

Concerned Citizens for Avila

Why We Need a Hold on Avila Development

California Government Code 65858 provides the opportunity for the San Luis Obispo Board of Supervisors to adopt as an urgency measure an interim ordinance prohibiting any uses that may be in conflict with the contemplated Update to the Avila General Plan.

We need a hold on unreasonable development because:

- Applications have been submitted for multiple extensive projects. These will go forward with the submittal of the information requested by the County.
- Traffic congestion exists on Avila's narrow and winding access road, April through October, holidays and Friday afternoons through Sundays, particularly during sunny weather and events at the golf course.
- Traffic congestion is a risk to visitors, employees, and residents, due to Avila's unique hazards of one-way-in-and-out, high fire danger, earthquake faults, tsunami potential and nuclear facility.
- The Avila General Plan Update underway, undertaken in response to concern about unsafe Avila access, would be for no purpose should any of the large projects proposed for Avila be approved. The Plan will address critical questions of access and evacuation.
- Parking searches for scarce spaces increases congestion. The revised General Plan will address insufficient parking requirements for new development, particularly for vacation rentals, as well as additional parking.
- Acceptable traffic flow--the number of cars our roads can handle-- has been frequently exceeded, according to County Public Works data.
- The present threat to public safety and welfare in Avila due to road congestion would be magnified by further development before the Update to the General Plan.
- The Avila General Plan Update is projected to take three more years.