

DOCKETED

Docket Number:	17-MISC-01
Project Title:	California Offshore Renewable Energy
TN #:	234867
Document Title:	Kerry O'Toole Comments - Hearst Coporation Comments
Description:	N/A
Filer:	System
Organization:	Kerry O'Toole
Submitter Role:	Public
Submission Date:	9/22/2020 1:30:29 PM
Docketed Date:	9/22/2020

*Comment Received From: Kerry O'Toole
Submitted On: 9/22/2020
Docket Number: 17-MISC-01*

Hearst Coporation Comments

Additional submitted attachment is included below.

September 22, 2020 **HEARST** corporation

Jean Thurston
Bureau of Ocean Energy Management
Office of Strategic Resources
760 Paseo Camarillo (Suite 102)
Camarillo, California 93010

Kerry O'Toole
Land & Resource Manager
Western Properties

Re: Outreach on Additional Considerations for Offshore Wind Energy Off the Central Coast of California: Docket 17-MISC-01

Dear Ms. Thurston,

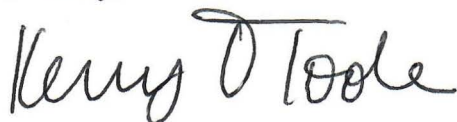
On behalf of the Hearst Corporation (Hearst), I am writing in response to the Bureau of Ocean Energy Management's request for comments pertaining to the Additional Considerations for Offshore Wind Energy off the Central Coast of California (Docket 17-MISC-01).

In January of 2019, Hearst submitted comments on the initial Call for Information and Nominations for Commercial Leasing for Wind Power Development on the OCS offshore California (BOEM Docket No. BOEM-2018-0045). In that comment letter Hearst conveyed its "grave concerns" regarding the visual impacts that the proposed Morro Bay Call Area will have on the Hearst Castle and surrounding lands. (See attached letter)

The proposed revisions to the Morro Bay Call Area, that are the subject of this letter and the "Additional Considerations", will result in significantly worse visual impacts than the original Call Area. Hearst does not support any changes to the Call Area, let alone support the original Call Area given its impact to the coastal viewshed.

We urge BOEM to continue to study the viewshed impacts of any offshore wind project off the Central Coast of California. No project should be advanced that is visible from any point and any elevation along the shore, at any time of day or night. We have worked so hard to protect this stretch of coast. Please do not diminish those efforts.

Sincerely,



Kerry O'Toole
Land and Resource Program Manager

CC: Senator Bill Monning
Assemblyman Jordan Cunningham
Supervisor Lynn Compton
Supervisor Bruce Gibson
Supervisor Debbie Arnold
Supervisor John Peschong
North Coast Advisory Council

Director Armando Quintero
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January 23, 2019

Jean Thurston
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Camarillo, California 93010

Kerry O'Toole
Land & Resource Manager
Western Properties

**Re: Call for Information and Nominations for Commercial Leasing for
Wind Power Development on the OCS offshore California**

Dear Ms. Thurston,

On behalf of the Hearst Corporation (Hearst), I am writing in response to the Bureau of Ocean Energy Management's Call for Information and Nominations for Commercial Leasing for Wind Power Development on the OCS offshore California (BOEM Docket No. BOEM-2018-0045). Hearst is providing initial comments and concerns regarding the potential leases in the proposed Morro Bay Call Area.

Hearst is the proud owner of the Piedra Blanco Rancho at San Simeon, also known as the "Hearst Ranch," located in the North Coast of San Luis Obispo County. This 83,000-acre Ranch surrounds the Hearst Castle (donated to the State of California by Hearst in 1958) and stretches along 18-miles of pristine California coast.

In 2005, Hearst and the State of California celebrated an historic event with the completion of the Hearst Ranch Conservation Project. This project was the culmination of years of effort and cooperation between Hearst and the State to ensure that the unique ecology, history, and viewshed of the iconic Hearst Ranch would remain protected in perpetuity.

Not only did this project protect all Hearst-owned property east of Highway One, an officially designated State Scenic and American Road, but Hearst also donated 13 miles of coastline to the State of California, entrusting that its resources and viewshed, too, would be protected in perpetuity. The California Department of Parks and Recreation (DPR) has been working diligently to maintain and manage this stretch of coastline for the benefit and enjoyment of the public.

The Call for Information requests specific comments from affected parties regarding the effect of commercial wind development on historic properties and "Information relating to visual

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resources and aesthetics, the potential impacts of wind turbines to those resources, and potential strategies to help mitigate or minimize any visual effects.”

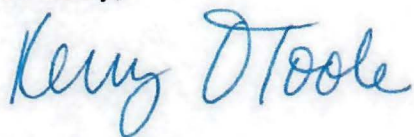
A key component of the historic conservation transaction was the protection of the viewshed of the Hearst Castle. Moreover, when Hearst donated the Castle to the State in 1958, the State’s commitment to protecting the Castle and providing the public with unparalleled historic and scenic resource viewing opportunities weighed heavily in Hearst’s decision. The Hearst Castle is the most visited State Park in California, with an average of 720,000 visitors per year, with revenue to the State of \$12 million dollars a year. The Castle’s expansive views of the Pacific Ocean and the Coast, a panoramic landscape that Hearst entrusted to the State in 1958 and further protected in 2005, is one of its major draws.

Hearst has been informed by an entity interested in leasing in the Morro Bay Call Area that wind turbines placed in the lease area as currently planned will be visible from the Hearst Castle. If visible from the Castle, then they will also be visible from many of the protected peaks on the Hearst Ranch. Will they also be visible from the shoreline and other properties owned by the State of California?

Hearst fully supports renewable energy and conservation efforts, as demonstrated by the conservation project on the Hearst Ranch, as well as by the 280MW solar project that was recently installed on a Hearst property in Monterey County, CA. That said, Hearst is also in support of well-planned renewable energy. The planning for the Morro Bay Call Area must include a detailed analysis and consideration of impacts to visual resources entrusted to the State of California.

Hearst submits this letter to document its grave concern of the visual impacts that the proposed location and design of the Call Area could have on the viewshed of the Hearst Castle, the Hearst Ranch, the Piedras Blancas Lighthouse (and rocks donated to the BLM by Hearst), and the San Simeon coastline. If a lease on the Call Area is approved, we urge you to consider revising the boundaries of the lease site and Call Area to a size and location that eliminates any potential view of the project from Hearst Castle or anywhere along the protected California coast and coastal range.

Sincerely,



Kerry O'Toole
Land and Resource Program Manager