

THIRD READING

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Bill No: AB 1448  
Author: Hart (D), et al.  
Amended: 4/28/26 in Senate  
Vote: 21

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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

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**SUBJECT:** Coastal resources: California Coastal Sanctuary: tidelands and submerged lands: oil and gas development

**SOURCE:** Center for Biological Diversity  
Environmental Defense Center

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**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, prohibits leases and oil- and gas-related infrastructure located upon tidelands and submerged lands from being used to support Pacific Outer Continental Shelf leases issued after January 1, 2026, and removes the exception authorizing new oil- and gas-leasing in state waters within the California Coastal Sanctuary if state oil deposits are being drained from wells on federal lands, as provided.

*Senate Floor Amendments* of 4/28/26 remove all provisions within the California Coastal Act of 1976, add the prohibition on leases and oil- and gas-related infrastructure located upon tidelands and submerged lands from being used to support Pacific Outer Continental Shelf leases issued after January 1, 2026, and

remove the exception authorizing new oil- and gas-leasing in state waters within the California Coastal Sanctuary if state oil deposits are being drained from wells on federal lands, and make other related and conforming changes, including requiring reimbursement for state mandated costs, as provided.

**ANALYSIS:**

Existing law:

- 1) Establishes the California Coastal Sanctuary via the California Coastal Sanctuary Act of 1994. (California Coastal Sanctuary Act, Public Resources Code (PRC) §§6240 *et seq.*)
  - a) Defines the California Coastal Sanctuary to include all state waters subject to tidal influence except those with a lease for the extraction of oil or gas in effect on January 1, 1995, unless the lease reverts to the state after January 1, 1995, and any state waters east of the Carquinez bridges on Interstate 80. (PRC §6242)
  - b) Prohibits any state agency or officer to enter into any new lease for the extraction of oil or gas from the California Coastal Sanctuary unless certain limited conditions are met. (PRC §6243)
  - c) Authorizes the State Lands Commission to enter into any lease for the extraction of oil or gas from state-owner tide and submerged lands in the California Coastal Sanctuary if the State Lands Commission determines that those oil or gas deposits are being drained by means of producing wells upon adjacent federal lands and the lease is in the best interests of the state. (PRC §6244)
- 2) Establishes the State Lands Commission in the California Natural Resources Agency. (PRC §6101)
- 3) 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.*)
- 4) Provides the State Lands Commission with exclusive jurisdiction over all ungranted tidelands and submerged lands owned by the state 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)

- 5) 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)
- 6) 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; and other factors, as provided. (PRC §6245)
- 7) 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, as provided. (PRC §6804)

This bill:

- 1) Deletes from the California Coastal Sanctuary Act the provision that authorizes the State Lands Commission to enter into a lease for the extraction of oil or gas from state-owned tide and submerged lands if the State Lands Commission determines that those oil and gas deposits are being drained by producing wells upon adjacent federal lands and the lease is in the best interests of the state.
- 2) Prohibits the use of leases and oil- and gas-related infrastructure located upon tidelands and submerged lands within state waters to be used to support Pacific Outer Continental Shelf leases issued after January 1, 2026, except as provided.
- 3) 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.

- 4) 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.
- 5) 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.
- 6) 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.
- 7) Makes various technical changes, and requires reimbursement to a local agency or school district if the Commission on State Mandates determines that this bill contains costs mandated by the state, as specified.

## Comments

The letters in support and opposition to this bill were submitted for a previous version of this bill.

[NOTE: See the Senate Natural Resources and Water Committee analysis for additional information.]

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

According to the Senate Appropriations Committee to a previous version of the bill:

- 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 4/28/26)

Center for Biological Diversity (co-source)

Environmental Defense Center (co-source)

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 Democratic Party

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 4/28/26)

California Independent Petroleum  
 Association  
 Central Valley Business Federation  
 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 Associat

**ARGUMENTS IN SUPPORT:** According to the author, “AB 1448 aims to enhance the California State Lands Commission’s authority to protect designated lands from the expansion of oil- and gas- related infrastructure.”

In a joint sign-on letter, the Center for Biological Diversity and the Environmental Defense Center write, “AB1448 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. AB1448 takes a firm stand against efforts to expand drilling off our coast, to protect against associated risks to California interests.

Moreover, AB1448 addresses the need to prevent aging infrastructure from expanded or prolonged use when it should be retired. Offshore oil infrastructure has outlived its lifespan and presents significant risks. This bill requires strict environmental considerations for the reactivation of oil projects that have been shut down. Recent oil spills off our coast are stark reminders of the need to decommission — not restart — antiquated infrastructure.

**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

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4/29/26 16:22:11

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