



The Creston Advisory Body

Chairperson: Sheila Lyons, 805-239-0917, P.O. Box 174 Creston CA 93432, salyons2151@gmail.com

MEETING MINUTES

Wednesday, May 21, 2025

- 1) **Call to Order – Flag Salute:** The Call to Order and Flag Salute for the May 2025 Creston Advisory Body (CAB) Meeting was conducted on Wednesday, May 21, 2025, at 7:00 p.m. in the Creston Community Center.

Members Present: Sheila LYONS, Michael AARONS, Kurt ALMOND, Roy BARBA, and Thomas EDEL,

Alternate Member(s) JIM Present – Seated & Voting: N/A

Members Absent: Don CLARK and Matt LYNGE (Alternate Members- Jim WORNTNER and Wayne WASZKIEWICZ were absent)

Community Members Present: Reference CAB Attendee Sign-In Sheet Dated; May 21, 2025, Included as Attachment A.

- 2) **Meeting Recorder/Preparer of Minutes:** Kurt Almond.
Note: A Video/Audio verbatim copy of the of the meeting was also recorded via Zoom.
- 3) **Previous Meeting Minutes:** A motion to Approve the Minutes from the February 2025 Meeting was made by Roy and Seconded by Thomas. All five (5) Members present voted to Approve and Accept the FEBRUARY 2025 Meeting Minutes.
- 4) **Limited Public and/or CAB Member Comments on Items Not on the Agenda:**

Shelia LYONS shared the following community information with the CAB and audience present:

- a. Local fund raiser results - Garden Club Bake Sale & Plant Give-Away - \$
May The Garden Club raised over \$10,000 in their recent sale, while the Women's Club is planning a "Bloody Mary Battle" event in August.
Upcoming events – Bloody Mary Battle Burrito Bovine Bingo – Aug. 23, 10 AM -2 PM

5 Public Safety:

SLO Co. Sheriffs Office – A Representative from the SLO Co. Sheriffs Office was not present at the Meeting.

SLO Co. - CAL Fire Station 50 – SLO County / CAL FIRE Station 50 Captain Jesse RYAN provided the following statistics on Calls for Service during the period of interest:

Vegetation/brush Fires – 16
Traffic Collisions – 6
Medical – 33
Smoke Investigation - 1
Structure Fires – 2
PSA - 5

Fire Captain Ryan reports an increase in structure fires due to dry conditions and advises caution with dooryard burning. The fire department will be conducting LE 100 inspections to ensure 100-foot clearance around residences, which is important for insurance purposes. New software is being implemented for commercial occupancy inspections, providing streamlined information for firefighters. Night flying capabilities are being introduced this year to combat fires that are increasingly transitioning into nighttime hours. The department is also running a social media campaign to promote safe driving and raise awareness about traffic accidents.

California Highway Patrol (CHP) Templeton Area Office: CHP Templeton Area Office Commander Darren GENNUSO was present and provided Traffic Accident and Violation Statistics for the Creston Area for the Month of May. A copy of said Statistics is included as Attachment B.

Lieutenant Darren Januso from CHP reports on traffic statistics for April, noting 5 crashes investigated and 15 enforcement contacts. He discusses efforts to increase police presence in the area and addresses concerns about abandoned vehicles. The lieutenant also provides an update on improvements to the intersection of Lapanza and Highway 41, including potential installation of an LED stop sign to enhance safety. The fire department reports 62 calls in the past month, including 33 medical aids and 16 brush fires.

5 Fifth (5th) District Supervisor Report: Fifth (5th) District Supervisor Heather Moreno) and provided the following information:

- a) JPA cost 21 Million for 5 yrs
- b) Heather to look into the legitimacy of building an ADU without a primary dwelling on a property.
- c) Heather to investigate the property tax implications for ADUs.
- d) discussed the county's budget challenges and efforts to address a structural deficit. The county has had to find \$38 million in annual savings through a comprehensive review of all programs and services. While 168 positions have been eliminated, only about 10-12 filled positions are expected to be lost. Public safety remains the top priority, with plans to increase

firefighter staffing to 3 per engine. The county is also working on a weed abatement ordinance and addressing water management issues through a new Joint Powers Authority. Budget hearings are scheduled for early June, with a final budget expected in September.

6 Planning Department Update and Project Referrals:

- a. Tristan Roach – Overview of ADU Ordinance and implications for local properties
- b. New location of Air Streams on Jhelum Vineyards + Trailers at Stanger
 - i. Tristan to follow up with Cynthia in Code Enforcement regarding the property with prefabricated buildings and Airstream trailers. Creston provides an update on an upcoming affordable housing town hall and discusses changes to the county's accessory dwelling unit (ADU) ordinance. The new ordinance will allow up to three ADUs per parcel, including one detached, one attached, and one junior ADU. The county is proposing more flexibility in the types of ADUs allowed compared to state law. Creston explains requirements for water supply, setbacks, and septic systems for ADUs. He clarifies that ADUs must be on permanent foundations and cannot be used for short-term rentals. The main limiting factors for ADUs in rural areas are likely to be water and septic requirements.
 - ii. **Accessory Dwelling Unit Regulations**
 - iii. The discussion focuses on accessory dwelling units (ADUs) and their regulations. Creston explains that ADUs must be approved within 60 days, and the county offers pre-reviewed building plans to streamline the process. The conversation then shifts to a specific property where neighbors are concerned about potential misuse of ADU regulations, including the placement of multiple structures and trailers. Creston promises to investigate the situation and clarifies that ADUs cannot be built without a primary dwelling, nor can they be used for short-term rentals like Airbnb. The discussion also touches on well water requirements and property tax implications for ADUs.
 - iv.
- c. Cannabis projects update – Jim Wortner provides an update on the Webster Road project, a proposed 58,000 square foot cannabis grow facility. He mentions sending a letter to the applicant, reminding them of the community's negative reception to the project. The project is currently on hold as they wait for the applicant to approve funding for the completion of an environmental impact report. Creston also discusses the state's cannabis cultivation tax, which was suspended in 2023 but may be reinstated in July if tax revenues haven't increased. He notes that the cannabis industry has been struggling while other industries, like wine, have been hit hard as well.

7 Tom: Continue monitoring and providing updates on Webster Road cannabis project

5) **Unfinished Business:** The CAB requested liaison Planner Dominic DAL PORTO to follow-up with SLO County Code Enforcement on several pending matters, Unauthorized Grading

and Construction on the Stanger Property at Little Farm Rd. and identification of any waivers concerning the construction at the Jhelum Vineyard.

- 6) **New Business:** Report on the Paso Basin Cooperative Committee –Murray POWELL
Murray: Attend and report back on Paso Basin Cooperative Committee meetings (tomorrow and May 28th) Creston discusses ongoing issues with a new development project and budget concerns for a water-related Joint Powers Authority (JPA). He explains that the JPA is considering charging irrigators higher fees to cover the costs for minimum users, but this approach may face legal challenges. The budget, which is primarily for administrative costs, is still being revised and will determine water rates. Creston also mentions that there is uncertainty about the number of wells and potential voters for the 218 process. A meeting is scheduled for the following day to address these budget and fee structure issues.
The meeting discusses updates on water management issues, including changes in project costs and the number of irrigators affected. Creston reports that a new plan proposes reducing costs from \$21 million to \$12 million, with about 6,000 irrigators potentially impacted. The group also reviews upcoming meetings and committee reports, including a presentation on the county's GIS system and general plan updates

7) Committee Reports:

- a) **By-Laws:** Nothing to Report
- b) **Elections:** Signed 2025 COS Election Forms were received from all expiring members with the exception of Matt LYNGE.
- c) **Public Information:** Removal of storage trailer located on CCC property still pending.
- e) **Treasurers Report:** CAB Treasurer, Roy BARBA, reported an account balance of \$2,585.42. We will order individual CAB business cards after next meeting when all CAB members are officially seated, post 2025 election. Sheila: Notify Rosie or Alyssa about CAB's \$500 HVAC project contribution
- f) **Additional Limited Public Comment Period:**
 - Mike to distribute business cards to CAB members once they are printed.

Future Meetings and Agenda Items:

- g) **Meeting Adjournment:** At 8:40 pm, a Motion to adjourn the CAB Meeting was made by Roy BARBA and seconded by Kurt ALMOND. All Members unanimously approved said motion.

SLOCOUNTY.CA.GOV/HOUSING-ACTIONS

AFFORDABLE HOUSING TOWN HALL

THURSDAY MAY 22, 2025

6:00PM TO 7:30PM

OAK PARK COMMUNITY ROOM
901 30TH STREET, PASO ROBLES, CA 93446

◆ Food and
Refreshments

◆ Kid-Friendly
Activities

◆ Spanish
Interpretation

May is **Affordable Housing Month!**

- » What does affordable housing look like in our region?
- » What is the County doing to fund affordable housing?

Come join the discussion!

HOSTED BY:



QAB
5/21/25

CALIFORNIA HIGHWAY PATROL (CRESTON AREA)

Surveyed Date Range: 04/01 - 04/30 (1 Month)
Geographic Boundaries of Creston vs. Templeton CHP Area

<u>ACTIVITY</u>	<u>CRESTON AREA</u>			<u>TEMPLETON CHP AREA</u>
	<u>2025</u>	<u>2024</u>	<u>CHANGE</u>	<u>APR 2025</u>
CRASHES INVESTIGATED	5	3	67%	78
PROPERTY DAMAGE ONLY	3	2	50%	57
INJURY	2	1	100%	21
DUI INVOLVED	0	1	-100%	8
FATAL	0	0	0%	0
<hr/>				
TOTAL ENFORCEMENT CONTACTS	15	10	50%	1,568
TOTAL CITATIONS ISSUED	9	6	50%	1,001
MAX SPEED VIOLATIONS	3	1	200%	527
100+ MPH VIOLATIONS	0	0	0%	2
DUI ARRESTS	0	1	-100%	23



The Creston Advisory Body

Meeting Attendee Sign-In Sheet

Date: 5/21/25

Name (Printed)	Address	Phone	E-Mail
DAVID GRUBMAN	7250 Rancho Vergano Paso	(408) 613-8141	david.grubman@gmail
SUSAN M. SOUZA	ODONOVAN ROAD		SOUZAN7@ATTOL.COM
Kay Kienzler	6930 GRAY SQUIRREL CRESTON	805-238-7065	creston.kabin@9-mail.com
Jennifer Kinnear	6440 Straw Ridge	805-245-1002	jennifer.van.kinnear@
Heather Moreno	5550 Dolores Ave. Atlix	805-464-9030	heather.e.lo.st@gmail.com
Tristan Roach	County Planning & building	805-781-5113	troach@co.sio.ca.us
Roberta BARBA	3020 LAPANZA RD.		
Donna Giubbini	4755 Devonshire Ln Paso	805 610 1517	dawnagio805@gmail.com
MURRAY POWELL	CRESTON	510-914-3753	MURRAY.POWELL1610@GMAIL.COM