITY OF PETALUMA (APPLICANT): Consider application for a General Lease - Public Agency Use, of sovereign land located in the Petaluma River, adjacent to Assessor's Parcel Numbers 007-156-001, 007-700-006, 008-069-001, and 008-121-021, Petaluma, Sonoma County; for an existing bridge. CEQA Consideration: categorical exemption. (Lease 7955; A3545; RA# 2021258) (A 12; S 2, 3) (Staff: J. Holt)
- 04 CITY OF PETALUMA (LESSEE): Consider amendment of Lease Number PRC 5607, a General Lease - Public Agency Use, of sovereign land located in the Petaluma River, at the Petaluma River Turning Basin, adjacent to 150 Weller Street, Petaluma, Sonoma County; to authorize periodic maintenance dredging and reconstruction of a dock and appurtenant facilities. CEQA Consideration: categorical exemptions. (PRC 5607; RA# 2022024) (A 12; S 2, 3) (Staff: N. Lee)
- 05 DOMINGO PROPERTIES, LLC; DAVID J. SACA; PURPLE HOUR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (LESSEE); ELGH 1 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;

INDEX CONTINUED

PAGE

- PURPLE HOUR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; 3755 BELLEVIEW, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (APPLICANT): Consider termination of General Lease - Recreational Use Lease Number PRC 3599; and application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 3755, 3765, and 3775 Bellevue Avenue, near Homewood, Placer County; for an existing joint-use pier, two boat lifts, and three mooring buoys. CEQA Consideration: categorical exemption. (Lease 3599; A3231; RA# 2021039) (A 1; S 1, 4) (Staff: L. Anderson)
- 06 SCOTT GRANT DOUGLASS AND CARA EVA DOUGLASS, CO-TRUSTEES OF THE DOUGLASS REVOCABLE TRUST U/A/D JUNE 15, 2018 (APPLICANT): Consider Recission of Approval of a General Lease - Recreational Use and Issuance of a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 8425 Meeks Bay Avenue, near Meeks Bay, El Dorado County; for an existing pier and two mooring buoys. CEQA Consideration: categorical exemption. (Lease 5622; A3768; RA# 2022063) (A 1; S 1, 4) (Staff: M. Waldo)
- 07 BRADLEY A. GEIER AND CATHY C. GEIER, TRUSTEES OF THE GEIER FAMILY TRUST DATED MAY 8, 2003 (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 2750 West Lake Boulevard, near Tahoe City, Placer County; for two existing mooring buoys. CEQA Consideration: categorical exception. (Lease 9101; A4120; RA# 2022311) (A 1; S 1, 4) (Staff: D. Romero)
- 08 HERBERT H. HOOPER, D.D.S, SURVIVING TRUSTEE OF THE 2007 HOOPER FAMILY REVOCABLE TRUST (LESSEE); WILLIAM P. WALSH AND MARGRET M. WALSH (APPLICANT): Consider termination of Lease Number 4056, a General Lease - Recreational Use; and an application for General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 6073 North Lake Boulevard, near Carnelian Bay, Placer County; for an existing pier, boathouse with boat hoist, sundeck with stairs, and one mooring buoy. CEQA Consideration: categorical exception. (Lease 4056; A4108; RA# 2022304) (A 1; S 1, 4) (Staff: D. Romero)

INDEX CONTINUED

PAGE

- 09 JOSEPH A. MCCARTHY, TRUSTEE OF THE JOSEPH A. MCCARTHY REVOCABLE TRUST DATED JUNE 22, 1998; JOHN F. BRENNAN; AND LISA BRENNAN (LESSEE): Consider amendment of Lease Number 3652, a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 4170 and 4176 Ferguson Avenue, near Carnelian Bay, Placer County; for the rehabilitation and expansion of an existing joint-use pier; installation of two adjustable catwalks, deck lighting, and electrical service; and relocation of two boat lifts. CEQA Consideration: categorical exemption. (Lease 3652; A3538; RA# 2021255) (A 1; S 1, 4) (Staff: J. Plovnick)
- 10 THE NAPA YACHT CLUB HOMEOWNERS ASSOCIATION (APPLICANT): Consider application for a General Lease - Dredging, of sovereign land in the Napa River at the entrance channel to the Napa Yacht Harbor marina, Napa, Napa County; for maintenance dredging. CEQA Consideration: categorical exemption. (A4081; RA# 2022291) (A 4; S 3) (Staff: J. Holt)
- 11 MARK B. NELSON, TRUSTEE OF THE WILBORN CHILDREN'S TRUST AND LORIE L. WILBORN, TRUSTEE OF THE NELSON HERITAGE TRUST (LESSEE): Consider amendment of Lease Number 5353, a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 4200 North Lake Boulevard, Carnelian Bay, Placer County; for the removal of a boat hoist; and the use of an existing pier and boat lift; and the addition of one existing mooring buoy. CEQA Consideration: categorical exemption. (Lease 5353; A3835; RA# 2022110) (A 1; S 1, 4) (Staff: M. Waldo)
- 12 PACIFIC GAS AND ELECTRIC (COMPANY): Consider amendment of Lease Number 5438-B, adoption of a Mitigated Negative Declaration, and issuance of a General Lease - Right-of-Way Use, of sovereign land in the Petaluma River, adjacent to 3393 Petaluma Boulevard South, near Petaluma, Sonoma County; for installation of a Horizontal Directionally Drilled gas pipeline and decommissioning and removal of two existing parallel gas pipelines. CEQA Consideration: Mitigated Negative Declaration, State Clearinghouse Number 2023060440, and adoption of a Mitigation Monitoring Program. (Lease 5438-B; A2562; RA# 2019279) (A 12; S 2, 3) (Staff: M. Schroeder)

INDEX CONTINUED

PAGE

- 13 SANDRO SANGIACOMO AND JEANNE M. SANGIACOMO (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 4190 Ferguson Avenue, near Carnelian Bay, Placer County; for an existing pier and boathouse with boat lift, sundeck with stairs, boat hoist, and two mooring buoys. CEQA Consideration: categorical exemption. (Lease 5122; A2741; RA# 2020033) (A 1; S 1, 4) (Staff: L. Anderson)
- 14 SECOND MANASSAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (LESSEE/APPLICANT): Consider acceptance of a lease quitclaim deed and issuance of a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 833 Stateline Avenue, South Lake Tahoe, El Dorado County; for an existing pier and one mooring buoy, removal and replacement of an existing catwalk with adjustable catwalk and ramp, and installation of a boat lift. CEQA Consideration: categorical exemptions. (Lease 5281; A3612; RA# 2021320) (A 1; S 1, 4) (Staff: L. Anderson)
- 15 SIERRAGLOW LTD (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 6770 West Lake Boulevard, near Homewood, Placer County; for an existing pier, boat lift, and two mooring buoys previously authorized by the Commission, and one mooring buoy not previously authorized by the Commission. CEQA Consideration: categorical exception. (Lease 4923; A4064; RA# 2022271) (A 1; S 1, 4) (Staff: D. Romero)
- 16 SMITH RIVER ALLIANCE (APPLICANT): Consider application for a General Lease - Other, of sovereign land located in the Smith River, adjacent to Assessor's Parcel Number 103-010-009, near Smith River, Del Norte County; for habitat restoration. CEQA Consideration: categorical exemption. (A4096; RA# 2022361) (A 2; S 2) (Staff: S. Avila)
- 17 SONOMA RESOURCE CONSERVATION DISTRICT (APPLICANT): Consider application for a General Lease - Dredging, of sovereign land in the beds of San Pablo Bay, Petaluma River, San Antonio Creek, Novato Creek, Sonoma Creek, Tolay Creek, Napa Slough, Second Napa Slough, Third Napa Slough, Hudeman Slough, Steamboat

INDEX CONTINUED

PAGE

- Slough, Schell Slough, and Railroad Slough, in Marin and Sonoma Counties; for maintenance dredging. CEQA Consideration: categorical exemption. (Lease 6675; A3924; RA# 2022255) (A 4, 12; S 2, 3) (Staff: J. Holt)
- 18 STELLAR NEVADA KB, LLC, A NEVADA LIMITED LIABILITY COMPANY (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 8656 Brockway Vista Avenue, near Kings Beach, Placer County; for one mooring buoy not previously authorized by the Commission. CEQA Consideration: categorical exemption. (A4102; RA# 2022301) (A 1; S 1, 4) (Staff: L. Ward)
- 19 LAURIE STRUCK, TRUSTEE OF THE LAURIE STRUCK TRUST DATED JANUARY 11, 2001; SHELL LANE LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND LOS ESTEROS ASSOCIATES, LIMITED PARTNERSHIP AGREEMENT. (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to 5070, 5080 and 5090 West Lake Boulevard, near Homewood, Placer County; for the construction and use of a joint-use pier. CEQA Consideration: categorical exemption. (A3940; RA# 2022196) (A 1; S 1, 4) (Staff: M. Waldo)
- 20 TAHOE CITY PUBLIC UTILITY DISTRICT (PERMITTEE): Consider amendment of Permit Number PRC 2754, a General Permit - Public Agency Use, of sovereign land located in Lake Tahoe, adjacent to 2500 Lake Forest Road, near Tahoe City, Placer County; to authorize periodic maintenance dredging. CEQA Consideration: categorical exemption. (Permit 2754; A3901; RA# 2022188) (A 1; S 1, 4) (Staff: S. Avila)
- 21 TAHOE MEADOWS, A CORPORATION, DBA TAHOE MEADOWS ASSOCIATION (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in Lake Tahoe, adjacent to adjacent to APN 029-090-001 in South Lake Tahoe, El Dorado County; for 46 mooring buoys, swim float, and swim area; and removal of unauthorized mooring anchors. CEQA Consideration: categorical exemption. (Lease 4268; A3212; RA# 2021163) (A 1; S 1,4) (Staff: L. Anderson)
- 22 W. GROUP HOLDINGS IV, LLC (APPLICANT): Consider application for a General Lease - Recreational Use, of

INDEX CONTINUED

PAGE

sovereign land located in Lake Tahoe, adjacent to 4260 North Lake Boulevard, near Carnelian Bay, Placer County; for an existing pier, boathouse, and two boat lifts. CEQA Consideration: categorical exception. (Lease 4182; A3986; RA# 2022236) (A 1; S 1, 4) (Staff: D. Romero)

Bay/Delta Region

- 23 MICHAEL J. ARNOLD, TRUSTEE OF THE MICHAEL J. ARNOLD REVOCABLE TRUST DATED JANUARY 12, 2016 (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in the Sacramento River, adjacent to 10437 Garden Highway, near Sacramento, Sutter County; for an existing boat dock and appurtenant facilities. CEQA Consideration: categorical exemption. (Lease 8608; A3967; RA# 2022218) (A 3; S 6) (Staff: L. Anderson)
- 24 GENON DELTA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LESSEE); BB ANTIOCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% TENANT-IN-COMMON INTEREST; AND ANTIOCH REAL ESTATE MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% TENANT-IN-COMMON INTEREST (APPLICANT): Consider acceptance of a Lease Quitclaim Deed for Lease Number PRC 415.1, a General Lease - Industrial Use; and application for a General Lease - Industrial Use, of sovereign land located in the San Joaquin River, adjacent to 3201 Wilbur Avenue, Antioch, Contra Costa County; for an existing cooling water intake facility, and an offloading barge dock and appurtenant facilities. CEQA Consideration: categorical exemption. (Lease 415; A3899; RA# 2022187) (A 15; S 7) (Staff: G. Asimakopoulos)
- 25 AARON BEAVER AND NATALIE BEAVER, TRUSTEES OF THE AARON BEAVER AND NATALIE BEAVER AB LIVING TRUST, DATED 4/15/08 (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in the Sacramento River, adjacent to 14400 State Highway 160, Walnut Grove, Sacramento County; for an existing boat dock and appurtenant facilities. CEQA Consideration: categorical exemption. (Lease 8625; A3827; RA# 2022287) (A 9; S 3) (Staff: M. Waldo)

INDEX CONTINUED

PAGE

- 26 FRANK M. CARSON, JR. (APPLICANT): Consider application for a General Lease - Recreational and Protective Structure Use, of sovereign land located in the Sacramento River, adjacent to 6057 Garden Highway, near Sacramento, Sacramento County; for existing bank protection previously authorized by the Commission; and reconstruction of an existing boat dock and appurtenant facilities. CEQA Consideration: categorical exemptions. (Lease 9044; A3913; RA# 2022175) (A 9; S 3) (Staff: L. Anderson)
- 27 CITY OF PACIFICA (APPLICANT): Consider application for a General Lease - Public Agency Use, of sovereign land located in the Pacific Ocean, adjacent to 528 to 572 Esplanade Avenue, Pacifica, San Mateo County; for an existing rock revetment. CEQA Consideration: categorical exemption. (Lease 8438; RA# 2022038) (A 23; S 13) (Staff: K. Connor)
- 28 CITY OF STOCKTON (APPLICANT): Consider application for a General Lease - Public Agency Use, of sovereign land located in Twelve Mile Slough, Ten Mile Slough, San Joaquin River, and the Stockton Deep Water Channel, Stockton, San Joaquin County; for existing sewer pipelines. CEQA Consideration: categorical exemption. (Lease 7632; RA# 2020434) (A 13; S 5) (Staff: M. Schroeder)
- 29 FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (LESSEE/ASSIGNOR); DUNARD FUND USA, LTD., AN ILLINOIS NOT-FOR-PROFIT CORPORATION (APPLICANT/ASSIGNEE): Consider assignment of Lease Number PRC 5363, a General Lease - Right-of-Way Use, of sovereign tide and submerged lands located in San Francisco Bay, adjacent to Assessor's Parcel Numbers 033-391-100, 033-391-110, 094-130-010, 096-120-240, 096-120-280, 096-120-300, 096-120-370, and 096-120-380, near Foster City and San Mateo, San Mateo County; for an accessway for ingress and egress and the passage of vehicles, utilities, equipment, and pedestrians. CEQA Consideration: not a project. (Lease 5363; A3864; RA# 2022129) (A 21; S 13) (Staff: G. Asimakopoulos)
- 30 FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (LESSEE/ASSIGNOR); FIRST AQUATIC DATA SYSTEMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

INDEX CONTINUED

PAGE

- (APPLICANT/ASSIGNEE): Consider assignment of Lease Number PRC 5362, a General Lease - Right-of-Way Use, of sovereign tide and submerged lands located in San Francisco Bay, adjacent to Assessor's Parcel Numbers 096-120-280 and 096-130-999, near Foster City and San Mateo, San Mateo County; for an accessway for ingress and egress and the passage of vehicles, utilities, equipment, and pedestrians. CEQA Consideration: not a project. (Lease 5362; A3868; RA# 2022152) (A 21; S 13) (Staff: G. Asimakopoulos)
- 31 GEORGIA-PACIFIC GYPSUM, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LESSEE/APPLICANT): Consider acceptance of a Lease Quitclaim Deed for Lease Number PRC 1589.1, a General Lease - Industrial Use; and application for a General Lease - Industrial Use, of filled and unfilled sovereign land located in the San Joaquin River, adjacent to 801 Minaker Drive, Antioch, Contra Costa County; for existing industrial docking and offloading facilities and ancillary improvements; and the removal and replacement of industrial wharf components. CEQA Consideration: categorical exemptions. (Lease 1589; A3706; RA# 2022040) (A 15; S 7) (Staff: G. Asimakopoulos)
- 32 JAMES R. HANLEY AND KATHRYN R. HANLEY, TRUSTEES OF THE J&K HANLEY FAMILY TRUST, DATED NOVEMBER 7, 2019 (APPLICANT): Consider application for a General Lease - Recreational and Protective Structure Use, of sovereign land located in the Calaveras River, adjacent to 4357 Yacht Harbor Drive, near Stockton, San Joaquin County; for an existing boat dock, appurtenant facilities, and bank protection previously authorized by the Commission, and an existing watercraft float and boat lift not previously authorized by the Commission. CEQA Consideration: categorical exemption. (Lease 4669; A3905; RA# 2020444) (A 13; S 5) (Staff: S. Avila)
- 33 PAULA C. HENDERSON AND PAMELA C. HENDERSON (APPLICANT): Consider application for a General Lease - Recreational and Protective Structure Use, of sovereign land located in Steamboat Slough, adjacent to 13922 Grand Island Road, near Walnut Grove, Sacramento County; for an existing boat dock, gangway, boat launch ramp, and bank protection previously authorized by the Commission; and a portion of an

INDEX CONTINUED

PAGE

- existing deck not previously authorized by the Commission. CEQA Consideration: categorical exemption. (Lease 6977; A2866; RA# 2020428) (A 9; S 3) (Staff: S. Avila)
- 34 KNOB HILL MINES INC., DBA HASTINGS ISLAND LAND COMPANY (LESSEE): Consider a revision of rent and bond to Lease Number PRC 3323, a General Lease - Right-of-Way Use, of sovereign land located in Lindsey Slough, near Rio Vista, Solano County; for a vehicular bridge and telecommunication cable. CEQA Consideration: not a project. (PRC 3323) (A 11; S 3) (Staff: V. Caldwell)
- 35 CHRISTOPHER LANZAFAME AND NANCY D. LANZAFAME, CO-TRUSTEES OF THE LANZAFAME FAMILY LIVING TRUST, U/A DATED NOVEMBER 28, 2014 (APPLICANT): Consider issuance of a General Lease - Recreational Use, of sovereign land located in Spoonbill Slough, adjacent to Assessor's Parcel Number 0090-060-270, near Pittsburg, Solano County; for three existing boat docks and appurtenant facilities, and three gangways. CEQA Consideration: categorical exemption. (Lease 4938; A3793; RA# 2022072) (A 11; S 3) (Staff: J. Plovnick)
- 36 MARATHON PETROLEUM (APPLICANT): Consider application for a General Lease - Dredging, of sovereign land in the Carquinez Strait at Marathon Avon Marine Oil Terminal, near Martinez, Contra Costa County; for maintenance dredging. CEQA Consideration: categorical exemption. (Lease 8551; RA# 2022109) (A 15; S 7) (Staff: M. Schroeder)
- 37 JEFFREY A. OMAND AND DIANE DEARY OMAND, TRUSTEES OF THE DIANE DEARY OMAND AND JEFFREY A. OMAND FAMILY REVOCABLE TRUST DATED JULY 21, 1992 (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located in the Sacramento River, adjacent to 6770 Arabella Way, Sacramento, Sacramento County; for an existing boat dock and appurtenant facilities. CEQA Consideration: categorical exemption. (Lease 8490; A4094; RA# 2022319) (A 10; S 8) (Staff: M. Waldo)
- 38 PHILLIPS 66 COMPANY (LESSEE): Consider amendment of Lease Number PRC 600, a General Lease - Industrial Use, of sovereign land in the Carquinez Strait, near Rodeo, Contra Costa County; to expand authorized uses to include transfer of renewable fuels and feedstocks,

INDEX CONTINUED

PAGE

- to install a Metocean Monitoring Buoy System, and to modify the butane rail rack. CEQA Consideration: Environmental Impact Report, certified by Contra Costa County, State Clearinghouse No. 2020120330; adoption of a Mitigation Monitoring Program, Statement of Findings, and Statement of Overriding Considerations. (PRC 600; RA# 2022035) (A 14; S 9) (Staff: M. Schroeder)
- 39 RECLAMATION DISTRICT 2108 (APPLICANT): Consider application for a General Lease - Public Agency Use and Dredging, of sovereign land in the San Joaquin River at the entrance to Tinsley Island, near Stockton, San Joaquin County; for maintenance dredging and three marker buoys. CEQA Consideration: categorical exemptions. (A4033; RA# 2022280) (A 13; S 5) (Staff: J. Holt)
- 40 RIVERBANK HOLDING COMPANY, LLC (LESSEE): Consider a revision of rent and bond to Lease Number PRC 6427, a General Lease - Commercial Use, of sovereign land located in the Sacramento River, adjacent to 1371 Garden Highway, near Sacramento, Sacramento County; for a commercial marina. CEQA Consideration: not a project. (PRC 6427) (A 8; S 6) (Staff: V. Caldwell)
- 41 BRENNAN MICHAEL ROSE, TRUSTEE OF THE BRENNAN MICHAEL ROSE IRREVOCABLE FAMILY TRUST; AND RAGEN RACHELLE ORTLAND, TRUSTEE OF THE RAGEN RACHELLE ORTLAND IRREVOCABLE FAMILY TRUST (APPLICANT): Consider issuance of a General Lease - Recreational and Protective Structure Use, of sovereign land located in Steamboat Slough, adjacent to 13914 Grand Island Road, Walnut Grove, Sacramento County; for an existing boat dock, appurtenant facilities, and bank protection. CEQA Consideration: categorical exemption. (Lease 7023; A4053; RA# 2022263) (A 9; S 3) (Staff: J. Plovnick)
- 42 WICKLAND PIPELINES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (APPLICANT): Consider application for a General Lease - Right-of-Way Use, of sovereign land located in the Sacramento River, adjacent to Assessor's Parcel Numbers 042-320-035 in Yolo County and 225-0102-047 in Sacramento County; for one existing jet fuel pipeline. CEQA Consideration:

INDEX CONTINUED

PAGE

categorical exemption. (Lease 8415; A3639; RA# 2021344) (A 4, 6; S 3, 8) (Staff: J. Holt)

- 43 JOHN O. WYATT, TRUSTEE OF THE JOHN O. WYATT, JR. TRUST, INITIALLY ESTABLISHED ON AUGUST 14, 2001 (APPLICANT): Consider application for a General Lease - Recreational Use, of sovereign land located on the Sacramento River, adjacent to 14060 State Highway 160, near Walnut Grove, Sacramento County; for an existing boat dock and appurtenant facilities. CEQA Consideration: categorical exemption. (Lease 7604; A3457; RA# 2021372) (A 9; S 3) (Staff: L. Ward)

Central/Southern Region

- 44 CITY OF SAN CLEMENTE (APPLICANT): Consider application for a General Lease - Public Agency Use, of sovereign land located in the Pacific Ocean, near San Clemente and Oceanside, Orange and San Diego Counties; for dredging in the Pacific Ocean from borrow site designated SO-9 near Oceanside, and deposition of dredged materials consisting of 251,000 cubic yards of compatible sediment every six years on average along approximately 3,400 feet of shoreline in the City of San Clemente under the Coastal Storm Damage Reduction Project/San Clemente Shoreline Protection Project. CEQA Consideration: Environmental Impact Statement/Environmental Impact Report, certified by the City of San Clemente, State Clearinghouse No. 2010084002; adoption of a Mitigation Monitoring Program, Statement of Findings, and Statement of Overriding Considerations. (A3750; RA# 2022075) (A 73, 76; S 36) (Staff: K. Connor)
- 45 CITY OF SOLANA BEACH (APPLICANT): Consider application for a General Lease - Public Agency Use, of sovereign land in the Pacific Ocean, Solana Beach, San Diego County; for deposition of a maximum of 150,000 cubic yards of material annually at Fletcher Cove under the City of Solana Beach Opportunistic Beach Fill Program. CEQA Consideration: Mitigated Negative Declaration, adopted by the City of Solana Beach, State Clearinghouse No. 2008021047. (Lease 7938; RA# 2022207) (A 77; S 38) (Staff: K. Connor)
- 46 JAMES A. CACCAVO AND KIMBERLY J. CACCAVO, OR THEIR SUCCESSORS, AS TRUSTEES OF THE JAMES AND KIMBERLY

INDEX CONTINUED

PAGE

- CACCAVO FAMILY TRUST DATED FEBRUARY 17, 2002
(LESSEE/ASSIGNOR); HELGA FRITZ, AS TRUSTEE UNDER THAT
CERTAIN DECLARATION OF TRUST DATED JANUARY 20, 1977,
AS AMENDED, KNOWN AS THE FRITZ FAMILY TRUST
(APPLICANT/ASSIGNEE): Consider assignment of a General
Lease - Protective Structure Use, of sovereign land
located adjacent to 417 Pacific Avenue, Solana Beach,
San Diego County; for an existing seawall and a
portion of a seacave/notch fill. CEQA Consideration:
not a project. (Lease 8811; RA# 2022276) (A 77; S 38)
(Staff: K. Connor)
- 47 DEL JUNCO CHILDREN'S INVESTMENTS, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY (APPLICANT): Consider
application for a General Lease - Recreational Use, of
sovereign land located in the Main Channel of
Huntington Harbour, adjacent to 16592 Somerset Lane,
Huntington Beach, Orange County; for an existing boat
dock, access ramp, and cantilevered deck. CEQA
Consideration: categorical exemption. (Lease 3170;
A4107; RA# 2022302) (A 72; S 36) (Staff: J. Plovnick)
- 48 BRADLEY E. MUGG AND JILL A. MUGG, AS TRUSTEES OF THE
MUGG FAMILY TRUST DATED DECEMBER 13, 2018 (APPLICANT):
Consider termination of a General Lease - Protective
Structure Use and consider application for a General
Lease - Protective Structure Use, of sovereign land
located in the Main Channel of Huntington Harbour,
adjacent to 3322 Venture Drive, Huntington Beach,
Orange County; for existing submerged slope
protection. CEQA Consideration: categorical exemption.
(Lease 8299; A3314; RA# 2021095) (A 72; S 36) (Staff:
L. Ward)
- 49 PHILLIPS 66 COMPANY (LESSEE): Consider revision of
rent and bond to Lease Number PRC 1449, a General
Lease - Right-of-Way Use, of sovereign land located in
the Pacific Ocean, near Arroyo Grande, San Luis Obispo
County; for an existing wastewater outfall pipeline
with diffusers and an abandoned-in-place outfall
pipeline. CEQA Consideration: not a project. (PRC
1449) (A 37; S 21) (Staff: V. Caldwell)
- 50 POINT ARGUELLO NATURAL GAS LINE COMPANY (LESSEE):
Consider continuation of rent and revision of surety
bond to Lease Number PRC 6943, a General Lease - Right

INDEX CONTINUED

PAGE

- of Way Use, of sovereign land located in the Pacific Ocean, near Point Conception, Santa Barbara County; for an existing natural gas pipeline. CEQA Consideration: not a project. (PRC 6943) (A 37; S 21) (Staff: V. Caldwell)
- 51 POINT ARGUELLO PIPELINE COMPANY (LESSEE): Consider continuation of rent and revision of surety bond to Lease Number PRC 6942, a General Lease - Right-of-Way Use, of sovereign land located in the Pacific Ocean, near Point Conception, Santa Barbara County; for an existing oil pipeline. CEQA Consideration: not a project. (PRC 6942) (A 37; S 21) (Staff: V. Caldwell)
- 52 LESTER A. WALKER, III AND MARIA ELENA WALKER (APPLICANT): Consider application for a General Lease - Recreational and Protective Structure Use, of sovereign land located in the Main Channel of Huntington Harbour, adjacent to 3502 Venture Drive, Huntington Beach, Orange County; for an existing boat dock, access ramp, cantilevered deck, and submerged slope protection. CEQA Consideration: categorical exemption. (Lease 8966; A3591; RA# 2021345) (A 72; S 36) (Staff: L. Ward)
- School Lands
- 53 CALIFORNIA DEPARTMENT OF TRANSPORTATION (APPLICANT): Consider rescission of previous authorization and reauthorization, acting as trustee of the School Land Bank Fund, for the sale and subsequent issuance of a patent to the State of California, Department of Transportation, (Caltrans), for 6.99-acres, more or less, of indemnity school lands located along State Highway 247 in Sections 3, 4, and 10, Township 3 North, Range 4 East, SBM, east of the community of Lucerne Valley, San Bernardino County. CEQA Consideration: Mitigated Negative Declaration, adopted by the California Department of Transportation, State Clearinghouse No. 2022040204. (SA 5776; RA# 2022117) (A 34; S 12) (Staff: D. Simpkin)
- 54 HEINZ RANCH, LLC; WESTERN LAND OFFICE, LLC; CALIFORNIA STATE LANDS COMMISSION (PARTIES): Consider authorizing, acting as trustee of the School Land Bank Fund, the Honey Lake Access and Public Utilities Easement Exchange Agreement related to easements benefitting school lands located near Honey Lake in

INDEX CONTINUED

PAGE

Sections 32, 33, 34, and 35, Township 28 North, Range 15 East, Sections 3, 4, 9, 13, 14, 15, 23, 25, and 27, Township 27 North, Range 15 East, and Sections 17, 18, and 20, Township 27 North, Range 16 East, MDM, Lassen County. CEQA Consideration: statutory exemption. (AD 691; RA# 2020408) (A 1; S 1) (Staff: D. Simpkin)

- 55 KARUK TRIBE (APPLICANT): Consider rescission of previous Lease Authorization and reauthorization of a General Lease - Public Agency Use, on State-owned indemnity school lands, in a portion of Section 28, T9N, R3E, HM along Bald Hills Road, located between Weitchpec and Orick, Humboldt County; for installation and use of two fiber optic cables. CEQA Consideration: Mitigated Negative Declaration, adopted by the California Public Utilities Commission, State Clearinghouse No. 2022060515; and adoption of a Mitigation Monitoring Program. (A3459; RA# 2021212) (A 2; S 2) (Staff: D. Simpkin)

Mineral Resources Management

- 56 EGS AMERICAS, INCORPORATED (APPLICANT): Consider application for a General Offshore Geophysical Survey Permit to conduct geophysical surveys on granted and ungranted tidelands and submerged lands statewide, from the mean high tide line to 3 miles offshore. CEQA Consideration: Mitigated Negative Declaration, Mitigation Monitoring Program, and addendum, State Clearinghouse No. 2013072021. (A4127; RA# 2022327) (A & S: Statewide) (Staff: C. Fox)
- 57 SUBCOM, LLC (APPLICANT): Consider application for a General Offshore Geophysical Survey Permit to conduct geophysical surveys on granted and ungranted tidelands and submerged lands statewide, from the mean high tide line to 3 miles offshore. CEQA Consideration: Mitigated Negative Declaration, Mitigation Monitoring Program, and addendum, State Clearinghouse No. 2013072021. (A4164; RA# 20222369) (A & S: Statewide Offshore) (Staff: C. Fox)
- 58 SUBCOM, LLC (APPLICANT): Consider application for a General Offshore Geologic Permit to conduct geological surveys on granted and ungranted tide and submerged lands statewide, from the mean high tide line to 3 miles offshore, under the jurisdiction of the

INDEX CONTINUED

PAGE

California State Lands Commission. CEQA Consideration: categorical exemption. (A4173; RA# 2022370) (A & S: Statewide Offshore) (Staff: C. Fox)

Marine Environmental Protection

No items for this section.

Administration

No items for this section.

Legal

- 59 SALT RIVER CONSTRUCTION CORPORATION (PARTY): Consider taking title to and authorizing the removal and disposal of three abandoned vessels on sovereign lands in Fraser Shoal, Broad Slough, Sacramento County, and authorizing staff to negotiate and enter a settlement agreement. CEQA Consideration: categorical exemptions. (A 11; S 3) (Staff: A. Kershen, V. Caldwell)
- 60 CLAUS VON WENDEL (PARTY): Consider taking title to and authorizing the removal and disposal of an abandoned vessel on sovereign lands in Mayberry Slough, near Donlon Island, Sacramento County. CEQA Consideration: categorical exemptions. (A 11; S 3) (Staff: A. Kershen, V. Caldwell)

Kapiloff Land Bank Trust Acquisition/Expenditure

No items for this section.

External Affairs

Granted Lands

No items for this section.

VI Informational Calendar

- 61 NOTICE OF CONFERENCE WITH REAL PROPERTY NEGOTIATOR: Instructions to staff negotiators in Closed Session, pursuant to Government Code section 11126(c)(7), regarding entering into a lease amendment or other agreement for the extended use of existing offshore oil and gas pipelines traversing state waters

INDEX CONTINUED

	<u>PAGE</u>
associated with the Santa Ynez Unit in federal waters, offshore Santa Barbara County. Negotiating Parties: State Lands Commission and ExxonMobil. Under negotiation: price and terms. CEQA Consideration: not a project. (Lease No. PRC 4977 and Lease No. PRC 7163) (A 37; S 19)	
VII Regular Calendar 62-64	
62 CALIFORNIA STATE LANDS COMMISSION: Discussion and possible action on state legislation relevant to the California State Lands Commission. CEQA Consideration: not applicable. (A & S: Statewide) (Staff: S. Pemberton)	19
63 CALIFORNIA STATE LANDS COMMISSION (INFORMATIONAL): Draft informational report on shoreline adaptation to climate change, describing the advantages and disadvantages of different shoreline protection strategies in relation to public trust tidelands and uses. The report makes recommendations for Commission staff to consider when reviewing lease applications for shoreline protection. CEQA Consideration: not applicable. (A & S: Statewide) (Staff: M. Wells, M. Farnum)	22
64 CALIFORNIA STATE LANDS COMMISSION (INFORMATIONAL): Informational report updating the Commission on staff activities associated with offshore wind energy generation planning, including the release of the Port Readiness Plan and Workforce Development Readiness Plan, which will inform the AB 525 strategic plan for offshore wind energy development. CEQA Consideration: not applicable. (A & S: Statewide) (Staff: A. Vierra, M. Koller)	42
VIII Public Comment	85
IX Commissioners' Comments	86
X Closed Session	3
At any time during the meeting the Commission may meet in a session of Government Code section 11126, part of the Bagley-Keene Open Meeting Act.	

INDEX CONTINUED

PAGE

A. Litigation

The Commission may consider pending and possible litigation pursuant to the confidentiality of attorney-client communications and privileges provided under Government Code section 11126, subdivision (e).

1. The Commission may consider pending and possible matters that fall under Government Code section 11126, subdivision (e)(2)(A), concerning adjudicatory proceedings before a court, an administrative body exercising its adjudicatory authority, a hearing officer, or an arbitrator, to which the Commission is a party. Such matters currently include the following:

- California State Lands Commission v. Signal Hill Service, Inc.; Pacific Operators, Inc., dba Pacific Operators Offshore, Inc.; DOES 1-100
- California State Lands Commission, et al. v. Martins Beach 1 LLC, et al.
- Campbell v. City of Sacramento, State of California, et al.
- Candlestick Heights Community Alliance v. City and County of San Francisco, et al.
- Casa Blanca Beach Estates Owners Association v. California State Lands Commission, et al.
- Eugene Davis v. State of California and California State Lands Commission
- In re: Temblor Petroleum Company, LLC, Bankruptcy Chapter 11
- In re: Venoco, LLC, Bankruptcy Chapter 11
- Martins Beach 1, LLC and Martins Beach 2, LLC v. Effie Turnbull-Sanders, et al.

INDEX CONTINUED

PAGE

- Oakland Bulk and Oversized Terminal, LLC
v. City of Oakland
 - Owens Valley Committee v. City of Los
Angeles, Los Angeles Department of Water
and Power, et al.
 - San Joaquin River Exchange Contractors
Water Authority v. State of California;
State Lands Commission
 - State Lands Commission v. Casa Blanca
Beach Estates Owners' Association, et
al.
 - State Lands Commission v. Plains
Pipeline, L.P., et al.
 - United States v. Walker River Irrigation
District, et al.
 - White v. California State Lands
Commission; California Public Works
Board
 - Whitred Holdings, LLC v. The McConnel
Foundation; California State Lands
Commission (as cross defendant)
2. The Commission may consider matters that fall
under Government Code section 11126,
subdivision (e)(2)(b), under which;
- a. A point has been reached where, in the
opinion of the Commission, on the advice
of its legal counsel, based on existing
facts and circumstances, there is a
significant exposure to litigation
against the Commission, or
 - b. Based on existing facts and
circumstances, the Commission is meeting
only to decide whether a closed session
is authorized because of a significant
exposure to litigation against the
Commission.

INDEX CONTINUED

PAGE

3. The Commission may consider matters that fall under Government Code section 11126, subdivision (e)(2)(C), where, based on existing facts and circumstances, the state body has decided to initiate or is deciding whether to initiate litigation.

B. Conference with real property negotiators

The Commission may consider matters that fall under Government Code section 11126, subdivision (c)(7), under which, prior to the purchase sale, exchange, or lease of real property by or for the Commission, the directions may be given to its negotiators regarding price and terms of payment for the purchase, sale, exchange, or lease.

1. Provide instructions to staff negotiators in Closed Session, pursuant to Government Code section 11126(c)(7), regarding entering into a lease amendment or other agreement for the extended use of existing offshore oil and gas pipelines traversing state waters associated with the Santa Ynez Unit in federal waters, offshore Santa Barbara County.
Negotiating Parties: State Lands Commission and ExxonMobil. Under negotiation: price and terms.

C. Other matters

The Commission may also consider personnel actions to appoint, employ, or dismiss a public employee as provided for in Government Code section 11126(A)(1).

Adjournment	86
Reporter's Certificate	87

PROCEEDINGS

CHAIRPERSON KOUNALAKIS: I hereby call this meeting to order. All the representatives of the Commission are present. I'm Lieutenant Governor Eleni Kounalakis. I'm joined today by Deputy Controller Kristina Kunkel, Commissioner alternate for the State Controller Malia Cohen, and by Gayle Miller representing the Department of Finance.

Madam Chair, we have a quorum present.

Oh, sorry, that's the Chair.

Ms. Lucchesi

EXECUTIVE OFFICER LUCCHESI: Thank you. Madam Chair, we do have a quorum present.

CHAIRPERSON KOUNALAKIS: Thank You. In addition, I would like to identify members of the Commission staff participating virtually for this hybrid meeting.

Our Zoom co-hosts are Mike Farinha, Grace Kato, Luke Ward, and Michelle Pelka.

CHAIRPERSON KOUNALAKIS: Thank you, Ms. Lucchesi. For the benefit of those in the audience, the State Lands Commission manages State property interests in over five million acres of land, including mineral interests. The Commission also has responsibility for the prevention of oil spills at marine oil terminals and off-shore oil platforms and islands, and for preventing the introduction

1 of marine invasive species into California's marine
2 waters. Today, we will hear requests and presentations
3 involving the lands and resources within the Commission's
4 jurisdiction.

5 I want to take a moment to acknowledge and
6 express gratitude to the Nisenan, Wintun, and Miwok
7 people, who have inhabited the Sacramento River corridor,
8 valley, and foothills for countless generations. I also
9 want to take a moment to honor the California Native
10 American communities all across the state for persisting,
11 carrying on diverse cultural and linguistic traditions,
12 and sustainably managing the land that we now share.

13 Native people have maintained a constant presence
14 on the landscape for many thousands of years and they are
15 essential stewardship partners, whether along the coast,
16 along our rivers and valleys, or in our fragile desert.
17 We thank California Native American communities for
18 participating in this Commission's activities and for
19 their essential role in maintaining and adding to our
20 state's rich cultural legacy.

21 Ms. Lucchesi, what is our next order of business?

22 EXECUTIVE OFFICER LUCCHESI: Our next order of
23 business is closed session. Government Code Section 11126
24 subdivision (c)(7) allows a State body to discuss real
25 property negotiations in closed session provided that

1 before the closed session the State body in open session
2 identifies the real property concern and the person or
3 persons with whom the negotiator may negotiate. In
4 accordance with this requirement, I announce that the
5 Commission will conference in closed session with its real
6 property negotiators regarding entering into a lease
7 amendment or other agreement for the extended use of
8 existing off-shore oil and gas pipelines traversing State
9 waters associated with the Santa Ynez Unit in federal
10 waters offshore Santa Barbara county. The negotiations
11 will be conducted with ExxonMobil.

12 CHAIRPERSON KOUNALAKIS: I hereby adjourn into
13 closed session. Will the public please clear the room and
14 we will be back as soon as possible.

15 Thank you.

16 (Off record: 10:06 a.m.)

17 (Thereupon the meeting recessed
18 into closed session.)

19 (Thereupon the meeting reconvened
20 open session.)

21 (On record: 11:21 a.m.)

22 CHAIRPERSON KOUNALAKIS: Thank you. I hereby
23 call this meeting back to order. Ms. Lucchesi, is there
24 anything to report from closed session.

25 EXECUTIVE OFFICER LUCCHESI: Pursuant to

1 Government Code Section 11126 subdivision (c)(7), the
2 Commissioner met in closed session with its real property
3 negotiators regarding entering into a lease amendment or
4 other agreement for the use of existing offshore oil and
5 gas pipelines traversing State waters associated with the
6 Santa Ynez unit in federal waters offshore Santa Barbara
7 County.

8 CHAIRPERSON KOUNALAKIS: Thank you very much, Ms.
9 Lucchesi.

10 The next item of business will be public comment.

11 Before I open the public comment period for items
12 not on the agenda, first let me thank everyone, especial
13 our stakeholders and members of the public for taking time
14 to join our meeting. Now, I'd like to turn it over to Ms.
15 Lucchesi to quickly share some instructions on how we can
16 best participate in this meeting so that it runs as
17 smoothly as possible.

18 EXECUTIVE OFFICER LUCCHESI: Thank you, Chair
19 Kounalakis. For public comment, we will take those
20 members of the public who are here in person first and
21 then hear comments from those members of the public who
22 are participating virtually. If you would like to speak
23 either during our open public comment period or during a
24 public comment period that is part of an agenda item,
25 please complete an electronic request to speak form

1 available on our website. We will call you in the order
2 in which you submitted the electronic request to speak
3 form. And for those participating virtually, please make
4 sure you have your microphones or phones muted to avoid
5 background noise.

6 To help us call on you through Zoom, please raise
7 your hand during the appropriate comment section in one of
8 two ways. If you are attending on the Zoom platform,
9 please raise your hand using the Zoom application. And if
10 you are new to Zoom and joined our meeting, using Zoom,
11 click on the hand icon at the bottom of your screen. When
12 you click on that hand, it will raise your hand.

13 Second, if you are joining our meeting using your
14 phone, you must press star nine on your keypad to raise
15 your hand to make a comment. If you are calling in and
16 want to view the meeting, including the PowerPoint
17 presentation, please view the meeting through our CAL-SPAN
18 live webcast link. There will be a slight time delay, but
19 it will avoid an echo or feedback from using the Zoom
20 application and your phone.

21 We will call on individuals who have raised their
22 hands in the order they are raised using the name they
23 registered with or the last three digits of their
24 identifying phone number. After you are called on, you
25 will be unmuted so you can share your comments. Please

1 also remember to unmute your computer or phone and
2 identify yourself. You will have a limit of three minutes
3 to speak on an item. Please, keep your comments
4 respectful and focused and we will mute anyone who fails
5 to follow these guidelines or at worst dismiss them from
6 the meeting.

7 The Commission has also established an email
8 address to compile public comments for our email -- for
9 our meetings. Its address is
10 cslc.commissionmeetings@slc.ca.gov. We've received
11 various emails and letters from parties that have been
12 shared with all the commissioners prior to the meeting.
13 If we receive any emails during the meeting, they will be
14 shared with the commissioners and made available on our
15 website, along with the public comment emails we have
16 already received.

17 Chair Kounalakis, that concludes my hybrid
18 meeting instructions and we are ready to move to the
19 general public comment period.

20 CHAIRPERSON KOUNALAKIS: Thank you very much. If
21 anyone would like to address the Commission on any matter
22 not on today's agenda, I will call on those who are here
23 in person first. You will have three minutes to provide
24 your comments. Next, we will move on to those joining us
25 virtually. Michelle, please call on the first person who

1 would like to make a public comment.

2 AGP VIDEO: Michelle, you're muted.

3 OFFICE TECHNICIAN PELKA: Apologies for that.

4 Our first public commenter is Angela Howe. You may unmute
5 yourself and begin your comment.

6 ANGELA HOWE: Thank you. Hi, everyone. My name
7 is Angela Howe. I'm the Senior Legal Director at the
8 Surfrider Foundation, non-profit organization dedicated to
9 the protection and enjoyment of the world's oceans, waves,
10 and beaches. We have 20 chapters locally in the state of
11 California and over 250,000 members nationally. So I'm
12 here today to discuss a the emergency coastal armoring by
13 the Orange County Transportation Authority for the
14 railroad in South San Clemente that impedes on Public
15 Trust resources.

16 This follows the May 11th letter I submitted to
17 the Commission regarding the protection of Public Trust
18 Lands in San Clemente that are increasingly impeded by the
19 new shoreline armoring, protecting the railroad in the Los
20 Angeles, San Diego, San Luis Obispo, or LOSSAN, corridor.
21 This armoring consists of over 26,000 tons of large rock
22 and boulders that abut the railroad tracks and go out
23 into the sandy beach and into the Public Trust zone of the
24 wet sand beach. In fact, the waves often crash up over
25 the rocks at high tide.

1 As I'm sure you know well, the management of
2 Public Trust tidelands for the people of California is
3 squarely within the purview of the State Lands Commission.
4 While there have been emergency permits issued by the
5 California Coastal Commission for the coastal armoring
6 over the past 18 months, and the OCTA is the lead agency
7 on the project, the State Lands Commission has a very
8 important role to play in protecting the tidelands. As
9 trustee of Public Trust tidelands, the State Lands
10 Commission must protect public tidelands and public
11 access.

12 Due to the OCTA shoreline armoring, beachgoers
13 can no longer walk from San Clemente to San Onofre State
14 Park along the beach. The seven-mile stretch of coastal
15 rail from San Diego/Orange Count border to -- through San
16 Clemente faces severe risk from storm surge, sea level
17 rise, and associated shoreline erosion, as well as bluff
18 failure and landslides sides on the landward side of the
19 tracks. We've seen a couple in the past six months.

20 Surfrider supports relocating the railway and
21 critical infrastructure away from the shoreline and
22 allowing coastal processes to be restored to a more
23 natural State.

24 Ultimately, given the reality of sea level rise,
25 surfrider recognizes that we must create and maintain open

1 space inland from the beach, so that it can slowly migrate
2 inland rather than eroding away entirely. The current
3 rail placement does not allow for the beach to survive.
4 Surfrider advocates for a timeline for relocation as part
5 OCTA's permission to temporarily use Public Trust
6 tidelands. While the railroad tracks as transportation
7 infrastructure can be relocated and moved inland, the
8 beach cannot.

9 Additionally, the State Lands Commission has the
10 authority to make a delineation of the mean high tideline
11 and charge for the lease of Public Trust Lands to the
12 railroad, at least until relocation occurs.

13 Based on the important authority of the State
14 Lands Commission and your role in protecting Public Trust
15 resources, surfrider strongly urges the Commission to
16 regulate the use of the Public Trust tidelands by charging
17 rent for the lease of such lands in the short term and
18 working towards eventual relocation of the railroad tracks
19 in protecting the Public Trust coastal resources.

20 Thank you for your time.

21 CHAIRPERSON KOUNALAKIS: Thank you very much.
22 Michelle, can we have the next speaker, please.

23 OFFICE TECHNICIAN PELKA: Thank you, Chair. The
24 next speaker is Luigi Barassi.

25 You may unmute yourself and begin your comment.

1 LUIGI BARASSI: Unmute. There we go. Are you
2 guys able to hear me yet or see me.

3 Hello.

4 Hello.

5 I'm unmuted.

6 AGP VIDEO: Mr. Barassi, we can hear you.

7 LUIGI BARASSI: Yes. Okay. Great. Are you able
8 to see my camera?

9 AGP VIDEO: Yes, we can see you too.

10 LUIGI BARASSI: Okay. Great. Okay. My name is
11 Luigi Barassi. I am the President of the Crockett
12 Community Services District. That's an elected local
13 special district. And we are -- in coming up with a State
14 lease that affects wastewater treatment plant for the
15 town, I positioned myself up on the Carquinez Bridge to
16 kind of orient you to where we are. Of course, I can't
17 see my camera. So I'm not sure if you're able to see what
18 I'm looking at.

19 But off in the distance is Mare Island and the
20 Napa River flowing into the Carquinez Strait. Down below
21 us is our wastewater treatment plant, which is a piece of
22 critical public infrastructure that's currently controlled
23 by the sea C&H Sugar Company, which is a privately owned
24 company. We are joint operators of this. We're the
25 minority operator. And so I just know that it's better to

1 get these kind of issues in early instead of once it's a
2 final agenda item and all of the decisions have been made.

3 And we have had some interaction with State Lands
4 staff. But our basic ask on this is that the balance of
5 sort of authority shift to the public, this area has been
6 under lease for 50 years so it's sort of a historic moment
7 for our community. And we, you know, obviously deal with
8 an extensive impact kind of facility, all of which is on
9 State land.

10 I panned the camera over. You can kind of see
11 the original shoreline and the large truck yard that's
12 all -- also on State land. You know, shifting away from
13 our treatment plant and going now more toward the
14 extensive impact facilities of the sugar refinery, and its
15 trucking, and transportation, and warehousing uses.

16 What we're -- what we're asking or what I'm
17 asking really as an elected representative for the
18 constituents of the community and not necessarily
19 specifically for the district, because our purview is more
20 narrow, it's parks and recreation, and sanitation, is that
21 in the context of the renewal of this lease on State
22 lands, we address some of the -- sorry, I'm getting some
23 kind of phone call -- we address some of the issues
24 related to dust, noise, some kind of a public benefit
25 package related to this to reduce or mitigate the off-site

1 impacts would be much appreciated by the -- by at least
2 some of the members of the community, if not, you know,
3 the entire community.

4 And then also you can see, as I pan back this
5 way, you know, we have quite an attractive shoreline. And
6 we don't really have any sort of formal public access or
7 formal improvements.

8 Okay. It sounds like my time is up, so thank
9 you.

10 AGP VIDEO: You're muted, Michelle.

11 OFFICE TECHNICIAN PELKA: Sorry. Our next public
12 commenter is calling -- is Eileen Boken, calling in with
13 the last three digits of 936.

14 EILEEN BOKEN: Eileen Boken, CSFN speaking on my
15 own behalf. During the August 9th meeting of the Coastal
16 Commission and the August 15th meeting of the Ocean
17 Protection Council, the Coalition for San Francisco
18 Neighborhoods spoke regarding erosion and accretion on San
19 Francisco's Ocean Beach. The coalition referred to the
20 U.S. Geological survey study on how sand mining in San
21 Francisco Bay affects sediment transport causing accretion
22 on the north end and erosion on the south end of Ocean
23 Beach. The coalition urged both the Coastal Commission
24 and the Ocean Protection Council to schedule an
25 informational hearing on the USGS study. The coalition is

1 also urging the State Lands Commission to schedule an
2 informational hearing on the USGS study.

3 New subject

4 On the OPC website, there's a posting regarding a
5 comment period for the State Water Resources Control Board
6 report on desal siting and permitting. Unfortunately, the
7 deadline has already passed. The coalition will be
8 requesting that the agency reopen public comment. The
9 reasons include the URS report stating that Ocean Beach is
10 well suited for desal. A desal facility could be combined
11 with an ocean water pump station for the city's emergency
12 firefighting water system. There are now options for
13 offshore desal.

14 The Greater Farallones National Marine Sanctuary
15 will begin it's management plan review. The waters off
16 Ocean Beach could become a non-contiguous area. However,
17 this would need to be -- have new regs as desal is
18 currently not allowed. Thank you.

19 OFFICE TECHNICIAN PELKA: Thank you, Chair.
20 There are no hands raised for comment at this time.

21 (Technical difficulties).

22 ACTING COMMISSIONER MILLER: I'll move approval.

23 ACTING COMMISSIONER KUNKEL: And I'll second.

24 CHAIRPERSON KOUNALAKIS: We have a motion by
25 Commissioner Miller and a second by Commissioner Kunkel.

1 Any objection to a unanimous vote?

2 The motion passes unanimously.

3 The next order of business is the Executive
4 Officer's report. Ms. Lucchesi, may we have that report,
5 please?

6 EXECUTIVE OFFICER LUCCHESI: Certainly. I want
7 to update the Commission on the State budget as it relates
8 to the Commission. In addition to our baseline budget, we
9 were also appropriated two -- funding for two specific
10 items. The first is the \$3.6 million appropriation from
11 the general fund with an extended encumbrance period to
12 secure a caretaker to monitor Platform Holly located
13 offshore Santa Barbara, while we develop the EIR for the
14 ultimate decommissioning. The caretaker will monitor,
15 inspect, and respond to any conditions on or around
16 Platform Holly and -- while we conduct the EIR
17 development.

18 The second item is a reappropriation of a little
19 over \$1.6 million from the general fund and a \$2.65
20 million reimbursement authority for the Selby Slag Phase
21 One Project, which is a capital outlay project located in
22 Carquinez Strait.

23 An additional package of budget and budget
24 related bills following the June budget agreement
25 included -- includes a public -- included a public

1 resources trailer bill that expresses legislative intent
2 that the administration assess offshore wind energy
3 permitting and related resource needs across all
4 applicable State agencies, including the Commission. And
5 we expect additional budget related bills to emerge in
6 August or September and we'll provide an update on that at
7 our next meeting.

8 The next I want -- item I want to update the
9 Commission on is that our Marine Invasive Species Program,
10 an international program -- well renowned international
11 program continues to lead the advancement of invasive
12 species science to inform science-based policy at local to
13 global levels. Our marine invasive species scientists
14 have been published in three important peer-reviewed
15 research articles. All of those are articles are linked
16 in my Executive Officer's report on our website and I just
17 think it's incredible that our scientists are both not
18 only implementing the really strong regulatory program in
19 California, but also leading on international research to
20 help support that program and continues to protect our
21 waters from invasive species.

22 And finally, I want to just update the Commission
23 on our legacy well program that is primarily located
24 offshore Summerland Beach in Santa Barbara County. We are
25 currently in the middle of plugging and abandoning two

1 legacy wells offshore Summerland Beach right now. We just
2 started earlier this week and we are making significant
3 progress with no incidences at -- so -- at this time, and
4 we anticipate that these two wells will be plugged and
5 abandoned by August 26th, so it's really great to be out
6 in the field doing this important work.

7 And that concludes my Executive Officer's report.
8 Thank you.

9 CHAIRPERSON KOUNALAKIS: Thank you very much.

10 Commissioner Kunkel, do you have any comments or
11 questions?

12 ACTING COMMISSIONER KUNKEL: No.

13 CHAIRPERSON KOUNALAKIS: Commissioner Miller, any
14 comments or questions?

15 ACTING COMMISSIONER MILLER: (Shakes head).

16 CHAIRPERSON KOUNALAKIS: Let me just add my also
17 recognition of the important leadership this Commission is
18 providing nationally and internationally reducing the
19 threat of invasive species through all of our activity off
20 of our coast. It is a great example of California's
21 science-based approach to leadership and it's exciting
22 that the State Lands Commission is at the forefront of it.

23 So the next order of business will be the
24 adoption of the consent calendar. Commissioner Kunkel,
25 Commissioner Miller, are there any items you would like

1 removed from the consent calendar?

2 ACTING COMMISSIONER MILLER: (Shakes head).

3 ACTING COMMISSIONER KUNKEL: No.

4 CHAIRPERSON KOUNALAKIS: Next, I call on Ms.
5 Lucchesi to indicate which items, if any, have been
6 removed from the consent calendar.

7 EXECUTIVE OFFICER LUCCHESI: Consent items 31, 47
8 and 55 are removed from the agenda and will be considered
9 at a later time.

10 Thank you.

11 CHAIRPERSON KOUNALAKIS: Is there anyone joining
12 who wishes to speak on any item remaining on the consent
13 calendar? If so, please come to the podium or raise your
14 Zoom hand or dial star nine if joining by phone now.

15 Michelle.

16 OFFICE TECHNICIAN PELKA: Sorry. There are no
17 hands raised for comment at this time.

18 CHAIRPERSON KOUNALAKIS: All right. Then hearing
19 none, we will now proceed with the vote. Did we take item
20 39 off?

21 EXECUTIVE OFFICER LUCCHESI: No. That's okay.
22 We'll be taking up consent agenda in two different votes.

23 CHAIRPERSON KOUNALAKIS: Okay.

24 EXECUTIVE OFFICER LUCCHESI: It should be
25 outlined in there.

1 CHAIRPERSON KOUNALAKIS: Okay. Yes. We will be
2 voting on the consent agenda in two separate actions,
3 because I do need to abstain from voting on consent agenda
4 number 39.

5 May I have a motion to adopt the consent agenda
6 with the exception of Item 39 and the items removed as
7 described by Ms. Lucchesi and a second.

8 ACTING COMMISSIONER KUNKEL: I'll make the
9 motion.

10 ACTING COMMISSIONER MILLER: And I'll second.

11 CHAIRPERSON KOUNALAKIS: We have a motion by
12 Commissioner Kunkel, and a second by Commissioner Miller.
13 Ms. Lucchesi, would you please conduct a roll call vote.

14 EXECUTIVE OFFICER LUCCHESI: Certainly.
15 Commissioner Kunkel?

16 ACTING COMMISSIONER KUNKEL: Aye.

17 EXECUTIVE OFFICER LUCCHESI: Commissioner Miller?

18 ACTING COMMISSIONER MILLER: Aye.

19 EXECUTIVE OFFICER LUCCHESI: Chair Kounalakis?

20 CHAIRPERSON KOUNALAKIS: Aye.

21 May I have a motion to adopt consent item 39?

22 ACTING COMMISSIONER MILLER: I'll move approval.

23 ACTING COMMISSIONER KUNKEL: I'll second.

24 CHAIRPERSON KOUNALAKIS: We have a motion by
25 Commissioner Miller, and a second by Commissioner Kunkel.

1 Ms. Lucchesi, will you please conduct a roll call vote?

2 EXECUTIVE OFFICER LUCCHESI: Certainly.

3 Commissioner Kunkel?

4 ACTING COMMISSIONER KUNKEL: Aye.

5 EXECUTIVE OFFICER LUCCHESI: Commissioner Miller?

6 ACTING COMMISSIONER MILLER: Aye.

7 EXECUTIVE OFFICER LUCCHESI: Chair Kounalakis?

8 CHAIRPERSON KOUNALAKIS: Abstain.

9 EXECUTIVE OFFICER LUCCHESI: The motion pass two
10 to zero with one abstention.

11 CHAIRPERSON KOUNALAKIS: Thank you.

12 Okay. The next order of business will be the
13 regular calendar. Item 62 is to discuss and potentially
14 take action on legislation relevant to the California
15 State Lands Commission. May we have the presentation
16 please.

17 EXTERNAL AFFAIRS DIVISION CHIEF PEMBERTON: Thank
18 you. Thank you -- oh, it's definitely on.

19 Good morning. I will just provide a brief update
20 on legislation that the Commission staff is following.
21 The Legislature just returned from a month long summer
22 recess and is approaching the last four weeks of session
23 with about 900 bills to act on during that time. Most of
24 the bills are on suspense in Assembly or Senate. And on
25 September 1st, the Legislature or the Assembly and Senate

1 Appropriations committees will consider those bills. So
2 once that happens, those will lead to like the last two
3 weeks of session with a September 14th end date.

4 I wanted to report that the two bills that the
5 Commission is sponsoring this year, AB 706 and AB 1706,
6 were both signed by the Governor last month. Those bills
7 would facilitate a land exchange agreement in Alameda,
8 Encinal Terminals agreement, and also revise our mineral
9 leasing statutory framework to better position the
10 Commission to potentially issue mineral extraction leases
11 that are beneficial to the State without having to issue a
12 ministerial and mineral extraction lease.

13 The Governor also signed a bill that the
14 Commission is supporting, AB 655 by Assembly Member
15 Petrie-Norris that would ban all Caulerpa species in
16 California.

17 I just wanted to touch on a few other key bills
18 that Commission staff is tracking. Those include a trio
19 of offshore wind energy bills, AB 80 by Assemblymember
20 Zbur, SB 286 By Senator McGuire, and AB 80 by
21 Assemblymember Addis, all of those bills are on their
22 respective suspense files in Assembly and Senate
23 appropriations. And Commission staff is working really
24 closely with the author's office, the administration and
25 others on those bills as it relates to the provisions that

1 affect the Commission.

2 And lastly, there's SB 273 by Senator Wiener that
3 Commission staff is tracking that bill would authorize the
4 Commission to approve a mixed used project at Piers 30-32
5 in San Francisco if the Commission makes a number of
6 findings about the project. That bill is also on
7 suspense. It doesn't have any opposition and we expect it
8 to go to the Governor's office. The author's office just
9 took an amendment that we worked with them on to enhance
10 the environmental justice and equity provisions of the
11 bill, so we think that's good. We aren't recommending any
12 action at this time. We'll be obviously following
13 legislative developments over the next four weeks and then
14 reporting back in October with an overall summary from the
15 Legislative session after adjournment.

16 And that concludes my report.

17 CHAIRPERSON KOUNALAKIS: Thank you very much, Ms.
18 Pemberton for your report. Commissioner Kunkel, do you
19 have any comments or questions?

20 ACTING COMMISSIONER KUNKEL: No, just great job
21 Sheri. Thank you so much and very exciting news that we
22 passed those three bills, the two that we sponsored and
23 the one that we supported, one of which I believe was
24 sponsored by the Lieutenant Governor, so congratulations.

25 CHAIRPERSON KOUNALAKIS: Thank you. Commissioner

1 Miller, do you have any comments or questions?

2 ACTING COMMISSIONER MILLER: No.

3 CHAIRPERSON KOUNALAKIS: Michelle, do we have any
4 public comment on this item?

5 Okay. So moving on to item 63. Item 63 is to
6 hear an informational report on shoreline adaptation to
7 climate change, describing the advantages and
8 disadvantages of different shoreline protection strategies
9 in relation to Public Trust tidelands and uses. May we
10 have the presentation, please.

11 (Thereupon a slide presentation).

12 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: Thank you
13 so much, Madam Chair. Good morning or afternoon. I'm
14 Maren Farnum. I'm a Senior Environmental Scientist here
15 with the Commission.

16 SEA GRANT FELLOW WELLS: Good morning. I'm
17 Michael Wells I'm a Sea Grant Fellow with the Commission.

18 So we're here today to present the draft
19 shoreline adaptation report, which describes the climate
20 change impacts to the coast and the various strategies for
21 shoreline protection and adaptation that are available to
22 minimize risk to both upland properties and State
23 tidelands. The report makes recommendations for using
24 this information in our review of lease applications and
25 lease terms, so we're consistent with the best available

1 science and align with State policies for climate
2 adaptation.

3 Next slide, please.

4 --o0o--

5 SEA GRANT FELLOW WELLS: Sea level rise is
6 already occurring along our coast and will escalate. So
7 sea levels have risen about eight inches over the last
8 century and they're expected to rise another foot by 2050.
9 Given the slope of a typical beach in California, one foot
10 of sea level rise can cause the shoreline to migrate up to
11 50 feet inland. So we're meeting this Challenge in
12 California by setting policies to protect and transform
13 our coast, so they can withstand these higher water
14 levels.

15 The State's Sea-Level Rise Action Plan has laid
16 out high level policies to help guide us and those
17 policies call for environmental protection, recognition of
18 the specific needs of ports and critical infrastructure,
19 and ensuring that we maintain public access. Our actions
20 must focus on equity, and prioritize nature-based
21 strategies where feasible.

22 Next slide, please.

23 --o0o--

24 SEA GRANT FELLOW WELLS: The State Lands
25 Commission has a critical role to play in addressing sea

1 level rise on Public Trust tidelands. As sea levels rise,
2 tidelands are becoming more exposed to erosion and
3 flooding. And where tidelands are restricted by coastal
4 development and cannot migrate inland, the tidelands and
5 beaches will narrow and eventually become permanently
6 submerged. So this is a process known as coastal squeeze.
7 A study from the USGS estimated that 31 to 67 percent of
8 Southern California's beaches could be lost by 2100.

9 Next slide, please.

10 --o0o--

11 SEA GRANT FELLOW WELLS: And as beaches and other
12 tidelands narrow and become submerged, public access will
13 be severely limited. The infrastructure that supports
14 public access, such as parking lots and trails, they're
15 also at risk. And the loss of public access will affect
16 disadvantage and tribal communities the most, limiting
17 their access to low cost recreation, subsistence fishing,
18 cultural resources, and traditional practices. And as
19 climate change worsens, more people will rely on beach
20 access to escape extreme heat. But the more beaches we
21 lose, the further people will have to travel to find
22 relief. And that will put the most disadvantaged people
23 at even greater risk.

24 Next slide, please.

25 --o0o--

1 SEA GRANT FELLOW WELLS: And losing our beaches
2 will really devastate coastal recreation and tourism.
3 Over half the state's population visits the coast each
4 year. And a recent study estimated that losses could
5 total \$2.8 billion by 2100 for just one popular Southern
6 California beach. The ocean economy directly supports
7 600,000 jobs and produces \$51 billion of the state's GDP.
8 And we estimated over \$25 billion in damages could occur
9 by 2100 to just the state tidelands that are managed by
10 local trustees.

11 Next slide, please.

12 --o0o--

13 SEA GRANT FELLOW WELLS: So there are different
14 strategies to protect shorelines and adapt to sea level
15 rise. In the past, the most common strategy was using
16 hard armoring. Hard armoring refers to built structures
17 that are parallel to the shore and act as a barrier
18 between the water and the uplands. Seawalls, riprap, rock
19 revetments, those are some common examples of hard
20 armoring.

21 And these structures can provide a high degree of
22 protection for the uplands and development directly behind
23 the structures, but their biggest downside is they
24 contribute to coastal squeeze. Research has shown that
25 they accelerate the erosion and loss of tidelands in front

1 of and adjacent to the armoring. So we recommend limiting
2 the use of hard armoring to just the protection of
3 critical infrastructure and urban and working waterfronts
4 that facilitate fishing, commerce, and other
5 water-dependent uses. In all other locations, hard
6 armoring should only be used when alternative strategies
7 aren't feasible or if there's a temporary or emergency
8 based need. Next slide, please.

9 --o0o--

10 SEA GRANT FELLOW WELLS: Another way to protect
11 the shoreline is to use nature based solutions. So these
12 are adaptation strategies that use natural features to
13 provide a buffer between rising waters and upland property
14 and development. Some examples include sand dunes, cobble
15 berms and wetlands. And these are softer forms of
16 protection that generally absorb wave energy instead of
17 reflecting it like hard structures do. So the erosion is
18 generally reduced and beach widths can be maintained. And
19 these strategies have many benefits, since they can
20 restore habitats and ecosystems. They offer more space
21 for recreation and they can be less expensive to install
22 and maintain long term.

23 But they're not effective in all locations. Some
24 nature-based strategies need more space than what's
25 available. But there are hybrid strategies that can

1 combine natural and built features, which is a great
2 option where space is limited. So based on the many
3 benefits of nature-based solutions, we do recommend that
4 they should be used wherever feasible.

5 Next slide, please.

6 --o0o--

7 SEA GRANT FELLOW WELLS: Accom --- I'm sorry.
8 Accommodation strategies are another approach and they
9 modify structures to let water flow under and around them.
10 And this approach is beneficial, because it lets
11 structures remain in hazard prone areas, but it still
12 reduces their vulnerabilities. So it can be a good
13 strategy for protecting critical public infrastructure and
14 coastal-dependent development that needs to be located in
15 these areas. But there are limits to how well this works
16 and for how long. And also, these structures can still
17 interfere with coastal ecosystems, and coastal processes,
18 and other uses of the coastline. So accommodation
19 strategies are most appropriate for protecting critical
20 infrastructure and coastal-dependent development.

21 Next slide, please.

22 --o0o--

23 SEA GRANT FELLOW WELLS: So the last strategy
24 we'll cover today is call managed retreat. And this is
25 the coordinated movement of structures away from hazardous

1 areas to minimize their vulnerabilities and to accommodate
2 the dynamic movements of tidelands. So this is the most
3 effective long-term strategy for reducing risk. And the
4 other benefit is it can help to avoid or reverse coastal
5 squeeze. But managed retreat is costly and it is
6 difficult. It does require the relocation of buildings,
7 but sometimes not everything can be relocated, so there
8 may be a loss of private assets. Also, managed retreat
9 can be less feasible for some coastal-dependent structures
10 that need to remain in those locations.

11 However, this strategy must always be considered
12 if and when critical thresholds are met like severe levels
13 of flooding, erosion, or damages. And these pictures are
14 a great example of managed retreat and the benefits that
15 they can provide to State tidelands. At the top, you can
16 see how the armoring has caused the beach to be
17 non-existent. But the bottom picture shows how beaches
18 can be restored once the armoring and coastal structures
19 are removed.

20 I'll now hand it over to Maren to discuss our
21 report's recommendations.

22 --o0o--

23 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: Thanks,
24 Michael.

25 So we put together some recommendations for our

1 staff to consider based on our analysis of the climate
2 change impacts and the available strategies for shoreline
3 protection and adaptation. To turn a lot of these
4 recommendations into actions, it's likely that we'll need
5 more support in the form of funding, other resources, and
6 capacity, and, in some cases, we may need additional
7 authorities.

8 So first, we've got to address the challenges
9 related to our mapping and water boundary survey work.
10 You know, the ambulatory boundary between privately owned
11 uplands and Public Trust tidelands is generally migrating
12 landward. So we need to know where those boundaries are
13 and how they're changing over time.

14 Some of the things we can address -- do to
15 address those challenges are to identify vulnerable
16 shorelines to prioritize for tideland surveys. We're
17 going to seek sustained funding for tideland surveys and
18 GIS mapping, and seek funding to study existing shoreline
19 infrastructure in areas that are highly vulnerable to sea
20 level rise.

21 Next slide, please.

22 --o0o--

23 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: Next,
24 there are some ways we can address the challenges related
25 to coordination and resource management. We're in a mix

1 of very diverse regulatory agencies and property owners
2 that all have overlapping jurisdictions in these areas.
3 And sometimes the previously made land use decisions
4 really aren't currently aligned with the climate
5 adaptation needs we know we have. So we recommend that
6 our staff and Commission avoid boundary line agreements.
7 Fixed boundaries aren't compatible with rising seas. We
8 can enhance and continue our coordination with the
9 California Coastal Commission by aligning our priorities
10 and policies to provide maximum transparency and clear
11 guidance to property owners, communities, and the
12 statewide public. We can participate more in local
13 planning efforts. And we have an idea to develop an
14 interagency working group that would focus solely on the
15 needs for shoreline protection and adaptation.

16 Next slide, please.

17 --o0o--

18 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: Our
19 day-to-day work is to process lease applications, as you
20 know, for the use of State property. Our staff already
21 does a great job conducting very thorough analyses based
22 on the best available science and sound policy, and that
23 includes climate change and sea level rise. So now we
24 recommend refining our practices a little by incorporating
25 the information from this report to tackle some of the

1 following challenges.

2 There's an awful lot of existing infrastructure
3 that was designed and installed prior to known climate
4 change impacts. So these structures can exacerbate
5 erosion, beach loss, and flooding. And the rate of
6 shoreline impacts and safety hazards are increasing and
7 public access is at risk. So our recommendations are to
8 incorporate the report's information on the advantages and
9 disadvantages for the public trust in staff's analyses of
10 proposed leases for shoreline protection strategies. We
11 can use early coordination, communication, and lease terms
12 to minimize risks from hard armoring. And there's things
13 we can do to incentivize and facilitate the use of
14 nature-based strategies wherever feasible to capture
15 multiple benefits for coastal resiliency, the protection
16 of State tidelands and Public Trust uses, and reduce our
17 long-term costs and liabilities.

18 Next slide, please.

19 --o0o--

20 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: We're not
21 alone in tackling these many challenges. In the report,
22 we go into more detail about how federal, State, and local
23 governments are all working together on this, but today I
24 just want to talk a little bit about how we fit into sort
25 of the State picture here.

1 So through executive orders, and special
2 initiatives, and the State budget, the administration, and
3 Legislature have mandated and invested in climate change
4 and sea level rise planning, and project implementation at
5 State and local levels. The California Natural Resources
6 Agency and our sister agencies have provided sea level
7 rise policy guidance. They've disbursed millions of
8 dollars in grants to local governments to plan and
9 implement projects. And they've issue permits informed by
10 the best available science and policy.

11 At the Commission, we've also been doing this
12 work for a while now. We've been integrating sea level
13 rise considerations and policy guidance into our actions
14 for years now, as have our granted lands partners. We
15 will continue to strengthen and grow our relationships
16 across the state, so that we effectively use resources and
17 implement the best plans and projects possible for
18 adapting to sea level rise.

19 Next slide, please.

20 --o0o--

21 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: So our
22 next steps for this effort. We'll begin -- today, opens a
23 public comment period for 60 days. Folks can check out
24 our draft report. It's online. Comments can be submitted
25 to shorelinecomments@slc.ca.gov and they're due October

1 16th.

2 We'll consider all the comments we receive and
3 incorporate responses to them into a final version of the
4 report, which we will present to you for consideration of
5 adoption at our final meeting of the year on December 5th.
6 If the Commission adopts the report, then our staff will
7 work on an implementation plan next year and we'll report
8 back.

9 Our next slide, please.

10 --o0o--

11 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: So that
12 concludes our report and thank you. And we're happy to
13 take any questions you might have.

14 CHAIRPERSON KOUNALAKIS: Thank you very much, Ms.
15 Farnum and Mr. Wells. And by the way, the photography,
16 included in the report, Mr. Wells, very impressive.

17 SEA GRANT FELLOW WELLS: Thank you.

18 CHAIRPERSON KOUNALAKIS: Commissioner Kunkel, do
19 you have any comments or questions.

20 ACTING COMMISSIONER KUNKEL: Yes. On the second
21 or third slide, there was that figure around 31 to 67
22 percent of our beaches will be lost by 2100. That was --
23 that really just puts it into perspective for beachgoers
24 and the public that this is a major impact that will
25 affect all of us who want to visit the beach and, of

1 course, disproportionately impact historically excluded
2 communities, as you include in your report.

3 That image at Fort Ord was also really
4 incredible, really impactful to see the impact of hard
5 armoring. So just thank you to staff for your careful
6 planning and around leasing within the Public Trust
7 jurisdiction, especially considering the complexity of the
8 ambulatory high water mark. And Controller Cohen and I
9 both look forward to seeing the final report.

10 I do have one question. It's a little bit of a
11 tangent, but it is related. It just popped in my head.
12 So we know that the Public Trust boundary at the mean high
13 tide line is moving landward. What, if any, impact does
14 that have on the boundary between State and federal
15 waters? Is that a question --

16 EXECUTIVE OFFICER LUCCHESI: I can answer that.
17 We actually entered into the final agreement with the
18 United States I want to say about 10 years ago now to fix
19 the federal-State boundary offshore.

20 ACTING COMMISSIONER KUNKEL: Oh, okay.

21 EXECUTIVE OFFICER LUCCHESI: And so that has
22 finally concluded after many, many decades. And so now as
23 the public -- as the sovereign lands, the ambulatory
24 boundary moves landward, it does not impact the
25 State-federal boundary. That has been fixed by

1 agreement --

2 ACTING COMMISSIONER KUNKEL: Great.

3 EXECUTIVE OFFICER LUCCHESI: -- and blessed by
4 the United States Supreme Court.

5 ACTING COMMISSIONER KUNKEL: Yeah. That's
6 fantastic. Thank you. Thank you for that.

7 And just -- again, just overall great work. I
8 know this was a monumental effort to put this together, so
9 I will hand it back to the Chair.

10 CHAIRPERSON KOUNALAKIS: Thank you very much.

11 Commissioner Miller, do you have any questions or
12 comments?

13 ACTING COMMISSIONER MILLER: I just have one
14 question on the alternatives to hard arming and sort of
15 how that's being implemented and where. I'm a little bit
16 confused about -- I mean, just because we've been doing it
17 that way for so long, I understand the shrinkage point,
18 but what that means and what our plan for infrastructure
19 is to actually use these nature-based solutions instead.

20 SENIOR ENVIRONMENTAL SCIENTIST FARNUM: Thank
21 you, Commissioner Miller. So these strategies, there
22 are -- there are examples of these used throughout the
23 State. We've got a couple of maybe what would be
24 considered more pilot projects that have been undertaken.
25 They're performing really well so far, so that's great.

1 There's a project in Northern San Diego County at Cardiff
2 Beach, a dune restoration project that combines -- maybe
3 would be considered one of those hybrid strategies,
4 because it has an underlying formation to the dune
5 restoration that's more of a built structure and then the
6 sand accumulates on top of it.

7 They've done another project in Ventura County
8 that's a combination of a nature-based strategy and
9 managed retreat where they've been able to relocate a
10 parking lot and build up sort of a sand dune berm in front
11 of it. Also been performing well in current storm
12 seasons.

13 There's hybrid strategies that are very exciting
14 that have been started to be deployed by some of our major
15 ports. You might hear a little later from the Port of San
16 Diego about some really neat things they have going on
17 with using different types of materials. That can
18 actually mimic biological structures that -- biological
19 organisms that stuff can attach to it and they create a
20 different surface than concrete.

21 And Port of San Francisco also has a very
22 exciting living shorelines seawall project underway. We
23 hope to go into some more of these examples during our
24 presentation on the final report.

25 And the last thing I'll say is there's a lot of

1 recognition among all these different State agencies that
2 we need to ramp up the use of pilot projects to give
3 assurance to property owners, the construction industry,
4 the insurance industry that these are viable solutions,
5 and they can be implemented, and they can really offer the
6 protection benefits people are seeking, as well as some of
7 these great co-benefits. Many of these things are also
8 used in other parts of the country, so on the east coast
9 and in the Gulf of Mexico.

10 CHAIRPERSON KOUNALAKIS: Thank you, Commissioner
11 Miller. I think that probably the statistic that stuck
12 with me that we just heard is that one foot of sea level
13 rise will impact up to 50 feet inland. It isn't just the
14 beaches that are at risk. There's enormous amounts of
15 roadway, infrastructure, and, of course, a lot of private
16 property as well. And the fact that this process is
17 happening not just here at State Lands, but with so many
18 sister agencies and organizations throughout the State,
19 the fact that you mentioned that there is public funding
20 that is now going into pilot projects, studies, the
21 ability to look at some really interesting, innovative
22 solutions, all of that bodes well.

23 So I encourage the public to kick the tires on
24 your report, to offer public comment, but also to realize
25 that across government, there's a great deal of work being

1 done on this, because the coast of California, which is so
2 valuable to us in so many ways, it identifies our state in
3 so many ways as to who we are and our history, and so many
4 stakeholders associated with it, impacts are coming. And
5 how we get ahead of the curve to begin to figure out what
6 are our tools to address it, and also of course to make
7 sure that now that we know this is coming that if we are
8 building public infrastructure, if people are looking at
9 investment into private property, that they understand
10 that this is real and this is happening, and that there
11 are going to be impacts, and that gives them the ability
12 to think ahead is also very important.

13 So if there has ever been a need for an
14 interagency approach to getting ready for the future, this
15 is it. And I'm very heartened by the work here of the
16 State Lands Commission, but of so many other local and
17 State agencies, and federal as well, to get ready for the
18 future. So thank you for the work that you're doing and
19 this is not the last we're going to hear about it. So
20 thank you.

21 CHAIRPERSON KOUNALAKIS: Michelle, do we have any
22 public comments on this item?

23 OFFICE TECHNICIAN PELKA: Yes. Thank you, Chair.
24 Our first public commenter is David Yow. David, if you
25 can please make your way to the podium to begin your

1 comment.

2 DAVID YOW: Great. Thank you. Chair Kounalakis
3 and commissioners, my name is David Yow, Legislative
4 Policy Administrator with the Port of San Diego with early
5 brief comments on this report we just -- we just were so
6 encouraged to hear about.

7 It recognizes the uniqueness of ports and other
8 coastal-dependent and critical infrastructure uses, and
9 also the one-size-fits-all adaptation approach simply
10 won't work in every situation on every shoreline. We
11 appreciate the Commission's objective stance on adaptation
12 strategies. Wherever we can put in nature based or
13 innovative shoreline solutions, we should, as the Port of
14 San Diego has done and continues to do. And pointing out
15 that hard armoring may be needed to continue to protect
16 critical public assets and Public Trust uses.

17 We'll continue to review the report, but we
18 couldn't contain our enthusiasm, wanted to give some early
19 feedback as well, and encourage the continued outreach and
20 support that we have with the State Lands Commission and
21 want to be supportive of the final plan whenever it comes
22 before you again.

23 Thank you.

24 CHAIRPERSON KOUNALAKIS: Michelle, is there
25 anyone else who would like to address the Commission on

1 this item?

2 OFFICE TECHNICIAN PELKA: Yes. Thank you, Madam
3 Chair. Our next speaker is Awbrey Yost. Awbrey, you may
4 unmute yourself and begin your comment.

5 AWBREY YOST: Good afternoon. My name is Awbrey
6 Yost. I'm in the Statewide Planning Unit at the
7 California Coastal Commission. And I'm here to offer the
8 Coastal Commission staff's support of the draft Shoreline
9 Adaptation Report.

10 The Coastal Commission and State Lands Commission
11 staffs have long coordinated closely to steward the
12 state's tidelands Public Trust resources in coastal
13 waters. And over the last five years, this coordination
14 has expanded, as we've collaborated to confront the
15 challenges of protecting the Public Trust in the face of
16 sea level rise.

17 The Coastal Commission recently adopted the
18 Public Trust Guiding Principles and Action Plan, which
19 lays out a strategic vision to protect Public Trust
20 tidelands and uses as sea levels rise. And we coordinated
21 extensively with State Lands Commission staff on this
22 guidance. We also had the opportunity to coordinate with
23 State Lands Commission staff on the Shoreline Adaptation
24 Report. And that report really complements a lot of the
25 work that we've been doing at the California Coastal

1 Commission.

2 Just a couple of examples in the report that
3 highlight our coordination and our interagency alignment
4 include like, first, that both agencies are focused on
5 integrating equity into our decision-making, particularly
6 so that we can protect public access to the coast. Unlike
7 much upland coastal property, tidelands are often open to
8 all visitors at no or low cost. And so they're a critical
9 resource from an environmental justice standpoint.

10 Access to cooler coastal temperatures will
11 increasingly become a public health imperative for inland
12 residents as average temperatures in California increase.
13 And as sea levels rise, as we heard today, the potential
14 for public trust lands and tidelands to be squeezed out
15 against private upland development will only increase,
16 exacerbating existing inequalities in coastal access. So
17 we're very pleased by the report's focus on protecting
18 public access and equity.

19 Another example of our interagency alignment is
20 the report's prioritization of alternative strategies for
21 shoreline protection that often provide more benefits than
22 conventional hard armoring can. The Coastal Commission
23 has permitted and encourages prioritization of nature
24 based adaptation strategies that can mitigate impacts to
25 shoreline sand supply and also protect public access,

1 habitats, and communities as sea level rise -- sea levels
2 rise. We're happy to collaborate more on providing
3 examples of these kinds of strategies that have been
4 permitted here in the coast, if that would be helpful, and
5 we're very pleased that the Shoreline Adaptation Report
6 prioritizes these kinds of solutions.

7 So in sum, we support the report and we look
8 forward to continuing to work with the State Lands
9 Commission to protect public trust resources as sea levels
10 rise. Thank you.

11 CHAIRPERSON KOUNALAKIS: Thank you. Thank you
12 very much.

13 Michelle, is there anyone else who would like to
14 address the Commission?

15 OFFICE TECHNICIAN PELKA: Sorry. There's no
16 hands raised for comment at this time.

17 CHAIRPERSON KOUNALAKIS: Okay. Moving to the
18 next item, Item 64, is an informational report updating
19 the Commission on staff activities associated with the
20 offshore wind energy generation planning, including the
21 release of the Port Readiness Plan and Workforce
22 Development Readiness Plan, which will inform the AB 525
23 strategic plan for offshore wind energy development. May
24 we have the presentation, please.

25 (Thereupon a slide presentation).

1 SEA GRANT FELLOW KOLLER: Good afternoon, Madam
2 Chair, commissioners, and thank you for the opportunity to
3 present -- to present today.

4 My name is Matt Koller and I'm one of the
5 Commission's 2023 California Sea Grant Fellows.

6 I'll be the first of three speakers presenting to
7 you about offshore wind in California and adjacent federal
8 waters. Suzanne Plezia, the Senior Director, Chief Harbor
9 Engineer for the Port of Long Beach will present next,
10 followed by Rob Holmlund, the Development Director for the
11 Humboldt Bay Harbor, Recreation and Conservation District.

12 Next slide, please.

13 --o0o--

14 SEA GRANT FELLOW KOLLER: In recent years, the
15 need to implement climate solutions has become readily
16 apparent. There is an urgent need to move away from
17 fossil fuels and energy sources with high greenhouse gas
18 emissions and toward carbon-free sources of renewable
19 energy, such as solar and wind. While places like
20 California have abundant solar resources during daylight
21 hours, demand for electricity increases throughout the day
22 and peaks in the evening just as the sun goes down and
23 solar energy begins to decline. This phenomenon is
24 illustrated in the figure shown here and is known as the
25 duck curve. However, offshore winds continue blowing into

1 the evening and nighttime hours providing a source of
2 renewable energy when solar is unavailable.

3 Next slide, please.

4 --o0o--

5 SEA GRANT FELLOW KOLLER: There have been
6 significant efforts by the State and federal government to
7 increase our share of carbon-free renewable energy
8 sources. For example, California passed SB 100 in 2018,
9 which set a goal of powering all retail electricity sold
10 in California and State agency electricity needs with
11 renewable and zero carbon resources by 2045. A subsequent
12 report by the California Energy Commission outlined the
13 ways in which the State could meet this goal and cited
14 offshore wind as an important source of renewable energy.
15 The Biden administration has also set a goal of generating
16 30 gigawatts of offshore wind energy by 2030.

17 Next slide, please.

18 --o0o--

19 SEA GRANT FELLOW KOLLER: In 2016, a developer
20 submitted the first unsolicited lease application to build
21 an offshore wind project off the coast of California to
22 the federal agency tasked with leasing in federal waters,
23 the Bureau of Ocean Energy Management, or BOEM. That
24 unsolicited lease application set in motion BOEM's full
25 competitive leasing and permitting process, which is

1 depicted on this slide. From 2016 to 2021, BOEM and the
2 State of California worked cooperatively in the planning
3 and analysis phase, including the formation of the
4 California Intergovernmental Renewable Energy task force
5 and the development of a geospatial tool called the
6 California Offshore Wind Gateway. The leasing fees, which
7 I will discuss in more detail on the next slide, occurred
8 from 2022 to mid-2023 and the site assessment phase has
9 only recently begun.

10 Next slide, please.

11 --o0o--

12 SEA GRANT FELLOW KOLLER: In December 2022, BOEM
13 conducted an offshore wind lease auction. This figure
14 shows the geographic location of the five leases, two off
15 Humboldt Bay and three off Morro Bay and lists the winning
16 lessees. While these lease areas are located roughly 20
17 miles offshore in federal waters, the transmission
18 infrastructure needed to bring the power to shore will
19 cross into State waters requiring a Commission lease.

20 It's important to note that while there are many
21 operational offshore wind projects around the world,
22 including on the U.S. east coast, the vast majority of
23 these wind turbines have fixed-bottom foundations that are
24 directly attached to the seabed. However, California's
25 deep waters make the use of these fixed-bottom foundations

1 unfeasible, and these wind turbines will be secured using
2 floating foundations anchored to the sea floor, which is a
3 nascent technology. These five developers are currently
4 preparing their site assessment plans, which BOEM must
5 approve before they begin surveying lease areas.

6 During this phase, the Commission may receive
7 applications for geophysical survey permits to assess the
8 siting of transmission cables or other components in State
9 waters.

10 Next slide, please.

11 --o0o--

12 SEA GRANT FELLOW KOLLER: During the federal
13 planning and analysis phase, the California Legislature
14 passed AB 525, which requires the California Energy
15 Commission to, one, evaluate and quantify the maximum
16 feasible offshore wind energy generation capacity. Two,
17 establish offshore wind planning goals for 2030 and 2045,
18 which have since been established at two to five gigawatts
19 for 2030 and 25 gigawatts for 2045. And three, to develop
20 a five-part strategic plan for offshore wind development
21 off the California coast in federal waters.

22 Next slide, please.

23 Next slide. Sorry.

24 --o0o--

25 SEA GRANT FELLOW KOLLER: These are the five

1 required components of the strategic plan. One, the CEC
2 is assessing suitable sea space for future projects that
3 could be used to meet the state's 25 gigawatt goal. These
4 would be new geographic areas in addition to the two areas
5 I showed earlier off Humboldt and Morro Bay. Two, the
6 strategic plan also needs to identify how the State can
7 ensure its ports and the workforce are ready for this new
8 industry. I will go into more detail on this in my next
9 slide. Three, transmission investments, upgrades, and
10 associated costs must be evaluated. Four, a permitting
11 roadmap is part of the strategic plan, which was published
12 as a stand-alone document in May 2023. And five, the
13 strategic plan must identify potential impacts on coastal
14 resources, fisheries, Native American and indigenous
15 peoples, and national defense, and develop strategies for
16 addressing these impacts.

17 Next slide, please.

18 --o0o--

19 SEA GRANT FELLOW KOLLER: Commission staff has
20 been most heavily involved in the ports and workforce
21 components of the AB 525 strategic plan, including two
22 reports that will inform the port and waterfront
23 infrastructure chapter of the AB 525 strategic plan.
24 Those reports are the Alternative Port Assessment to
25 Support Offshore Wind and the Port Readiness Plan.

1 Some main takeaways from these reports include:
2 that 16 large and 10 small port sites are needed to
3 support offshore wind manufacturing, staging and
4 integration, and operations and maintenance to reach the
5 2045 goal of 25 gigawatts; it's better to use existing
6 ports instead of undeveloped sites, because of the high
7 financial and environmental cost of developing new sites;
8 and that approximately 11 to 12 billion dollars will be
9 needed to upgrade California's ports to meet these needs.

10 Next slide, please.

11 --o0o--

12 SEA GRANT FELLOW KOLLER: The Commission also
13 published the Workforce Development Readiness Plan, which
14 examines the current state of California's workforce, the
15 workforce needed to support offshore wind planning goals,
16 and how we can close the gap between the two. Major
17 findings from this report include: one, the need to
18 identify a primary State agency for the economic
19 development of California's offshore wind industry; two,
20 the need to align workforce investments with regional port
21 strategies, as well as the strengths and needs of each
22 region; three, the need to develop training programs and
23 curriculum sequentially according to workforce demands;
24 four, the need to engage early with unions, trade
25 organizations, university, and technical schools; and

1 five, the need to invest in research and innovation for
2 manufacturing, assembly, staging and port logistics.

3 Next slide, please.

4 --o0o--

5 SEA GRANT FELLOW KOLLER: While the majority of
6 staff effort has been spent on projects in federal waters,
7 there is also one project that exclusively in State waters
8 known as the CADEMO project. It is a self-described
9 demonstration project that will consist of four wind
10 turbines built off Vandenberg Space Force Base in Santa
11 Barbara County.

12 After receipt of the lease application, staff
13 development a preliminary environmental assessment to
14 begin to understand the potential environmental impacts
15 and to engage with stakeholders to understand their
16 concerns. In the last few weeks, Commission staff and the
17 Department of the Air Force agreed to conduct a joint
18 Environmental Impact Statement, Environmental Impact
19 Report. Staff is working diligently to proceed with
20 Scoping for this environmental document this fall.

21 Next slide, please.

22 --o0o--

23 SEA GRANT FELLOW KOLLER: In conclusion, I'd like
24 to highlight some of the key next steps that are likely to
25 occur in the next 18 to 24 months. First, staff is

1 providing comments to the California Energy Commission on
2 a first draft of the AB 525 Strategic Plan. CEC staff
3 expects to release a public draft next month followed by a
4 public workshop. It's possible that the final plan could
5 be adopted by the Energy Commission in the fall.

6 Second, the federal lessees are beginning to
7 develop plans for surveying their lease areas in
8 surrounding waters. The Commission may receive
9 applications for geophysical survey permits during this
10 phase. Third, BOEM has indicated that they plan to
11 prepare a programmatic Environmental Impact Statement and
12 have begun to coordinate with Commission staff and other
13 State agencies. BOEM plans to evaluate the potential
14 impacts of offshore wind deployment in all five lease
15 areas, the two off Humboldt and three off Morro Bay,
16 through one document.

17 And finally, some ports, including the Port of
18 Long Beach and Humboldt Bay Harbor District, who you --
19 who you will hear from next are planning upgrades to
20 accommodate this new industry.

21 It is anticipated that most, if not all, ports
22 pursuing infrastructure upgrades are located on lands that
23 the legislated -- Legislature granted to local
24 governments. In this scenario, the Commission will likely
25 serve in an oversight role and would have no direct

1 leasing authority. In conclusion, offshore wind will
2 require considerable staff resources, coordination with
3 State and federal agencies and developers, and outreach
4 and engagement with stakeholders. Quick and timely action
5 at all levels of project planning and review will be
6 necessary for the timely development of infrastructure to
7 support California's 2030 and 2045 offshore wind targets.

8 Next slide, please.

9 --o0o--

10 SEA GRANT FELLOW KOLLER: Thank you for the
11 opportunity to present to you today and we'd be happy to
12 answer any questions you might have.

13 EXECUTIVE OFFICER LUCCHESI: I recommend we hear
14 from the Port of Long Beach and --

15 CHAIRPERSON KOUNALAKIS: Yes.

16 EXECUTIVE OFFICER LUCCHESI: -- the Humboldt
17 Harbor District first and then we can open it up.

18 CHAIRPERSON KOUNALAKIS: Thank you for the
19 excellent presentation and we will now call the Port of
20 Long Beach up to the podium for their presentation,
21 please. Both virtual?

22 EXECUTIVE OFFICER LUCCHESI: The port --
23 virtually. They'll be virtual.

24 CHAIRPERSON KOUNALAKIS: Okay. Very good.

25 Michelle or the team can get that up.

1 SUZANNE PLEZIA: Good afternoon. Can you hear
2 me?

3 CHAIRPERSON KOUNALAKIS: Yes, we can hear you.
4 Can you hear us?

5 SUZANNE PLEZIA: Yes, I can.

6 CHAIRPERSON KOUNALAKIS: Okay.

7 (Thereupon a slide presentation).

8 SUZANNE PLEZIA: All right. Again, Suzanne
9 Plezia, Senior Director, Chief Harbor Engineer at the Port
10 of Long Beach. Thank you for providing me an opportunity
11 today to share with you the Port of Long Beach's plans to
12 support offshore wind development in California.

13 Next slide.

14 --o0o--

15 SUZANNE PLEZIA: And first, I want to provide a
16 little background on why offshore wind is important to the
17 Port of Long Beach. It starts with our commitment to the
18 environment as the green port. Over the next decade, the
19 port is transitioning our operation to zero emissions,
20 primarily in the form of electrification. As one of the
21 busiest ports in the nation, this will be a monumental
22 task. We're estimating about six-fold increase in annual
23 power consumption at the port over the next decade with an
24 even bigger increase in coincident peak load. So it's
25 vital the State is successful in developing offshore wind,

1 so we have sufficient, reliable, resilient, and renewable
2 energy powering the grid for the Port to be successful and
3 transition to zero emissions.

4 Next slide.

5 --o0o--

6 SUZANNE PLEZIA: With the CEC nearing conclusion
7 of the Strategic Plan for Offshore Wind under AB 525, I
8 want to commend the State Lands Commission on the work you
9 performed under AB 525 to evaluate the various port
10 infrastructure needed to support offshore wind, in
11 coordination with multiple State and federal agencies with
12 a whole-of-government approach.

13 And it was through this process that the Port of
14 Long Beach got engaged and educated on the critical role
15 ports play in offshore wind, the number and types of port
16 facilities needed to meet our 25 gigawatt goal, which is
17 the most ambitious goal of any State in the nation, and
18 the challenge with finding suitable port sites on the west
19 coast that can meet the unique requirements of floating
20 offshore wind.

21 Next slide.

22 --o0o--

23 SUZANNE PLEZIA: And one of the reasons port
24 sites are challenging to find is scale, not just the scale
25 of the turbines of today, but how we anticipate they will

1 get bigger over time.

2 Next slide.

3 --o0o--

4 SUZANNE PLEZIA: There will always be a drive for
5 larger and larger turbines because of the economies of
6 scale. The larger turbine, the more efficient, and the
7 more energy that can be produced in the wind lease areas
8 using fewer units to operate and maintain, all of which
9 helps lower the cost of energy produced. It also means
10 we'll need less sea space to achieve our 25 gigawatt goal.

11 We use the anticipated dimensions of a 20 to 25
12 megawatt turbine that's included in the AB 525 Port
13 Readiness Plan as the basis for our planning effort.

14 Next slide.

15 --o0o--

16 SUZANNE PLEZIA: Now, the individual components
17 that make up the turbine are massive and heavy. This is
18 the nacelle for a 15 megawatt turbine, so you can imagine
19 the 20 to 25 megawatt turbine would be even larger than
20 this.

21 Next slide.

22 --o0o--

23 SUZANNE PLEZIA: And these components are too big
24 to be delivered by road or rail.

25 Next slide.

1 --o0o--

2 SUZANNE PLEZIA: So they must be manufactured at
3 ports and delivered by water. Now, this is similar to the
4 fixed bottom offshore wind installed around the world, so
5 we generally know what is entailed in the port
6 infrastructure needed to manufacture and stage these large
7 components.

8 Next slide.

9 --o0o--

10 SUZANNE PLEZIA: But for the floating foundation,
11 the technology is nascent and evolving rapidly. There are
12 a lot of different foundation designs under development
13 right now and only a few that have been deployed at a
14 pilot or small scale. And there's no facility that is
15 producing them at the serial production rate needed for
16 the commercial scale wind farms. And while we might not
17 know what designs will ultimately be selected by the
18 developers or that final production and assembly approach,
19 we do know they will be massive and heavy, so they will
20 require a lot of purpose built land to accommodate that
21 size and weight.

22 Next slide.

23 --o0o--

24 SUZANNE PLEZIA: And for floating offshore wind,
25 everything comes together at a staging and integration

1 site, where the components are delivered by water and
2 staged on the land, and then assembled on floating
3 foundations at the key using large cranes. Once fully
4 assembled and commissioned, and weather and metocean
5 conditions are right, the fully assembled unit is towed
6 out to the wind farms in central and Northern California
7 for final installation.

8 As the Port Readiness Plan indicated, the staging
9 and integration sites are the most critical, because the
10 entire production system flows through staging and
11 integration. We will need sufficient staging,
12 integration, and throughput capacity to achieve our
13 offshore wind energy goals in time, and the staging and
14 integration throughput capacity establishes the upstream
15 supply chain needed to feed the staging and integration
16 sites. Behind each of those tier one manufacturers are
17 multiple tier two manufacturers and suppliers. And behind
18 each tier two are multiple tier three and so on.

19 We have an opportunity to set up an industry
20 cluster here in California with manufacturing that will
21 maximize jobs and economic benefits. And the key to
22 unlocking it is staging and integration.

23 Next slide.

24 --o0o--

25 SUZANNE PLEZIA: Depending on the size of the

1 turbines, we'll need to produce around 1,300 of these
2 units by 2045 to meet that goal. The targeted production
3 rate is one of these units each week from each staging and
4 integration site, which is about 80 acres in size. And
5 according to the Port Readiness Plan, we'll need three to
6 five of those sites to meet our goal. So when planning
7 port infrastructure, scale and the economies of scale are
8 critical factors.

9 Next slide.

10 --o0o--

11 SUZANNE PLEZIA: That is where we think the Port
12 of Long Beach can help. As part of the largest port
13 complex in the nation, we have unique qualities that could
14 be leveraged to meet the scale of offshore wind. It
15 centers around this large area in our outer harbor, which
16 is behind a federal breakwater and adjacent to one of the
17 deepest and widest federal channels with direct access to
18 the open ocean and no air height restrictions and it's in
19 an ideal location within our harbor out of the way of the
20 other operations.

21 Being located in Southern California, we're
22 adjacent to the state's largest skilled marine,
23 manufacturing, and construction workforce. We're at the
24 center of the U.S. Supply chain with extensive road and
25 rail network connections. And we're a leader in

1 developing large marine infrastructure with the largest
2 capital program of any non-energy port in the nation for
3 the last decade running.

4 We were able to leverage that experience to move
5 quickly and develop a concept for an offshore wind
6 facility in this area, which we completed within five
7 months.

8 Next slide.

9 --o0o--

10 SUZANNE PLEZIA: The result is pier wind, the
11 largest, purpose built, offshore wind facility in the
12 United States. It's 400 acres with a continuous heavy
13 lift wharf at 7,700 feet, and plenty of area around the
14 facility for wet storage, of either floating foundations
15 waiting to be integrated at the key or fully assembled
16 units waiting to be towed out to the wind farm. Now, the
17 wet storage is important, because it disconnects the
18 operation at the key from the tow-out operation, allowing
19 serial production at the key to proceed uninterrupted
20 while the completed units wait to be towed out to the wind
21 farm, because the tow-out operation is variable, subject
22 to weather, metocean conditions, and vessel availability.
23 And the longer the tow distance, the more variable and the
24 more important wet storage becomes.

25 There are also fixed piers along the causeway

1 that could be used for commission activities or berthing
2 of the many vessels and tugs that will be required at peak
3 production levels. All of these features together help
4 facilitate an efficient operation with a high throughput
5 capacity. And as the green port, this will be designed to
6 be the cleanest, greenest offshore wind terminal
7 operation.

8 Next slide.

9 --o0o--

10 SUZANNE PLEZIA: And the concept is a great
11 terminal that can be divided up to meet the most critical
12 need, which we believe will be primarily staging
13 integration and floating foundation assembly, but could
14 also be manufacturing the components such as blades,
15 nacelles, or towers. It's flexible and adaptable and
16 large enough to accommodate serial production of larger
17 and larger turbines as innovation and technology advances.

18 Next slide.

19 --o0o--

20 SUZANNE PLEZIA: When it comes to schedule, time
21 is of the essence. We must develop the port
22 infrastructure with a sense of urgency, which is reflected
23 in our proposed aggressive delivery schedule. The
24 schedule is based on starting construction in January 2027
25 with the first hundred acres operational in early 2031,

1 the second hundred acres operational in late 2031, and the
2 last 200 acres coming online in 2035.

3 The cost for the entire 400 acres is estimated at
4 4.7 billion in 2023 dollars, so that is unescalated. And
5 this is more cost effective and efficient than building
6 five separate 80-acre facilities. This was a lesson
7 learned we heard from the east coast model, which is a lot
8 of more smaller port facilities spread amongst many
9 different states.

10 In California, we have the opportunity to develop
11 more cost effective and efficient port strategy to deliver
12 large scale offshore wind that will also support economies
13 of scale needed to lower the cost of that energy. The
14 full concept report for pier wind is published on the
15 port's website under pier wind webpage.

16 Next slide.

17 --o0o--

18 SUZANNE PLEZIA: So the benefits of pier wind
19 come back to scale. It's the economies of scale of
20 building the largest purpose-built offshore wind facility
21 in the United States to build the largest floating
22 offshore wind turbines in the world, at an efficient
23 serial production rate to achieve those economies of scale
24 that will accelerate the reduction of greenhouse gases,
25 while lowering the cost of that energy and unlocking

1 manufacturing to create an industry cluster that will
2 maximize jobs and economic benefits, all of which will
3 position California and the United States to be at the
4 forefront of floating offshore wind development. Of
5 course, all of those benefits represent what is possible,
6 but they are only potential at this point.

7 Next slide.

8 --o0o--
9

10 SUZANNE PLEZIA: We are but one piece in a larger
11 puzzle that will need to come together in a holistic
12 strategy for offshore wind to be successful. And as the
13 Port Readiness Plan noted, we'll need a lot of different
14 types of port facilities and a multi-port strategy to
15 achieve our goal. For California's ports to be
16 successful, we will need a whole-of-government supporting
17 us, along with significant State and federal funding.
18 Starting with the allocation of the 45 million in the
19 State's budget for offshore wind port facility planning
20 and preliminary a design efforts.

21 If we bring all of the pieces of the puzzle
22 together with strategies that work in concert with one
23 another for ports, permitting, transmission, sea space,
24 workforce, and the engine that drives the entire machine,
25 a centralized power procurement mechanism, we will achieve

1 our environment, energy, economic, and equity goals.

2 Next slide.

3 --o0o--

4 SUZANNE PLEZIA: Thank you. That concludes my
5 presentation and thank you for providing me time today to
6 present.

7 CHAIRPERSON KOUNALAKIS: Thank you very, very
8 much for that presentation. And next, we have Humboldt --
9 and I'm sure, by the way, there are going to be questions.
10 I have some. Humboldt Bay Harbor District presentation is
11 up next.

12 Is that also virtual?

13 EXECUTIVE OFFICER LUCCHESI: Yes.

14 CHAIRPERSON KOUNALAKIS: Okay. Please proceed.
15 (Thereupon a slide presentation.)

16 ROB HOLMLUND: Hi. Good afternoon. Can you hear
17 me?

18 CHAIRPERSON KOUNALAKIS: Yes, we can hear you.

19 ROB HOLMLUND: All right. Great. Thank you for
20 having us today. I'm -- I feel fortunate to be here and
21 it's an honor to share this information with you, and I'm
22 glad that I got to follow Suzanne. She shared a lot of
23 really good information and I had an opportunity to see
24 her presentation yesterday, so it allowed me to kind of
25 customize this one.

1 So what you're seeing here is Humboldt Bay and in
2 the background you see a smoke stack that's associated
3 with an old paper mill. And our proposed project is just
4 to the right of that. So I'll get to our proposed project
5 in a moment, but I, too, want to share some background
6 information.

7 So we can go to the next slide.

8 --o0o--

9 ROB HOLMLUND: One thing to think about is how
10 many turbines we need to reach California's goal. And the
11 presentation we just saw did a projection based off of 25
12 megawatt turbines. I did some calculations off of 15
13 megawatts turbines, which is really what's currently being
14 deployed and likely the wind farms off our coast are going
15 to be in that range of 15 to 25 megawatts.

16 So if we go to the next slide.

17 --o0o--

18 ROB HOLMLUND: It's a complex question to ask how
19 many of these need to be in the ocean, because there's so
20 many individual components that all need to come together.
21 So an offshore wind farm consists of so many individual
22 parts and it's very unlikely that any port can manufacture
23 and assemble all of those parts in a single location, so
24 they're going to have to come from multiple ports, and
25 then be assembled in a single port, and then deployed to

1 their location.

2 Next slide.

3 --o0o--

4 ROB HOLMLUND: So assuming that we've got 15
5 megawatt turbines, we're going to need 1,600 of these
6 floaters, 1,600 nacelles, 5,000 blades, three -- well, a
7 million feet of towers - this is from a presentation I did
8 in Norway at a conference - 2,800 miles of mooring lines
9 and miles and miles -- probably hundreds of thousands of
10 miles of transmission cables, none of which is currently
11 being manufactured on the west coast.

12 CHAIRPERSON KOUNALAKIS: I'm so sorry. Can you
13 just explain these numbers really quickly. You're saying
14 at a size of 15 to 25 megawatts per turbine --

15 ROB HOLMLUND: That's right.

16 CHAIRPERSON KOUNALAKIS: -- with the goal of how
17 many tote -- how much energy total?

18 ROB HOLMLUND: Sure. California's goal of 25
19 megawatts --

20 CHAIRPERSON KOUNALAKIS: Twenty-five. Okay.

21 ROB HOLMLUND: -- or gigawatts by 2045, yeah.

22 CHAIRPERSON KOUNALAKIS: Got it.

23 ROB HOLMLUND: Yeah. Thank you for that
24 clarification.

25 So none of these components are currently being

1 manufactured on the west coast of North America. And
2 fixed bottoms, there are some, starting to be manufactured
3 on the east coast, but we're going to very likely have our
4 own independent supply chain.

5 Next slide.

6 --o0o--

7 ROB HOLMLUND: And then there's the speed of
8 production, so -- again, if just we assume that we have 25
9 gigawatts 2045 with 15 megawatt turbines, 1600 total. And
10 if production starts in the year 2027, then we would need
11 an average of almost two per week every week for 18
12 straight years without stopping to reach that goal. And
13 that's just California's goal. BOEM made an announcement
14 yesterday about two lease areas off Oregon's coast, which
15 California ports are likely to contribute to as well.

16 Next slide.

17 --o0o--

18 ROB HOLMLUND: So from a port authority's
19 perspective --

20 CHAIRPERSON KOUNALAKIS: Sorry. Those are --
21 those are actually interesting numbers. Could you go back
22 to that slide real quick.

23 ROB HOLMLUND: Sure.

24 CHAIRPERSON KOUNALAKIS: Ninety-three per year to
25 get to the 2045 goal.

1 ROB HOLMLUND: And that's assuming 15 megawatt
2 turbines. Twenty-five megawatt turbines would assume
3 fewer than that, but that's, you know, a different kind of
4 investment. Of course, at some point, you get to a point
5 where your wharves can only handle so much weight, so we
6 have to future proof all of these projects and plan not
7 only for what's currently being deployed but what the
8 technology will look like in 15, 20 years.

9 CHAIRPERSON KOUNALAKIS: But did you -- so just
10 so I know, is that the same -- just because I can't do the
11 math that quickly --

12 ROB HOLMLUND: Uh-huh.

13 CHAIRPERSON KOUNALAKIS: -- for our 2030 goal?

14 ROB HOLMLUND: Our 2030 goal is 5 gigawatts.

15 CHAIRPERSON KOUNALAKIS: Um-hmm.

16 ROB HOLMLUND: So this would be one-fifth of this
17 number.

18 CHAIRPERSON KOUNALAKIS: Okay.

19 ROB HOLMLUND: But not for the speed, but for the
20 quantity. So for the speed, we'd still have to keep with
21 that speed to reach our 2030 goal. And I'll talk about
22 that more in a moment.

23 CHAIRPERSON KOUNALAKIS: Okay. Thank you.

24 ROB HOLMLUND: Um-hmm. So our perspective as a
25 port authority how -- what needs to be done in the next

1 three years. And oversimplifying this and just looking at
2 it from the Port's perspective, this doesn't look at
3 transmission.

4 If we go to the next slide.

5 --o0o--

6 ROB HOLMLUND: There are really three major
7 steps, and that is component manufacturing. And I think
8 all of us agree that we want to see as much of that in
9 California as possible. Then staging and integration and
10 what's called vertical assembly, where you take all of the
11 parts, compile them into one location, and then put it all
12 together so it can be towed out to sea. And then there's
13 the operation and maintenance of effectively what is power
14 plants in the ocean. So those are the three steps of what
15 needs to happen. So if we just look at those one at a
16 time.

17 Going to the next slide.

18 --o0o--

19 ROB HOLMLUND: First you've got to source all of
20 these components. And as we just saw, most of them are
21 far too large to ship inland. They're not going to move
22 by trains or trucks. They have to be moved by ship, which
23 means that they have to be manufactured in a port next to
24 the water. So the nacelles, the blades, the towers, the
25 floaters all need to be manufactured in ports, so they can

1 be shipped from one port to the next.

2 Next slide.

3 --o0o--

4 ROB HOLMLUND: So here you can see each of the
5 individual components coming from various ports all going
6 to one port.

7 Next slide.

8 --o0o--

9 ROB HOLMLUND: And that is the vertical assembly
10 site. So that wharf right there is 6,000 pounds per
11 square foot bearing capacity is nearly 10 times the
12 bearing capacity of your standard shipping container
13 wharf. To my knowledge, none of these exist in North
14 America at this size currently. So this is all brand new
15 infrastructure that would need to be created.

16 And this is the staging and integration step
17 where you get all of those components into one location,
18 put the whole components together.

19 And then the next slide you'll see that once
20 it's --

21 --o0o--

22 ROB HOLMLUND: -- compiled, then it gets towed
23 out typically with three or four tugs.

24 Next slide.

25 --o0o--

1 ROB HOLMLUND: And next.

2 --o0o--

3 ROB HOLMLUND: Then is the operation and
4 maintenance stage. And so then there's a whole nother
5 suite of jobs and activities coming out of ports to keep
6 these power plants in the ocean running.

7 Next slide.

8 --o0o--

9 ROB HOLMLUND: This is a map from a BOEM study
10 very similar to the results that the State Lands study in
11 early July came to. There are really only three places in
12 California where that vertical assembly or that critical
13 last step before they're deployed in the ocean can occur.
14 And that's Humboldt, Los Angeles, and Long Beach. And so
15 it really comes down to those parts to make sure that this
16 last stage can happen. So the blades could be
17 manufactured in many different ports. This is just
18 showing staging and integration.

19 Next slide.

20 --o0o--

21 ROB HOLMLUND: Looking at Humboldt's project, if
22 we go to the next slide.

23 --o0o--

24 ROB HOLMLUND: You can see that Humboldt is
25 pretty centrally located. You've got the Humboldt lease

1 area just off of our coast. Morro Bay down about 400
2 miles south. Coos Bay and Brookings lease areas even
3 closer to Humboldt Bay. So Humboldt Bay is very centrally
4 located.

5 And then next slide.

6 --o0o--

7 ROB HOLMLUND: Looking to the future, the
8 brighter red, the better the wind resources here. So the
9 best wind resources in California are just north and
10 south -- immediately north and south of Humboldt. And so
11 right now, the two lease areas are not sufficient, the
12 ones that have already been leased not sufficient to reach
13 California's goals. So future lease areas are likely to
14 be closely located to Humboldt, which puts us in a good
15 position to be able to service the state's goals.

16 Next slide.

17 --o0o--

18 ROB HOLMLUND: So there you can see Humboldt Bay.
19 That's the second largest Bay in California and the
20 Humboldt lease area immediately off our coast. So we're
21 the closest port to any of the lease areas. And if we
22 zoom in on Humboldt in the next slide --

23 --o0o--

24 ROB HOLMLUND: -- you can see this is our project
25 site here. It's 180-acre former paper mill and lumber

1 mill. Humboldt Bay was a major timber shipping port. A
2 lot of -- hundreds of acres of industrial lands in the bay
3 that are now currently vacant after the collapse of the
4 timber industry in the 1980s and 90s. So we have a lot of
5 readily available land, including this site, 180 acres.
6 The harbor district controls this site, owns the majority
7 of it, and there's a lot here I'd love to go into great
8 detail about this, but we have 600,000 square feet of
9 manufacturing buildings, 160 acres of lay down area,
10 floating foundation assembly.

11 And if we go to the next slide --

12 --o0o--

13 ROB HOLMLUND: -- we zoom in on a couple of the
14 wharves and the sinking basins and the berths. You can
15 see the crane there with the dotted line around it.
16 That's the reach of the crane. You can see here the
17 blades are being put on.

18 And then the next slide shows --

19 --o0o--

20 ROB HOLMLUND: -- if we kind of zoom to the south
21 a little bit, some wet storage areas, which the previous
22 presentation emphasized the importance of wet storage. So
23 we've got multiple acres of wet storage in the bay just
24 outside of the federal navigation channels.

25 Next slide.

1 --o0o--

2 ROB HOLMLUND: So we've got a lot of other
3 enhancements built into our project. We're looking at a
4 natural eco-shoreline. You saw a presentation about that
5 earlier. So where we do not have wharves, we're looking
6 at living shorelines and moving seawalls to do a
7 transition.

8 Our current phase one project has a 2.5 megawatt
9 ground-mounted solar project as well as plans for
10 roof-mounted solar on all 600,000 square feet of
11 buildings. Public recreation access immediately next to
12 our site. A class one bike path and associated fencing
13 that goes to -- as neighborhood enhancements, community
14 benefit program, green terminal strategy, and many others.

15 Next slide, I'll walk us through what we've
16 accomplished so far.

17 --o0o--

18 ROB HOLMLUND: So thanks to a \$10 million grant
19 from the California Energy Commission as well as \$500,000
20 from the State Lands Commission, a lot of investment from
21 the harbor district, we've conducted the vast majority of
22 the field study so far. Just this past week, our Board
23 signed a Project Labor Agreement for the construction of
24 the site, which is a really major step forward, doing a
25 lot of sea level rise planning and making sure that the

1 site is compatible with sea level rise.

2 Next slide.

3 --o0o--

4 ROB HOLMLUND: I will walk you through what we're
5 planning for the rest of this calendar year. We're well
6 into the CEQA and permitting process, well into the design
7 process. And we are planning on being done with
8 permitting and CEQA by the end of 2024, beginning
9 construction in 2025, and being operational in '27 or '28.

10 So as far as we can tell, our project will be the
11 first in California and the only project ready to do
12 vertical assembly in order to help the State reach its
13 2030 goals.

14 Next slide.

15 --o0o--

16 ROB HOLMLUND: I should also emphasize that we
17 have a philosophy here that there's enough wind to go
18 around. We know that there is no way we can do all of
19 this on our own and we worked closely with the Port of
20 Long Beach and believe very much in their project.
21 There's no way we could do all the vertical assembly, if
22 you look at the math, entirely on our own. And so the
23 Port of Long Beach's project is critical to the State's
24 success. And San Francisco Bay and all of the ports
25 there, manufacturing in San Diego, and Port Hueneme, this

1 is going to be an all-hands-on-deck kind of requirement if
2 we're going to reach the State's goals.

3 We have a website specifically about this, so you
4 can learn more there, if you go to the next slide.

5 --o0o--

6 ROB HOLMLUND: We also have an hour long YouTube
7 video that goes into much greater detail than I was able
8 to share with you today. I encourage you to check that
9 out.

10 And then next slide --

11 --o0o--

12 ROB HOLMLUND: -- is the conclusion. So thank
13 you for your time.

14 CHAIRPERSON KOUNALAKIS: Wow. That was really
15 informative, all three of those presentations. I have
16 some questions and comments, but I'd like to start with my
17 colleagues. Commissioner Kunkel, do you have any comments
18 or questions on the three reports?

19 ACTING COMMISSIONER KUNKEL: I do. First, I just
20 want to say it brings me such joy to see the continued
21 commitment of the State Lands Commission to support the
22 Sea Grant Fellows and just fantastic job to you.

23 All the presentations were really useful to
24 better understand the scale and the requirements necessary
25 to reach our renewable energy goals. There's just so many

1 moving parts on land and ports, in State and federal
2 waters, and so many different agency jurisdictions. And
3 it's clear that our State agencies are aligned to help
4 meet our climate goals efficiently and responsibly.

5 I just want to clarify. So we received -- we saw
6 two presentations, one from Long Beach and one from
7 Humboldt. These are two separate potential proposals for
8 ports to handle operations and manufacturing of offshore
9 wind, but there seems to be disagreement among if we only
10 need one port or if we might need more than one port. Is
11 there a consensus in -- from the State on how many ports
12 we need to handle manufacturing and operations?

13 SEA GRANT FELLOW KOLLER: Yeah. For
14 manufacturing -- and so there's three different kinds of
15 ports that we need. Manufacturing and fabrication are
16 where the actual components are constructed. Staging and
17 integration is where they're assembled, and operations and
18 maintenance is kind of the point ports where crews will
19 then go out and service those wind turbines.

20 So all told, for staging and integration, we need
21 at least four separate staging and integration sites. For
22 manufacturing and fabrication, we don't actually need
23 those manufacturing and fabrication sites in California to
24 meet the 2030 goals. However, the workforce development
25 report dives into the benefits -- the economic benefits

1 that California would reach from having those
2 manufacturing and fabrication sites located here in the
3 state.

4 So it's a little bit nuanced in terms of what we
5 need for manufacturing and fabrication. It's not
6 necessary to have them here in the state, but if we want
7 to capture the economic benefits from the supply chain and
8 the workforce, then it's preferable to have them here.

9 ACTING COMMISSIONER KUNKEL: Great.

10 SEA GRANT FELLOW KOLLER: Yeah.

11 ACTING COMMISSIONER KUNKEL: That's so helpful.
12 So if we do keep those opportunities here in the State,
13 can you just expand a little bit on the workforce
14 opportunities and requirements, like how many temporary
15 jobs, how many permanent jobs would be created, and
16 then -- well, let me just start.

17 SEA GRANT FELLOW KOLLER: Yeah.

18 ACTING COMMISSIONER KUNKEL: I have one follow-up
19 question.

20 SEA GRANT FELLOW KOLLER: Absolutely.

21 ACTING COMMISSIONER KUNKEL: I'll let you answer
22 that first.

23 SEA GRANT FELLOW KOLLER: If it is possible to
24 pull up our presentation, we have an appendix slide at the
25 very end, which just shows the range of jobs that could be

1 generated from the offshore wind industry. Would that be
2 possible?

3 ACTING COMMISSIONER KUNKEL: Oh, thank you. This
4 is perfect.

5 SEA GRANT FELLOW KOLLER: So basically, this
6 slide outlines three different scenarios, a baseline
7 scenario, a medium scenario, and a high scenario,
8 depending on the investments in manufacturing and
9 fabrication sites here in California.

10 And so the workers will come from all different
11 disciplines, engineers, mariners, laborers, welders. And,
12 yeah, that's going to depend, but I don't want to give a
13 number right offhand. That's not top of mind right now.

14 ACTING COMMISSIONER KUNKEL: Yeah. Just looking
15 at the graph, it looks like a little less than 4,000 jobs,
16 primarily in operations and maintenance by 2046, and
17 there's a curve here.

18 CHAIRPERSON KOUNALAKIS: It's okay. I think -- I
19 think we've got this -- we've got the graph.

20 SEA GRANT FELLOW KOLLER: Thank you.

21 ACTING COMMISSIONER KUNKEL: Do you know if --
22 how the trend continues past that? I guess I'm just more
23 curious about how many permanent jobs? How many of these
24 jobs are permanent?

25 SEA GRANT FELLOW KOLLER: Yeah. So a lot of

1 these jobs are related to getting these projects off the
2 ground and won't necessarily be needed for the operations
3 and maintenance of it. And the -- there is a big enough
4 range where I'm not necessarily comfortable giving a
5 specific number of permanent jobs.

6 ACTING COMMISSIONER KUNKEL: Okay.

7 SEA GRANT FELLOW KOLLER: Looking into the
8 Workforce Development Readiness Plan, there are -- there's
9 a real range of what those jobs could look like, so yeah,
10 I don't think I have a specific number right now.

11 ACTING COMMISSIONER KUNKEL: Got it.

12 SEA GRANT FELLOW KOLLER: Yeah.

13 ACTING COMMISSIONER KUNKEL: So we're still in
14 the planning phases. I understand that.

15 SEA GRANT FELLOW KOLLER: Yes.

16 ACTING COMMISSIONER KUNKEL: And the -- on your
17 slides, you had some goals or recommendations from the AB
18 525 Workforce Development Plan.

19 SEA GRANT FELLOW KOLLER: Yes.

20 ACTING COMMISSIONER KUNKEL: What is the timeline
21 for those? Specifically, I was wondering about when will
22 an agency be identified for leading economic development
23 and when will these training programs be developed?

24 EXECUTIVE OFFICER LUCCHESI: So all of these
25 reports are feeding into the broader AB 525 strategic plan

1 that will include recommendations to the point that you're
2 raising right now. So that plan is -- and those
3 recommendations are being developed and finalized in
4 real-time right now. So we will have more and a better
5 idea of what the State's recommendations will be once that
6 public draft of AB 525 when that comes out.

7 ACTING COMMISSIONER KUNKEL: Fantastic. Thank
8 you. Just the report and the presentations were really
9 very informative. Thank you so much. Really appreciate
10 your hard work.

11 SEA GRANT FELLOW KOLLER: Thank you.

12 CHAIRPERSON KOUNALAKIS: Thank you.

13 Commissioner Miller, do you have any comments or
14 questions?

15 ACTING COMMISSIONER MILLER: Just a brief one and
16 echo the thanks. I think just in terms of the
17 coordination between State, local, and federal government,
18 just as the plan comes out just wondering if you've seen
19 any best practices or any ways that that could be
20 improved, because as you point out, this is a big part of
21 the State's long-term energy goals, longer term than some
22 of the other storage and solar pieces, that I like your
23 little duck curve.

24 So just how -- I think that probably is one of
25 the bigger challenges, I was just wondering if you've seen

1 any ways in which that's being done differently across the
2 country, or I know Humboldt has been working in Norway and
3 other places. That's a huge amount of their energy. So I
4 just want to make sure we're cognizant of creating
5 efficiencies in streamlining.

6 SEA GRANT FELLOW KOLLER: Yeah. Please.

7 EXECUTIVE OFFICER LUCCHESI: So it's been my
8 impression under the leadership of the Newsom
9 administration and the Energy Commission of -- over the
10 past five plus years of really looking internationally at
11 what those best practices are, what has worked, what
12 hasn't, looking at the east coast to see what has worked
13 in terms of planning and implementation there and what
14 hasn't. And so we're -- all of us State agencies are
15 certainly taking those lessons learned and incorporating
16 that into our individual efforts and then the broader
17 planning. And I would assume the same is for our ports
18 and harbor districts as well.

19 I know they have been doing the same kind of
20 outreach and engagement, and site tours, and all of that.
21 And we are coordinating extremely closely with BOEM and
22 the federal -- our federal counterparts on that as well --

23 ACTING COMMISSIONER MILLER: Great. Because I do
24 think one of the other challenges we face with wind is
25 just some of our environmental partners and how we're

1 working with them, because we have seen some delays in
2 construction and our ability to really get these types of
3 projects off the ground, so I just think it's really
4 important that we're doing all of that now, so that
5 eventually we -- we're closer to developing these
6 resources.

7 EXECUTIVE OFFICER LUCCHESI: Agreed

8 ACTING COMMISSIONER MILLER: Thank you.

9 CHAIRPERSON KOUNALAKIS: Thank you. So I was up
10 in Humboldt not too long ago and had pretty thorough
11 briefings up there what's going on with those projects
12 then, and the timeline, et cetera. But I hadn't realized
13 the degree to which Long Beach is moving forward and being
14 able to support the central coast planning effort. And
15 we've been talking a lot about the 2045 goals, but I think
16 it's really worth remembering that we have a major 2030
17 goal, because 2030 is seven years away. And so with the
18 math that I used just back of the envelope based on the
19 numbers you gave us, it looks like we're going to have
20 somewhere between 200 and 300 of these turbines that need
21 to be up, and floating, and operational, and conveying
22 power in seven years. And that is a humbling notion.

23 And I have been saying for a long time as the
24 co-sponsor of AB 525 that we are going to have to move
25 very, very quickly in this State. To give context for

1 what five gigawatts means, there is only about a half a
2 gigawatt of floating offshore wind currently operational
3 in the world. So this is cutting-edge technology, but it
4 is proven effective, because largely it's an extension of
5 the fixed offshore wind, which we know has been in place
6 and developed not just around the world, but on the east
7 coast.

8 So this is a very, very exciting time. And when
9 I hear the kinds of presentations that I do -- that I did
10 just now, that even staying on top of developments, my
11 office and I have tried to do, that there is more
12 information coming and more advancements that have already
13 been made just again from one briefing to the next, gives
14 me great confidence that California has what it takes to
15 deliver this, recognizing what a massive undertaking it
16 is.

17 So thank you to everyone involved for your
18 commitment to moving forward to this. Maybe one more
19 statistic worth remembering going back to those 2045 goals
20 is that in order to reach them, ultimately we're going to
21 have to triple the amount of electricity that is produced
22 in the State of California and that is -- that is part of
23 our grid. Triple by 2045 to meet our goals. So when we
24 talk in these kind of large flowery terms, not large
25 flowery, but you understand in the visionary term of

1 transitioning to a clean energy future, this is what the
2 roadmap looks like.

3 So thank you for the presentation, for how
4 comprehensive it is, for working again in an interagency
5 environment on developing offshore wind, but to the actual
6 people who are working every day to make the vision become
7 a reality.

8 So with that, Michelle, do we have any one from
9 the public who would like to comment on this item?

10 OFFICE TECHNICIAN PELKA: Yes, Madam Chair. Our
11 first public speaker is Nancy Kirshner. You may unmute
12 yourself and begin you comments.

13 NANCY KIRSHNER-RODRIGUEZ: Hello. Can you hear
14 me?

15 CHAIRPERSON KOUNALAKIS: Yes, we can hear you.

16 NANCY KIRSHNER-RODRIGUEZ: Great. Hello. This
17 is -- thank you, commissioners and Chair Kounalakis. It's
18 good to see you. This is Nancy Kirshner-Rodriguez. I'm
19 the Senior Director for Policy and Outreach at the
20 Business Network for Offshore Wind. We are the largest
21 offshore wind supply chain organization in the United
22 States with close to a hundred of our member companies now
23 based in or with offices in California, including, of
24 course, the developers, the ports of Long Beach and the
25 Humboldt County Economic Development Agency, many labor

1 unions including pile drivers, iron workers, laborers,
2 operating engineers, carpenters, longshoremen, and many of
3 the tier one and tier two suppliers.

4 We have been actively working with the ports
5 across the country and I staff our Ports and Logistics
6 Working Group. We want to express our appreciation today
7 for all of the work the State Lands Commission staff and
8 commissioners are doing and overseeing this work on
9 offshore wind in collaboration other State agencies,
10 especially the CEC. We are proud to work in partnership
11 with other organizations working to push forward offshore
12 wind as a very viable and significant long-term energy
13 source for California. We were very glad to have a
14 representative of the Commission participate in our
15 international partnering forum this past spring, as well
16 as our supplier days in June in Long Beach.

17 And this report that you are talking all about
18 today I think will be extremely significant, because it
19 really does give a lot of details that are extremely
20 necessary for the State to grapple with as we all work
21 together to look to find the funding, and to ensure that
22 we can meet these enormous challenges. We will all need
23 to work together and we are committed to continuing to
24 work with you to meet these long-term goals.

25 Thank you for the opportunity to speak and I look

1 forward to future collaborations.

2 CHAIRPERSON KOUNALAKIS: Thank you very much.

3 Michelle, do we have the next speaker, please?

4 OFFICE TECHNICIAN PELKA: Thank you, Chair.

5 There are no hands raised for comments at this time.

6 CHAIRPERSON KOUNALAKIS: Okay. Then let me just
7 say again to everyone who participated in that item, that
8 it was great information and very much looking forward to
9 next steps.

10 So Ms. Lucchesi, what is the next order of
11 business?

12 EXECUTIVE OFFICER LUCCHESI: Our next order of
13 business is our second public comment period.

14 CHAIRPERSON KOUNALAKIS: Very good. If anyone
15 would like to address the Commission on any matter that is
16 not on today's agenda, please come to the podium or raise
17 your hand. I will call on those who are here in person
18 first and then afterward, we will move on to those joining
19 us virtually. Michelle, please call on the first person
20 who'd like to make a public comment.

21 OFFICE TECHNICIAN PELKA: At this time, we have
22 no hands raised for public comment.

23 CHAIRPERSON KOUNALAKIS: Okay. Well, thank you,
24 Michelle. And that concludes our second public comment
25 period.

1 Do any of the Commissioners have any additional
2 comments or questions?

3 ACTING COMMISSIONER KUNKEL: (Shakes head).

4 ACTING COMMISSIONER MILLER: (Shakes head).

5 CHAIRPERSON KOUNALAKIS: Very good. Ms.
6 Lucchesi?

7 EXECUTIVE OFFICER LUCCHESI: I think that
8 concludes --

9 CHAIRPERSON KOUNALAKIS: Very good.

10 EXECUTIVE OFFICER LUCCHESI: -- our business
11 today.

12 CHAIRPERSON KOUNALAKIS: That concludes the
13 meeting and we are hereby adjourned. Thank you, everyone.

14 (Thereupon the California State Lands
15 Commission meeting adjourned at 1:05 p.m.)
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CERTIFICATE OF REPORTER

I, JAMES F. PETERS, a Certified Shorthand Reporter of the State of California, do hereby certify:

That I am a disinterested person herein; that the foregoing California State Lands Commission meeting was reported in shorthand by me, James F. Peters, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed, under my direction, by computer-assisted transcription;

I further certify that I am not of counsel or attorney for any of the parties to said meeting nor in any way interested in the outcome of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of August, 2023.



JAMES F. PETERS, CSR
Certified Shorthand Reporter
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