

8. Potential Site Reuse Concepts (Phase 3)

Once the DCPP has been decommissioned and Final Status Surveys have been completed (expected by the end of 2034, so within Phase 2 [2032-2039]), the area could be released from the NRC's 10 CFR Part 50 facility operating licenses for Units 1 and 2. Remaining DCPP facilities could then be repurposed or other areas developed to support reuse of the site. This chapter describes eight potential site reuse concepts for the DCPP site.

8.1 Introduction

In anticipation of the Proposed Project, governmental, public, private, and non-profit entities, and members of the public have contributed their ideas for the future reuse of the DCPP site and its surrounding lands. The reuse concepts discussed in this chapter were developed by the following organizations:

- **Diablo Canyon Decommissioning Engagement Panel (DCDEP)** hosts communication between the community engaged directly with the Pacific Gas & Electric Company (PG&E) and subject matter experts throughout the DCPP decommissioning process. The DCDEP's document entitled A Strategic Vision outlines the vision and goals of the group based on information from public meetings, workshops, and written correspondence (DCDEP, 2022).
- **Friends of the Diablo Canyon Lands (FODCL)** aims to conserve the ecological, cultural (Chumash), and scenic resources of the Diablo Canyon Lands while providing managed public access. The FODCL prepared the document entitled A Conservation Framework for the Diablo Canyon Lands with the short-term goal of including conservation recommendations from the 2021 PG&E Nuclear Decommissioning Cost Triennial Proceeding (NDCTP). The long-term goal of this report's recommendations is successful implementation of conservation (FODCL, 2021).
- **Pacific Gas & Electric Company's (PG&E)** document entitled DCPP Site: Repurposing and Reuse Concepts presents detailed information on the repurposing of existing infrastructure and land uses at the DCPP site (PG&E, 2021b).
- **The Regional Economic Action Coalition (REACH)** seeks to pursue inclusive economic prosperity and quality of life on California's Central Coast, including the following activities relevant to the DCPP decommissioning:
 - An open letter (May 2022) by community leaders and stakeholders addressing their vision for the future reuse of the DCPP, where it is a hub of clean energy innovation, a research and development campus, a harbor for blue economy activity, and community center for Chumash heritage (REACH, 2022a);
 - A study assessing the economic impact of offshore wind farm development on the Central Coast of California (REACH, 2021a);
 - A Memorandum of Understanding (MOU) between Congress, California State Senate, County of San Luis Obispo, California Polytechnic State University, REACH, The Land Conservancy of San Luis Obispo County, Tri-Counties Building & Construction Trades Council AFLCIO, and yak tit^yu tit^yu yak ti^hini Northern Chumash Nonprofit, with a unified vision for

decommissioning of the DCPD and future uses at the 585-acre Parcel P (March 2021) (REACH, 2021b); and

- A workshop (December 2021) hosted by REACH to find community consensus on the future reuse of the DCPD (REACH, 2022a).

■ The **County of San Luis Obispo** conducted a DCPD Decommissioning EIR Scoping Process in December 2021, during which many of the reuse concepts outlined in the documents above were identified and discussed. The comments received regarding future site reuse are summarized in the report entitled Summary of Comments Received During Scoping Period (see Appendix B).

In reviewing the reuse concepts and approaches developed by these organizations, the County has identified eight concepts that are specific to the 750-acre DCPD site. These eight reuse concepts and the process used by various entities to develop them are presented in the following sections for information purposes.

8.2 Reuse Concept 1: Clean Tech Innovation Park

A regional economic action coalition for the Central Coast, known as REACH, seeks to pursue inclusive economic prosperity and quality of life on California’s Central Coast. REACH proposed a concept for a Clean Tech Innovation Park that was developed through a REACH-led workshop and interviews with individual community members to find community consensus on future reuse of the DCPD site. Through this workshop and interviews, the Clean Tech Innovation Park was identified as the preferred reuse concept based on local feedback. In 2021, REACH published an MOU between Congressman Salud Carbajal, California State Senator John Laird, California State Assemblyman Jordan Cunningham, County of San Luis Obispo, California Polytechnic State University San Luis Obispo (Cal Poly San Luis Obispo), REACH, The Land Conservancy of San Luis Obispo County, Tri-Counties Building & Construction Trades Council, and the yak tit’u tit’u yak ti’ihini Northern Chumash Tribe of San Luis Obispo County and the Region (ytt Tribe) presenting a unified vision for decommissioning of the DCPD and future use of the DCPD site (REACH, 2021b). Many of these MOU signatories published an open letter in May 2022 supporting the Clean Tech Innovation Park concept.

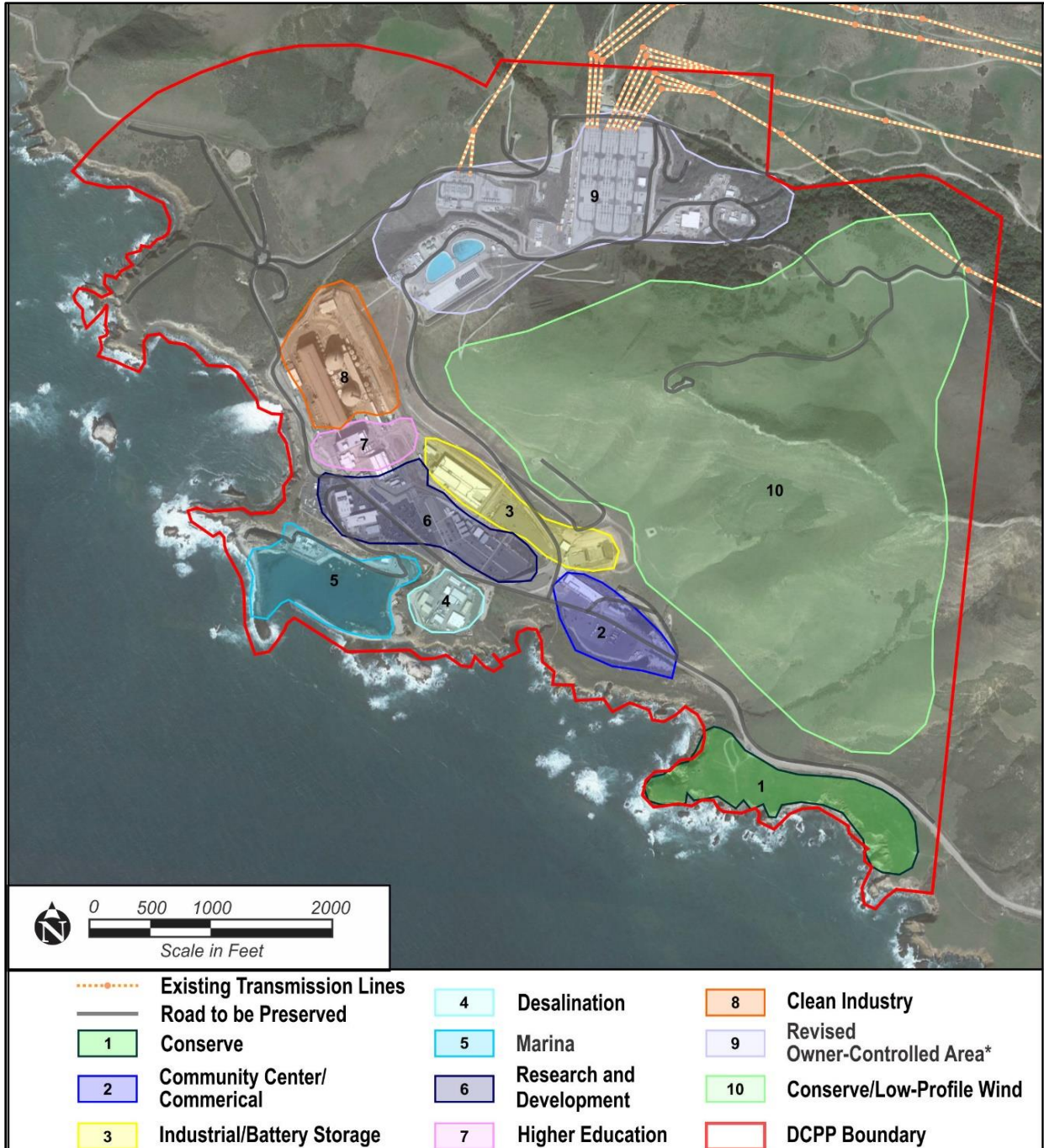
REACH’s proposed Clean Tech Innovation Park Concept would convert the DCPD site into a mixed-use park supporting research, education, and commercial enterprises that would be managed by Cal Poly San Luis Obispo. Land uses would include clean-energy research, a harbor (Marina) for blue economy activity, a community center for Chumash heritage education and celebration, and use of existing DCPD transmission infrastructure to provide an electrical interconnection for future offshore wind energy development (REACH, 2022a). See Figure 8-1 for proposed land uses and their potential locations for the Clean Tech Innovation Park Concept.

REACH’s proposed mixed-use concept would include a research and development campus where industry and academia can collaborate on emerging renewable technologies. The concept includes an expansion of the site’s existing desalination capabilities. Additionally, this concept could utilize the existing high-voltage switchyards (500 kV and 230 kV) and the associated transmission lines connecting to the State’s electricity grid, the extensive existing DCPD facilities, and

the site’s proximity to future offshore wind development that is being considered along the Central Coast.

In addition to clean energy research and development, this concept would support conservation, local businesses, and job creation. The surrounding lands would be retained for conservation and tribal stewardship.

Figure 8-1. Clean Tech Innovation Park Concept



Source: REACH, 2022a, modified.

* Revised Owner-Controlled Area (#9) includes existing 230 kV and 500 kV Switchyards. Existing transmission line infrastructure would be maintained shown as orange dotted lines), except those elements removed as part of the Proposed Project (see Section 2.3.13).

In February 2023, REACH together with Cal Poly San Luis Obispo, ytt Tribe, and the Land Conservancy of San Luis Obispo released a proposal detailing reuse of the DCPD site as a Clean Tech Innovation Park under the leadership of Cal Poly San Luis Obispo, ownership of the Diablo lands north and south of the DCPD site by ytt Tribe, and conservation easements held by the Land Conservancy of San Luis Obispo on the lands north and south of the plant to ensure they are protected. Under this proposal, Wild Cherry Canyon, a 2,400-acre property northeast of the DCPD and owned by PG&E would be owned by an appropriate public agency such as state or county parks with a conservation easement held by the Land Conservancy. The proposal was prepared in support of the Land Conservation and Economic Development Plan prepared by the California Natural Resource Agency, pursuant to SB 846. SB 846, which was signed by the Governor in September 2022, provides a path for extended operations of the DCPD until 2029 for Unit 1 and 2030 for Unit 2. SB 846 also includes \$160 million for local land conservation and economic development. The REACH, Cal Poly San Luis Obispo, ytt Tribe, and Land Conservancy proposal also includes information regarding combining the SB 846 funds with other public and private sources to implement the proposal (REACH, 2023).

8.3 Reuse Concept 2: Desalination Plant

This concept would utilize the existing DCPD desalination facility to serve potable water needs in San Luis Obispo County. Currently, the DCPD desalination facility can produce up to 450 gallons per minute (gpm) or 726 acre-feet per year (AFY) of freshwater using reverse osmosis technology (PG&E, 2021a). PG&E has communicated to the County of San Luis Obispo that the capacity of the existing desalination facility could be increased to 1,300 AFY (Water Systems Consulting, Inc., 2016). The Desalination Plant Concept would upgrade the existing desalination facility as needed (e.g., expanded reverse osmosis system), construct a new conveyance pipeline, and upgrade existing pipelines. Access to the desalination plant would be provided from Diablo Canyon Road, which is a 7-mile, paved, two-lane road that currently travels northwest from the access gate at Port San Luis to the DCPD site.

Water produced at the desalination plant would be available through contract to water companies, water districts, and other users needing new, augmented, or replacement water supply sources. Under this concept, the desalination plant would convey water to customers within southern San Luis Obispo County via the existing Lopez Pipeline system, which varies in diameter from six inches to 33 inches.⁶⁶ This concept would require construction of a new 7-mile pipeline from the desalination plant that would extend southeast along Diablo Canyon Road, until it connects with the Lopez Pipeline at Avila Beach Drive near Port San Luis. A 2016 feasibility study of the new 7-mile pipeline considered the construction of either a 10-inch diameter pipeline or a 12-inch diameter pipeline (San Luis Obispo, 2016). Additional infrastructure that would be required under this concept would include new pump stations to deliver water along the proposed route, and upgrades to portions of the existing Lopez Pipeline to withstand higher pressures and allow for additional capacity.

⁶⁶ The County of San Luis Obispo has received letters of interest for a Diablo Desalination Plant from the following agencies: City of Pismo Beach, City of Arroyo Grande, City of Grover Beach, Oceano Community Service District, Avila Beach Community Services District (San Luis Obispo, 2016).

Desalination is an energy-intensive process, with approximately 55 percent of a desalination plant's total operation and maintenance costs attributed to energy (Bienkowski, 2015). Electric power requirements for the desalination operation include power for intake pumps, pretreatment, desalination, finished water pumping, process equipment, interior and exterior building lighting, and heating and air conditioning. On average, desalination plants consume approximately 15-megawatt hours (MWh) of energy to produce one million gallons of water (Cooley and Heberger, 2013). As an example, the Carlsbad Desalination Plant in San Diego requires approximately 35 megawatts (MW) to produce 50 million gallons per day, which is provided in part by the adjacent Carlsbad Energy Center (EERE, 2019). Once DCPD ceases operations, additional electricity sources would be necessary to support the desalination plant, and the cost of energy needed to produce freshwater would depend on the provisions in these new contracts.

As the DCPD's 230 kV and 500 kV switchyards and transmission lines would be retained to meet existing customer needs (see Figure 8-1) (PG&E, 2021a), this infrastructure could be utilized to connect the desalination plant to a new energy source after the nuclear power plant shuts down. While the DCPD site has limited space to accommodate renewable energy development, small-scale solar (up to 3 MW) could be constructed as a supplemental source of energy for the desalination plant. Additionally, the existing Intake Structure could be retained to facilitate the continued use of the desalination plant, along with a brine line discharging to the ocean, as is proposed during the period of redirected flow for DCPD decommissioning (see Section 2.3.20, *Water Management, including Management of the Seawater Reverse Osmosis Facility and Liquid Radioactive Waste*). Alternatively, a new intake pipeline may be required to meet current regulatory requirements.

The DCDEP is in support of this concept to maintain a reliable source of fresh water to the DCPD site (DCDEP, 2022). The concept to operate and maintain the desalination facility also appeared in PG&E's repurposing and reuse concepts (PG&E, 2021b), and received support during the REACH workshop (REACH, 2022a) and in comments received during the Scoping Period (Appendix B).

On November 16, 2021, the County Board of Supervisors identified water resilience, including desalination specifically, as a top priority. On October 18, 2022, the Board adopted a resolution authorizing staff to proceed with developing the Desalination Executable Solution and Logistics (DESAL) Plan, a first step on a path to a regional desalination project. A wide range of conceptual alternatives (i.e., locations, partners/beneficiaries, sizes, etc.) will be included and evaluated in the DESAL Plan to inform decision makers, stakeholders and the public, and to document how a project could feasibly be implemented to meet a variety of needs and provide a variety of benefits. It is envisioned that the opportunities posed by the Diablo Canyon desalination facility will be considered, along with other alternatives, for vetting, analysis, ranking and potential selection as a regional desalination project (San Luis Obispo, 2022).

8.4 Reuse Concept 3: Recreation

This concept would develop the former DCPD site with recreation uses. The types of facilities that could be considered under a Recreation Concept range from moderate development (i.e., campground or cabins) to more extensive development (i.e., resort or hotel). Access to the

recreation facilities would be provided by Diablo Canyon Road as it travels northwest from Port San Luis to the DCPD site.

Campground/Cabin Concept. Development of a moderate-intensity recreation site would utilize the topographic features of the DCPD site to offer several types of recreational experiences. As illustrated in Figure 8-2, the blufftop areas adjacent to the Diablo Canyon Road could accommodate cabins at the south end of the bluffs, while campsites could be developed near the southeastern parking lot. The small canyon on the inland side of Diablo Canyon Road could be reserved for hike-in camping areas, similar to those within Montaña de Oro State Park. The existing desalination buildings could be replaced with tent camping on the east side of the Marina and a blufftop park (i.e., Point Plaza) that overlooks the west side of the Marina. Possible uses at the blufftop park could include benches, interpretive signage, and shade structures (see Figure 8-2, #10) (PG&E, 2021b).

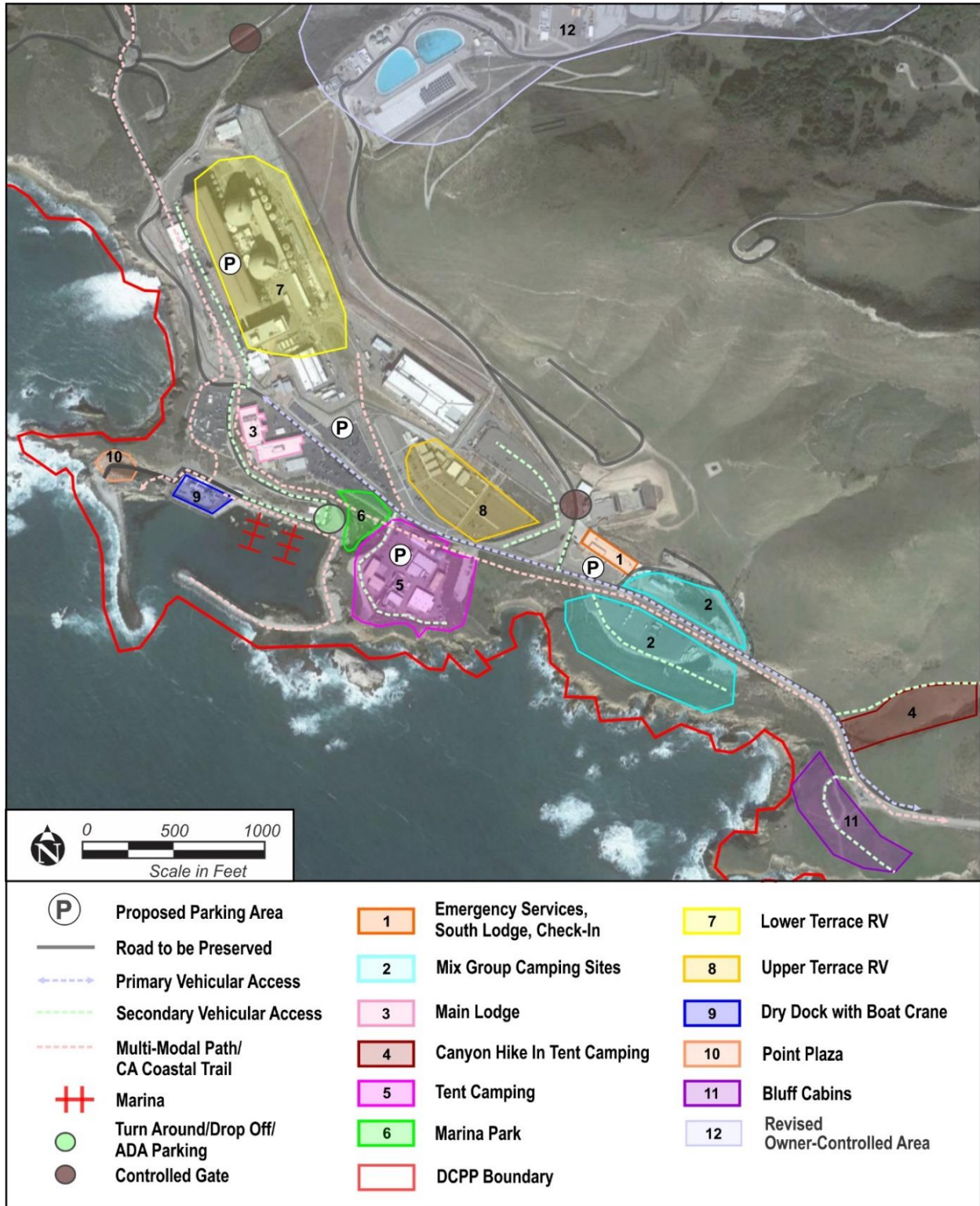
DCPD areas that are currently developed with the containment domes, main warehouse, and parking could be used for camping trailers and RVs (PG&E, 2021b). Structures such as the 32,712-square-foot Warehouse B and the 21,193-square-foot training building could be utilized for concessions and maintenance (PG&E, 2022). The intake area infrastructure may be repurposed as a dry dock and boat launch (via a crane) to access water recreation, such as kayaking and boating. Future hiking trails through the DCPD site could provide additional access to the Point Buchon and Pecho Coast/Rattlesnake Canyon Trails that already exist on PG&E and Eureka Energy properties. However, any new trails, which could facilitate creation of a continuous coastal trail in the shoreline area, would have to be studied and carefully sited to avoid impacts to sensitive resources.

Resort/Hotel Concept. Development of a traditional resort or an eco-resort at the DCPD site may include a variety of accommodations (e.g., lodge, yurts, camping, RV parking), as well as resort amenities such as a restaurant, general store, conference rooms, and on-site recreational experiences. Depending on the extent of development, a resort could accommodate up to 500 visitors and 75 employees (e.g., managers, recreation staff, cleaning staff, and restaurant staff) (Costanoa Lodge, 2022). See Figure 8-3 for the Resort/Hotel Concept.

In addition to the development opportunities for cabins and campgrounds described above, yurts could be located along the small canyon on the inland side of Diablo Canyon Road. Structures such as Warehouse B, the training building, and the 3,500-square-foot desalination facility could be converted or reconstructed to accommodate a large resort (e.g., 40 guest rooms) and ancillary amenities such as a restaurant, conference rooms, and concessions (PG&E, 2021b). Future use of the existing 292-square-foot firing range could include an amphitheater, which would take advantage of the existing slope (PG&E, 2021b). Opportunities for water recreation and trail use would be identical to the descriptions above.

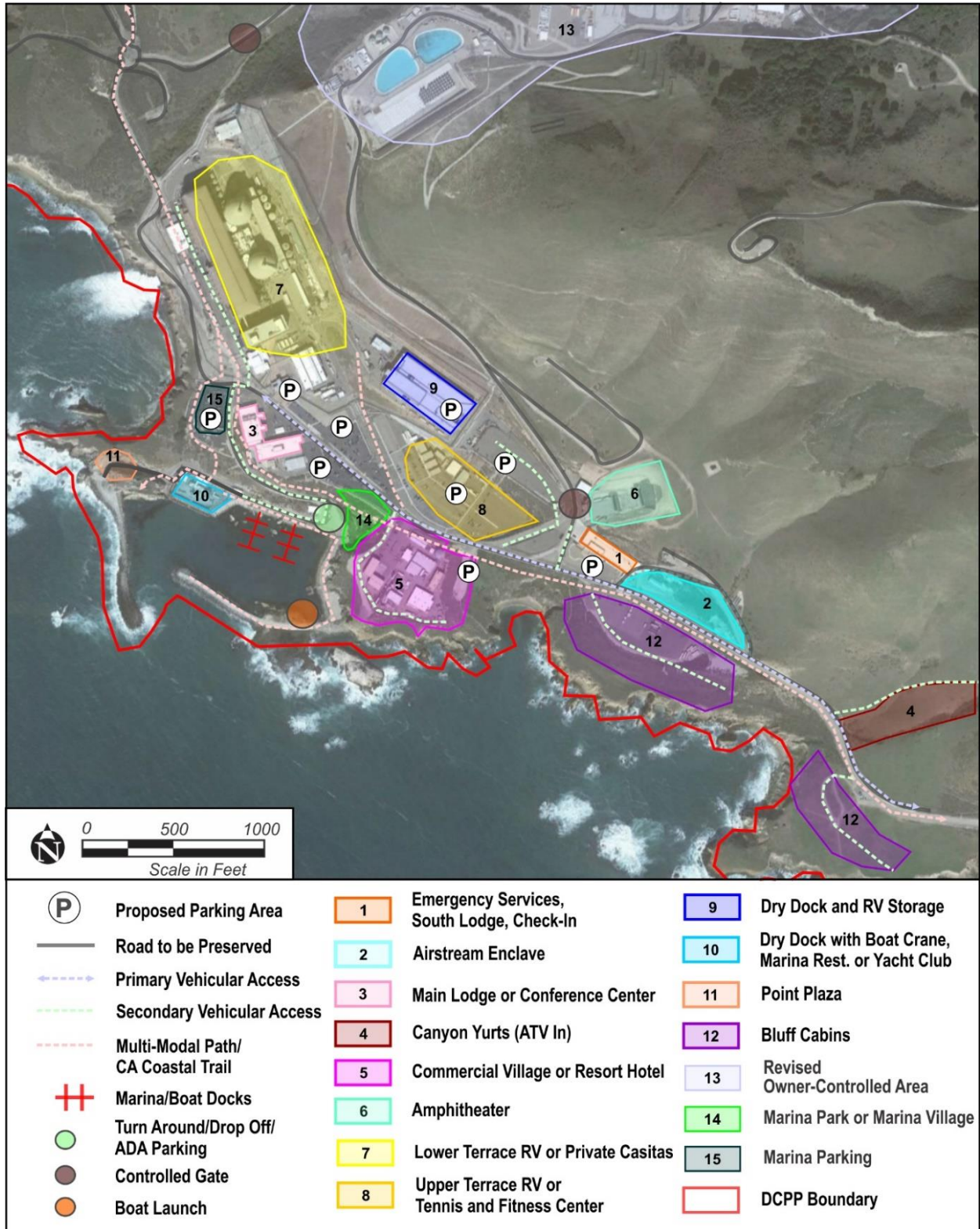
The resort/hotels concept was included in PG&E's Repurposing and Reuse Concepts document (PG&E, 2021b). While this concept would provide a wide range of recreational experiences at a premier Central Coast location, it would require the removal of most of the existing DCPD buildings and would require substantial infrastructure development.

Figure 8-2. Campground/Cabin Concept



Source: PG&E, 2021b, modified.

Figure 8-3. Resort/Hotel Concept



Source: PG&E, 2021b, modified.

8.5 Reuse Concept 4: Energy Storage System

This concept would utilize the DCPD site as an Energy Storage System (ESS) for current and future renewable energy uses. As part of the Proposed Project, DCPD's 230 kV and 500 kV switchyards and transmission lines would be retained in order to meet existing customer needs (see Figure 8-1) (PG&E, 2021a). Under this reuse concept, an ESS would connect to the existing switchyards and the associated transmission lines. The capacity of the ESS would be determined by the size of the system that is installed.

Battery Energy Storage. This ESS uses battery technology to collect energy (i.e., charge the battery) that can be discharged when needed. There are several battery chemistries with varying advantages and disadvantages. See Figure 8-4 for the potential layout of Battery Energy Storage at the DCPD site. Predominant Battery Energy Storage technologies that could be considered for the DCPD site are summarized below.

Lithium-ion batteries are one of the fastest-growing energy storage technologies due to their high energy densities (200 to 400 watt-hours per liter) and efficiency (85 to 95 percent) (EESI, 2019). As lithium-ion batteries have a flammable organic electrolyte and highly reactive component materials, safety engineering is a critical component of siting this type of ESS (ESA, 2022). To improve safety and minimize the footprint of these systems, lithium-ion batteries can be installed as a modular system. For example, a modular lithium-ion ESS began operating at the Alamos Energy Center in January 2021. Alamos Energy Center's 100-MW ESS has a four-hour discharge time and is housed in a 42,700 square-foot building that connects to a 104,200 square-foot substation (Colthorpe, 2021). In addition, the Los Angeles Department of Water and Power is currently studying similar modular ESS opportunities at all three of its coastal power plants, with the goal of installing between 250 and 350 MW of energy storage at each power plant site.

Lead-acid batteries have a long history in industrial power supply applications. This ESS technology has an energy density of 50 to 80 watt-hours per liter, and an efficiency of 80 to 90 percent (EESI, 2019). While lead batteries are not as efficient as lithium-ion batteries, a lead battery ESS does not generally present safety risks with siting and construction. An example of a large-scale lead-acid battery ESS is the smart grid demonstration project located at the East Penn Manufacturing facility in Pennsylvania. This 3-MW system is contained in a pre-engineered steel building, which includes heating and air conditioning and a sprinkler system, with a total footprint ranging from approximately 375 to 465 square feet (East Penn, 2015).

Flow batteries utilize a technology similar to rechargeable fuel cells and are best suited for longer discharge durations (i.e., six hours or more). As this ESS technology can discharge and recharge simultaneously, it can respond quickly to changing load needs. Currently, energy densities (20 to 70 watt-hours per liter) and efficiency (60 to 85 percent) for a flow battery ESS are not as competitive as lithium-ion batteries (EESI, 2019). However, the chemistry of flow batteries does not pose the same fire hazards as lithium-ion batteries (Scroggin-Wicker and McInerney, 2020). A standard 250-kW flow battery system is 13 feet in height and occupies a 3,900 square-foot area. Each 250-kW system is designed to be connected in parallel to allow configurations of up to 10 MW. This ESS technology has a two- to eight-hour discharge time, depending on the configuration (E22, 2022).

Figure 8-4. Battery Energy Storage System Concept



Source: PG&E, 2021b, modified.

Liquified Air. This emerging ESS technology utilizes outside air that is cooled to become a cryogenic liquid, which is stored in low-pressure tanks. When energy is needed, the liquid is re-gasified, and the resulting air expansion operates an electric generating turbine. Currently this ESS technology has an energy density of 50 to 200 watt-hours per liter and an efficiency of 45 to 70 percent (Vecchi et al., 2021). A typical 50-MW system consists of a series of tanks that can vary in size to accommodate the available site acreage and the desired storage capacity. For example, a 50-MW liquified air ESS with tanks up to 100 feet in height would occupy approximately four acres (Highview Power, 2017). This ESS technology has a discharge duration of up to 10 hours.

Mechanical Gravity Energy Storage. This emerging ESS technology is based on the physics of pumped hydroelectric storage, but replaces water with custom-made composite blocks (i.e.,

mobile masses). Energy is used to lift these blocks up a tower (a current prototype is approximately 70 feet in height), at which point the system is charged. When the energy is needed, the blocks are lowered via gravity to create electricity through kinetic energy (O’Grady, 2021). Prototypes of this ESS technology generated up to 20 megawatt hours (depending on the system size) with an efficiency of 85 percent (Molitch-Hou, 2019).

Per legislative mandates set forth in Senate Bill 100 (2018), California is required to generate 60 percent and 100 percent of its electrical energy from renewable sources by 2030 and 2045, respectively.⁶⁷ Shifting to an increased reliance in renewable energy increases the need for energy storage to support grid reliability. Approximately 50 to 70 acres (range) may be available for battery (ESS) placement at the DCPD site, which may store up to 3,000 to 4,000 megawatts of energy based upon current technology (PG&E, 2021b). The Energy Storage System Concept was a part of the PG&E repurposing and reuse concepts (PG&E, 2021b). Additionally, the REACH vision is in support of battery storage as a part of their mixed-use concept (REACH, 2022a). Further, large-scale energy storage (i.e., 200 MW and higher) has been implemented at California coastal power plants, including 300 MW of lithium-ion battery storage installed at Alamitos Generating Station in Long Beach and 750 MW of lithium-ion battery storage installed to date in Moss Landing, California (Vistra, 2023). In addition, energy storage using different types of technology, such as flow batteries and liquified air, are being studied and designed for siting at Los Angeles Department of Water and Power coastal plants (i.e., Scattergood, Haynes, and Harbor).

8.6 Reuse Concept 5: Energy Research

This concept would establish an energy-related research and development center at the DCPD site (see Figure 8-5). The Energy Research Concept would provide a location for professionals and students to collaborate on research in future clean energy sources and accompanying policy, infrastructure, and business models. The Energy Research Concept may be developed to serve a range of educational programs such as energy-related camps for elementary through secondary students, as well as research opportunities for university and graduate students.

This concept would not include the construction of on-site housing. Visitors to the research and development center would require overnight accommodations in the surrounding communities (e.g., Avila Beach, City of San Luis Obispo, City of Pismo Beach). Access to the research and development center would be provided by Diablo Canyon Road as it travels northwest from Port San Luis to the DCPD site.

This concept considers the potential for repurposing several of the DCPD buildings, specifically the 411,496 square-foot turbine building for Units 1 and 2; the 21,193 square-foot training building; and two warehouse buildings (122,749 square-foot Main Warehouse and 32,712 square-foot Warehouse B) (PG&E, 2021b and 2022). These buildings would provide both secure and open laboratory and office space to meet the needs of the various research teams. Space may also be provided for energy demonstration areas.

⁶⁷ Senate Bill 100 is officially titled “The 100 Percent Clean Energy Act of 2018” and codified as Chapter 312, Statutes of 2018, amending Public Utilities Code §399.11, 399.15, 399.30 and adding §454.53 to the Public Utilities Code.

Figure 8-5. Energy Research Concept



Source: PG&E, 2021b, modified.

The energy-related research and development center would remain a secure facility with gated entrances. Full-time staff would include on-site security personnel, facility maintenance personnel, and management staff.

The Energy Research Concept was a part of the PG&E repurposing and reuse concepts, which suggested the facility could provide a unique opportunity to create a place for research, education, idea exchange, and development of clean energy resources (PG&E, 2021b). Additionally, the DCDEP has supported the potential for a public-private collaborative research and development facility (such as a National Laboratory) with an emphasis on renewable energy development (DCDEP, 2022).

8.7 Reuse Concept 6: Central Coast Offshore Wind Area

This concept would use the DCPD site as a site to support the construction and operation of proposed offshore wind projects in the Morro Bay Wind Energy Area (WEA). In December 2022, the Federal Bureau of Ocean Energy Management (BOEM) hosted an initial lease sale for the Morro Bay and Humboldt calls areas. Three lessees received provisional leases for the Morro Bay WEA totaling 240,898 acres (two leases for a total of 132,369 acres were awarded for the Humboldt WEA) (US Department of Interior, 2022). Wind ports and other support facilities are necessary to provide a location to support a range of floating offshore wind development activities such as assembly, installation, operation, and maintenance of offshore wind turbines for the Morro Bay and Humboldt WEAs.

Several studies have been conducted in support of offshore wind off the California coast that address use of the DCPD site as a potential support facility. First, REACH commissioned a study prepared by Cal Poly San Luis Obispo and issued in April 2021, which evaluated the economic impact of offshore wind development on the Central Coast of California and found that developing up to 7 GW of offshore wind capacity in and around the Morro Bay WEA has the advantage of making use of the available grid interconnections in San Luis Obispo County through the existing transmission infrastructure at the DCPD and the Morro Bay Power Plant (REACH, 2021a). The retirement of the DCPD, which has a generation capacity of 2,256 MW, would free up an additional 6 GW of transmission capacity. Utilizing the existing transmission infrastructure at DCPD and Morro Bay Power Plant eliminates the cost of installing new transmission lines to deliver electricity from offshore wind turbines to the grid (REACH, 2021a).

In December 2022, REACH also published the “Central Coast Emerging Industries Waterfront Siting and Infrastructure Study” (REACH, 2022b). This study provides an overview of wind support facilities that could be developed along the Central Coast. The study determined that the Diablo Cove and Marina could support some operations and maintenance activities for offshore wind turbines that may be installed near Morro Bay. However, REACH found that “Developing a new marine terminal to support integration at this site is technically challenging due to steep cliffs, wave climate, shallow bedrock, and construction limitations due to [potential] continued operation of the power plant.” However, the study evaluated the conceptual development of a large facility adjacent to the DCPD shoreline.

At the state level, Assembly Bill (AB) 525 (Chiu, Chapter 231, Statutes of 2021) requires the California Energy Commission (CEC), in coordination with the California Coastal Commission, Ocean Protection Council, California State Lands Commission (CSLC), Office of Planning and Research, Department of Fish and Wildlife, Governor’s Office of Business and Economic Development, Independent System Operator, and Public Utilities Commission (and other relevant

federal, state, and local agencies as needed) to develop a strategic plan (AB 525 Strategic Plan) for offshore wind development in federal waters, which is due June 30, 2023 (Chiu, 2021).

In December 2022, the CEC released a draft AB 525 report describing a permitting roadmap, which is intended to align Federal, State, and local permitting processes as offshore wind development accelerates in the coming decades (CEC, 2022a). It also includes plans to support workforce growth and economic benefits as the offshore wind industry grows in California (CEC, 2022b).

In support of AB 525, in February 2023, the CSLC released a study “Alternative Assessment to Support Offshore Wind,” the focus of which was to identify potential staging and integration sites (where offshore wind components are stored and assembled for towing to the offshore wind area), and operations and maintenance sites (where spare parts are stored and support vessels are moored for use during floating offshore wind operations) to support the Morro Bay WEA. The assessment identified the DCPD as a potential staging and integration site, ranking it 5th out of a short list of 11. It was also identified as one of 13 potential operations and maintenance wind port sites (qual, 2023).

Lastly, BOEM released the “California Floating Offshore Wind Regional Ports Assessment” also in February 2023, which evaluated existing ports and developed areas along the California coast. As with the CSLC study, it evaluated sites for staging and integration as well as operations and maintenance. However, the BOEM study also evaluated existing ports and developed areas for manufacturing and fabrication (where the larger components for floating offshore wind are created and stored). BOEM suggests that the DCPD site could be good candidate site for construction support and operations and maintenance but not for staging and integration or manufacturing and fabrication (BOEM, 2023).

The Central Coast Offshore Wind Areas Concept was developed in response to the above studies of potential future projects in the DCPD area. Given the location and infrastructure at the DCPD, it is feasible to use this area as a landing site for offshore wind if environmentally and economically practical. During a REACH workshop in December 2021, the concept of a Marina/Wind Port at DCPD received community support (REACH, 2021b and 2022a).

8.8 Reuse Concept 7: Institutional

This concept would develop the DCPD site to provide an institutional use such as a hospital system or mental health treatment center, Veterans Affairs facility, US Coast Guard training facility, NOAA facility, California Conservation Corps facility, a vocational training center, or other similar use. This concept would be established as a 24-hour occupied use and would require the development of housing and dining services. Access to the institutional facilities would be provided by Diablo Canyon Road as it travels northwest from Port San Luis to the DCPD site. See Figure 8-6 for the potential locations and uses of the DCPD site under this reuse concept.

Depending on the type of institutional use, daily site usage could range from a few hundred to a few thousand people. Facilities such as a hospital system or a Coast Guard training facility would require more extensive housing development than a vocational training center or other day-use facility. New construction would be required to accommodate housing under this concept.

Figure 8-6. Institutional Concept



Source: PG&E, 2021b, modified.

Many of the existing DCPD buildings and infrastructure could be repurposed under this concept, including the following (PG&E, 2021b, 2022):

- 411,496 square-foot turbine building;
- 28,219 square-foot medical facility that contains an electrical shop, telecommunications hub, offices, and medical equipment;
- Two warehouses: 122,749 square-foot Main Warehouse that contains storage space and offices and 32,712 square-foot Warehouse B that contains the DCPD Fire Brigade, offices, and storage of emergency back-up equipment;
- 151,408 square-foot administrative building that contains a cafeteria, gym facility, and a temperature-controlled area for computer equipment;
- 11,789 square-foot security office that contains conference rooms and office space;
- 21,193 square-foot training building that contains classrooms, offices, and a DCPD control room simulator;
- 41,624 square-foot machine shop that contains an overhead crane, electrical shop, weld shop, and administrative offices; and
- Approximately 406,100 square feet of parking area.

The Institutional Concept was part of PG&E’s repurposing and reuse concepts (PG&E, 2021b). This concept assumes that a substantial number of existing buildings will be repurposed, which would reduce the dismantling and removal costs associated with those structures. As the current use of these buildings have similar attributes to institutional uses, they may require fewer improvements to convert their use under a new tenant.

8.9 Reuse Concept 8: Cultural and Historical Preservation

This concept would transfer ownership of a portion of the DCPD site to the Native American community to preserve sacred Native American sites. As discussed in Sections 4.5 and 4.6 (Archaeology and Built Environment, Tribal Cultural Resources, respectively), there are known cultural resource sites within the DCPD Project area, including a prehistoric village that is identified as an ancestral village by representatives of Native American tribes and the Federal government.

Under the Cultural and Historical Preservation Concept, any future use of the DCPD site would be sited, designed, and constructed in coordination with tribal representatives to avoid sensitive cultural resources (FODCL, 2021). This concept could allow portions of the DCPD site to be used by Native American tribes for meetings, gathering space, or ceremonies.

The DCDEP supports the preservation of Native American sites at the DCPD and has stated that the request for land ownership by the local Native American community should be acknowledged and considered as a valid claim for historical reasons (DCDEP, 2022).