



Special Conditions of Coastal Commission Authorizations

Phase 1 (through 2030):

- Protect ~4,500 acres of North Ranch through conservation easement and transfer ownership to public agency or non-profit land conservation entity, including those of California Native American Tribes.*
 - If State Parks were to accept transfer, this would expand Montaña de Oro State Park by ~50%.
- Establish a purchase option for Wild Cherry Canyon, enabling potential future conservation.
- Dedicate over 20 miles of new public trails, including Point Buchon and Pecho Coast loops, San Luis Hill access, and a through-trail linking Montaña de Oro to Port San Luis.
- Contribute \$10M for trail development, maintenance, and long-term stewardship.
- Commit not to sell South Ranch lands (for any other purposes) through 2040. Permit conditions do not prevent PG&E from electing to effectuate the South Ranch right-of-first refusal provision prior to October 31, 2030.

Phase 2 (post-2030, if operations continue):

- Expand South Ranch conservation deed restriction from 1,200 to 2,490 acres, covering all coastal lands.
- Provide first right of refusal for government agencies, then non-profit land conservation organizations (including those of California Native American Tribes) to purchase ~5,000 acres of South Ranch, to be covered under a conservation easement.*

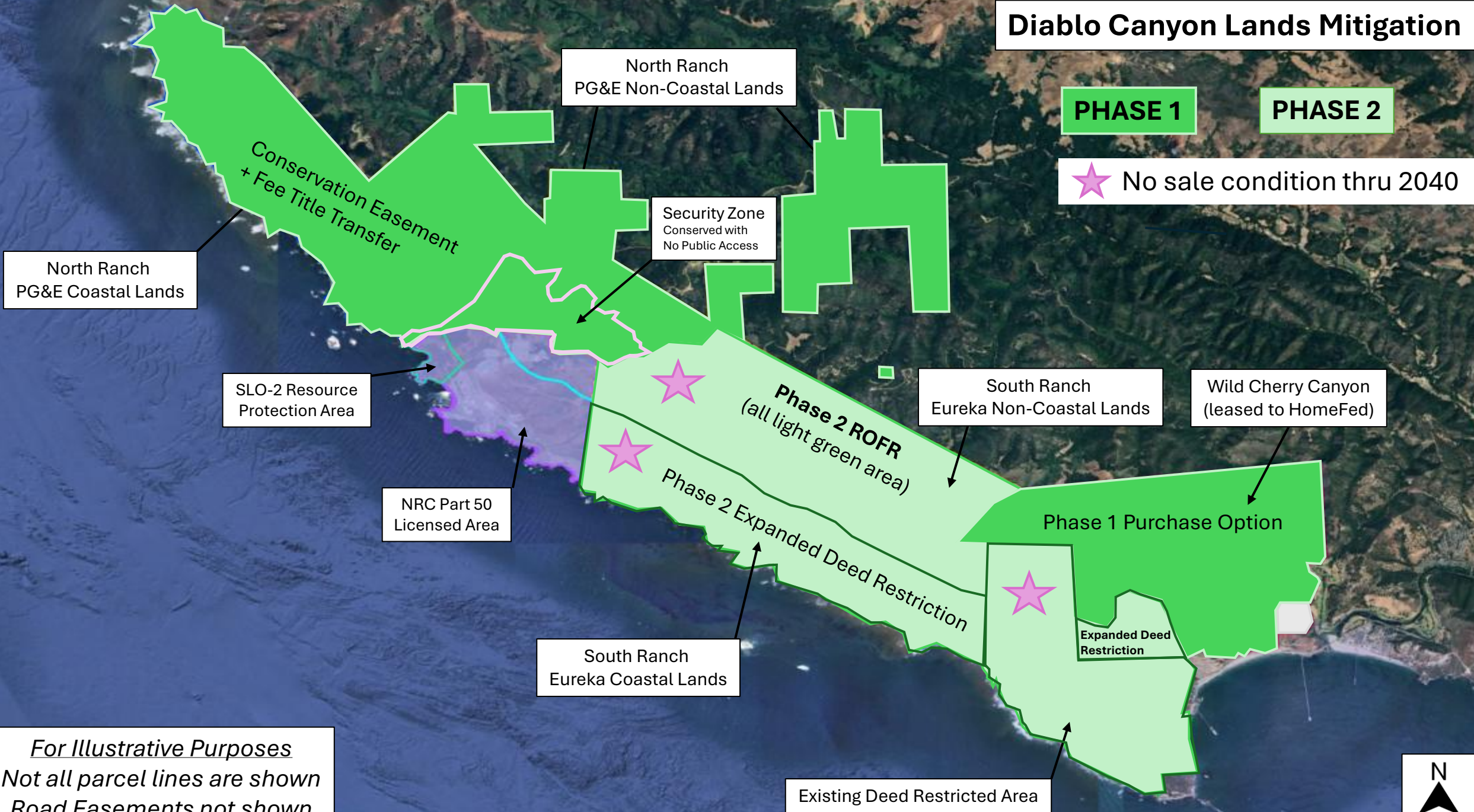
* Special Conditions state that public agencies shall have initial 18-month periods to accept the North Ranch fee title transfer and South Ranch purchase option prior to additional 18-month periods for non-profit organizations.

Diablo Canyon Lands Mitigation

PHASE 1

PHASE 2

★ No sale condition thru 2040



New Public Access

Trail Alignments for Illustrative Purposes
(Precise Routes Subject to Refinement)

Montaña de Oro State Park

Conserved Security Buffer

NRC Licensed Area

Potential Campground

Wild Cherry Canyon (WCC) Lands
(leased to HomeFed)

Legend

- Existing Trails ~ 7.3 miles
- Newly Dedicated Trails ~ 20 miles
- Connection options add ~ 1 to 3 miles

★ = New Coastal Viewing Area

CONNECTION OPTION 2
South Ranch Connector Bridge
(Post-DCPP Operations Dedication due to Access Road Conflict)

CONNECTION OPTION 1
Possible WCC Alignments

Lighthouse

