
THIRD READING

Bill No: AB 1448
Author: Hart (D), et al.
Amended: 8/29/25 in Senate
Vote: 21

SENATE NATURAL RES. & WATER COMMITTEE: 4-3, 7/8/25
AYES: Limón, Allen, Laird, Stern
NOES: Seyarto, Grove, Hurtado

SENATE APPROPRIATIONS COMMITTEE: 5-2, 8/29/25
AYES: Caballero, Cabaldon, Grayson, Richardson, Wahab
NOES: Seyarto, Dahle

ASSEMBLY FLOOR: 42-26, 6/4/25 - See last page for vote

SUBJECT: Coastal resources: oil and gas development

SOURCE: Center for Biological Diversity
Environmental Defense Center

DIGEST: This bill expands upon existing requirements for the transfer or modification of leases for oil and gas-related infrastructure upon tidelands and submerged lands within state waters associated with Pacific Outer Continental Shelf leases to include lease assignments, and requires a new coastal development permit (CDP) be obtained for the repair, reactivation, or maintenance of an oil pipeline or oil and gas facility that has been idled, inactive, or out of service for five or more years, as provided, among other provisions.

ANALYSIS:

Existing law:

- 1) Establishes the California Coastal Commission (Coastal Commission), pursuant to the California Coastal Act of 1976 (Coastal Act)(Public Resources

Code (PRC) §§30000 *et seq.*), and the State Lands Commission in the California Natural Resources Agency. (PRC §30300, §6101)

- 2) Defines, pursuant to the federal Outer Continental Shelf Lands Act, the outer continental shelf (OCS) as all submerged lands lying between the seaward extent of the state jurisdiction and the seaward extent of federal jurisdiction. (43 United States Code §§1331 *et seq.*)
- 3) Provides the State Lands Commission with exclusive jurisdiction over all ungranted tidelands and submerged lands owned by the state, and of the beds of navigable rivers, streams, lakes, bays, estuaries, inlets, and straits, including tidelands and submerged lands or any interest therein, whether within or beyond the boundaries of the state as established by law, which have been or may be acquired by the state, as provided. All jurisdiction and authority remaining in the state as to tidelands and submerged lands as to which grants have been or may be made is vested in the State Lands Commission. (PRC §6301)
- 4) Prohibits the State Lands Commission or a local trustee from entering into any new lease or other conveyance authorizing new construction of oil- and gas-related infrastructure upon tidelands and submerged lands within state waters associated with OCS leases issued after January 1, 2018, with limited exceptions. (PRC §6245)
- 5) Requires the State Lands Commission or local trustee, prior to approving any lease renewal, extension, amendment, or modification to authorize new construction of oil- and gas-related infrastructure upon tidelands and submerged lands within state waters associated with Pacific Outer Continental Shelf leases issued after January 1, 2018, to consider whether the lease renewal, extension, amendment, or modification is necessary to protect the marine environment or to ensure human health and safety; whether the lease renewal, extension, amendment, or modification provides a benefit to the state beyond additional lease revenues; and, whether the lease renewal, extension, amendment, or modification will impact the volume of oil and gas that may be transported across state waters. (PRC §6245)
- 6) Authorizes the State Lands Commission, in considering whether the approval of an assignment, transfer, or sublease of a lease or permit, to consider whether a proposed assignee is likely to comply with the terms of the lease or permit for the duration of both the primary term of the original lease or permit and any extended term of the lease because of production, as determined by specified factors. (PRC §6804)

- 7) Prohibits new or expanded oil and gas development from being considered a coastal-dependent industrial facility, and may be permitted only if found to be consistent with all applicable provisions and if all of the specified following conditions are met. (PRC §30262)
- 8) Requires all oil produced offshore California to be transported onshore by pipeline only. Requires the pipelines used to transport this oil to use the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems. (PRC §30262 (a)(5)(A))
- 9) Defines “expanded oil extraction” as an increase in the geographic extent of existing leases or units, including lease boundary adjustments, or an increase in the number of well heads, on or after January 1, 2003. (PRC §30262 (a)(5)(C)(iii))
- 10) Authorizes repair and maintenance of an existing oil and gas facility to be permitted only if it does not result in expansion of capacity of the oil and gas facility, and if certain conditions are met. (PRC §30262)

This bill:

- 1) Adds an application for a lease assignment for oil and gas-related infrastructure upon tidelands and submerged lands within state waters associated with Pacific Outer Continental Shelf leases issued after January 1, 2018, to existing State Lands Commission or local trustee public notice requirements, as provided.
 - a) Removes the requirement that the application is to authorize only new construction of oil and gas-related infrastructure.
 - b) Requires the State Lands Commission or local trustee to take no further action to approve the requested lease assignment until 180 days after public notification, as provided.
- 2) Adds lease assignment to the existing process the State Lands Commission or local trustee undertake before approving a lease renewal, extension, amendment, or modification for oil- and gas-related infrastructure upon tidelands and submerged lands within state waters associated with Pacific Outer Continental Shelf leases issued after January 1, 2018. Removes the requirement that the application is to authorize new construction of oil and gas-related infrastructure. Requires the State Lands Commission or local trustee to additionally consider, at a minimum:

- a) Whether the lease renewal, extension, amendment, assignment, or modification may impact public trust resources and values.
 - b) Whether the lease renewal, extension, amendment, assignment, or modification is for, or connected to, infrastructure that has experienced a reportable incident, such as an oil spill.
 - c) Whether the lease renewal, extension, amendment, assignment, or modification is related to the use of well stimulation treatments, extended reach drilling and production, horizontal drilling and production, or other unconventional drilling and production techniques for resource extraction.
 - d) Whether the operator has provided finalized certificates of financial responsibility obtained from OSPR and has provided financial assurances required for decommissioning, as specified.
- 3) Prohibits the approval of a lease renewal, extension, amendment, assignment, or modification that will increase the volume of oil and gas conveyed across state waters, including by commencing, increasing, intensifying, or restarting production from the Pacific Outer Continental Shelf at the same properly noticed public meeting it is first presented at. Requires the State Lands Commission or local trustee to accept public comments at the meeting it votes to approve or disapprove the lease assignment.
 - 4) Requires that the approval of an assignment, transfer, or sublease of a lease or permit is in the best interest of the state, as provided.
 - 5) Clarifies in the Coastal Act that oil onshore is transported by pipeline that uses the best available technology, as specified.
 - 6) Expands the Coastal Act definition of “expanded oil extraction” to include the reactivation of a facility idled, inactive, or out of service for more than three years, or an increase in oil extraction from the use of hydraulic fracturing, extended reach drilling, acidization, or other unconventional technologies, as provided. Prohibits the transport of oil over land by other methods, as provided.
 - 7) Clarifies in the Coastal Act that the repair, reactivation, and maintenance of an oil and gas facility that has been idled, inactive, or out of service for five years or more is considered a new or expanded development requiring a new CDP.
 - 8) Clarifies in the Coastal Act that development for the repair, reactivation, or maintenance of an oil pipeline that has been idled, inactive, or out of service for five years or more requires a new CDP, as provided.

- 9) Requires the Coastal Commission or local government with a certified local coastal program to review and approve, modify, condition, or deny the CDP, as provided.
- 10) Makes various technical changes, and provides that no reimbursement is required to a local agency or school district, except in specified circumstances.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

According to the Senate Appropriations Committee:

- Potential loss in annual rental revenue of an unknown amount, potentially in excess of \$150,000, from offshore oil- and gas-related infrastructure leases to the extent the State Lands Commission (SLC) or a local trustee denies one or more applications for a lease renewal, extension, amendment, assignment, or modification, as a result of the bill's requirements and conditions (General Fund). SLC collected approximately \$949,000 in rental revenue from its approximately one dozen pipeline right-of-way leases in fiscal year 2023-24.
- By imposing additional duties on local trustees in the consideration of a lease renewal, extension, amendment, assignment, or modification, and by imposing additional duties on a local government with a certified LCP in processing and reviewing an application for a CDP, this bill imposes a state-mandated local program. These costs are potentially reimbursable by the state, subject to a determination by the Commission on State Mandates (General Fund).

SUPPORT: (Verified 8/29/25)

Center for Biological Diversity (co-sponsor)
Environmental Defense Center (co-sponsor)
7th Generation Advisors
350 Bay Area Action
350 Humboldt
350 Santa Barbara
Azul
Ballona Wetlands Institute
Ban SUP (Single Use Plastics)
Business Alliance for Protecting the Pacific Coast
California Coastal Protection Network
California Environmental Voters
California Legislative Central Coast Caucus
Center on Race, Poverty, and the Environment

Central Coast Climate Justice Network
Citizens Planning Association
City of Goleta
CleanEarth4Kids.org
Clean Water Action
Climate Action California
Climate First: Replacing Oil and Gas
Climate Hawks Vote
Climate Reality Project, San Diego
CLUE-SB Environmental Justice Group
Coastal Band of the Chumash Nation
Coastal Lands Action Network
Defend Ballona Wetlands
Defenders of Wildlife
Elected Officials to Protect America Code Blue
Environmental Law Club at UCSB
Environmental Action Committee of West Marin
Food & Water Watch
Friends Committee on Legislation of California
Friends of the Earth
Get Oil Out!
Green Policy Initiative
Indivisible CA Green Team
International Marine Mammal Project, Earth Island Institute
Los Padres ForestWatch
Monterey Bay Aquarium
Natural Resources Defense Council
Ocean Conservation Research
Oceana
Oil and Gas Action Network
Patagonia
Pesticide Action and Agroecology Network
Physicians for Social Responsibility, San Francisco Bay Chapter
Progressive Democrats of America
Quabajai Coastal Chumash Keeper of the Western Gate
Sacred Places Institute for Indigenous Peoples
San Diego 350
San Francisco Baykeeper
Santa Barbara Channelkeeper
Santa Barbara County Action Network

Save Our Shores
Sierra Club California
Sierra Club, Santa Barbara Group
Sierra Club, Santa Lucia Chapter (San Luis Obispo County)
SoCal 350 Climate Action
Society of Fearless Grandmothers of Santa Barbara
Solano County Democratic Central Committee
Sunflower Alliance
Surfrider Foundation
Surfrider Foundation, Santa Barbara Chapter
Surfrider Foundation, San Luis Obispo
The Climate Center
UCSB Environmental Affairs Board
Ventura Coastkeeper
Vote Solar
WILDCOAST
Wishtoyo Chumash Foundation

OPPOSITION: (Verified 8/29/25)

California Independent Petroleum Association
Central Valley Business Federation
DCOR, LLC
IEEP
Kern Citizens of Energy
Kern County Economic Development Corporation
Kern County Taxpayers Association
Long Beach Area Chamber of Commerce
Los Angeles County Business Federation
Sable Offshore Corporation
SAGE Monterey
Santa Maria Valley Chamber
SBCTAC
SLO COLAB
South County Chamber
State Building and Construction Trades Council of California
Tri-County Chamber Alliance
VC Taxpayers Association
Western States Petroleum Association

ARGUMENTS IN SUPPORT: According to the author, “Despite the hard-learned lessons from devastating oil spills, threats to our coast continue. Assembly Bill 1448 will protect our precious coast by strengthening environmental protections, public oversight, and safety requirements for offshore drilling activities. The bill places stricter conditions on lease renewals, extensions, amendments, assignments, and modifications. AB 1448 ensures that our marine resources and coastal communities are protected against efforts to restart outdated and unsafe pipelines. We must do everything we can to protect our coast.”

Environmental Defense Center in a joint sign-on letter writes, “AB 1448 will safeguard our coast against federal attempts to unlawfully open federal waters to new oil leasing off California. The Trump Administration has pledged to drill everywhere and will undoubtedly seek to expand Pacific offshore drilling. Current gaps in state law leave untoward paths for federal oil expansion through existing infrastructure in state waters. AB 1448 takes a firm stand against efforts to expand drilling off our coast, to protect against associated risks to California interests.”

ARGUMENTS IN OPPOSITION: The Western States Petroleum Association (WSPA) in a joint sign-on letter writes, “We believe that AB 1448 would significantly expand regulatory barriers on offshore oil and gas operations, particularly within state waters associated with Pacific Outer Continental Shelf (OCS) leases. While we support reasonable environmental safeguards, this bill overreaches by broadening the scope of activities requiring new approvals, introducing operational uncertainty, and discouraging investment in California’s existing offshore infrastructure.”

WSPA continues that “A major concern is the bill’s extension to lease assignments,” and additionally expresses concern over the broader definition of “expanded oil and gas development,” and the fiscal implications of the potential loss of revenues to the state and local jurisdictions from offshore oil and gas production, among other concerns.

The State Building and Construction Trades Council cites concerns that “this bill seeks to cut off yet another source of domestic crude oil to our in-state refineries,” and argue that this bill makes “it increasingly difficult and prohibitively expensive to operate refineries in-state.”

ASSEMBLY FLOOR: 42-26, 6/4/25

AYES: Addis, Ahrens, Arambula, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Connolly, Elhawary, Fong, Gabriel, Garcia, Mark González, Haney, Harabedian, Hart, Irwin, Jackson, Kalra, Krell, Lee, Lowenthal, McKinnor, Muratsuchi, Ortega, Papan, Pellerin, Celeste Rodriguez,

Rogers, Schiavo, Schultz, Sharp-Collins, Solache, Stefani, Ward, Wicks, Zbur,
Rivas

NOES: Alanis, Ávila Farías, Bains, Carrillo, Castillo, Chen, DeMaio, Dixon, Ellis,
Flora, Gallagher, Gipson, Jeff Gonzalez, Hadwick, Hoover, Lackey, Macedo,
Patterson, Ransom, Michelle Rodriguez, Blanca Rubio, Sanchez, Soria, Ta,
Tangipa, Wallis

NO VOTE RECORDED: Aguiar-Curry, Alvarez, Davies, Nguyen, Pacheco, Patel,
Petrie-Norris, Quirk-Silva, Ramos, Valencia, Wilson

Prepared by: Katharine Moore / N.R. & W. / (916) 651-4116
9/2/25 18:22:36

**** END ****