

Sustainability Roadmap 2024-2025 State Lands Commission

Sustainability Master Plan
and Biennial Progress Report on Legislative
Sustainability Mandates and the
Governor's Sustainability Goals



State Lands Commission

Gavin Newsom, Governor

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Subject of the Roadmap Report

STATE LANDS COMMISSION

Sustainability Road Map 2024-2025

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EXECUTIVE SUMMARY

Established in 1938, the California State Lands Commission (Commission) is composed of the Lieutenant Governor, the State Controller, and the Governor's Director of Finance. The Commission is primarily a land and resource trust manager. It manages approximately 4 million acres of state-owned (sovereign) Public Trust lands and resources that were received upon admission into the Union in 1850. It also manages other lands that the federal government conveyed to the state (commonly known as school lands) and oversees the management of Public Trust lands legislatively granted in trust to over 70 local jurisdictions. The Commission also enforces the protections of the Public Trust Doctrine, the State's property rights, and important environmental quality and marine pollution prevention laws.

The Commission operates one State-owned facility: the Huntington Beach field office, a 3,780-square-foot structure constructed in the 1940s. The facility supports the Commission's offshore oil and gas oversight by providing workspace for inspectors and a specialized laboratory used for oil gravity and gas analysis. Due to the age and coastal exposure of the structure, the facility requires ongoing modernization and deferred maintenance work, including electrical upgrades, window replacement, removal of obsolete ducting and equipment, and completion of prior restroom repairs. **In recent years**, the Commission replaced the **roof** with reflective commercial materials and repaired **exterior stucco** to improve durability and reduce heat absorption.

Modernization of the facility's electrical infrastructure is the Commission's highest building priority because it is necessary to support planned electrification and vehicle charging projects. Planned upgrades include replacement of the existing natural gas furnace and water heaters with electric heat pump systems, conversion to LED lighting, and participation in Southern California Edison's Charge Ready program to support EV charging infrastructure. The Commission previously received funding and fleet authorization for electric truck deployment supporting the Huntington Beach field office and is continuing efforts to align vehicle procurement with available zero-emission fleet options following manufacturer changes affecting earlier planned vehicle purchases. Specifically, the discontinuation of the Ford F-150 Lightning delayed the deployment of electric vehicles to the Huntington Beach facility.

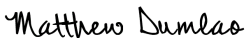
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These projects are being implemented in phases due to infrastructure dependencies and funding constraints, with electrical capacity upgrades serving as the foundational requirement for future building electrification and EV charging expansion. While modest in scale, these improvements support the Commission's long-term efforts to improve operational resiliency, reduce fossil fuel dependence, and align facility operations with California's broader decarbonization and zero-emission vehicle objectives.

In addition to facility modernization efforts, the Commission continues to incorporate sustainability considerations into facility operations, fleet planning, procurement, and environmental compliance activities. Current efforts include planning for future zero-emission vehicle deployment and EV charging infrastructure at the Huntington Beach field office, phased energy-efficiency upgrades including LED lighting and heat pump conversion projects, and resiliency-focused building improvements such as reflective roofing, exterior repairs, and planned window replacement. The Commission maintains standard state recycling and electronic waste management practices and manages regulated oil sample collection associated with laboratory operations through specialized environmental maintenance contractors. The Commission also incorporates environmentally preferable purchasing considerations into applicable procurement activities consistent with state contracting requirements. Due to the limited size and operational nature of the Commission's one state-owned field office, programs such as energy star benchmarking, on-site renewable generation, and large-scale water efficiency are not in place but may be evaluated as future facility modernization efforts progress.

The Commission's sustainability efforts are focused on practical facility upgrades and operational improvements appropriate to the scale of its single state-owned field office.

Signed by:



Matthew Dumlao, PhD

Executive Officer

CHAPTER 2 - DECARBONIZATION

Department Mission and Decarbonization Efforts

The Commission's mission is providing the people of California with effective stewardship of the lands, waterways, and resources entrusted to its care based on the principles of equity, sustainability, and resiliency, through preservation, restoration, enhancement, responsible economic development, and the promotion of public access. The Commission's Huntington Beach field office is a small but specialized facility supporting the Commission's mission by providing workspace for Mineral Resources Management Division (MRMD) inspectors and a laboratory used for oil gravity and gas analysis associated with royalty verification and offshore oil and gas oversight.

Additional planned improvements include replacing windows impacted by the coastal environment, removal of obsolete ducting and equipment, restroom repairs, and electrical upgrades to support future building improvements.

The Commission is pursuing phased electrification and energy-efficiency upgrades at the Huntington Beach facility consistent with California's decarbonization goals. Planned projects include conversion of the existing natural gas furnace and water heaters to electric heat pump systems, LED lighting retrofits, and installation of electric vehicle charging infrastructure to support future fleet transition efforts.

Modernization of the facility's electrical infrastructure is the foundational requirement for these projects. The current electrical system lacks capacity to support expanded electric load associated with building electrification and EV charging. **Participation in Southern California Edison's Charge Ready program** is expected to support trenching, service realignment, and electrical infrastructure upgrades needed for future charging equipment and facility modernization. These projects will be implemented in phases due to infrastructure dependencies and funding constraints, with electrical upgrades serving as the first priority to support future decarbonization measures.

Decarbonization Plan

Short-Term (0–5 years, through 2030)

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- Pursue Southern California Edison's Charge Ready program to support trenching, service realignment, and electrical panel upgrades at the Huntington Beach facility.
- Complete LED retrofit of interior and exterior lighting.
- Replace natural gas furnace with a high-efficiency electric heat pump system.
- Begin transition of natural gas water heaters to hybrid heat pump water heaters.
- Address deferred maintenance that supports electrification efforts, including removal of obsolete ducting and equipment, restroom repairs, window replacement planning, and electrical access upgrades in the lab.
- Continue planning and procurement activities associated with future zero-emission fleet deployment.

Mid-Term (5–10 years, 2030–2035)

- Expand electric HVAC capacity as needed to replace remaining fossil fuel-dependent heating and cooling systems.
- Replace windows impacted by coastal conditions with higher-efficiency materials to improve building envelope performance and resiliency.
- Install and operate EV charging stations using charge ready infrastructure.
- Evaluate renewable energy opportunities, including solar photovoltaic or battery storage systems, subject to facility limitations and funding availability.
- Continue tracking greenhouse gas reductions associated with completed facility modernization projects.

Long-Term (10–20 years, through 2045)

- Continue transitioning the Huntington Beach facility toward fully electric building systems as infrastructure and funding allow.
- Maintain and modernize EV charging infrastructure to support future fleet transition needs.
- Evaluate opportunities for renewable energy procurement or on-site generation to support long-term operational resiliency and emissions reduction goals.

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- Continue aligning facility operations and modernization efforts with California's long-term decarbonization objectives.