



A Conservation Framework for the Diablo Canyon Lands

(a plan for their conservation and sustainable public access)

by the
Friends of the Diablo Canyon Lands

May 14, 2021

Introduction

The Diablo Canyon Power Plant (DCPP), operated by Pacific Gas & Electric Company ("PG&E"), is located along the Diablo Coast in San Luis Obispo County. Surrounding the plant are the Diablo Canyon Lands -- more than 12,000, mostly undeveloped acres that have served as a buffer to the plant's nuclear operations for four decades. The lands are owned in part by PG&E and in part by its subsidiary, Eureka Energy.

The DCPP contains two nuclear reactors that will be shut down permanently by 2025. Upon the plant's closure and subsequent decommissioning, the Diablo Canyon Lands will no longer be needed by PG&E or Eureka Energy, and are thus expected to be transferred away by those entities.

There has been considerable community discussion and many questions asked about the future of the Diablo Canyon Lands. For example, who should own these lands after plant closure and decommissioning? How should they be managed? To what extent should these lands be accessible to the public? And how can we ensure the protection of the unique and fragile ecological, scenic, cultural, and other resources found on the lands and coast?

We formed the Friends of the Diablo Canyon Lands to attempt to answer the key questions about the future of the Diablo Canyon Lands. We are not the first group to attempt this, but we have taken the views of others into consideration in developing this plan and its Conservation Framework, which is described in detail in this report and attached as Appendix A.

Our **short-term goal** in preparing this report is to have our recommendations included in the 2021 PG&E Nuclear Decommissioning Cost Triennial Proceeding (NDCTP). The NDCTP is prepared every three years by PG&E and submitted to the California Public Utilities Commission (CPUC) for approval. It thereafter serves as a blueprint for plant decommissioning and the future of the lands. PG&E has specifically requested input on the Diablo Canyon Lands for the 2021 NDCTP and this report is in response to its request. (For more information about PG&E's outreach efforts on the Diablo Canyon Lands, visit: https://www.pge.com/en_US/safety/how-the-system-works/diablo-canyon-power-plant/diablo-canyon-power-plant/diablo-lands-conservation.page)

Our **long-term goal** in preparing this report is to see the recommendations contained in this report successfully implemented for the benefit of people and wildlife for generations to come.

Members of the Friends of the Diablo Canyon Lands

In presenting the recommendations and/or observations contained herein, we formed a group of individuals and organizations that share the common desire of conserving in-perpetuity the ecological, cultural, and scenic resources of the Diablo Canyon Lands, while providing for sustainable, managed public access. The Friends include environmental, conservation, and other non-profit organizations; potential land owners; recreational advocates including equestrians, mountain bikers, hikers, and other access proponents; various federal, state, and local entities/agencies; economic development proponents; and communities adjacent to the Diablo Canyon Lands. See Appendix B for the full list of the Friends of the Diablo Canyon Lands.

Resources of the Diablo Canyon Lands

The approximately 12,000-acre Diablo Canyon Lands are located in San Luis Obispo County, California. They are owned in part by PG&E and in part by its subsidiary, Eureka Energy. Other than the area where the Diablo Canyon Power Plant (and its ancillary facilities and structures) is located, the land is virtually undeveloped.

Ecological and Scenic Resources

The Diablo Canyon Lands stretch for fourteen miles along the coast. During PG&E's tenure, the lands have been managed for grazing, agriculture, erosion and weed control, reduction of fire hazards, public access (on the Pecho Coast and Point Buchon trails), and for the protection of ecological, scenic, and cultural resources, including endangered species.

Over the years, PG&E and its consultants have conducted numerous biological studies and surveys of the Diablo Canyon Lands. These studies, which describe the relatively undisturbed grasslands, coastal bluffs and terraces, coastal sage scrub, oak woodlands, and bishop pine forests, have revealed the diverse and largely undisturbed collection of natural resources. Sensitive species on the Diablo Canyon Lands are present and include several federally threatened species such as the California red-legged frog and the South-Central California coast steelhead trout. Fields of native coastal prairie grasslands such as purple needle grass and fescue create habitat for several species of special concern such as western burrowing owls, San Diego desert woodrat, and American badgers. The California Native Plant Society has documented many sensitive plants that are ranked as either rare or on a watch list under their rare plant ranking system. A sensitive resource study was conducted on the lands in 1996, and is attached as Appendix C.

PG&E has also engaged in extensive study of the Diablo Coast, including the intertidal zone and the areas adjacent to the utility's marina and the plant's once-through cooling intake and discharge areas. These studies have revealed the presence of a rich marine environment and unusually biodiverse and intact tide pools. For more information about the coastal and marine resources of

the Diablo Coast, please visit: <https://diablocanyonpanel.org/wp-content/uploads/2020/12/10-28-20-Meeting-Transcript.pdf>

The Diablo Canyon Lands were ranked as a highest priority target for conservation by The Nature Conservancy in its 2000 report “Conserving the Landscapes of San Luis Obispo County.” The lands (contained within the “Irish Hills” planning area) were so identified due to their outstanding natural and scenic resources; the fact that the area is large and sufficiently unfragmented to sustain the ecological resources over time; and the potential threat from unfettered residential and commercial development along this highly scenic stretch of the Central Coast (see Appendix D).

The conservation of the Diablo Canyon Lands is consistent with the Governor’s Executive Order N-82-20, finding that “California’s rich biodiversity is increasingly threatened by loss of habitat, spread of invasive species, decreasing water supplies, and increasingly frequent and severe climate impacts,” and declaring that “it is the goal of the State to conserve at least 30 percent of California’s land and coastal waters by 2030.” And, further, “To advance efforts to conserve biodiversity, the California Natural Resources Agency is directed to...strategically prioritize investments in cooperative, high-priority actions that promote biodiversity protection, habitat restoration, wildfire-resilient, sustainably managed landscapes and other conservation outcomes.”

Cultural Resources

In addition to their ecological and scenic resources, the Diablo Canyon Lands also contain highly significant and sacred cultural resources, including historic village sites, cultural landscapes, cultural material, cemeteries, and artifacts. The Diablo Canyon Lands are part of the ancestral homelands of the Northern Chumash, documented at over 10,000 years.

PG&E, its consultants, and others have made extensive studies of the cultural resources of the Diablo Canyon Lands, although most of that documentation is not public, in order to protect the resources from disturbance and degradation. It is also likely that unidentified cultural resources and places exist on the Diablo Canyon Lands. In the last few years, yak tityu tityu yak tiłhini Northern Chumash Tribe of San Luis Obispo County (ytt) in partnership with PG&E and Cal Poly have worked to preserve the ytt village site of tstywi on the Pecho Coast of the Diablo Canyon Lands (see Appendix E).

Modern History of the Diablo Canyon Lands

Through a series of land acquisitions beginning in the 1960s, the Diablo Canyon Lands were acquired by PG&E and Eureka Energy, to serve as the location for and buffer lands around the nuclear operations of the Diablo Canyon Power Plant, which went online in the mid-1980s. The power plant has operated continuously since then.

DREAM Initiative – Voter Support for Conservation of the Diablo Canyon Lands

In 2000, over 75 percent of the voters of San Luis Obispo County approved the DREAM (Diablo Resources Advisory Measure) Initiative. DREAM was an advisory ballot measure that called on county leaders and PG&E to set aside the Diablo Canyon Lands for habitat preservation, agriculture, and public use upon closure of the plant. The initiative was unanimously supported by the San Luis Obispo County Board of Supervisors, PG&E, and numerous community and environmental organizations. (For more information about the DREAM Initiative, see Appendix F.)

In 2016, PG&E announced plans to close the DCP, and in 2018 those plans were approved by the California Public Utilities Commission. PG&E suspended its application before the Nuclear Regulatory Commission for an extension of its operating licenses and the plant will cease operation and close by 2025. Decommissioning activities will continue for a decade or more after closure.

Diablo Canyon Decommissioning Engagement Panel

In 2018, PG&E formed the Diablo Canyon Decommissioning Engagement Panel (Engagement Panel), a group to serve as liaison between PG&E and the communities affected by the plant's closure. (For more information about the Engagement Panel, visit: www.diablocanyonpanel.org)

Between 2018 and the present, the Engagement Panel held multiple public workshops and meetings regarding the Diablo Canyon Lands and their future. Hundreds of community residents and others attended those events, and thousands of public comments were received. The input and community sentiment were reflected in the Engagement Panel's Strategic Vision, which contains the following recommendations regarding the Diablo Canyon Lands:

- *The 12,000 acres of Diablo Canyon Lands surrounding the DCP are a precious treasure and a spectacular natural resource that should be preserved in perpetuity for the public and future generations, in acknowledgement of the significant resource values.*
- *The public should be ensured access to the Diablo Canyon Lands to the greatest extent possible, while protecting and preserving sensitive habitats, cultural sites and other resources.*
- *The use of the Diablo Canyon Lands should include activities that are consistent with wildlife and resource protection and visitor enjoyment including multi-use trails for hiking, mountain biking, equestrian use and managed overnight camping.*
- *The preservation of sacred Native American sites should be assured.*
- *The request for land ownership by the local Native American community should be acknowledged and considered as a valid claim for historical reasons, while bearing*

in mind the overwhelming public testimony that the Diablo Canyon Lands be conserved and available to the public for managed use.

- *The long-term protection of ecological, scenic, and cultural resources and the well-being of local communities should be a primary consideration in determining the appropriate level of public access to the Diablo Canyon Lands.*
- *The establishment of at least two multi-use trail extensions of the California Coastal Trail should be pursued which include both a trail along the coast and an interior trail through Wild Cherry Canyon and other protected Irish Hills properties.*
- *The coastal section of the Diablo Canyon Lands should be protected to a higher degree, as needed to ensure the conservation of the more fragile marine, tidal, and coastal environment.*
- *The interior sections of the Diablo Canyon Lands (including the lands associated with transmission lines) should allow for multiple compatible uses, including hiking, mountain biking, and equestrian use, and connections to the Irish Hills and Montana de Oro trail systems.*
- *The use of Diablo Canyon Lands for motorized vehicles (other than in parking areas, access roads and for maintenance and management activities) and night-time recreational use (other than camping as may be allowed) should be prohibited as inconsistent with resource protection.*
- *The use of Diablo of Diablo Canyon Lands for camping should be permitted only to the extent it is consistent with the safety of the community and the protection of cultural and environmental resources.*
- *The importance and legacy of the Native American community to the Diablo Canyon Lands, including methods to provide acquisition or access to those lands should be explored.*
- *The preservation of cultural and archeological sites and artifacts, including burial grounds should be ensured.*
- *The transfer, by easement or fee title, of a portion of the Diablo Canyon Lands for exclusive use by the Native American community should be considered, with protection by conservation easement or other such means that would allow limited development consistent with local zoning and the preservation of environmental and cultural resources in perpetuity.*

www.diablocanyonpanel.org/panel-reports/strategic-vision-report/

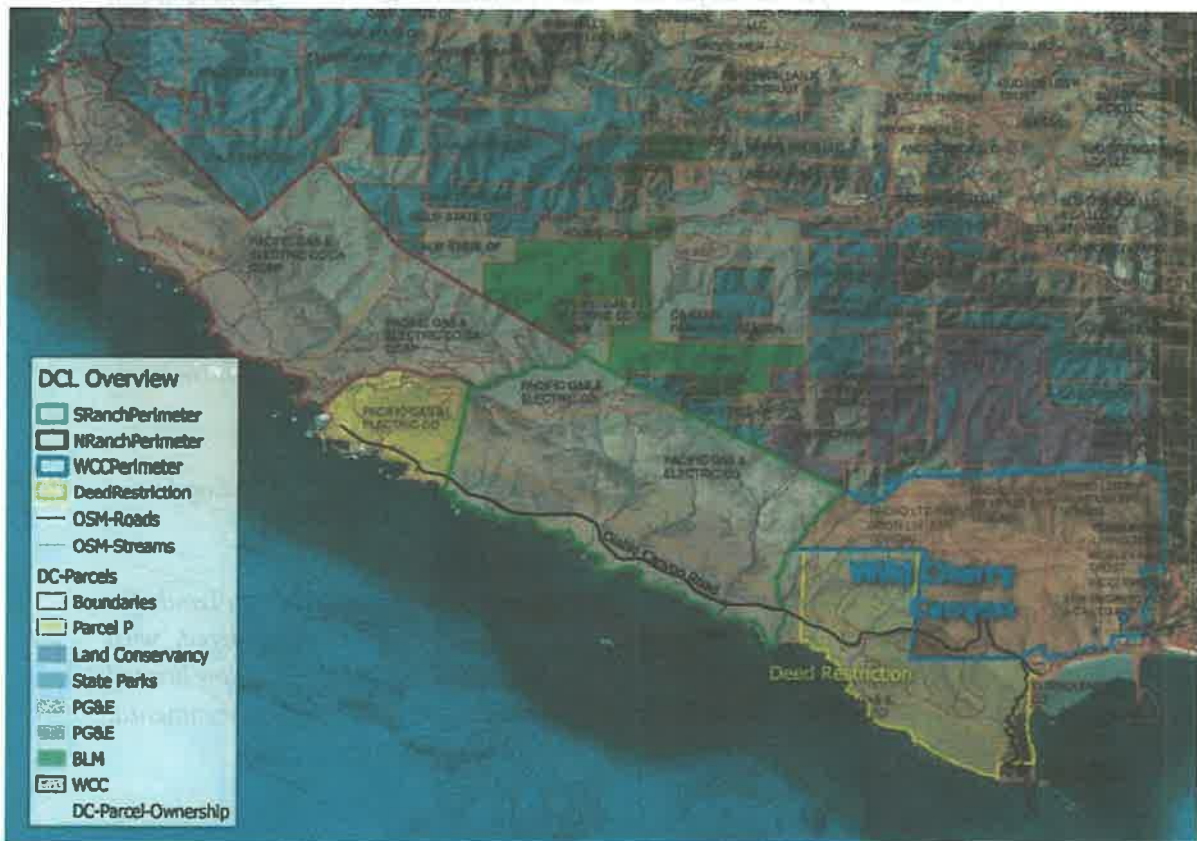
Tribal Lands Transfer Policy

In 2019, the California Public Utilities Commission (CPUC) passed the landmark Tribal Lands Transfer Policy. The purpose of the Policy is to protect sacred places and cultural resources and to ensure meaningful consideration of tribal interests and the return of lands within a tribe's ancestral territory to the appropriate tribe. (For more information about the CPUC's Tribal Lands Transfer Policy, visit: www.cpuc.ca.gov/tribal/)

Consistent with the Tribal Lands Transfer Policy, the CPUC will encourage and facilitate transfers of real property to California Native American tribes. The Policy creates an expectation that for any future disposition of real property owned by a utility, tribes will be offered a right of first refusal to purchase the property, prior to it being put on the general market. Thus, the section of the Diablo Canyon Lands that is owned by PG&E (i.e., North Ranch) will be subject to a right of first refusal by the tribe(s) whose ancestral territory includes the Diablo Canyon Lands.

Units of the Diablo Canyon Lands

For the purposes of this report, the 12,000-acre Diablo Canyon Lands are divided into three separate units.



The Diablo Canyon Lands:
A Plan for their Conservation and Future Use

North Ranch

North Ranch is approximately 4,600 acres. It is located directly south of Montana de Oro State Park and immediately north of Parcel P (the site of the power plant and its associated infrastructure). North Ranch contains some of the most spectacular tide pools and Northern Chumash cultural sites along this section of the California coastline. North Ranch already has managed public access via the Point Buchon Trail, a perpetual, deed-restricted area that was created as mitigation for PG&E's construction of its spent nuclear fuel storage facility. The Point Buchon Trail allows managed public access to a coastal bluff trail that extends 3.6 miles along the coast and allows 275 hikers per day, five days a week. (For more information about the Point Buchon Trail, visit: www.pge.com/en_US/residential/in-your-community/local-environment/diablo-canyon-trails/point-buchon-trail.page)

The North Ranch coastal terraces have been farmed and grazed since the late 1800's. Farming stopped in the mid-1980s, but a rotational grazing program continues. North Ranch is owned by PG&E and thus is subject to the CPUC Tribal Land Transfer Policy.



North Ranch, Diablo Canyon Lands

South Ranch

South Ranch is approximately 5,000 acres and is located directly south of Parcel P. This land is characterized by a broad and undeveloped coastal terrace extending to the foothills of the Irish Hills. It contains rich cultural resources including numerous historical village sites of the Northern Chumash. Public access to the South Ranch is limited to the Pecho Coast Trail, which is available by reservation only; docent-led hikes are offered a few days a week for limited group sizes to the Point San Luis Lighthouse (3.75 miles roundtrip) and to Rattlesnake Canyon (8 miles roundtrip). (For more information about the Pecho Coast Trail, visit: www.pge.com/en_US/residential/in-your-community/local-environment/diablo-canyon-trails/pecho-coast-trail.page)

South Ranch coastal terraces were farmed until the 2010 and rotational grazing continues. The southwestern most portion of South Ranch contains 1,200 acres that are permanently deed restricted to prevent development. This restriction was required as mitigation for PG&E's replacement of the steam generator for the power plant. South Ranch is owned by Eureka Energy and thus is not subject to the CPUC Tribal Land Transfer Policy.



South Ranch, Diablo Canyon Lands

Wild Cherry Canyon

Wild Cherry Canyon is approximately 2,400 acres and is adjacent to South Ranch, to the southeast. It has been the focus of multiple (and as of yet unsuccessful) conservation attempts over the years by The Nature Conservancy and the American Land Conservancy. These efforts were previously known as the Avila Ranch Project (see Appendix G). Wild Cherry Canyon is owned by Eureka Energy and thus is not subject to the CPUC Tribal Land Transfer Policy.

Wild Cherry Canyon is currently subject to litigation between Eureka Energy (which contends it has full ownership and use of the land) and various partnerships (which contend they have valid, long-term leases over the land that give them control over the property for decades to come). The outcome of the litigation will determine the opportunity for conservation and identify the parties with whom any potential purchasers would negotiate.

Wild Cherry Canyon, Diablo Canyon Lands



Parcel P

The other major land component associated with the Diablo Canyon Lands is known as Parcel P, which is owned by Eureka Energy. It is the approximately 600-acre area where the Diablo Canyon Power Plant and other facilities/structures are located, including the reactors, spent nuclear fuel cooling pools, and the spent nuclear fuel dry cask storage site. Parcel P is also the location of the Diablo Canyon marina, breakwaters, and nearby intake and discharge coves and structures.

A local economic development group, REACH, is collaborating with community organizations and individuals on the potential repurposing of the non-contaminated structures and facilities on Parcel P in an effort to boost the local economy and produce head-of-household jobs in light of Diablo Canyon's closure.

The future of Parcel P is a complex and challenging set of issues that is beyond the scope of this report. For more information about this process, visit: www.pge.com/en_US/safety/how-the-system-works/diablo-canyon-power-plant/diablo-canyon-power-plant/diablo-repurposing.page; for information about REACH, visit www.reachcentralcoast.org



Parcel P, Diablo Canyon Lands (including breakwaters)

Conservation Framework for the Diablo Canyon Lands

Based upon the community's input as reflected in the Diablo Canyon Decommissioning Engagement Panel's public process and resulting Strategic Vision document; the overwhelming popular vote of San Luis Obispo County residents in support of the 2000 DREAM Initiative; the Tribal Lands Transfer Policy; and the work of the Friends of the Diablo Canyon, we adopt the following framework for the conservation of the Diablo Canyon Lands:

Mutual Goals

- The ecological, scenic, and other natural resources of the Diablo Canyon Lands should be protected in perpetuity;
- The cultural resources of the Diablo Canyon Lands -- including burial sites, cultural artifacts, historic Northern Chumash village sites, and other sacred areas -- should be protected and preserved in perpetuity;
- A Diablo Canyon Lands managed public access program should be created to provide sustainable public access to both coastal and interior areas; and
- The ownership of the Diablo Canyon Lands should be transferred away from PG&E and Eureka Energy, to an appropriate entity or entities that can ensure the long-term conservation of and managed public access to the lands.

Key Elements/Recommendations

1. **Transfer ownership and management of the Diablo Canyon Lands** to an entity or entities (including possibly federal, state, tribal, local, or non-profit organization) in a manner that is **consistent with the DREAM Initiative, the Strategic Vision of the Diablo Canyon Lands Decommissioning Engagement Panel, and the Tribal Land Transfer Policy**;
2. **Transfer ownership and management of the Diablo Canyon Lands to an entity or entities that demonstrate(s) the ability to satisfy the following:**
 - (a) Raise adequate funds to initially purchase the land interests;
 - (b) Establish an adequate endowment or otherwise demonstrate the ability to perpetually maintain and manage the resources and public access program;

- (c) Create and record perpetual conservation easements over the entire Diablo Canyon Lands, per Key Element 3 below, at the time of transfer of ownership; and
 - (d) Create a perpetual, sustainable, and appropriately sited, managed public access and use plan, per Key Element 4 below.
3. **Create and record a conservation easement over all Diablo Canyon Lands** (regardless of ownership or management) to accomplish the following:
- (a) ensure protection of ecological, scenic, cultural, and other natural resources;
 - (b) prohibit commercial development (see Appendix H);
 - (c) prohibit other development except for limited development necessary to achieve specified conservation goals in non-resource-sensitive areas or uses that do not undermine the conservation values of the land;
 - (d) prohibit unmanaged public access; and
 - (e) prohibit non-sustainable grazing or other non-sustainable agricultural activities.

The conservation easement shall be held and managed in-perpetuity by a qualified governmental or non-profit entity that satisfies the following: (1) its mission is compatible with the long-term conservation of and managed public access to the Diablo Canyon Lands, and (2) it demonstrates the ability to perpetually monitor and enforce the terms of the conservation easement(s) through an endowment or other reliable and long-term funding mechanism.

4. **Create a perpetual, sustainable, and appropriately sited, managed public access and use plan**, to include the following:
- (a) **a managed public access program for multiple users/uses on Wild Cherry Canyon**, including public access (but very restricted vehicle access) for hiking, mountain biking, equestrian use, limited leashed-dog activity, and appropriately sited, low user cost/low impact overnight camping; and
 - (b) **a public, non-motorized trail system** throughout the Diablo Canyon Lands, including:
 - (i) a primary coastal (and where appropriate, bluff) hiking trail from Wild Cherry Canyon through South Ranch and North Ranch to Montana de Oro, and connecting the Point Buchon and Pecho Coast trails;

- (ii) a primary interior trail for hiking, mountain biking, and equestrians from Wild Cherry Canyon to Montana de Oro, via protected properties within the Irish Hills;
 - (iii) possible secondary trails to connect the two primary trails with potential access by mountain bikers and equestrians to areas on or near the coastal trail, and for multiple uses/users on Wild Cherry Canyon; and
- (c) In all cases, the trail systems shall be carefully sited, designed, and constructed in coordination with tribal representatives and cultural, biological, and other experts to avoid sensitive ecological, scenic, and cultural resources and to balance the experience of public users with the in-perpetuity conservation of the land.

Next Steps and Strategies

Adoption of the Conservation Framework

As noted above, the **short-term goal** in preparing this report is to have the recommendations (and specifically the Conservation Framework contained herein) included in the 2021 Nuclear Decommissioning Cost Triennial Proceeding (NDCTP). The first step will be achieved by the submission of and advocacy for this report to PG&E, the California Public Utilities Commission, key agencies engaged in the decommissioning process (including the County of San Luis Obispo, the California Coastal Commission, and the State Lands Commission), key potential land acquisition funding agencies (the California Coastal Conservancy, California State Parks, the California Wildlife Conservation Board, the Land and Water Conservation Fund, etc.), and local elected officials (Congressman Salud Carbajal, State Senator John Laird, State Assemblymember Jordan Cunningham, and the San Luis Obispo County Board of Supervisors).

Land Transfers

The **long-term goal** in preparing this report is to see the recommendations of this report successfully implemented to benefit people and wildlife, for generations to come. Specifically, the transfer of ownership and management of the Diablo Canyon Land Units as recommended, along with the establishment of conservation easements covering all Diablo Canyon Lands (regardless of ownership/management) and an appropriate managed public access program. This will require coordination with and between the current land owners (PG&E and Eureka Energy); state and other funding agencies (as listed above); the potential successor land owners; the potential conservation easement holders; and key stakeholders of the community, including members of the Friends of the Diablo Canyon Lands.

Timing of Lands Transfers

The transfer of lands away from PG&E and Eureka Energy will most likely need to be staged to reflect the needs of the utility and decommissioning activities. Wild Cherry Canyon could be the first to be transferred, because its use and management do not impact Diablo Canyon operations either before or after plant closure. However, any strategy to pursue the acquisition of Wild Cherry Canyon will not likely be possible until the litigation described above is resolved.

The transfer of North Ranch may be possible in the short to mid-term as it too is mostly unaffected by Diablo Canyon operations and decommissioning.

The transfer of South Ranch may be the last to occur, since Diablo Canyon's decommissioning activities (including massive numbers of trucks carrying decommissioning debris offsite) will use the primary road across South Ranch for years to come.

Land Transfer Mechanisms

There are two ways in which land transfers from PG&E or Eureka Energy might occur: (1) by purchase based on fair market value (or discounted value); or (2) as mitigation for permits that PG&E will need to decommission DCP. Either approach, or a combination of the two, may occur with the transfer of the Diablo Canyon Lands.

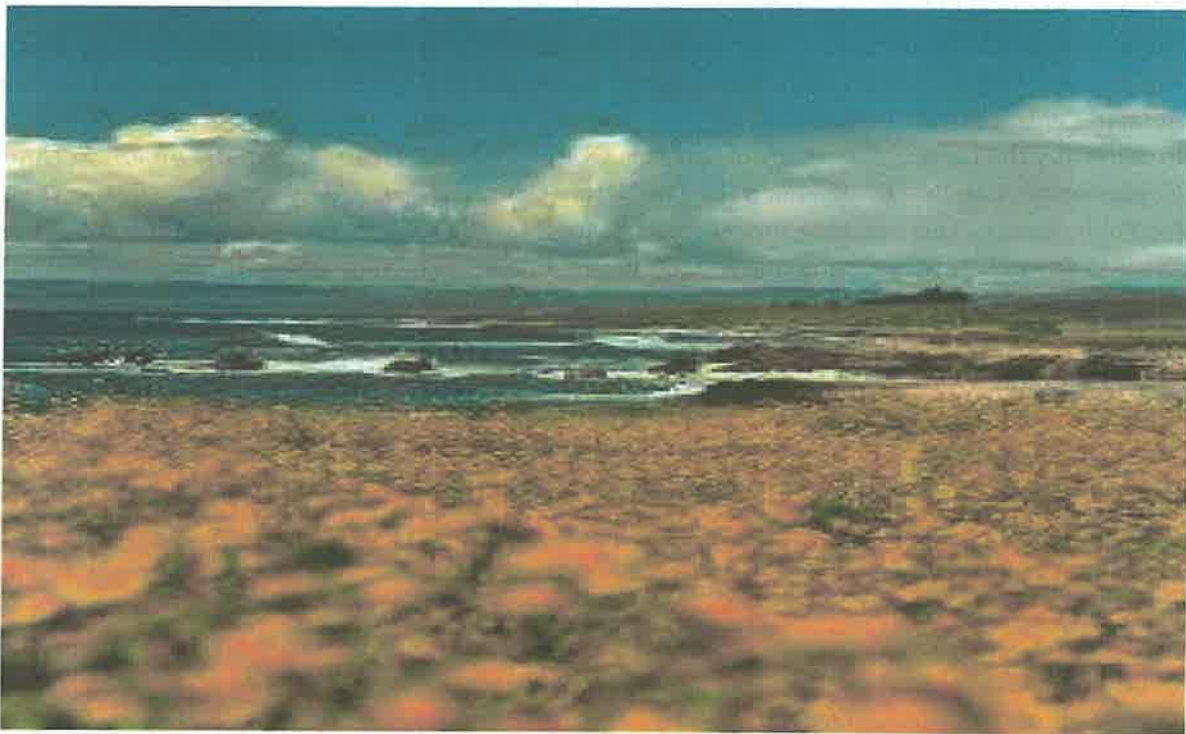
Purchases based upon the fair market (or discounted) value of the land is the typical way in which land conservation occurs. For example, when American Land Conservancy attempted to purchase Wild Cherry Canyon years ago, an appraisal established the fair market value of the land at over \$21 million. Funds for that purchase were raised from the state Wildlife Conservation Board, the California Coastal Conservancy, the California Transportation Commission, San Luis Obispo County and the SLO Council of Governments, the Central Coast Water Quality Control Board, and the private Hind Foundation. (Unfortunately, the last piece to come from California State Parks was delayed and the project stalled as a result; see Appendix I under "Grants Awarded"). Other notable Central Coast conservation projects have been achieved in this manner, including Pismo Preserve (by the Land Conservancy of San Luis Obispo County), Hearst Ranch (by American Land Conservancy), Cambria Coast Ranch (by The Nature Conservancy), and Estero Bluffs (by the Trust for Public Land). This purchase model could be used for the acquisition of any component of the Diablo Canyon Lands, assuming that the significant amount of money needed to purchase the land (estimated to be as much as \$100 million total) could be raised.

The second way in which land conservation may be achieved is via mitigation for the multitude of permits that PG&E needs to decommission DCP. There is significant precedent for conservation in this manner. For example, in exchange for permits to build its simulator/training building on Parcel P, PG&E agreed to establish and manage the South Ranch Pecho Coast trail system. As mitigation for the construction of the spent nuclear fuel dry cask storage facility, PG&E agreed to create and manage the North Ranch Point Buchon trail. Finally, as mitigation for the replacement of the DCP steam generator, PG&E agreed to, among other things, restrict development in perpetuity on 1200 acres within South Ranch adjacent to Wild Cherry Canyon. (At one point the California Coastal Commission considered the conservation of the entire 12,000 acres of the Diablo Canyon Lands as mitigation for prior, far less significant DCP permits!) A compelling case can be (and has been) made for future Diablo Canyon Lands conservation through mitigation associated with the decommissioning process; for details, see this article:

<https://www.yumpu.com/en/document/read/62860961/slo-life-magazine-oct-nov-2019/54>

Conclusion

Ensuring the conservation of and managed public access to the Diablo Canyon Lands is a complex and challenging process that will require significant resources and a concerted and sustained effort by this community and its leadership. Nonetheless, we feel confident that we can succeed in the implementation of this Conservation Framework and can permanently protect and provide access to this unique, beautiful, and ecologically significant land, while honoring the rich legacy of the Northern Chumash.



APPENDIX A

Conservation Framework for the Diablo Canyon Lands

Based upon the community's input as reflected in the Diablo Canyon Decommissioning Engagement Panel's public process and resulting Strategic Vision document; the overwhelming popular vote of San Luis Obispo County residents in support of the 2000 DREAM Initiative; the Tribal Lands Transfer Policy; and the work of the Friends of the Diablo Canyon, we adopt the following framework for the conservation of the Diablo Canyon Lands:

Mutual Goals

- The ecological, scenic, and other natural resources of the Diablo Canyon Lands should be protected in perpetuity;
- The cultural resources of the Diablo Canyon Lands -- including burial sites, cultural artifacts, historic Northern Chumash village sites, and other sacred areas -- should be protected and preserved in perpetuity;
- A Diablo Canyon Lands managed public access program should be created to provide sustainable public access to both coastal and interior areas; and
- The ownership of the Diablo Canyon Lands should be transferred away from PG&E and Eureka Energy, to an appropriate entity or entities that can ensure the long-term conservation of and managed public access to the lands.

Key Elements/Recommendations

1. **Transfer ownership and management of the Diablo Canyon Lands** to an entity or entities (including possibly federal, state, tribal, local, or non-profit organization) in a manner that is **consistent with the DREAM Initiative, the Strategic Vision of the Diablo Canyon Lands Decommissioning Engagement Panel, and the Tribal Land Transfer Policy**;
2. **Transfer ownership and management of the Diablo Canyon Lands to an entity or entities that demonstrate(s) the ability to satisfy the following:**
 - (a) Raise adequate funds to initially purchase the land interests;
 - (b) Establish an adequate endowment or otherwise demonstrate the ability to perpetually maintain and manage the resources and public access program;
 - (c) Create and record perpetual conservation easements over the entire Diablo Canyon Lands, per Key Element 3 below, at the time of transfer of ownership; and
 - (d) Create a perpetual, sustainable, and appropriately sited, managed public access and use plan, per Key Element 4 below.

3. **Create and record a conservation easement over all Diablo Canyon Lands** (regardless of ownership or management) to accomplish the following:

- (a) ensure protection of ecological, scenic, cultural, and other natural resources;
- (b) prohibit commercial development (see Appendix H);
- (c) prohibit other development except for limited development necessary to achieve specified conservation goals in non-resource-sensitive areas or uses that do not undermine the conservation values of the land;
- (d) prohibit unmanaged public access; and
- (e) prohibit non-sustainable grazing or other non-sustainable agricultural activities.

The conservation easement shall be held and managed in-perpetuity by a qualified governmental or non-profit entity that satisfies the following: (1) its mission is compatible with the long-term conservation of and managed public access to the Diablo Canyon Lands, and (2) it demonstrates the ability to perpetually monitor and enforce the terms of the conservation easement(s) through an endowment or other reliable and long-term funding mechanism.

4. **Create a perpetual, sustainable, and appropriately sited, managed public access and use plan**, to include the following:

- (a) **a managed public access program for multiple users/uses on Wild Cherry Canyon**, including public access (but very restricted vehicle access) for hiking, mountain biking, equestrian use, limited leashed-dog activity, and appropriately sited, low user cost/low impact overnight camping;
- (b) **a public, non-motorized trail system** throughout the Diablo Canyon Lands, including:
 - (i) a primary coastal (and where appropriate, bluff) hiking trail from Wild Cherry Canyon through South Ranch and North Ranch to Montana de Oro, and connecting the Point Buchon and Pecho Coast trails;
 - (ii) a primary interior trail for hiking, mountain biking, and equestrians from Wild Cherry Canyon to Montana de Oro, via protected properties within the Irish Hills; and
 - (iii) possible secondary trails to connect the two primary trails with potential access by mountain bikers and equestrians to areas on or near the coastal trail, and for multiple uses/users on Wild Cherry Canyon; and
- (c) In all cases, the trail systems shall be carefully sited, designed, and constructed in coordination with tribal representatives and cultural, biological, and other experts to avoid sensitive ecological, scenic, and cultural resources.

APPENDIX B

Friends of the Diablo Canyon Lands (as of May 14, 2021)

Participants:

Denise Allen, MD, Founder, **Friends of Wild Cherry Canyon**
Teah Anders, MA, Natural Resources Mgt.; Owner/Advocate, **Gentle Touch Pet Training**
Sam Blakeslee, Author, **DREAM Initiative**
Andrew Christie, Executive Director, **Sierra Club Santa Lucia Chapter**
Kaila Dettman, Executive Director, the **Land Conservancy of San Luis Obispo County**
Rachel Duchak, Principal, **Central Coast Foodie**
Dan Falat, District Superintendent, **California State Parks, San Luis Obispo Coast District**
Nick Franco, Director, **SLO County Parks Department; California State Parks District Superintendent (retired)**
Andrew Hackleman, Vice President, **REACH**
Susan Harvey, Conservation Committee Chair, **Sierra Club Santa Lucia Chapter**
Neil Havlik, Director, **Coastal San Luis Resource Conservation District**
Gordon Hensley, Executive Director, **San Luis Obispo Coastkeeper**
Stacey Hunt, CEO, **Ecologistics**
Melissa James, President/CEO, **REACH**
Jeff Jantos, Member/Advocate, **Central Coast Concerned Mountain Bikers**
Randall Knight, Professor Emeritus, Cal Poly; Trustee, **Land Conservancy of SLO County**
Sally Krenn, Senior **Terrestrial Biologist, PG&E (retired)**
Steve Lakowske, Engineer and **Multi-Use Trails advocate**
Jennifer Langford, Biologist, Founder, **Friends of Wild Cherry Canyon**
Kathy Longacre, Member/Advocate, **SLO Parks, Open Space, and Trails Foundation**
Steve McGrath, Harbor Manager, **Port San Luis Harbor District (retired)**
Jim Miers, Member/Advocate, **Surfrider Foundation San Luis Obispo Chapter**
Jeff Miller, Senior Conservation Advocate, **Center for Biological Diversity**
Christie O'Hara, President, **Central Coast Concerned Mountain Bikers**
Pam Reading, **Principal/Environmental Planner**
Kathy Redden, Member/Advocate, **Atascadero Horsemen's Club**
Ilona Shakibnia, Founder, **Friends of Oso Flaco Lake**
Herbert Smith, Board Member, **American Woodland Conservancy**
Kirk Sturm, JD/PhD, Lecturer, Cal Poly; **CA State Parks Director (retired)**
Martin Suits, Judge (retired); Advocate, **Avila Resident**
Sharon Suits, Teacher (retired); Advocate, **Avila Resident**
Doug Tait, Member/Advocate, **Morro Coast Audubon Society**
Jesse Trace, Farmer, **Regenerative Agriculture**
Steph Wald, Watersheds Projects Member, **Creek Lands Conservation**
Kyle Walsh, Conservation Director, the **Land Conservancy of San Luis Obispo County**
Kara Woodruff, Member, **Diablo Canyon Decommissioning Engagement Panel**

Observers:

Greg Haas, District Representative, **Congressman Salud Carbajal**
John Laird, **California State Senator**
Jordan Cunningham, **State Assemblymember**
Tim Duff, Project Manager, **California State Coastal Conservancy**
Dawn Ortiz-Legg, **SLO County Supervisor (Third District)**
Bruce Gibson, **SLO County Supervisor (Second District)**
Guy Savage, **SLO County Administrative Officer**
Trevor Keith, **SLO County Director of Planning and Building**
Susan Strachan, **SLO County Nuclear Power Plant Decommissioning Manager**
Bob Linscheid, Senior Advisor for Economic Development,
Office of the President, **Cal Poly SLO**
Staff, **The Nature Conservancy**

APPENDIX C

**A SENSITIVE PLANT AND WILDLIFE RESOURCE INVENTORY
OF DIABLO CANYON LANDS, VOLUME I:
SURVEY PROCEDURES AND A SUMMARY OF SURVEY RESULTS**

Prepared by:

**BioSystems Analysis, Inc.
303 Potrero Street, Suite 29-101
Santa Cruz, California 95060**

and

**Pacific Gas and Electric Company
Technical and Ecological Services
3400 Crow Canyon Road
San Ramon, California 94583**

Prepared for:

**Pacific Gas and Electric Company
Diablo Canyon Land Stewardship Committee
Diablo Canyon Power Plant
Avila Beach, California**

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(Revised 1996)**

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EXECUTIVE SUMMARY

PG&E owns or controls through long-term lease agreements approximately 10,000 acres of ecologically diverse coastal lands surrounding Diablo Canyon Power Plant in San Luis Obispo County, California. Beginning in 1992, a comprehensive survey of these lands was undertaken to identify and describe all sensitive plant and wildlife resources not previously known that might occur there. Though not required by state or federal regulatory agencies, this voluntary effort is consistent with PG&E's Corporate Policy on Management of Company Real Property (Section 7, paragraphs a and d), as well as specific Best Management Practices identified by the Diablo Canyon Land Stewardship Program (PG&E 1993a).

By the time field surveys were completed in 1994, biologists had identified and mapped the locations of 7 state recognized rare vegetation community types,¹ 4 rare plant species populations,² 1 sensitive insect,³ 10 sensitive bird species,⁴ and 2 sensitive mammal species⁵ (see Tables 3-1 and 3-2 for detailed data). One additional species, the federally endangered plant Indian Knob mountainbalm, is strongly suspected to occur, though no populations have yet been found. The sensitive species identified on Diablo Canyon Lands during this survey effort include none currently listed as threatened or endangered under the state or federal Endangered Species Acts. However, all of the species and community types are classified under one or more official "Watch Lists" at the state or federal government level. These Watch List species and communities are felt to be declining, and it is often from these lists that new candidates are added to the growing number of threatened and endangered species in California. Several other sensitive species about which much information is already known from the Diablo Canyon area have not been included here. These are the American peregrine falcon, southern sea otter, brown pelican, northern elephant seal, and several species of whales that annually migrate along the Diablo coast.

Volumes I and II of this Diablo Canyon Land Stewardship Committee report serve to document the methods used in conducting the sensitive resource inventory and a detailed record of all survey results. Also identified are local endangerment factors that could threaten the resource and the direction that management should take to provide proper safeguards. Because Volume II contains specific map locations of sensitive species populations, we are treating it as confidential and available only on a need-to-know basis inside and outside of PG&E. Volume I, which contains a less specific summary of survey results, is suitable for broad distribution. It is our intention that this information be used to arrive at sound decisions for the management and conservation of Diablo Canyon Lands. Furthermore, it is our intention that this document be periodically updated as new information is acquired or changes occur in the status of sensitive resources.

¹ Central maritime chaparral, bishop pine forest, central coast riparian scrub, northern coastal bluff scrub, coastal terrace prairie/valley needlegrass grassland, and central coast live oak riparian forest.

² La Cruz manzanita, Pecho manzanita, Edna manzanita, and Coulter's saltbush.

³ Monarch butterfly.

⁴ Sharp-shinned hawk, Cooper's hawk, ferruginous hawk, golden eagle, merlin, burrowing owl, California horned lark, loggerhead shrike, yellow warbler, and tricolored blackbird.

⁵ Pallid bat and San Diego desert woodrat.

APPENDIX D

APPENDIX D.1

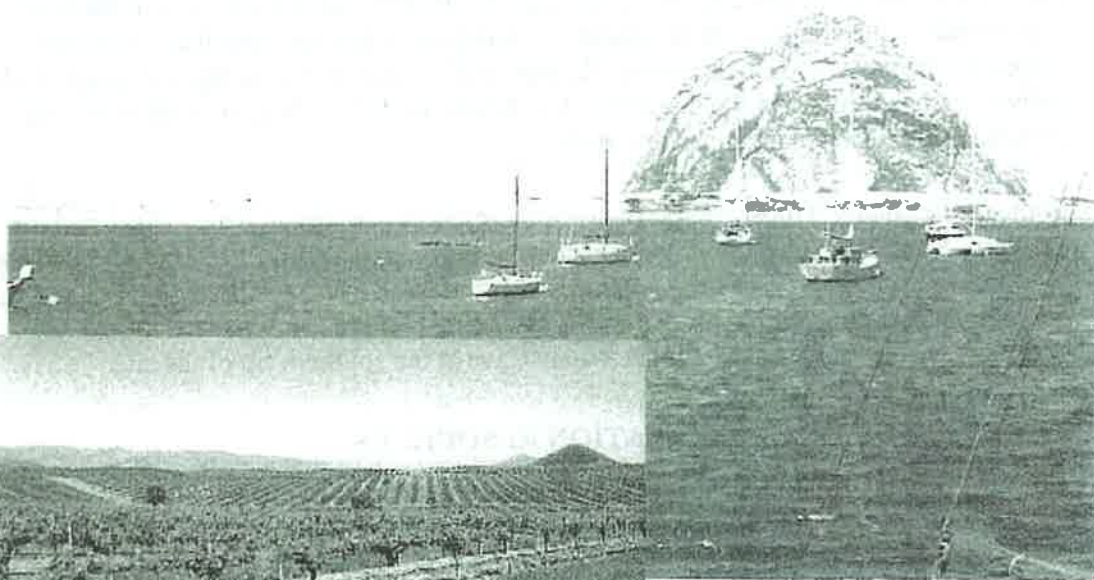
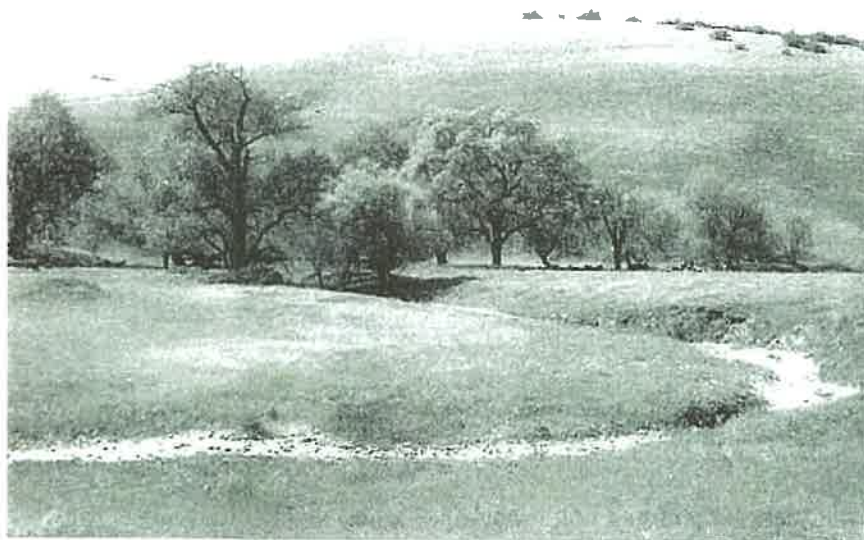
The first part of the appendix is devoted to the study of the properties of the function $f(x)$ defined by the equation $f(x) = \int_0^x f(t) dt$. It is shown that $f(x)$ is a constant function, and its value is determined by the initial condition $f(0)$. The second part of the appendix is devoted to the study of the properties of the function $g(x)$ defined by the equation $g(x) = \int_0^x g(t) dt$. It is shown that $g(x)$ is a constant function, and its value is determined by the initial condition $g(0)$.

The third part of the appendix is devoted to the study of the properties of the function $h(x)$ defined by the equation $h(x) = \int_0^x h(t) dt$. It is shown that $h(x)$ is a constant function, and its value is determined by the initial condition $h(0)$. The fourth part of the appendix is devoted to the study of the properties of the function $k(x)$ defined by the equation $k(x) = \int_0^x k(t) dt$. It is shown that $k(x)$ is a constant function, and its value is determined by the initial condition $k(0)$. The fifth part of the appendix is devoted to the study of the properties of the function $l(x)$ defined by the equation $l(x) = \int_0^x l(t) dt$. It is shown that $l(x)$ is a constant function, and its value is determined by the initial condition $l(0)$.

The sixth part of the appendix is devoted to the study of the properties of the function $m(x)$ defined by the equation $m(x) = \int_0^x m(t) dt$. It is shown that $m(x)$ is a constant function, and its value is determined by the initial condition $m(0)$. The seventh part of the appendix is devoted to the study of the properties of the function $n(x)$ defined by the equation $n(x) = \int_0^x n(t) dt$. It is shown that $n(x)$ is a constant function, and its value is determined by the initial condition $n(0)$. The eighth part of the appendix is devoted to the study of the properties of the function $o(x)$ defined by the equation $o(x) = \int_0^x o(t) dt$. It is shown that $o(x)$ is a constant function, and its value is determined by the initial condition $o(0)$.

The ninth part of the appendix is devoted to the study of the properties of the function $p(x)$ defined by the equation $p(x) = \int_0^x p(t) dt$. It is shown that $p(x)$ is a constant function, and its value is determined by the initial condition $p(0)$. The tenth part of the appendix is devoted to the study of the properties of the function $q(x)$ defined by the equation $q(x) = \int_0^x q(t) dt$. It is shown that $q(x)$ is a constant function, and its value is determined by the initial condition $q(0)$.

Conserving the Landscapes of San Luis Obispo County



Land Conservancy
of San Luis Obispo County

Crawford
Mahan
Clark &
Mohr

Irish Hills

SETTING

The Irish Hills embrace the rugged, western portion of the San Luis Range, extending from the Pacific Ocean to Los Osos Valley, and from the town of Los Osos on the north to San Luis Obispo Creek on the south. The largely undisturbed and highly scenic site includes Montana de Oro State Park, the Hibberd Preserve, and scattered large private holdings, including PG&E properties surrounding the Diablo Canyon Nuclear Power Plant.

CONSERVATION RESOURCES

The Irish Hills support a diverse and largely undisturbed collection of natural resources. Its vast coastal bluffs and terraces support excellent examples of coastal scrub, coast live oak woodlands, wildflower fields, and grasslands, including some of the only known undisturbed stands of coastal terrace prairie remaining in the state. Inland, the Irish Hills host mixed evergreen and oak forests, as well as a bishop pine forest – one of the few such stands in the county. Other upland communities include chaparral and endemic serpentine habitats. Coastal creeks of the Irish Hills support healthy aquatic systems with native steelhead trout and the threatened California red-legged frog, as well as riparian forests rich in neotropical migratory birds.

Some of the county's most well-known scenic resources are found here. These include the Point San Luis Lightstation, the meandering Prefumo Canyon Road, and vistas of the hills from Avila Beach, Los Osos Valley Road, and the Highway 101 corridor. The quaint See Canyon is regionally famous for its apple orchards and rustic fruit stands. Archeological resources are found at Whale Cave at the southern tip of the site.

THREATS TO THE CONSERVATION RESOURCES

Due to its proximity to Highway 1 and existing development, lands around the eastern and southern perimeter of the Irish Hills are currently threatened by residential development. Larger inland parcels, including the PG&E properties now serving as buffer to the Diablo Canyon Nuclear Power Plant, will likely become threatened by development in later years as the plant is decommissioned, development pressures increase, and infrastructure improvements are made.

The conservation resources, particularly along the immediate coast, are further threatened by invasive non-native plant species, including ice plant, south African veldt grass, and eucalyptus trees.

Montana de Oro State Park is a critically important component of the Irish Hills conservation area. Increasing levels of urban encroachment on the east side of the Irish Hills along Highway 101 and Los Osos Valley may threaten scenic vistas and potentially impact serpentine systems.

CONSERVATION FEASIBILITY

Multiple factors enhance the potential for conservation of the Irish Hills. Much of the site is either in large ownerships or already protected. Protected properties include the 8,000-acre Montana de Oro State Park and the 1,500-acre Hibberd Preserve, which was acquired by The Nature Conservancy in the 1970s and recently transferred to the Land Conservancy of San Luis Obispo County. Approximately 14,000 coastal acres between these protected parcels are held by PG&E. When the plant is decommissioned in the future, an opportunity to protect the PG&E lands may arise, particularly in light of the county's recent passage of the "Dream" Initiative, an advisory measure requesting the county to adopt policies to protect the PG&E lands.

The inland properties between the State Park and the Hibberd Preserve consist of large, single ownership parcels, including a few hundred acres held by the Bureau of Land Management. Because these properties are currently isolated, their land values may be relatively low despite their coastal location and beauty.

Protecting vistas along Los Osos Valley Road is also achievable, in large part because the City of San Luis Obispo has required dedication of many of the foothill properties in exchange for development adjacent to existing urban areas. The City is presently negotiating the protection of remaining properties along the road.

The potential for conservation of the Irish Hills is augmented by the existence of national, state, and local organizations and agencies with demonstrated interest or ownership of properties within the site. These organizations include the California Department of Parks and Recreation, the Bureau of Land Management, The Nature Conservancy, the Bay Foundation, the Central Coast Natural History Association, the Land Conservancy of San Luis Obispo County, the California State Coastal Conservancy, and the City of San Luis Obispo.

CONSERVATION GOALS

The conservation goal for the Irish Hills is to preserve a large, diverse block of habitat contiguous with Montana de Oro State Park and ecologically linked to the adjacent Indian Knob and Morro Bay sites. Emphasis should be placed on protection of the biologically unique coastal terraces, coastal creeks, maritime chaparral, and key

linkages between protected lands. The site's unique scenic and agricultural resources should also be preserved.

CONSERVATION STRATEGIES

Land Acquisition

To preserve a large, unfragmented block of coastal habitat extending from Montana de Oro State Park southeastward to the Hibberd Preserve, purchase a fee or conservation easement on the following properties: Sinsheimer, Read, Martin, Beachham, and Andre. Negotiate with PG&E regarding the disposition of its buffer lands prior to or upon decommission of the power plant. Eventually obtain fee title or a conservation easement on the property. Work with BLM to ensure its property remains with the federal agency or with another conservation entity. Extinguish leases and development rights on the PG&E/Leucadia property.

To preserve scenic parcels along Los Osos Valley Road and to assist in establishing a greenbelt around the City of San Luis Obispo, purchase a fee or conservation easement, or negotiate development on lower elevations of remaining private properties along the northeastern edge of the Irish Hills boundary.

Partnerships

To further conservation efforts in the Irish Hills, coordinate and focus efforts of local, regional, and national conservation groups including State Parks, the Bureau of Land Management, the California State Coastal Conservancy, The Nature Conservancy, the City of San Luis Obispo, the Bay Foundation, and the Central Coast Natural History Association.

Further Evaluation

To further refine conservation goals and actions in the Irish Hills, identify and evaluate occurrences of rare plant communities (emphasizing endemic serpentine species) along the northeast boundary of the site. Follow-up with land acquisitions where appropriate and feasible.

Other Actions

To protect the scenic and historic Point San Luis Lightstation, restore the lighthouse and improve access roads to allow for increased public visitation.

Irish Hills

Conservation Area Boundary

Conservation Resources

Coast Oak Woodland

Coastal Scrub

Bishop Pine

Serpentine Habitat

Critical Creek/River

Ownership

Private

USFS

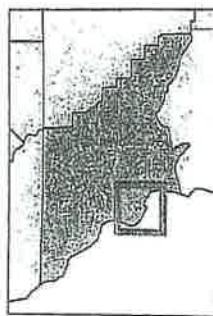
BLM

Other Public Land

Urban

Highway

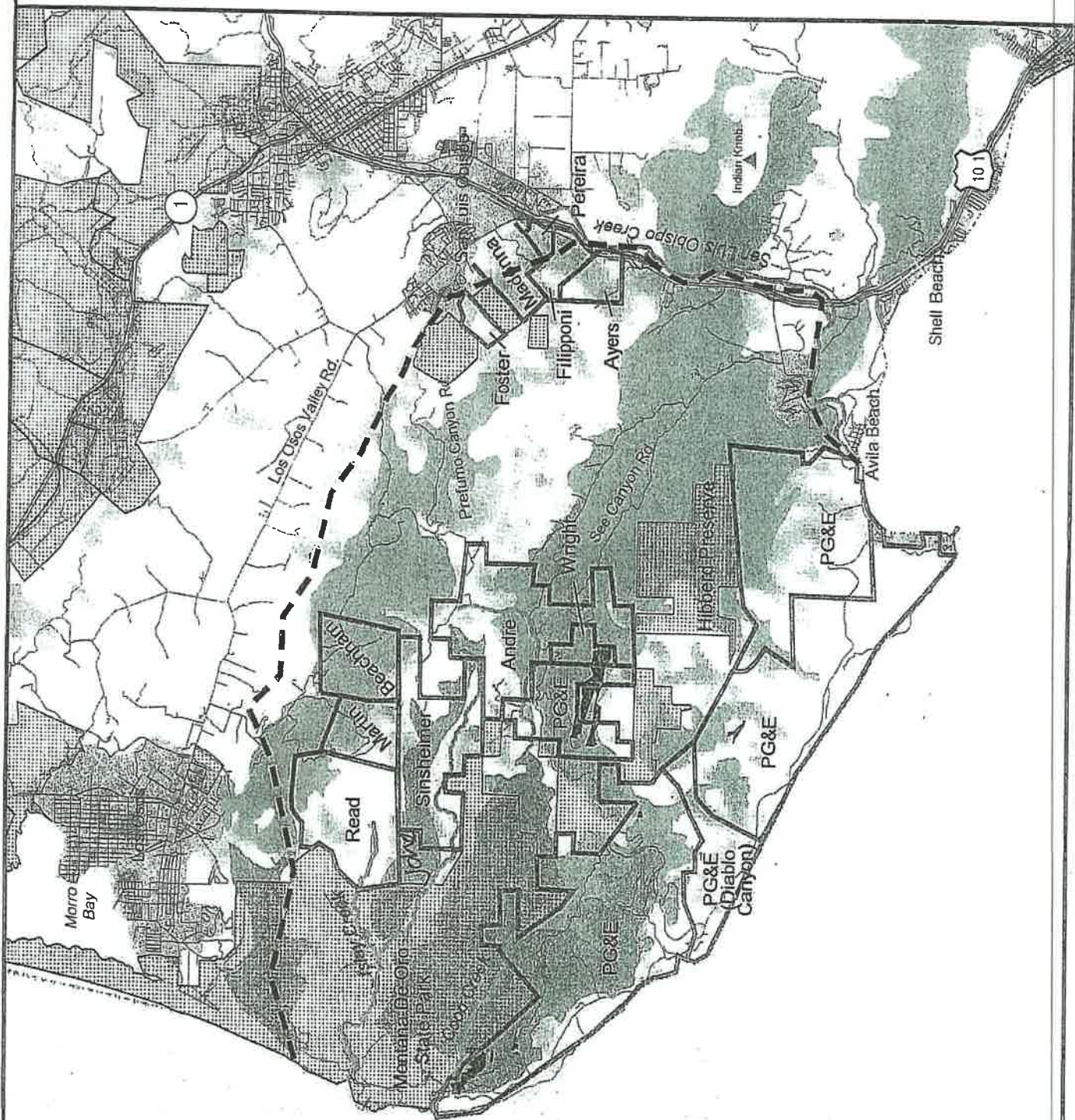
Road



Scale: 1:120,000

0 1 2 Miles

Map Revised: 7/29/99



APPENDIX E

Cal Poly, PG&E and the yak tityu tityu yak tithini — Northern Chumash Tribe to Receive State Preservation History Award for Efforts to Restore Site of Native American Village Near Diablo Canyon

SAN LUIS OBISPO — A project to preserve the former site of a Native American village near Diablo Canyon Power Plant by a Cal Poly archaeology professor and his students, Pacific Gas and Electric, and the yak tityu tityu yak tithini — Northern Chumash Tribe will receive a 2018 Governor's Historic Preservation Award in November.

"It was very much a cooperative effort between all of us," said Terry Jones, an archaeologist and chair of Cal Poly's Social Sciences Department. "I was very pleased and honored to receive the recognition. We worked very hard on the materials from that particular site — both in the field and in laboratory analysis."

The annual awards individuals, organizations, companies and public agencies whose contributions demonstrate notable achievements in preserving the heritage of California. Six projects will receive awards this year.

Since 2009, PG&E has hosted a Cal Poly archaeological field class on the lands near the power plant in collaboration with the Northern Chumash Tribe. The field class focused on Native-affiliated sites with middens, old refuse heaps of domestic waste that have been affected by coastal erosion, public trail access and historic land uses.

In 2015, the class was held near Pecho Creek, a multi-component site listed on the National Register of Historic Places as a contributing element to the 10,300-acre Rancho Canada de los Osos y Pecho y Islay archaeological district. The restoration area (about 19 acres) corresponds to the former Northern Chumash village site of tst'yiwi, and later the site of a Rancho Period adobe — which represents "a microcosm of California history," according to an overview of the project.

The Chumash people's connection to the land is deep and long; tribal members used the lands around Diablo Canyon as hunting grounds for some 9,000 years.

The project site was occupied over several millennia and is unique regionally, representing the Pre-Contact, Mission and Rancho periods. It is the only site so-far reported from this region that correlates with an ethnographic village name – *tst'wi* – and the only one that illuminates life on the Central Coast both immediately before and after arrival of the Spanish. It reveals a history of resilience and adaptive change in the decades leading up to eventual colonial takeover.

The site was selected “because its integrity was being steadily compromised by cliff-face and creek bank erosion, aeolian erosion and disturbances related to agricultural uses (primarily plowing) dating back to circa 1844,” according to the Governor’s Office.

The collaboration between Cal Poly, PG&E and *yak tit'yu tit'yu yak tithini* -- Northern Chumash Tribe “is a perfect example of how historic preservation should operate,” said Brian F. Coddington, a University of Utah associate professor of anthropology, in his nomination letter for the project. “In addition to the remarkable research and restoration achieved through this project, it also provided invaluable opportunities to train (doctoral) students from the University of Utah over the 2015 field season. It was an honor to be involved in such an impressive effort.”

The Cal Poly students, Northern Chumash monitors, tribal representatives, professional cultural resource management archaeologists, and visiting scholars worked at the under the direction of Dr. Jones.

In addition, Mike Taggart, PG&E cultural resource specialist for the Diablo Canyon lands, facilitated the Cal Poly fieldwork and development of the restoration project that allows students to come onto the plant property to explore a living classroom replete with rich natural and cultural resources.

Jones said about 40 students -- 25 students who participated in the field class and 15 others who were in three laboratory classes -- were involved in the on-site work that was done between 2015 and 2017.

“The artifacts that told us the site was a named Chumash village were Venetian glass trade beads that were given or traded to Native people by the Spanish,” he said. “The site also produced arrow, dart and spearhead projectile points and Olivella shell beads.”

Some of the project materials are on display at the PG&E Energy Education Center, 6588 Ontario Road in San Luis Obispo.

“Once we realized how important the site was, we shifted our priorities from excavation to conservation,” Jones said. “PG&E then undertook a number of activities to eliminate

impacts to the site and stabilize it. All of these things were undertaken in consultation and close coordination with the yak titʻu titʻu yak tilhini -- Northern Chumash Tribe of San Luis Obispo County and Region."

The project also played a key role in reuniting the Northern Chumash Tribe with a place imbued with cultural significance and affirming oral history.

"Personal and family connections between the tribe and tsʻiwi are profound with very deep roots," according to the Governor's Office. "The site retains tremendous significance to the Tribe as an element of their cultural patrimony. The project's far-reaching benefits include protection of Northern Chumash cultural materials, reuniting the Tribe with a culturally significant location, affirming tribal oral history, improved environmental conditions, and provision of a living classroom for community engagement and education."

Tribal officials are pleased with the results.

"Over the years, we have appreciated the chance to return to sensitive and culturally important places located on Diablo Lands and to stand where our families stood for thousands of years," said Mona Olivas Tucker, an Arroyo Grande resident and chair of yak titʻu titʻu yak tilhini -- Northern Chumash Tribe.

"We're glad that environmental restoration is underway to further protect the site. We're also happy with our collaboration with Dr. Terry Jones of Cal Poly and PG&E Senior Archaeologist Mike Taggart that has resulted in the recognition and honoring of this amazing place."

No additional archaeological investigations are planned at the site, which has been stabilized after native grasses took root.

The Governor's Historic Preservation Awards will be presented Nov. 1 at the Florence Turton Clunie Memorial Center in Sacramento's McKinley Park.



About the Governor's Historic Preservation Awards Program

Established in 1986 by Gov. George Deukmejian, the Governor's Historic Preservation Awards are presented annually under the sponsorship of the California Office of Historic Preservation and California State Parks to projects, individuals and organizations whose contributions demonstrate significant achievements in preserving the heritage of California. The awards program is distinguished from other preservation awards in two important respects: it emphasizes involvement by community groups; and it recognizes a broad array of preservation activities, including building rehabilitation, archaeology,

interpretation, and preservation planning. Since 1986, more than 200 organizations, individuals and agencies have been recognized for their outstanding work throughout the state on behalf of preservation.

Contact: Terry Jones

thjones@calpoly.edu; 805-756-2523

September 21, 2018

APPENDIX F

Sample

PROPOSITION 20 CALIFORNIA STATE LOTTERY. ALLOCATION FOR INSTRUCTIONAL MATERIALS. LEGISLATIVE INITIATIVE AMENDMENT. Provides one-half of any increase beyond the current amount allocated to public education from state lottery revenues be allocated for purchase of instructional materials. Fiscal Impact: In the near term, tens of millions of dollars in annual lottery revenues that go to public education would be earmarked for instructional materials, with unknown earmarked amounts in future years. <input type="radio"/> YES <input type="radio"/> NO	PROPOSITION 26 SCHOOL FACILITIES. LOCAL MAJORITY VOTE. BONDS, TAXES. INITIATIVE CONSTITUTIONAL AMENDMENT AND STATUTE. Authorizes local voter approval by majority vote, not current two-thirds, for school construction and improvement bonds and property taxes in excess of 1% to pay bonds. Fiscal Impact: Local school costs—potentially in the hundreds of millions of dollars annually statewide within a decade—depending on results of voter action on future local school bond issues. Potential state savings in the longer run. <input type="radio"/> YES <input type="radio"/> NO	PROPOSITION 31 INSURANCE CLAIMS PRACTICES. CIVIL REMEDY AMENDMENTS. REFERENDUM. A "Yes" vote approves, a "No" vote rejects statutory amendments limiting right of injured party to sue another's insurer for unfair claims practices and exempting specified insurers under certain circumstances. Fiscal Impact: This proposition would have a fiscal impact only if Proposition 30 is approved. In this case, the proposition would not significantly affect the state and local fiscal impacts of Proposition 30. <input type="radio"/> YES <input type="radio"/> NO
PROPOSITION 21 JUVENILE CRIME. INITIATIVE STATUTE. Increases punishment for gang-related felonies, home-invasion robbery, carjacking, witness intimidation and drive-by shootings; and creates crime of gang recruitment activities. Fiscal Impact: State costs of more than \$330 million annually; one-time costs of \$750 million. Potential local costs of up to more than \$100 million annually, and one-time costs of \$200 million to \$300 million. <input type="radio"/> YES <input type="radio"/> NO	PROPOSITION 27 ELECTIONS. TERM LIMIT DECLARATIONS. INITIATIVE STATUTE. Permits congressional candidates to voluntarily sign non-binding declaration of intention to serve no more than three terms in House of Representatives or two terms in the United States Senate. Requires placement of information on ballots and state-sponsored voter education materials when authorized by candidates. Candidates may appear on ballot without submitting declaration. Fiscal Impact: Unknown, but probably not significant, election costs to the state and counties. <input type="radio"/> YES <input type="radio"/> NO	COUNTY SAN LUIS OBISPO COUNTY MEASURE A ADVISORY VOTE ONLY Shall the County Board of Supervisors recognize the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities, and public use and enjoyment consistent with public safety and property rights once the lands are no longer needed as an emergency buffer for the Diablo Canyon Nuclear Plant after its remaining operating life? <input type="radio"/> YES <input type="radio"/> NO
PROPOSITION 22 LIMIT ON MARRIAGES. INITIATIVE STATUTE. Adds a provision to the Family Code providing that only marriage between a man and a woman is valid or recognized in California. Fiscal Impact: Probably no fiscal effect on the state or local governments. <input type="radio"/> YES <input type="radio"/> NO		

Sample



IMPARTIAL ANALYSIS BY COUNTY COUNSEL
MEASURE A-00

The Board of Supervisors has directed the County Clerk-Recorder to conduct an advisory election concerning an area within the County consisting of approximately 12,000 acres located between Point San Luis and Point Buchon, known as the Diablo Canyon Lands. Specifically, the advisory measure seeks to determine whether the County Board of Supervisors should recognize the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities, and public use and enjoyment, consistent with public safety and property rights, once the lands are no longer needed as an emergency buffer for the Diablo Canyon Nuclear Plant after its remaining operating life.

The results of the advisory vote will not be controlling on the County Board of Supervisors.

A "Yes" vote is a vote in support of the County Board of Supervisors recognizing the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities and public use and enjoyment, consistent with public safety and property rights, once the lands are no longer needed as an emergency buffer for the Diablo Canyon Nuclear Power Plant after its remaining operating life.

A "No" vote is a vote against the Board of Supervisors recognizing the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities, and public use and enjoyment, consistent with public safety and property rights, once the lands are no longer needed as an emergency buffer for the Diablo Canyon Nuclear Power Plant after its remaining operating life.

s/ James B. Lindholm, Jr.
County Counsel

ARGUMENT IN FAVOR OF MEASURE A-00

San Luis Obispo County voters can create a legacy for their children and future generations. Vote "yes" on Diablo Resources Advisory Measure (DREAM) if you want to preserve some 14 miles - 12,000 acres - of the most pristine coastal land in California.

This is an unprecedented opportunity to keep a piece of San Luis Obispo County coastline the way it was 100 years ago. By voting "yes," voters can say they want to preserve for public use and habitat protection, the undeveloped coves, bluffs, terraces, hills, and valleys that surround the Diablo Canyon nuclear plant after it's decommissioned. And it's a way to protect the historic agricultural uses of this property.

As stated in a Tribune editorial, preserving this land would be "one of the great environmental achievements in the county's history."

All five county supervisors - Peg Pinard, Mike Ryan, Shirley Bianchi, Harry Ovitt and Katcho Achadjian - voted to place this measure on the ballot. They wouldn't have done this if they didn't believe its passage could have a lasting impact on our community.

Measure A-00 carries no risk of tax increases or bonded indebtedness. It proposes no new rules or regulations. It does not take PG&E's property or impede their ability to operate. What it does do is quite powerful: it establishes, as the county's official goal, the preservation of this stretch of coastline after the plant shuts down. By doing so it helps our community attract existing funding that is designated for these sorts of purposes.

This must happen, because if it doesn't, pressure to develop this land will someday be enormous. It will be almost impossible to stop the condos, resorts, golf courses and strips malls once development plans are drawn up.

Let's not let that happen. Let's dare to DREAM. Let's create a legacy for our children.

s/ Sam Blakeslee, Businessman
Chairman DREAM Committee

s/ Peg Pinard, County Supervisor
DREAM Co-Sponsor

NO ARGUMENT AGAINST THIS MEASURE
WAS SUBMITTED



1027.0110
51642

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

--This-- day --October-- 19-- 10--99--

PRESENT: Supervisors Shirley Bianchi, Peg Pinaud, K.H. "Katchu" Achadjian, Michael P. Ryan, and Chairperson Harry L. Oviatt.

ABSENT:

None

RESOLUTION NO. 99-424

A RESOLUTION DIRECTING THE COUNTY CLERK TO PLACE AN
ADVISORY VOTE ON THE MARCH 7, 2000 PRIMARY ELECTION
REGARDING THE DIABLO CANYON LANDS

WHEREAS, the State of California has a varied coastline of sandy beaches, rocky shores, productive estuaries, marshes, tidal flats, urban areas and harbors; and

WHEREAS, the marine and coastal environment of San Luis Obispo County is one of the most valuable economic and environmental resources for recreation, tourism, commercial fishing, and aquaculture; and

WHEREAS, the County of San Luis Obispo is home to a 12,000 acre, 14 mile stretch of coastline located between Point San Luis and Point Buchon (also known as the Diablo Canyon Lands) which contains rocky headland and intertidal zones that provide habitat for brown pelicans, sea otters, sea lions, kelp forests, and a variety of seabirds; and

WHEREAS, the residents of San Luis Obispo County are strongly committed to the protection and management of the ecosystems that provide local communities with employment opportunities, recreational activities, and scenic beauty; and

WHEREAS, preserving coastal resources enables communities to appreciate and value the endowment of the coastal environment.

NOW, THEREFORE BE IT RESOLVED AND ORDERED, by the Board of Supervisors of the County of San Luis Obispo the following:

1. That an advisory election be conducted pursuant to section 9603 of the Elections Code,
2. That the County Clerk-Recorder is directed to place this measure on the March 7, 2000, Primary Election ballot and publish it in the election materials prepared for that ballot.
3. That the text of the ballot language for said measure shall read as follows:

ADVISORY VOTE ONLY

Shall the County Board of Supervisors recognize the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities, and public use and enjoyment consistent with public safety and property rights once the lands are no longer needed as an emergency buffer for the Diablo Canyon Nuclear Plant after its remaining operating life?

Upon motion of Supervisor Pinaud seconded by Supervisor Ryan, and on the following roll call vote, to-wit:

AYES: Supervisors Pinaud, Ryan, Bianchi, Achadjian, Chairperson Oviatt

NOES: None

ABSENT: None

ABSTAINING: None

The foregoing resolution is hereby adopted.

00-41

51

Harry L. O'Neil
Chairman of the Board of Supervisors

ATTEST:

Julia L. Rodewald
Clerk of the Board of Supervisors
BY: Chas. A. Quana Deputy Clerk
(SEAL)

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.

By: [Signature]
Deputy County Counsel

Dated: 10.8.99

STATE OF CALIFORNIA } ss
COUNTY OF SAN JUAN CRISTO }
I, JULIE L. RODEWALD, County Clerk of the above
entitled County, and Ex-Officio Clerk of the Board
of Supervisors thereof, do hereby certify the for-
going to be a full, true and correct copy of an order
entered in the minutes of said Board of Super-
visors, and now remaining of record in my office.
Witness, my hand and seal of said Board of
Supervisors this 25 day of Oct
1999.
JULIE L. RODEWALD
County Clerk and Ex-Officio Clerk
of the Board of Supervisors.
By: Chas. A. Quana
Deputy Clerk

26

1027.0110

IN THE BOARD OF SUPERVISORS COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tuesday, October 19, 1999

PRESENT: Supervisors Shirley Bianchi, Peg Pluard, K.H. 'Katcho' Achadjian,
Michael P. Ryan and Chairperson Harry L. Oviatt

ABSENT: None

In the matter of Diablo resources Advisory Measure;

This is the time set for consideration of a proposed Diablo Resources Advisory Measure;

3rd District.

Supervisor Pluard: Introduces Mr. Binkeslee who will speak about a project called the Diablo Resources Advisory Measure (DREAM).

Mr. Sam Binkeslee: Chairperson of DREAM, states this is an opportunity for the Board to make a decision that will affect the entire community for years to come; states this is a measure that seeks to preserve over 12,000 acres of coastal land that stretches between Point Buchon on up to Montaña De Oro; indicates the advisory group has met with a wide range of individuals and groups and PG & B regarding this measure; addresses some of the values that are in the measure; states this is an opportunity for the Board to create a legacy.

Ms. Mistie Hobson: Representing PG&B, addresses PG&B's stewardship and management of Diablo Canyon land and explains why PG&B supports the measure.

Ms. Kathleen Ryan: Executive Director for Central Coast Natural History Association, indicates they support the DREAM measure and its placement on the March 2000 ballot; states their organization of nearly 1,000 community members have supported environmental education, interpretation and conservation efforts in the five local State Parks for more than 20 years; feels the preservation of Diablo land is one of the most important decisions the community will face in coming years; urges the Board to place the measure on the ballot.

Mr. Jack Bolger: People for the Nipomo Dunes, states he agrees with what has been said this afternoon; states PG&B has a good land stewardship program and have protected the area; indicates the measure will ensure that continued level of protection after Diablo Canyon closes; requests this measure be placed on the March 2000 ballot.

Mr. Pat Veesart: ECOSLO, states he is here to indicate ECOSLO's support for placing this measure on the ballot; ECOSLO will continue to urge the Regional Board and other regulatory agencies to do whatever is necessary to stop any damage that is occurring at Diablo; feels this is a real opportunity to preserve the onshore environment.

Ms. Rochelle Backer: Mothers for Pence, states they are currently taking a neutral position on this measure; addresses several "red flags" regarding the measure; states her concern that the Board intends for this measure to be in place of any mitigation by the Regional Quality Board. Supervisor Pinnard: states this is an opportunity to do what we all say we want to do and that is to work at win - win solutions; indicates the goal is to preserve as much of the 13,000 acres as possible.

Matter is fully discussed and thereafter, on motion of Supervisor Pinnard, seconded by Supervisor Ryan and on the following roll call vote:

AYES: Supervisors Pinnard, Ryan, Blanchil, Achundjian, Chairperson Ovit
NOES: None
ABSENT: None

RESOLUTION NO. 99-24, a resolution directing the County Clerk to place an advisory vote on the March 7, 2000 Primary Election regarding the Diablo Canyon Lands, adopted.

cc: Administration 2
Elections
Auditor
10/25/99 cla

STATE OF CALIFORNIA)

)ss.

County of San Luis Obispo)

I, JULIE L. RODEWALD, County Clerk-Recorder and Ex-Officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of the said Board of Supervisors, affixed this 25th day of October, 1999.

(SEAL)

JULIE L. RODEWALD
County Clerk-Recorder and Ex-Officio Clerk of the Board of Supervisors

By

Cherie Chapman

Deputy Clerk

BOARD APPEARANCE REQUEST FORM
The San Luis Obispo County Board of Supervisors
Welcomes Your Comments

In the interest of time, three (3) minutes will be reserved for your presentation. Please submit this completed form to the Clerk of the Board prior to the item.

Public Comment remarks should be directed to the Chairman and the Board as a whole and not to any individual thereof. No person will be permitted to make slanderous, profane or personal remarks against any individual.

NAME: SAM BLAKESLEE
AGENDA ITEM: DI
ISSUE: DIABLO DREAM BALLOT MEASURE
SIGNATURE: [Signature] DATE: 10/19/99

personal remarks against any individual.

NAME: Missie Hobson - (will speak after Sam)
AGENDA ITEM: DREAM
ISSUE: _____
SIGNATURE: _____ DATE: 10/19/99

NAME: Colleen Ray
AGENDA ITEM: DI
ISSUE: Diablo Resources Advisory Measure
SIGNATURE: [Signature] DATE: 10/19/99

NAME: JACK BEIGLE
AGENDA ITEM: D-1
ISSUE: _____

SIGNATURE: [Signature] DATE: 10-19-99

NAME: PAT VERZANT
AGENDA ITEM: D-1
ISSUE: DREAM

SIGNATURE: [Signature] DATE: 10/19/99

BOARD APPEARANCE REQUEST FORM
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Welcomes Your Comments

In the interest of time, three (3) minutes will be reserved for your presentation. Please submit this completed form to the Clerk of the Board prior to the item.

Public Comment remarks should be directed to the Chairman and the Board as a whole and not to any individual thereof. No person will be permitted to make slanderous, profane or personal remarks against any individual.

NAME: Rochelle Becker

AGENDA ITEM: D1

ISSUE: open space measure

SIGNATURE: Rochelle Becker DATE: 10/19/99

COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL

(1) DEPARTMENT Board of Supervisors		(2) MEETING DATE October 19, 1999		(3) CONTACT/PHONE Peg Pinard (805) 781-5450	
(4) SUBJECT Proposed Diablo Resources Advisory Measure (DREAM)					
(5) SUMMARY OF REQUEST Supervisor Pinard has been approached by the Central Coast Natural History Association (CCNHA), as well as many other members of the community, to request the Board to place an advisory ballot measure on the next available election. The CCNHA is a non-profit organization that supports environmental and conservation education programs. The advisory measure would ask the County voters to recognize the natural resource value of the Diablo Canyon Lands that extend from Avila Beach to Montana de Oro State Park. These lands include approximately 12,000 acres and 14 miles of coastline. The proposed measure would read as follows: <p style="text-align: center;">ADVISORY VOTE ONLY</p> <p style="text-align: center;"><i>Shall the County Board of Supervisors recognize the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities, and public use and enjoyment consistent with public safety and property rights once the lands are no longer needed as an emergency planning buffer for the Diablo Canyon Nuclear Plant after its remaining operating life?</i></p>					
(6) RECOMMENDED ACTION That your Board authorize the Chair to sign the attached resolution directing the County Clerk-Recorder to place the Diablo Resources Advisory Measure (DREAM) on the March 7, 2000 general election ballot.					
(7) FUNDING SOURCE(S) General Fund		(8) CURRENT YEAR COST \$3,250-\$6500		(9) ANNUAL COST N/A	
(10) BUDGETED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): County Clerk-Recorder, Department of Planning and Building and County Counsel.					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Permanent <input type="checkbox"/> Limited Term <input type="checkbox"/> Contract <input type="checkbox"/> Temporary Help					
(13) ADMINISTRATIVE OFFICE REVIEW					
(14) SUPERVISOR DISTRICT(S) 1st, 2nd, 3rd, 4th, 5th, All				(15) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. 30) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est.)				(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A	
(18) NEED EXTRA EXECUTED COPIES? Number: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A				(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 48hr Vote Required <input checked="" type="checkbox"/> N/A	

10/19/99

BOARD OF SUPERVISORS

COUNTY GOVERNMENT CENTER, Room 370 • SAN LUIS OBISPO, CALIFORNIA 93408-2040 • 805.781.6160



SUPERVISOR PEG PINARD
DISTRICT THREE

TO: Board of Supervisors
FROM: Peg Pinard, 3rd District Supervisor *P.P.*
DATE: October 19, 1999
SUBJECT: Proposed Diablo Resources Advisory Measure (DREAM)

RECOMMENDATION

That your Board authorize the Chair to sign the attached resolution directing the County Clerk-Recorder to place the Diablo Resources Advisory Measure (DREAM) on the March 7, 2000 general election ballot.

DISCUSSION

I have been approached by the Central Coast Natural History Association (CCNHA), as well as many other members of the community, to request the Board to place an advisory ballot measure on the next available election. The CCNHA is a non-profit organization that supports environmental and conservation education programs. The advisory measure would ask the County voters to recognize the natural resource value of the Diablo Canyon Lands that extend from Avila Beach to Montana de Oro State Park. These lands include approximately 12,000 acres and 14 miles of coastline. The proposed measure would read as follows:

ADVISORY VOTE ONLY

Shall the County Board of Supervisors recognize the Diablo Canyon Lands as an exceptionally precious coastal resource by adopting policies that promote habitat preservation, sustainable agricultural activities, and public use and enjoyment consistent with public safety and property rights once the lands are no longer needed as an emergency planning buffer for the Diablo Canyon Nuclear Plant after its remaining operating life?

There appears to be community wide support for the concept of placing the advisory measure on the ballot. A public meeting to discuss the idea was conducted on October 4th by the CCNHA and attended by approximately 100 county residents. The measure was

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Board of Supervisors
Diablo Resources Advisory Measure (DREAM)
October 19, 1999
Page 2

discussed in detail during the meeting and presentations were made by Dream Committee members, as well as PG&E and the Nature Conservancy.

The topic of protecting the Diablo Canyon Lands was also discussed at the September 8th meeting of the Regional Water Quality Control Board. Research has been ongoing for more than 20 years at the nuclear power plant, both before and after it began operating in 1965, to determine the extent of the impacts relating to its operation. However, there is no consensus or agreement reached on the conclusions of this research. After listening to supportive testimony by many local residents, the Water Board unanimously voted to follow the staff recommendation to direct their staff to continue working with the operator on developing a plan by June of 2000 to permanently protect the coastal resources in this area. This advisory ballot measure would be a useful gauge of public opinion for the Water Board as they continue to work with the operator on resolving environmental impacts from the nuclear power plant.

Pursuant to the Elections Code section 9603, the results of an advisory vote will in no manner be controlling on the sponsoring legislative body. However, if it is approved in March, county staff would be able to consider including revised policies for this area as part of the ongoing update of the San Luis Bay Area Plan and Local Coastal Plan. We have existing information regarding the resources in this area, developed as part of earlier studies for the Central Coast National Marine Sanctuary and in our Local Oil Spill Plan, that could be incorporated into the updated area plan.

OTHER AGENCY INVOLVEMENT

County Clerk-Recorder, Department of Planning and Building and County Counsel.

FINANCIAL CONSIDERATIONS

The additional sample ballot printing for the advisory measure will not exceed \$6,500. This is assuming arguments in support and opposition and rebuttals to those arguments are submitted. If there is only an impartial analysis and one argument, the information will be printed on one page and the cost will be \$3,250.

Attachment A: Resolution directing the County Clerk-Recorder to place the DREAM measure on the March 7, 2000 election
Attachment B: Area Map

Dm

APPENDIX G

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AVILA RANCH

A RARE CONSERVATION OPPORTUNITY



A conservation project by
**AMERICAN LAND
CONSERVANCY**

in partnership with
**The Land Conservancy of
San Luis Obispo County**

2,400 acres
Appraised Value: \$24 million
San Luis Obispo County, CA

AVILA RANCH

A RARE CONSERVATION OPPORTUNITY



Avila Ranch comprises approximately 2,400 acres located on the Pacific Ocean along California's central coast. Recognized as one of California's outstanding conservation areas, it lies within San Luis Obispo County northwest of the town of Avila Beach and within the region known as the "Irish Hills."

The American Land Conservancy (ALC) has an option to purchase the long term leases that control all uses of the land for the next approximately 165 years. A recent appraisal, commissioned by ALC has determined that the purchase price is \$24 million. This reflects the relatively high development potential of the property, including its location mostly outside of the coastal zone.

ALC plans to acquire the Avila Ranch land interests and

subsequently transfer those interests to the State for use as a new State park and recreation area. To do so, ALC has launched a campaign to raise the necessary funds from a variety of public and private sources. By working together with the local community, public agencies, businesses and partner organizations, we have an opportunity to preserve one of California's unique landscapes for future generations to use and enjoy.

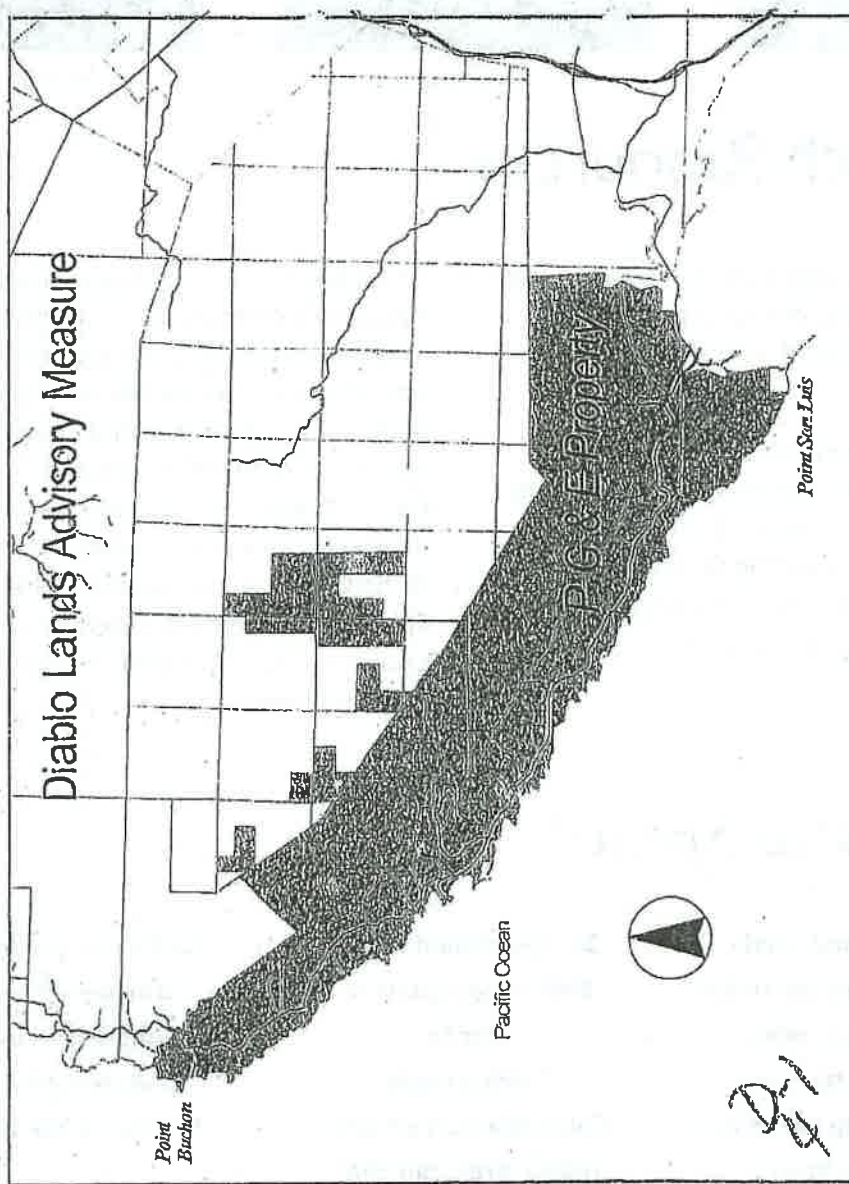
The preservation value of Avila Ranch is increased by its location adjacent to the pristine and undeveloped Hibberd Preserve, owned by the Land Conservancy of San Luis Obispo County. ALC is in negotiations with the SLO Land Conservancy regarding the possible transfer of the

Hibberd Preserve to the State in exchange for ALC payment to that organization for its holding and management costs since it acquired the property several years ago.

Together, Avila Ranch and Hibberd Preserve would create a new 4,000-acre State Park, accessible for public recreational activities and resource protection. In addition to augmenting the popular and nearby Montana de Oro State Park, the Avila Ranch transaction is essential to extending the California Coastal Trail through this area.

¹ The Irish Hills was an area identified in 2000 as an "Outstanding Conservation Area" in the report, [*Conserving the Landscapes of San Luis Obispo County*](#), funded by the David and Lucile Packard Foundation.





AVILA RANCH

A RARE CONSERVATION OPPORTUNITY



California red-legged frog



Golden Eagle



Western pond turtle

Avila Ranch Resources

Avila Ranch is a spectacular stretch of undeveloped yet unprotected coastal property. It provides a relatively intact example of historic coastal California.

Scenic views from the Ranch stretch over 180 degrees from the San Luis Range inland, to sweeping vistas of the Pacific Ocean across San Luis Bay. Avila Beach, Olde Port Beach, and the San Luis Pier are among the sites visible from the property, as well as rugged woodland hills and serpentine outcroppings of the Ranch's interior.

Avila Ranch contains a diverse and largely undisturbed collection of natural resources. Its coastal bluffs, terraces, and inland areas support coastal scrub, coast live oak woodlands, wildflower fields, and maritime chaparral. Within the Ranch, the watersheds of Wild Cherry Canyon, upper Harford Canyon Creek, the headwaters of Rattlesnakes Canyon Creek and the eastern half of the Upper Pecho Creek, support aquatic species including the threatened California red-legged frog as well as riparian forests suspected to be rich in neotropical migratory birds.

*Special Status Species**

Western pond turtle
Two-striped garter snake
Coast Range newt
Pallid bat
Townsend's big eared bat
Cooper's hawk

Sharp-shinned hawk
Bell's sage sparrow
Merlin
Golden eagle
California horned lark
Yellow-breasted chat

California spotted owl
Burrowing owl
Long-eared owl
Yellow warbler
Tricolored blackbird

*No information is available on presence of special status species, but based on the presence of suitable habitat, these species may occur on the property.

AVILA RANCH

A RARE CONSERVATION OPPORTUNITY



Recreational Opportunities

Avila Ranch would provide multiple recreation opportunities as a State Park. One of the most exciting possibilities is a 15 to 20 mile extension of the California Coastal Trail from Montana de Oro State Park. The trail would commence at Montana de Oro, and proceed through other protected, or soon to be protected, properties of the Irish Hills, past the Hibberd Preserve, and finally through Avila Ranch to its coast, where it would meet up with Avila Beach. An alternative route may one day be possible along bluff tops of the PG&E property surrounding the Diablo Canyon nuclear power plant. In either scenario, Avila Ranch is an essential and irreplaceable addition to the California Coastal Trail.

Acquisition of Avila Ranch would also complement existing recreation plans in San Luis Obispo County. First, the project is adjacent to the San Luis Lighthouse, where efforts are currently underway to make this historic resource more accessible to the public. Second, the Ranch is a natural extension of the Bob Jones City to the Sea Trail, a walking and biking trail stretching from the City of San Luis Obispo to Avila Beach.

With easy accessibility from San Luis Bay Drive and proximity to Highway 1, Highway 101 and the community of Avila Beach, the property would well-serve the growing number of Californians seeking to experience the beauty and open space of the Central Coast. The property is also suitable for a system of hiking trails, possible campsite locations, and other visitor amenities. At 4,000 acres (including Avila Ranch and Hibberd Preserve), the size of the project alone suggests many possible public uses.



AVILA RANCH

A RARE CONSERVATION OPPORTUNITY



Toward a Successful Conservation Conclusion

The time frame in which to seize the Avila Ranch opportunity is brief. ALC has until August 2008 (less than a year) to raise all of the funding necessary to secure this significant piece of California history and protect an essential component of the California Coastal Trail along the Central Coast.

We cannot do it without your help.



Contact Information

Kara W. Blakeslee
Conservation Committee Chair
Avila Ranch Project Director
American Land Conservancy
(805) 440-6650
karaslo@charter.net

Kerry O'Toole
President
American Land Conservancy
(415) 912-3665
kerry@alcnet.org

The mission of the AMERICAN LAND CONSERVANCY is to preserve our natural and outdoor heritage by conserving landscapes with outstanding ecological, scenic, and recreational values.

American Land Conservancy
250 Montgomery Street, Suite 210
San Francisco, CA 94104
P: (415) 912-3660
F: (415) 912-3662
www.alcnet.org

APPENDIX H

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Chumash Council says there will be no casino built on Diablo Canyon lands

BY MONA TUCKER

OCTOBER 06, 2020 07:11 AM

Diablo Canyon nuclear power plant is slated to close in 2025.

The Diablo Canyon Power Plant is scheduled to be permanently shut down by 2025 and will then undergo the long process of decommissioning. With these events, Pacific Gas and Electric Co. (PG&E) will be working toward transferring ownership of 12,000 acres commonly referred to as the Diablo Lands. This includes the areas of Wild Cherry Canyon, South Ranch, North Ranch, and Parcel P (the site of the power plant).

All of the Diablo Lands are within the ancestral homelands of yak tityu tityu yak tiihini Northern Chumash Tribe of San Luis Obispo County and Region, and were originally inhabited by our families at numerous village sites. However, the destructive ideologies of missionization, foreign diseases for which we had no immunity, the land grab of the Mexican rancho era and ongoing colonization killed many of us and displaced the rest. This land was taken from us without permission, agreement or compensation.

Village sites tstyiwi , čanu, tsipxatu, petpatsu and wexetminu' are among those on this Pecho Coast. Currently, the village site of tstyiwi is undergoing restoration to eradicate invasive grasses as well as revegetation using native plants. Our Tribe, in a joint effort with Cal Poly San Luis Obispo and PG&E, received a 2018 Governor's Historic Preservation Award for the Research and Collaboration for the Restoration of Tstywi on the Pecho Coast.

Numerous important cultural areas and landscapes including village sites are among the reasons we are actively pursuing the reacquisition of the Diablo Lands — to continue the stewardship as we have done for more than 10,000 years.

We know of the Diablo Lands not only from early writings, but from our own family stories. These stories continue to teach us and reaffirms our goal to maintain what is so incredibly special about these Lands: a place on the coast of California that is mostly untouched, with an abundance of cultural and environmental resources that could not withstand, nor ever recover from large destructive projects.

We intend to care for the Diablo Lands in such a way that it can thrive and its deep history can be respected. It is clear that many others besides indigenous people feel the same way. Our strategies to achieve this goal include our successful partnering with the Land Conservancy of San Luis Obispo County, continuing our participation in on-going local discussions, and conferring with various government agencies.

As we have engaged in numerous forums on the disposition of these Lands over the past few years, we are often asked about our Tribe's stance regarding building a casino on the Diablo Lands. We have consistently responded that we would not ever be interested in doing so, but are aware there is still concern. To reassure the broader community, we are making the following statement:

On behalf of our Tribal Council, as chair, our Tribal position is that we have always been and will remain opposed to any gaming enterprise anywhere on the Diablo Lands. Any such use or the facilities that usually accompany a casino would be inappropriate for this spectacular place.

We've also been asked what happens if we change our minds? Our plan is to join the community in exploring conservation easements and/or deed restrictions to ensure that gaming enterprises are never allowed on any part of the Diablo Lands in perpetuity.

Planning the future of these Lands is a critical opportunity for us here today and for those yet to be born. It is an immense responsibility šumoqini (always).

APPENDIX I



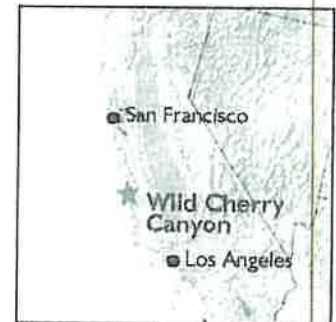
WILD CHERRY CANYON

San Luis Obispo County

CALIFORNIA
COAST



Located in one of the most pristine, remote, and outstanding natural resource areas in central California, the 2,400-acre **Wild Cherry Canyon** property is a rare, undeveloped coastal gem with sweeping ocean views, diverse habitat, and rich riparian resources. The property is a high priority conservation target in the ecologically rich Irish Hills and supports numerous plant and animal species, including the threatened California red-legged frog. Wild Cherry Canyon is one of the last remaining landscape-scale conservation opportunities on the central coast. ALC is working to protect this unique coastal treasure, which will be conveyed to the state to be added to nearby Montaña de Oro State Park, where it can be enjoyed for generations to come.



BENEFITS

- Combined with related projects that will be facilitated by this acquisition (including Hibberd Preserve), these acquisitions will add 5,500 acres to Montaña de Oro State Park, increasing it by 65% and making it one of the largest parks in the state
- No impact on the General Fund, provides opportunities for revenue generation
- Permanently protects habitat for fifteen special status species.
- Will add up to 20 miles to the California Coastal Trail
- Will extend the Bob Jones City to the Sea Trail, adjacent to the historic Port San Luis Lighthouse
- Protects riparian areas (property includes the watersheds of four creeks) as well as coastal scrub, coast live oak woodlands, wildflower fields, and maritime chaparral

LEASEHOLD INTEREST PURCHASE PRICE

\$21,240,000

GRANTS AWARDED

• California State Parks	\$6,900,000*
• Wildlife Conservation Board	\$6,622,306
• California Coastal Conservancy	\$4,737,305
• California Transportation Commission Environmental Enhancement & Mitigation Program	\$1,030,389
• San Luis Obispo County & San Luis Obispo Council of Governments	\$850,000
• Central Coast Regional Water Quality Control Board	\$950,000
• Hind Foundation	\$150,000

Total:

\$21,240,000

Awaiting Public Works Board Approval

The mission of the American Land Conservancy is to protect our natural heritage by conserving land for the benefit of people and wildlife.

For additional information:
Kerry O'Toole
415.912.3665 | kerry@alcnet.org

