

December 3, 2025

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Proposed 15-point outline of steps to shape the future of the ODSVRA-via a Coastal Development Permit (CDP) amendment to original CDP 4-82-300.

Two facts are assumed; one, the ODSVRA (Park) is not going to close and secondly, the status quo with respect to Park configuration and operations is not acceptable.

1. OHV riding to occur between mile markers 3.5 to 8.5 (map attached).
2. Perfect primary access to the Park at the former Phillips 66 Santa Maria Refinery. A 1.5-mile vertical public access from State Highway 1 to the Park is available. CA PUC approval is needed for overhead crossing of the Union Pacific Railroad tracks.
3. Close Pier Ave. in the community of Oceano to non-emergency vehicles for ingress to and egress from the beach.
4. Non-emergency vehicle crossing of Arroyo Grande is not allowed
5. OHV riding in the Park is allowed from dawn to dusk.
6. Establish a permanent buffer between the Park and the Osos Flaco Lakes and the surrounding natural area.
7. Maintain the buffer between the Park and the nearby agricultural operations.
8. Consolidate the numerous habitat protection and conservation plans for the Park (i.e. WHPP, BMP, WMP, NCCP & HCP). The latter of which was released on November 21, 2025 as a 600+ page draft Habitat Conservation Plan.
9. Seek termination or allow the current APCD enforcement related Stipulated Order of Abatement to expire in 2028 in favor of reliance on Rule 1001 Fugitive Dust Emission Standards, Limitations and Prohibitions with specific exceedance provisions for the Park set forth in a Compliance Schedule.
10. Secure fee ownership of the "Tosco Buffer Area" (shown on map as SMR) from Phillips 66 and open some of the area to OHV riding.
11. Secure fee ownership of the San Luis Obispo County owned portion of the La Grande Tract.
12. Engage with Native American Tribal leaders for consultation regarding plans for Park changes.
13. Prepare more comprehensive invasive plant remediation plan in conjunction with point #8 above.
14. Incorporate Sea-level rise adaptations into future Park plans, particularly as related to OHV riding, camping and conservation plan areas.
15. Review the inventory of fencing throughout the Park and evaluate for possible reduction/removal.