

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5202
WEB: WWW.COASTAL.CA.GOV



W6c

DATE: MARCH 12, 2025

TO: Coastal Commission and Interested Persons

FROM: Kate Huckelbridge, Executive Director
Sarah Christie, Legislative Director
Sean Drake, Legislative Manager

SUBJECT: LEGISLATIVE REPORT FOR MARCH 2025

CONTENTS: This report provides summaries and status of bills affecting the Coastal Commission and the California Coastal Management Program, and other coast-related legislation identified by staff.

Note: Information contained in this report is accurate as of March 7, 2025. Bill text, votes, analyses, and the current status of any bill may be viewed on the California Legislature's Homepage at <http://leginfo.legislature.ca.gov/>. This report can also be accessed through the Commission's homepage at www.coastal.ca.gov.

2025 Legislative Calendar

Jan 1	Statutes take effect.
Jan 6	Legislature reconvenes.
Jan 10	Budget Bill must be submitted by Governor.
Feb 21	Last day for bills to be introduced.
Apr 10	Spring Recess begins upon adjournment.
Apr 21	Legislature reconvenes from Spring Recess.
May 2	Last day for policy committees to hear and report fiscal bills introduced in that house.
May 9	Last day for policy committees to hear and report non-fiscal bills introduced in that house in 2024.
May 23	Last day for policy committees to meet prior to June 9.
May 17	Last day for fiscal committees to hear and report to the Floor bills introduced in that house in 2024.
June 2-6	Floor session only.
June 6	Last day for each house to pass bills introduced in that house.
June 9	Committee meetings may resume.

June 15	Budget Bill must be passed by midnight.
July 18	Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment.
Aug 18	Legislature reconvenes from Summer Recess.
Aug 29	Last day for fiscal committees to meet and report bills.
Sept 2-12	Floor session only.
Sept 5	Last day to amend bills on the Floor.
Sept 12	Last day for each house to pass bills. Recess begins upon adjournment.
Oct 12	Last day for Governor to sign or veto bills.

PRIORITY LEGISLATION

COASTAL ACT AMENDMENTS

[AB 10 \(Essayli\) California Coastal Commission: consistency determinations: Vandenberg Space Force Base](#)

This bill would overturn the Coastal Commission's October 2024 objection to the U.S. Department of the Air Force's proposed increase in private commercial space launches at Vandenberg Space Force Base. The bill would deem the proposed space launch activities consistent with the policies of the Coastal Act. This bill contains an urgency clause.

Introduced	12/02/24
Status	Assembly Rules Committee

[AB 357 \(Alvarez\) Coastal resources: coastal development permit: exclusions](#)

This bill would exclude housing projects for university or college students, faculty, or staff from the requirements of the Coastal Act.

Introduced	01/30/25
Status	Assembly Natural Resources Committee

[AB 399 \(Boerner\) Coastal resources: coastal development permits: blue carbon demonstration projects](#)

This bill would add Section 30237 to the Coastal Act, explicitly authorizing the Coastal Commission to authorize blue carbon demonstration projects, and would authorize the Commission to require an applicant for a non-residential project that impacts wetland, tidal, or marine habitat to build or contribute to a blue carbon demonstration project. A "blue carbon demonstration project" is defined as the creation or restoration of coastal wetland, intertidal, or marine habitats or ecosystems that capture carbon.

Introduced	02/04/24
Status	Assembly Natural Resources Committee

AB 439 (Rogers) California Coastal Act of 1976: local planning and reporting

This bill would amend the Coastal Act to establish that de minimis amendments to local coastal programs (LCPs) and port master plans (PMPs) approved by the Coastal Commission take effect immediately upon adjournment of the Commission meeting, rather than 10 days later as is currently the case. This bill would also standardize the contents and timetable on which the Commission periodically reports to the Legislature about its Coastal Act enforcement activities.

Introduced 02/06/25
Status Assembly Natural Resources Committee

AB 462 (Lowenthal) Land use: coastal development permits: accessory dwelling units

This bill would exempt the construction of accessory dwelling units (ADUs) in Los Angeles County, and in any county that is subject of a Governor state of emergency that involved damage to housing after February 1, 2025, from the requirements of the Coastal Act.

Introduced 02/06/25
Status Assembly Housing and Community Development Committee (3/12)

AB 623 (Dixon) Fuel modification and reduction projects: California Environmental Quality Act: coastal development permits: exemptions

This bill would exempt from the Coastal Act and CEQA any vegetation thinning or clearance project intended to maintain 100 feet of defensible space from a structure. The bill would also exempt from the Coastal Act any vegetation thinning or clearance project intended to prevent or contain the spread of wildfire.

Introduced 02/13/25
Status Assembly Natural Resources Committee

AB 996 (Pellerin) Public Resources: California Coastal Act of 1976

This bill is a spot bill that would state the intent of the Legislature to enact subsequent legislation related to the Coastal Act.

Introduced 02/20/25
Status Assembly Rules Committee

AB 1325 (Flora) California Coastal Act of 1976: commercial fishing and recreational boating

This bill is a spot bill that would make nonsubstantive changes to the Coastal Act section dealing with commercial fishing and recreational boating.

Introduced 02/21/25
Status Assembly Rules Committee

AB 1448 (Hart) Coastal resources: oil and gas development

This bill would amend the Coastal Act to specify that repair, reactivation, or maintenance of an oil and gas facility that has been idle or inactive for three years or more shall be considered development for purposes of the Coastal Act, and that such development may be permitted via the “industrial override” provisions of the Act if certain requirements are met, notwithstanding inconsistency with the Chapter 3 policies of the Act. The bill would also expand the prohibition on the State Lands Commission and local trustee agencies to enter into new leases authorizing oil and gas extraction in state waters, and would impose additional requirements that must be satisfied for such a lease to be approved.

Introduced 02/21/25
Status Assembly Rules Committee

SB 375 (Grove) Wildfire prevention activities: Endangered Species Act: California Environmental Quality Act: California Coastal Act of 1976

This bill would exempt from the Coastal Act and CEQA vegetation thinning or clearance projects in designated moderate, high, and very high fire hazard severity zones. The bill would also amend the California Endangered Species Act relative to wildfire preparedness.

Introduced 02/13/25
Status Assembly Rules Committee

SB 677 (Wiener) Housing development: streamlined approvals

This bill would amend Planning and Zoning Law make various adjustments to scope and affordability requirements in the ministerial approval processes for construction of duplexes and lot splits (enacted by SB 9) and the ministerial approval process for construction of certain multifamily housing projects (enacted by SB 35 and SB 423). Relevant to the Coastal Act, the bill would revise the Coastal Act savings clause in the ministerial approval processes for duplexes and lot splits to state that qualifying projects are required to obtain a Coastal Development Permit and must be permitted pursuant to the ministerial approval process provided the project would not result in significant adverse impacts to coastal resources and public coastal access. The bill would also amend Coastal Action Section 30500.1, which currently prevents local governments from being required to include housing policies in their LCPs, to instead require local governments to amend their LCPs to add language harmonizing the policies of the LCP with the requirements of the ministerial processes described above. The bill provides a pathway for the Coastal Commission to approve these LCP amendments administratively as de minimis amendments.

Introduced 02/21/25
Status Senate Housing Committee

SB 741 (Blakespear) Coastal resources: coastal development permit: local emergency declaration

This bill would amend the Coastal Act to specify that whenever an emergency is declared by a local government or special district, development in that jurisdiction is entitled to an Emergency Coastal Development Permit under Public Resources Code Section 30624.

Introduced	02/21/25
Status	Senate Rules Committee

PUBLIC ACCESS

AB 452 (Irwin) Coastal recreation: designated state surfing reserves

This bill would require the Coastal Conservancy, by July 1, 2026, to establish a process for designating an area of the coastline as a state surfing reserve. The bill would authorize a local government to nominate an area of coast within its jurisdiction as a state surfing reserve. The bill would require the local government to include in its application, among other things, a description of the proposed surfing reserve. The bill would require the Coastal Conservancy to include designated state surfing reserves in publications or maps that are issued by the agency.

Introduced	02/06/25
Status	Assembly Natural Resources Committee

AB 1225 (Bennett) State parks and state beaches: Accessibility Advisory Committee

This bill would require the Director of Parks and Recreation to establish an Accessibility Advisory Committee that consists of the Director, the Director's designees, and additional members appointed by the director with demonstrated experience in public accessibility requirements. The bill would require the committee to serve in an advisory capacity to the Director and make recommendations for improving the accessibility of the state parks and state beaches for individuals with disabilities. The bill would require the Director to consult with, and consider the recommendations of, the committee.

Introduced	02/21/25
Status	Assembly Rules Committee

NATURAL RESOURCES

AB 14 (Hart) Coastal resources: Protecting Blue Whales and Blue Skies Program

This bill would, subject to the availability of funding, require the Ocean Protection Council to serve as a stakeholder in advising the Protecting Blue Whales and Blue Skies Program to support coastal air districts in their efforts to implement a statewide voluntary vessel speed reduction and sustainable shipping program for the California coast. The bill would also authorize the expansion of the Protecting Blue Whales and Blue Skies Program to include incentives to participating ship operators of vessels that are 300 gross tons or greater. The bill would require the participating air districts to submit a report to the Legislature regarding the implementation of the program by December 31, 2029.

Introduced	12/02/25
Status	Assembly Water, Parks, and Wildlife Committee

AB 807 (Dixon) Conservation and mitigation bank: marine artificial reef

This bill would expand the definition of “conservation bank” and “mitigation bank” in the Fish and Game Code to include marine artificial reefs. The bill would authorize any person or entity to, consistent with applicable state and federal laws, create a marine artificial reef for purposes of establishing a conservation or mitigation bank. The bill would require marine artificial reefs located in state tidelands to receive a lease from the State Lands Commission, and would establish that such a lease would serve as a valid bank enabling instrument and would entitle the operator to a conservation easement from the Department of Fish and Wildlife.

Introduced	02/18/25
Status	Assembly Rules Committee

SEA LEVEL RISE

AB 1102 (Boerner) Development projects: sea level rise and groundwater rise risk assessment

This bill would require a proponent of a new development to complete a sea level rise and groundwater rise risk assessment as part of the application to a public agency, if the proposed development would be within 1,000 feet of an identified contaminated site and within an area that would be vulnerable to five feet of groundwater rise or sea level rise as determined by NOAA, the Ocean Protection Council, the US Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

Introduced	02/20/25
Status	Assembly Rules Committee

WATER QUALITY

AB 773 (Dixon) Marine resources: copper-based antifouling paint

This bill would require the State Water Resources Control Board, regional water quality control boards, and the Department of Pesticide Regulation to suspend enforcement of their regulations relating to copper-based antifouling paint until certain requirements are satisfied, including that the Board and the Department collaborate to determine the best methods to regulate the use of copper-based antifouling paint within the state and release guidelines regarding such regulations.

Introduced 02/18/25

Status Assembly Environmental Safety & Toxic Materials Committee

SB 10 (Padilla) Otay Mesa East Toll Facility Act: toll revenues

This bill would authorize revenues generated by the Otay Mesa East Toll Facility to be used to fund maintenance of the South Bay International Boundary and Water Commission sewage treatment facility pursuant to an agreement with the federal government.

Introduced 12/02/25

Status

HOUSING

AB 507 (Haney) Adaptive reuse: streamlining: incentives

This bill would deem an adaptive reuse project a use by right in all zones and would establish a process for streamlined, ministerial review approval of adaptive reuse projects that meet specified requirements, including that the structure be less than 50 years old, that half of the square footage be devoted to housing, and that between 5% and 30% of the units be deed-restricted affordable housing. The bill would authorize an adaptive reuse project to include the development of new residential or mixed-use structures on undeveloped areas and parking areas on the same parcel or an adjacent parcel of the structure proposed for reuse. This provision would not apply in specified areas, including the following portions of the coastal zone: within 100 feet of a wetland, within 300 feet of a bluff edge, within areas not subject to a certified LCP or land use plan, in areas vulnerable to five feet of sea level rise, and on prime agricultural land. The bill would also authorize local governments to establish incentive programs for adaptive reuse projects in their jurisdictions.

Introduced 02/10/25

Status Assembly Housing and Community Development Committee

AB 818 (Ávila Farías) Permit Streamlining Act: local emergencies

This bill would prohibit, during the period of a local emergency, a local agency from denying an application for a permit necessary to rebuild or repair a residential property affected by a natural disaster unless the permit would result in the property being deemed a substandard building. The bill would require the local agency to approve or disapprove that application within 45 days of receipt of the application, and would prohibit specified fees from being charged for these projects.

Introduced 02/19/25
Status Assembly Rules Committee

AB 1021 (Wicks) Housing: local educational agencies

This bill would amend the Housing Accountability Act to deem a housing development project an allowable use on any property owned by a local education agency. Qualifying projects must contain 10 or more housing units, more than 50% of the units must be deed-restricted affordable housing, and first priority must be given to employees of the local educational agency, among other requirements. Qualifying projects must be designed to comply with the objective local zoning standards that apply in the nearest multifamily residential zone.

Introduced 02/20/25
Status Assembly Rules Committee

AB 1206 (Harabedian) Single-family and multifamily housing units: preapproved plans

This bill would require every local government, by January 1, 2026, to develop a program for the preapproval of single-family and multifamily residential housing plans whereby the local agency would accept and either approve or deny a preapproval application. The bill would require a local government to, upon receiving an application for a housing project that utilizes the local government's most current preapproval plans, to either approve or deny the application within 30 days.

Introduced 02/21/25
Status Assembly Rules Committee

ENERGY

AB 35 (Alvarez) California Environmental Quality Act: clean hydrogen transportation projects

This bill would require an application for any discretionary permit for a “clean hydrogen transportation project” to be reviewed through an alternative environmental assessment process, established by the bill, unless the applicant requests otherwise. The bill would, require the CEQA lead agency to determine whether to approve the environmental assessment and issue a discretionary permit or authorization for the project no later than 270 days after the application for the project is deemed complete. The bill would also provide for limited state judicial review of legal challenges to an environmental assessment. The bill would sunset on January 1, 2036.

Introduced	12/02/24
Status	Assembly Natural Resources Committee

AB 472 (Rogers) Energy: offshore wind generation

This bill would expand the definition of “infrastructure” for purposes of the Governor’s Five-Year Infrastructure Plan to explicitly include port infrastructure for offshore wind energy development, and would require (contingent upon an appropriation by the Legislature) 5-year infrastructure plans going forward to include an assessment of funding needs for port infrastructure for offshore wind energy development, as specified. The bill would also require the Governor to assess federal, state, and local funding opportunities that can help build port infrastructure for offshore wind energy development.

Introduced	02/06/25
Status	Assembly Utilities and Energy Committee

SB 298 (Caballero) State Energy Resources and Conservation and Development Commission: seaports: plan: alternative fuels

This bill would require the California Energy Commission, in coordination with the Transportation Agency and Air Resources Board, to develop a plan by December 31, 2030 for the use and deployment of alternative fuels at California’s public seaports. The report would include, among other contents, a description of how the state will facilitate permitting and construction of infrastructure to support alternative fuels. The bill would require the Energy Commission to convene a working group of private, agency, and advocate entities to advise the Energy Commission as it develops the plan.

Introduced	02/10/25
Status	Senate Energy, Utilities, and Communications Committee

ADMINISTRATIVE

AB 733 (Tangipa) Agency reports

This bill would require every state agency that is required to submit one or more reports to the Legislature to submit, by April 1 of each year, a list of all reports the agency has not yet submitted to the Legislature along with a status summary for each report, including a statement explaining why any overdue report has not yet been submitted and a plan for achieving compliance. The bill would also provide that the Legislature may withhold appropriations for an agency that fails to submit timely reports.

Introduced 02/18/25
Status Assembly Rules Committee

AB 734 (Schultz) Environmental protection: biological resources data: reporting

This bill would require any biological resources data submitted to a regional, local, or state public agency to be posted on that agency's website and made publicly available within 2 weeks of submission to the public agency.

Introduced 02/18/25
Status Assembly Rules Committee

AB 880 (Bennett) State governments grants and contracts: payment of claims and grantees' indirect costs

This bill would establish that existing statutory penalty for late payment of a grant by a state agency also apply to grant agreements between a state agency and a non-profit organization. This bill would require a state agency administering a grant program to reimburse a grantee's indirect costs at one of several specified rates as requested by the grantee in their grant program application, unless prohibited by any other state or federal law.

Introduced 02/19/25
Status Assembly Rules Committee

AB 1039 (Hart) State-funded assistance grants and contracts: advance payments

The bill would require any state agency that administers a grant program to advance a payment to a qualifying recipient entity for all grants advertised after January 1, 2026. The bill would require the solicitation for the grant or contract to state the percentage of the grant or contract funds that may be distributed as an advance payment.

Introduced 02/20/25
Status Assembly Rules Committee

SB 470 (Laird) Bagley-Keene Open Meeting Act: teleconferencing

This bill would remove the statutory sunset on the provisions of the Bagley-Keene Open Meeting Act that currently allow state bodies to conduct public meetings in a hybrid format.

Introduced	02/19/25
Status	Senate Governmental Organization Committee

###