

**CRESTON ADVISORY BODY MEETING MINUTES**  
**Wednesday, January 15, 2025**

Creston Community Center – 5110 Swayze St, Creston  
Creston Advisory Body (CAB) Contact – CrestonAB@gmail.com

**CAB Board in Attendance:** Chairperson – Sheila Lyons, Vice Chair – Kurt Almond, Treasurer – Roy Barba, Secretary for this meeting – Jim Wortner with Thomas Edel, Don Clark and Mike Arons. Absent: Matt Lynge and Wayne Waszkiewicz

**Call to Order – Flag Salute**

Meeting was called to order at 7:00pm with the CAB Board quorum of 7 members followed by the flag salute. Meeting Attendees Sign-In Sheet attached.

**Minutes of the Previous Meeting(s)**

Minutes from the last CAB Meeting on November 18 were reviewed and approved. Motion made by Kirk and seconded by Thomas. Unanimous agreement. All CAB approved minutes are posted at [crestonadvisorybody.com](http://crestonadvisorybody.com)

**Limited Public and/or CAB Member Comments for Items NOT on the Agenda**

None.

**Public Safety - Cal Fire, Sheriff, and CHP**

**Sheriff's Office** - There is a new Sheriff in town - Commander Sandra Arauza. Welcome to North County and Creston! Contact information: [sarauza@co.slo.ca.us](mailto:sarauza@co.slo.ca.us) or +1 (805) 434-4296.

Our new Commander provided updates on public safety in Creston as well as the allocation of new officers and increased enforcement. Commander Arauza reported a 30% decrease in calls for service compared to the previous year, with 330 calls in 2024. December 2024 service calls included an assault and battery report, four disturbance calls with one related to road rage, a false burglary report, one trespassing incident on a ranch, and a scam call impersonating Walmart. Commander Arauza noted that Deputy Barksdale was injured and that he will soon return to duty in Creston. December 2024 versus prior year Sheriff's call report attached.

**California Highway Patrol** - Lieutenant Darren Gennuso from the Templeton Station discussed the allocation of new officers and the increase in enforcement in the community. He mentioned that Templeton now has 3 new motor officers. He also discussed the importance of community-oriented policing and the need for officers to interact with the community. He shared statistics on traffic collisions and personal contacts in the region and mentioned plans for special enforcement details in the future. Q4/2024 versus Q32023 CHP report attached.

**Cal Fire** - No report at this meeting. Crews were in Southern California reenforcing the firefighting efforts in Los Angeles.

## **Fifth District Supervisor Report**

Thank you to Supervisor Debbie Arnold for her ongoing support as our supervisor and her public service for over 25 years. CAB expressed gratitude towards Supervisor Arnold for her dedication and support to the rural residents of North County, particularly in the areas of road maintenance and water management. Sheila Lyons in a letter to SLO County highlighted Debbie's efforts to advocate for rural residents and her understanding of our unique challenges. The CAB also thanked Kathleen Goble, Debbie's legislative assistant, for her help to the Creston Community over the years. A Debbie Arnold dedicated service brick was shown to all in attendance and will be included in the Creston Community Garden. Thank you, Debbie Arnold, for being our District #5 Supervisor from CAB and the Creston Community.

The CAB and attendees welcomed Heather Moreno, our new District #5 Supervisor, along with Jennifer Kinnear, Heather's legislative assistant. Jennifer is a Creston resident and previously was an administrator at the Creston K-8 School. CAB welcomed both and expressed an open invitation for their regular attendance at CAB meetings.

Supervisor Moreno mentioned that the Board of Supervisors is looking into all departments and programs to determine where discretionary money is being spent and whether it's necessary. She also discussed the county's infrastructure projects, including bike lanes and road improvements, which were funded by grants. Supervisor Moreno expressed concern about the maintenance costs of these projects and the potential for budget cuts in public safety and infrastructure. The discussion ended with an overview about the importance of brush management in fire prevention.

### **New Business - 3CE**

Jeff Railsback, Central Coast Community Energy representative from 3CE, updated CAB on the operations of the Monterey Bay, Santa Cruz area's 3CE which purchases electricity on behalf of these citizens and manages billing services.

From the 3CE website: *"3CE is governed by a Policy Board and an Operations Board comprised of elected officials, city managers, and city administrators as a public agency. This governing structure assures that the voices from each city and county served by 3CE will have a seat at the table when important decisions regarding 3CE policies and operations are being made."* Supervisor Dawn Ortiz-Legg, SLO County 3<sup>rd</sup> District, is one of the members of this Policy and Operations Board.

This program for electricity energy is now an automatic enrollment across all of San Luis Obispo County. This was approved by the Board of Supervisors. PG&E will still provide the electrical connections while 3CE buys the electricity. SLO County residents have the option to opt out of this SLO County energy program and stay with PG&E. 3CE promises lower electricity rates of 14%. Jeff used examples of savings in Monterey/Santa Cruz of 16% and total billings by 3CE of 5-6%. SLO County residents can opt-out of 3CE by logging on to [3CE.org](https://3CE.org) through March at no charge. After March 2025 the opt-out cost is \$5.00.

Jeff explained that the organization is not for profit and is regulated by the CPUC, but its rates are set by its policy and operations board. Jeff also mentioned that the organization has a goal to reduce greenhouse gas emissions and is investing in long-term clean and renewable energy

projects. He clarified that 3CE is not a buyer of energy and does not sell energy to PG&E, but rather purchases energy on behalf of the communities it serves. Jeff also addressed concerns about the organization's billing practices, explaining that there are two true-ups per year and that the organization is not subject to regulation. He reassured all at the meeting that the 3CE is a not for profit organization.

Several members of CAB and the public had questions surrounding solar contracts and “true up” charges. The Shults were present and stated that they had received two “true up” bills, one in December 2024 and one in January 2025. Jeff stated that one was from PG&E and the other was from 3CE. This will continue to be the case for the Shults and anyone else with a solar contract and who is now using 3CE. One true up in the month originally contracted with PG&E, and an additional true up in January of each year from 3CE.

It was not clear whether solar customers will benefit by switching to 3CE now or not. It seemed to be dependent on which NEM contract you have and how much power you generate, more or less than you use.

### **Planning Department Update & Project Referrals**

**CAB/Creston Community Cannabis Update** - Jim Wortner outlined the status of the two remaining active cannabis grow projects the the greater Creston area. The cannabis project DRC2020-00037 SLOCANN LLC across Creston Road from B&E Vineyards was officially cancelled by the SLO County Department of Planning and Building (Planning Department). The applicant's agreed to withdraw their application. The second active cannabis project is DRC2019-00059 Webster Road Associates LLC next door to Creston. This project is pending completion of the environmental Mitigated Negative Declaration Report with the Planning Department. Publication for public review and comment is expected in late Q1 or in Q2/2025. CAB/Creston Cannabis Update for January is attached.

**Planning Commission Hearings on Webster Road Verizon Towers** - Dominic Dal Porta our Creston representative from the Planning Department updated CAB on the current status of the Verizon tower off of Webster Road.

A cell tower on Webster Road, was approved by the SLO County Planning Commission (Planning Commission) on December 12, 2024 and it will be located adjacent to the Cal Fire station off Webster Road. The tower will accommodate two carriers, with the potential for another carrier to be added. Dominic also mentioned that the community had proposed a different location for the cell tower to be located at the Creston Community Center, but this location was never submitted to the Planning Commission for review by Verizon.

The Planning Commission analyzed multiple potential locations and ultimately approved the site near the fire station. The approved tower will be 70 feet tall.

**N-DRC2024-00043 Riley MUP** - CAB Board members Sheila Lyons and Thomas Edel conducted a site visit at 7705 Creston Road specific to a grading and ADU addition proposed residential project. This project was started by the applicant without a Planning Department permit. Issues surrounding the grading around soil movements/water flow and impacts to adjoining properties was raised. CAB decided to not make a recommendation at this time. CAB members did not feel that they had the required level of expertise to assess potential

impacts on neighboring properties. CAB will defer this project review to a future meeting after the Planning Department provides additional information requested by CAB. Sheila Lyons will attempt to contact the next-door neighbor for their input as well.

## **Unfinished Business**

**Code Enforcement follow-ups** - Dominic to provide an update to CAB at the February meeting on open/existing camping activities/projects in the surrounding Creston areas.

**Report from the Paso Basin Cooperative Committee** – Murray Powell, Vice President at the Templeton Advisory Group (TAAG) updated CAB on the Paso Robles Groundwater Basin issues. Murray highlighted the current pilot projects in Paso Robles and San Miguel to combine reclaimed water with well water for large commercial vineyard irrigations. Murray highlighted that over \$2.0 million was invested in these programs and they resulted in complete failures. He identified the lack of future planning, costs to complete each project and future maintenance costs. Murray outlined that these two pilot projects are not cost effective and are impractical for use. A simpler solution is to just reduce water pumping from the large commercial vineyard users of the Paso Groundwater Basin. The PR Basin Cooperative Committee continues to consider leveeing fees on all groundwater pumpers including de minimus users (under 2 AF/yr), citing the following: “ Proposition 218. If an agency charges some customers for a service like water, all customers must pay a fee proportional to the benefit that they receive from the service.”

Read more at:

<https://www.sanluisobispo.com/news/local/environment/article298999210.html#storylink=cpy>

And

[https://www.sanluisobispo.com/news/local/environment/article298999210.html#campaignName=sanluisobispo\\_morning\\_newsletter](https://www.sanluisobispo.com/news/local/environment/article298999210.html#campaignName=sanluisobispo_morning_newsletter)

## **Committee Reports/Next Steps**

**By-Laws – Sheila and Thomas** - No updates.

**Elections** – 2025 Upcoming elections are in CAB Areas: #1 (Sheila), #3 (Rocky Canyon/Hwy 229), #5 (Matt), #7 (Roy) and #9 (Thomas). All listed are requested to bring their respective election Conditions of Service forms with signatures to the February CAB Meeting. Sheila has prepared a notice to be posted at the Creston Post Office post February CAB meeting seeking any additional candidates for the CAB seats up for election in 2025.

**Public Information** -- Roy, Thomas, Mike, and Kurt Almond - No updates.

**Business cards for CAB members** – Mike reviewed the current graphics for CAB business cards to use in the Creston Community for introductions and contact information. Cards will also include area evacuation zone and CAB website. CAB decided to print personalized business cards rather than one blank with fill in name and contact information. Discussion around whether CAB had the funding to carry out this proposal and it was agreed that CAB does have enough funds. Cards will not be ordered until after the upcoming CAB elections. Motioned by Thomas and seconded by Sheila. Unanimous agreement.



**Removal of “storage trailer”** from the Creston Community Center (CCC) property still in the works. Sheila Lyons is writing a grant application and if funded, money will be used with \$10,000 provided by the Creston Classic Rodeo in 2024 to install an HVAC system in the CCC. Additional funding may be needed from the nine CATCH organizations (including CAB) to have enough for the installation to proceed.

**Treasurer’s Report** – Roy Barba announced that the CAB check book balance was \$2,671.90.

**Additional Limited Public Comment Period** – None.

**Future meetings and agenda items** - Observation of drilling activities, grading and construction was noted off of Creston Road near Windfall farms. Lots of equipment, lights and cameras. What is it? Saved for the next CAB meeting on February 19, 2025.

**Adjournment at 9:37pm** motioned by Don and seconded by Roy. Unanimous agreement.



The Creston Advisory Body

## Meeting Attendee Sign-In Sheet

Date: Jan 15<sup>th</sup> - 2025

Name (Printed)	Address	Phone	E-Mail
Dominic Dal Porto	Planning + Building Liaison	805 781 5710	ddalporto@co.slo.ca.us
Sandra Aravuz	Sheriff's Office	805-434-4296	SARAUZA@co.slo.ca.us
Debbie Arnold	BO3	805-471-1994	
Jennifer Kinnear	BO3	805-245-1202	
Heather Moreno	BO3	805-481-4334	hmoreno@co.slo.ca.us
Jeff Zalsback	BO3	8057125536	jzalsback@co.slo.ca.us
Jane Shults	5780 Iron Gate Rd Creston	5626594414	jshults@co.slo.ca.us
Earl Shults	5780 Iron Gate Rd Creston	5626592584	earl.shults@co.slo.ca.us



The Creston Advisory Body

## Meeting Attendee Sign-In Sheet

Date: JAN 15, 2025

Name (Printed)	Address	Phone	E-Mail
MURRAY POWELL	TEMPERSTON	510-914-3753	MURRAY, POWELL 1610 CR-CHALC.COM

Creston Advisory Body Meeting

Wednesday January 15, 2025

Time Period: (December / 2024)		Station	Templeton	Creston
CFS: Current Year		1988	330	40
CFS: Last Year		2205	470	33
Change		-10%	-30%	+21
Reports Current Year:		263	54	11
Reports: Last Year		337	86	8
Change		-22%	-37%	+27%
Assault/Battery:		Call of a domestic violence incident where victim suffered GBI, suspect located and arrested.		
CFS	1			
Reports	1			
Disturbance:		Call of a road rage incident where drivers stopped and argued with each other, negative injury. Call of a fight at a local business, deputies arrived on scene and all involved parties left.		
CFS	4			
Reports	1			
Burglary:		Report of \$40k in jewelry and a firearm stolen in burglary. Items later located with family member who took them for safe keeping due to failing health of reporting party.		
CFS	1			
Reports	1			
Theft:		No reported thefts.		
CFS	0			
Reports	0			
Vandalism		No reported vandalism.		
CFS	0			
Reports	0			
Trespassing:		Local rancher captured individuals on game camera coming onto property. No items disturbed or taken.		
CFS	1			
Reports	0			
Scam:		Reporting party received call from fraudulent WalMart customer service attempting to get bank account information. No information provided, county wide phone scam issue during that period.		
CFS	1			
Reports	1			
Suspicious Circs:		Subject called to report motorcycle taken from barn and then located one property over. Individual who took motorcycle identified and interviewed.		
CFS	3			
Reports	1			
Other Notable Comments:				

**CRESTON ADVISORY BOARD (CAB)**

**Surveyed Date Range: 4th Quarter 2024 vs 4th Quarter 2023**

Geographic Boundaries of Shandong (Beat 6, Beat 7 and Beat 17) vs. Templeton CHP Area

	CRESTON AREA								TEMPLETON	
	2024				2023				CHP AREA	
	HW	CR	HW	CR	2024	2023	%	2024	2023	
TOTAL CRASHES INVESTIGATED	11	7	8	3	18	11	64%	229	236	
PROPERTY DAMAGE ONLY	8	5	6	2	13	8	63%	174	173	
INJURY	3	2	2	1	5	3	67%	55	63	
DUI	2	1	1	1	3	2	50%	23	39	
FATAL	0	0	0	0	0	0	0%	0	0	
TOTAL ENFORCEMENT CONTACTS (INCLUDES VERBAL/WITTEN WARNINGS)	10	45	10	25	55	35	57%	3,025	2,915	
TOTAL CITATIONS ISSUED (INCLUDES PCF, REGISTRATION, COMMERCIAL, CELLPHONE VIOLATIONS)	4	31	3	12	35	15	133%	1,970	1,608	
MAX SPEED VIOLATIONS	0	15	1	3	15	4	275%	1,563	1,448	
100+ MPH VIOLATIONS	0	0	0	0	0	0	0%	41	44	
SEATBELT VIOLATIONS	0	2	0	0	2	0	100%	43	9	
DUI ARRESTS	3	1	1	5	4	6	-33%	63	90	
PUBLIC/MOTOR SERVICES								470	582	

 @CHP\_Template chp\_templateon

CHP-Templeton

## **CAB/Creston Community Cannabis Update January 15, 2025**

### **HEADLINE NEWS**

#### **OFFICIALLY DEAD...**

**DRC2020-00037/SLOCANN, LLC at 10125 Creston Road has been officially "Closed" as a cannabis project.** The San Luis Obispo County Department Planning and Building (Planning Department) closed this project with the applicant on December 30, 2024 with a final Withdrawal Notice and agreement by the applicant.

#### **11 down and one more to go...**

**DRC2019-00059/Webster Road Associates LLC at 6565 Webster Road**  
"Accepted for Processing" - 33% complete. All pending fees (~\$1,900.00) were recently paid by the applicant. These fees indicate on-going actions within the Planning Department.

**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.

**Current update...** Recent update email correspondence by the Planning Department project lead indicates that the project applicants are reconsidering continuing the CUP permit process for this cannabis project application.

**What's new...** The Planning Department provided the applicant with a new estimate on the costs of completing the required Mitigated Negative Declaration (MND) Report with a designated consultant. The lead applicant responded that they need to consult with their partner as well as other investors in this project regarding these higher MND Report completion costs. The Planning Department lead also communicated that the CAB and Creston Community will continue opposition to this project and that additional costs would likely be incurred as this project will be challenged at the MND Report, Planning Commission Hearing, Board of Supervisors Appeal and in SLO County Superior Court. A go/no go decision by the applicant is expected in the coming weeks.

**Next steps...** If the applicant decides to commit to the additional costs of completing the MND Report to continue the project - and then engage in future Creston Community actions - the MND Report is now likely to be published in early Q2/2025 for public review and comment.

**Sources:** Respective Planning Department project lead(s) and the Planning Department's Permit Portal as of January 14, 2025.