

## CRESTON ADVISORY BODY

### Meeting Minutes

Creston Community Center – 5110 Swayze St, Creston

Wednesday, February 19th, 2025 7:00 – 9:30 PM

Creston Advisory Body Contact – CrestonAB@gmail.com

Meetings scheduled on the 3<sup>rd</sup> Wednesday of each month except December.

Chairperson – Sheila Lyons Vice Chair – Kurt Almond Treasurer – Roy Barba Secretary – rotating duty

- 1) Call to Order – Flag Salute at 7:01 pm.  
Members Present were Michael Aarons, Sheila Lyons, Don, Kurt Almond, Jim Wortner, and Roy Barba  
Absent: Matt Lyng, Thomas Edel, Don Clark, Wayne Waszkiewicz  
See attached sign in sheet with public attendees.
- 2) CAB Recorder for this meeting is Roy Barba.
- 3) Minutes of the previous meeting (January 15<sup>th</sup> – Jim Wortner) were approved 5-0.  
All CAB approved minutes are posted at crestonadvisorybody.com
- 4) Limited Public and/or CAB Member Comments for Items NOT on the agenda  
Including Community events and other items of interest.

SLO COG Safety Walk in Creston, Monday, 2-24-25 @ 3:30 pm

Garden Club Plant Giveaway 4-26-25 @ 9:00 am

Women’s Club Spaghetti Dinner May 2<sup>nd</sup>

Proposed CATCH Improvements for 2025, Creston Rodeo donated \$20k.

- 5) Public Safety -  
Sheriff’s Department – Commander Sandra Arauza - see attached description list.  
CHP – Lieutenant Commander Darren Gennuso- Templeton Station – see attached.  
Cal Fire - Fire Captain – Chad Mitchell/Austin Gorrill – see attached
- 6) Fifth District Supervisor Report–Supervisor Heather Moreno/Jennifer Kinnear  
  
Mike Avila has been appointed District 5 Planning Commissioner  
Firesafe Council grants are now available. Supervisor Moreno is member of council.  
SLO County BOS passed Joint Powers Agreement, Heather voted against.  
Paso Robles will be considering JPA at meeting on 3-4-25.  
Gregg Grewall discussed water districts management of the PR Water Basin or lack thereof. There have been numerous Brown act violations committed by the water districts. On 3-8-2015 residents voted against forming water district and funding such.  
Possibility of having a community Water Awareness meeting in Creston was discussed.
- 7) Planning Department Update & Project Referrals - CAB Liaison-Dominic Dal Porta  
No new projects.  
CAC training is April 18<sup>th</sup>.
  - a. Cannabis projects update – Jim Wortner.  
Creston began with 12 proposed cannabis applications now there are only 1 remaining.  
Webster Road has fees due. See attached updates.
  - b. **N-DRC2024-00043 Riley MUP** – A request by Riley for a MUP for grading in excess of 1 acre (2.9 acres) for a phased (AUD) at 7705 Creston Rd. in Rural Residential zone  
**APN# 035-231-021 Hyperlink to project: N-DRC2024-00043**  
Sheila Lyons reviewed this project see attached. Recommendation was approved 5-0 vote.  
Attached.

8) Unfinished Business – Code Enforcement Follow ups.

9) Report from the Paso Basin Cooperative Committee

Murray Powell/Gregg Grewall reported on meeting held just prior to CAB meeting with 150+ attendance. This meeting was in regard to JPA and Groundwater Basin. See attached.

10) Committee Reports/Next Steps (5-10 min each as needed) –

a. By-Laws – Sheila L. & Thomas E. - N/A

b. Elections – Sheila, Susan S. (public) – Upcoming – Return of signed COS forms for CAB Areas #1 (Sheila), #3 (Rocky Canyon/Hwy 229), #5 (Matt), #7 (Roy) & #9 (Thomas). Election now open up for nominations from public. Must return signed COS forms to CAB by next CAB meeting March 19<sup>th</sup>.

c. Public Information -- Roy Barba, Tom Edel & Mike Aarons, Kurt Almond A. – N/A

Business cards for CAB members – Mike Aarons, waiting until elections are complete.

Removal of “storage trailer” from CCC property still in the works.

10) Treasurer’s Report – Roy Barba our account has a balance of \$2595.42

11) Additional Limited Public Comment period – (3 minutes each)

Proposal to donate Maximum of \$750 to CCC for HVAC installation. Be Right There HVAC  
1<sup>st</sup> Mike, 2<sup>nd</sup> Kurt, Yes 4, Abstain 1 (Sheila – CATCH/CCC Secretary conflict of interest).

12) Future meetings and agenda items- Next meeting March 19, 2025.

13) Adjournment by approximately 8:56 p.m.

1<sup>st</sup> Kurt, 2<sup>nd</sup> Sheila, Unanimous



The Creston Advisory Body

# Meeting Attendee Sign-In Sheet

Date: 02/19/2025

| Name (Printed)    | Address                               | Phone          | E-Mail                      |
|-------------------|---------------------------------------|----------------|-----------------------------|
| GREG GREWAL       |                                       | 805 674-1073   |                             |
| Dominic Dal Porto | SLO County Planning                   |                |                             |
| DENNIS HOGAN      | 5655 LOMA LINDA DR. PASADENA          | 805-227-4800   | HOGAN DENNIS 1945@GMAIL.COM |
| Jennifer Kinnear  | 10440 Straw Ridge Rd. <sup>Paso</sup> | 805-245-1202   | jkinnear@co.slo.ca.us       |
| ROBERTA BARBA     | 3020 LA PANZA RD                      | (805) 238-3171 | chefrbb@ADL.COM             |
| MURRAY POWELL     | TEMPLETON                             | 510-914-3753   | MURRAY.POWELL@GMAIL.COM     |
|                   |                                       |                |                             |
|                   |                                       |                |                             |

Creston Advisory Board  
 Wednesday, February 19, 2025

| Time Period:<br>(January / 2025) | Station  | Templeton | Creston |
|----------------------------------|--|-----------|---------|
| CFS: Current Year                | 1412   | 338       | 37      |
| CFS: Last Year                   | 1368   | 296       | 30      |
| Change                           | +4%  | +12%      | +23%    |
| Reports Current Year:            | 210  | 59        | 10      |
| Reports: Last Year               | 208  | 72        | 7       |
| Change                           | 0%   | -22%      | +33%    |
| Assault/Battery:                 | Two calls of domestic violence. In both cases parties were located and arrested.           |           |         |
| CFS                              | 3  |           |         |
| Reports                          | 3  |           |         |
| Disturbance:                     | One call for public disturbance, was related to a violation of a restraining order.        |           |         |
| CFS                              | 1  |           |         |
| Reports                          | 1  |           |         |
| Burglary:                        | No reports of burglary.  |           |         |
| CFS                              | 0  |           |         |
| Reports                          | 0  |           |         |
| Theft:                           | Employee stole item for business. Contacted by Deputies and item was returned to business. |           |         |
| CFS                              | 1  |           |         |
| Reports                          | 1  |           |         |
| Vandalism                        | No reports of vandalism.   |           |         |
| CFS                              | 0  |           |         |
| Reports                          | 0  |           |         |
| Trespassing:                     | Call of a group of bicyclists in a field. Contacted and moved along.                       |           |         |
| CFS                              | 1  |           |         |
| Reports                          | 0  |           |         |
| Scam:                            | No reports of phone scam.  |           |         |
| CFS                              | 0  |           |         |
| Reports                          | 0  |           |         |
| Suspicious Circs:                | RP called in to report potential poaching. No subjects located.                            |           |         |
| CFS                              | 2  |           |         |
| Reports                          | 0  |           |         |

Other Notable Comments:

## CRESTON ADVISORY BOARD (CAB)

Surveyed Date Range: January 2025 vs January 2024  
 Geographic Boundaries of ~~Shimshu~~ (Beat 6, Beat 7 and Beat 17) vs. Templeton CHP Area

|   | CRESTON AREA |    |      |    |      |    | TOTAL STATS |    |          | TEMPLETON |  |
|---|--------------|----|------|----|------|----|-------------|----|----------|-----------|--|
|   | 2025         |    | 2024 |    | 2025 |    | 2024        |    | CHP AREA |           |  |
|   | HW           | CR | HW   | CR | HW   | CR | HW          | CR | 2025     | 2024      |  |
| TOTAL CRASHES INVESTIGATED  | 4            | 1  | 2    | 1  | 5    | 3  | 67%         |    | 51       | 56        |  |
| PROPERTY DAMAGE ONLY  | 2            | 1  | 2    | 0  | 3    | 2  | 50%         |    | 38       | 38        |  |
| INJURY  | 2            | 0  | 0    | 1  | 2    | 1  | 100%        |    | 13       | 17        |  |
| DUI   | 0            | 0  | 0    | 0  | 0    | 0  | 0%          |    | 5        | 8         |  |
| FATAL   | 0            | 0  | 0    | 0  | 0    | 0  | 0%          |    | 0        | 1         |  |
| <b>TOTAL ENFORCEMENT CONTACTS</b><br><small>(INCLUDES VERBAL WRITTEN WARNINGS)</small>                | 3            | 12 | 3    | 10 | 15   | 13 | 15%         |    | 1,060    | 1,061     |  |
| TOTAL CITATIONS ISSUED  | 2            | 9  | 2    | 7  | 11   | 9  | 22%         |    | 850      | 777       |  |
| MAX SPEED VIOLATIONS<br><small>(INCLUDES PCE, REGISTRATION, COMMERCIAL, CELLPHONE VIOLATIONS)</small> | 1            | 2  | 1    | 3  | 3    | 4  | -25%        |    | 545      | 486       |  |
| 100+ MPH VIOLATIONS   | 0            | 0  | 0    | 0  | 0    | 0  | 0%          |    | 5        | 18        |  |
| SEATBELT VIOLATIONS   | 0            | 0  | 0    | 0  | 0    | 0  | 0%          |    | 7        | 2         |  |
| DUI ARRESTS   | 0            | 0  | 0    | 0  | 0    | 0  | 0%          |    | 19       | 24        |  |
| PUBLIC/MOTOR SERVICES   |              |    |      |    |      |    |             |    |          |           |  |
|   |              |    |      |    |      |    |             |    | 135      | 169       |  |



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CHP-Templeton

# NEWS RELEASE

SAN LUIS OBISPO COUNTY FIRE DEPARTMENT

Unit Chief  
John Owens



**FEBRUARY 18<sup>th</sup>, 2025**

## **WILDFIRE PREPAREDNESS COMMUNITY MEETING TO BE HELD**

**SAN LUIS OBISPO COUNTY FIRE DEPARTMENT**—The San Luis Obispo County Fire Department and CAL FIRE San Luis Obispo Unit would like to invite the public to attend a Wildfire Preparedness Community Meeting on **March 1<sup>st</sup>, 2025, from 10 am to 2 pm.**

The meeting will focus on explaining why the fires were so destructive in LA, how local agencies are preparing for wildfires in our county, and educating the public on how residents and homeowners can better prepare for large-scale wildfires here in San Luis Obispo County. Additionally, it will offer various resources to help our citizens achieve that goal.

Several public service agencies will be attending, including but not limited to *CAL FIRE, SLO County Office of Emergency Services, SLO County Sheriff, Red Cross, SLO County Fire Safe Council*, and representatives from various local Fire Departments across SLO county.

The meeting will be held at the **SLO Veterans Hall at 801 Grand Ave in San Luis Obispo, CA.**

A live stream will be broadcast at **[facebook.com/SLOCountyOES](https://facebook.com/SLOCountyOES)**

***For more information, please contact:***

**Ryan Grebe**

*Public Information Officer*

San Luis Obispo County Fire Department

**Email:** [ryan.grebe@fire.ca.gov](mailto:ryan.grebe@fire.ca.gov)

**CAL FIRE SLU / SLO County Fire Department**

1150 Laurel Lane #175

San Luis Obispo, CA 93401

(805) 543 4244

**Email:** [slu.reception@fire.ca.gov](mailto:slu.reception@fire.ca.gov)

**Website:** [calfireslo.org](http://calfireslo.org)

**Instagram:** [calfiresanluisobispo](https://www.instagram.com/calfiresanluisobispo)

**X or Twitter:** [calfire\\_slo](https://twitter.com/calfire_slo)

**CAB/Creston Community Cannabis Update**  
**February 19, 2025**

**HEADLINE NEWS**

**Applicants for DRC2019-00059 Webster Road Associates LLC - The Last Active Cannabis Project Application in Creston - Has Not Responded to the Planning Department Request On Their Intent to Continue to Move This Project Forward**

Applicants have not answered the Planning Department request from January to finalize the Mitigated Negative Declaration (MND) report by authorizing funding of the Planning Department consultant to complete this step. This could be a simple delay by the applicant OR it could be the final act.

An outside party/agent (or investor ???) interested in understanding why this project had not gone to County approval hearings yet requested records of the invoices and accounting on this project. This person was not an authorized agent to act on behalf of the applicants. They were asked to provide the necessary Planning Department forms signed by the applicants to provide this information. So far no follow up by this outsider/agent.

The Planning Department informed this outsider/agent that the MND still needs to be completed and consultant's work paid for to move this project forward to County hearings.

The project lead told this outsider/agent that this project faces strong public opposition and would likely be appealed and litigated which will add additional costs beyond the preparation of the MND report.

It is not known if the applicants' intent is to move forward - or not. The Planning Department lead will discuss with internal counsel about providing the applicant a deadline to respond.

**DRC2019-00059/Webster Road Associates LLC at 6565 Webster Road. NO changes from the January 2025 CAB update. "Accepted for Processing" - 33% complete. All pending fees listed on the SLO Permit portal are still \$0.00.**

**Background...** This is a 58,000+ square foot factory - an indoor cannabis cultivation, manufacturing and transportation/distribution project. (Think Walmart sized foot print.) It is proposed to be located 1,200 feet from the Creston K-8 School playing field and 400 feet from the Creston Village line.

**Next steps...** If the applicant decides to commit to the additional costs of completing

the MND Report to continue the project the MND Report is now likely to be published in early Q2/2025 for public review and comment.

**Learnings from a Templeton cannabis project approved at a current Planning Department Hearing forcing the Templeton Community to a Board of Supervisors Appeal Hearing...**

This project is a MUP application and went to a Planning Department Hearing and not to the Planning Commission for hearing. This project should have been reviewed at the Planning Commission due to the significant number of compatible land use issues raised by the Templeton Area Advisory Group (TAAG) and Templeton Community.

This project is similar to the pending Webster Road Associates LLC project at 6565 Webster Road because the applicants also changed the permits during the permit process to an indoor grow with processing.

Key learnings from this Templeton project for Creston include...

- Lawyer up BEFORE the Mitigated Negative Declaration (MND) is made public for comment and have a lawyer/legal response issued and filed before the 30 day comment period.
- PLUS organize a community response using a template outlined with the key issue for consistent public opposition in writings and public comments as well as local media.
- Higher \$2,200 fees are now required for BOS appeals to cannabis projects versus the standard appeal fee of \$850.
- Generate a community e-Petition to collect and show the extent of the community opposition to the project.
- Communities need a recognized and organized resistance group - named and titled - with a designated lead representative to challenge cannabis projects at the Planning Department, Planning Commission and Board of Supervisors.
- CAC board member representatives (eg CAB Board) need to attend and speak up at all County hearings to demonstrate support and provide historical/community context.
- Expect the Planning Department, Planning Commission and Board of Supervisors to favor the cannabis project applicant for approval and not the compatible land use or health/safety needs of the community.

**Sources:** Planning Department's SLOPermit Portal and email from Planning Department lead as of February 19, 2025 and Templeton cannabis project update with Murray Powell, VP Templeton Area Advisory Group.



**SLO COUNTY CANNABIS TAX RATE ADJUST ANALYSIS**

| FISCAL YEAR<br>JULY 1 - JUNE 30 | BALLOT ANNUAL<br>APPROVED<br>TAX RATE | ANNUAL<br>APPLIED<br>TAX RATE | REPORTED<br>ANNUAL<br>REVENUE | ANNUAL<br>TAXES<br>COLLECTED | COLLECTIBLE<br>ANNUAL<br>TAXES @<br>APPROVED<br>VOTER RATES | ANNUAL TAX<br>RATE<br>ADJUSTMENT<br>LOSSES | ANNUAL<br>REPORTED<br>REVENUE<br>INCREASES |
|---------------------------------|---------------------------------------|-------------------------------|-------------------------------|------------------------------|---|--|--|
| 2018 - 2019                     | 4%                                    | 4%                            | 2057926                       | \$82,317                     | \$82,317  | \$0  |  |
| 2019 - 2020                     | 4%                                    | 4%                            | 8492730                       | \$339,702                    | \$339,702   | \$0  | 312.68%                                    |
| 2020 - 2021                     | 6%                                    | 6%                            | 8635500                       | \$518,130                    | \$518,130   | \$0  | 1.68%                                      |
| 2021 - 2022                     | 8%                                    | 6%                            | 5813998                       | \$348,840                    | \$465,120   | (\$116,280)                                | -32.67%                                    |
| 2022 - 2023                     | 10%                                   | 8%                            | 7471850                       | \$597,748                    | \$747,185   | (\$149,437)                                | 28.51%                                     |
| 2023 - 2024                     | 10%                                   | 6%                            | 11805217                      | \$708,313                    | \$1,180,522   | (\$472,209)                                | 58.00%                                     |
| 2024-2025 July24-Jan2           | 10%                                   | 6%                            | 4564933                       | \$273,896                    | \$456,493   | (\$182,597)                                |  |
|                                 |                                       |                               | 48842154                      | \$2,868,946                  | \$3,789,469   | (\$920,523)                                |  |

NOTE - ALL AMOUNTS PROVIDED BY THE SLO COUNTY TAX COLLECTOR

(1) DIFFERENCE BETWEEN VOTER APPROVED ANNUAL TAX RATES AND THE SUPERVISORS' REDUCED ANNUAL TAX RATES

The SLO County Cannabis Tax was passed during a June 2018 County wide ballot measure with a 76% approval of the County's unincorporated County voters. The incorporated cities of SLO County are not subject to this tax.



**From:**

**Date:** February 19, 2025

CAB Area # 1 - Creston West Representative's  
Name – Sheila Lyons  
Phone: 239-0917 - salyons1951@gmai.com

**To: San Luis Obispo Department of Building and Planning**

Planner – Eric Tolle, [etolle@co.slo.ca.us](mailto:etolle@co.slo.ca.us) Phone:  
788-2148  
San Luis Obispo County, CA

**Copies to:** Everett Riley, 7705 Creston Rd., PR 93446 (805)-286-6786

**Project Specifics:**

Applicants: Everett Riley - DRC2024-00043  
7705 Creston Rd., Paso Robles APN: 035-231-021  
Request for MUP for grading (as built) in excess of 1 acre (2.9 acres) for a phased future accessory structure/ADU. The project is located at 7705 Creston Rd, approximately 4.5 miles SE of Paso Robles. Within the Rural Residential (RR) land use designation within the El Pomar-Estrella Sub-subarea of the North County Planning Area and within Supervisorial District #5.

**Dates:** Project discussed before CAB at the Jan. 15, 2025 meeting with follow up on Feb. 19, 2025. It should be noted that the applicant, Everett Riley, was not present. Dominic Del Porto, SLO County Planning & Building Dept. liaison to CAB was present to give assistance. Sheila Lyons and Thomas Edel, CAB members performed a site visit on Jan. 8, 2025 and met with applicant to go over the specifics at the project location.

**Specific Issues**

- ï **Amount of dirt moved** – Prior to the site visit Sheila Lyons spoke with SLO P & B Planner, Eric Tolle, to ascertain if the County had specific issues that they were concerned about. It was mentioned that the amount of dirt moved, as stated in the application, was suspiciously just under the amount allowed by County ordinance. CAB members were unable to determine whether the applicant exceeded the allow amounts during their site visit. Therefore, CAB has no comment on this question.
- ï **Grading occurred prior to application for work to be done** – CAB members who visited the project site, were shown the areas where the dirt had been removed and where the new level area was created with the moved dirt. Applicant stated the work had been performed many months (maybe several years?) prior. Due to this, when applicant applied for a permit to build and ADU, the applicant was told that a grading permit would need to be applied for and approved prior to obtaining a pemit for an ADU.
- ï **Potential run off issues as a result of grading. Does grading meet SLO County Watershed protection, Stormwater Management, and Discharge Control Ordinance requirements?** CAB members are not experts on this subject. By appearances there has been no obvious erosion or problems that can be seen as a result of the grading. However, there has not been significant rainfall so problems may not be evident until there has been. Applicant informed CAB members during the site visit that

he had been required to participate in an official plan, (SWMP – Post??) lasting over a six month period for which he paid to have regular inspections showing that the disturbed areas were being restored and would not become an issue in the future.

- d. **Visual appearance of the site and impact on neighbors** – CAB members visiting the site observed that there was a swale between where the dirt was removed and where the dirt was placed. It was obvious that water would naturally flow down this swale on to the neighboring property. There was a crude dam created on the neighbor’s property against the fence line. CAB members wondered if the grading had created a problem for the neighbors. Post the site visit, Sheila Lyons, CAB member, contacted the next door neighbor (Richard Harris, long term renter, not property owner) to learn more. This neighbor said the crude dam had been created before his time so he had no comments on it. However, he did say that from his perspective, the grading on the Everett property had acutally improved the water flow as it enters his property. He lived there during the very wet winters of 2022 and 2023.

**Conclusions:** The CAB members felt that they could not make a recommendation for or against approval of this permit at this time without input from the engineers proficient in the rules for grading and mitagating any problems that would result from inadequate oversight of the “run off and storm water drainage” grading requirements. We are not experts in this field. We can see no objections to approving the permit IF all the necessary engineering requirements have been met. If all requirements have been met, there would be no impact to the Creston community at large, or the immediate next door neighbors, and CAB would be in favor of approval of the permit.

**Final Vote for recommending approval at this time :**

**\_\_0\_\_ In Favor \_\_0\_\_ Opposed \_\_0\_\_ Abstained**

**CAB members having no objections to approval if all requirements for “Run off and Stormwater Drainage Grading” have been met:**

**\_\_5\_\_ In Favor \_\_0\_\_ Opposed \_\_0\_\_ Abstained**

**Signatures:**



CAB Area # 1 Representative - Sheila Lyons Chairperson,

Sheila Lyons

CAB Area #9 Representative (adjacent to the project)

Thomas Edel