

CRESTON ADVISORY BODY

Meeting Minutes #192 for Wednesday August 19, 2026

Creston Community Center – 5110 Swayze St, Creston

Creston Advisory Body Contact – CrestonAB@gmail.com

Meetings scheduled on the 3rd Wednesday of each month except December.

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

1. Call to Order

Meeting started 7:04 PM

Thomas welcomed attendees. Sheila opened the business portion of the meeting and asked for a recorder. Juan agreed to serve as recorder for the meeting.

See attached sign in sheet for public attendance names.

2. Roll Call

Michael Aarons, Thomas Edel, Kurt Almond, Sheila Lyons, Roy Barba, Juan Soto, Don Clark

3. Approval of Previous Minutes

The July 15 minutes, prepared by Don with AI assistance, had been circulated. No corrections were raised.

Motion: Juan moved to approve the July 15 minutes. Thomas seconded. Vote: approved by voice vote; none opposed.

Sheila reminded members to identify themselves when making or seconding motions so the recording can accurately attribute actions.

4. Public Comment – Items Not on the Agenda

4.1 Rodeo volunteers

Volunteers were still needed for the rodeo on the 11th and 12th. Contact information for **Donna Giubbini** or Jeff NS was listed on the agenda. Sheila clarified that volunteer duties would be light tasks such as directing people or collecting tickets, rather than handling cattle.

4.2 Mobile home and prior code-enforcement matter

An unidentified attendee asked about a blue mobile home in two pieces near the corner of Little Farm and La Panza, with containers or trailers around it. Thomas said he had previously reported grading and an unpermitted bridge over a culvert; code enforcement opened a case that was later reported closed. Thomas agreed to seek an update. Dominic said that, because the old case was closed, the address

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should be sent to him so he could review the code board and ask whether the case should be reopened. Sheila thanked Dominic and Thomas for following up.

4.3 Election and community fundraisers

The community center will again serve as a polling place for the November 3 election. The Women's Club announced an October 3 fundraiser described as 5B Event, Bloody Mary, Burrito and Bovine Bingo; tickets were available online through the website listed on the agenda. CATCH was considering reviving its December Christmas fundraiser, formerly called Cowboy Christmas, with support from member organizations.

4.4 Lake Park car show

Roy Barba announced a Saturday car show, Mid-State Cruizers, from 10:00 a.m. to 3:00 p.m. Flyers were available. The event had reached approximately 230 vehicle participants, and raffle prizes included several valued above \$500 as well as smaller prizes.

5. Public Safety

5a Sheriff's Report — Commander Arauza

Commander Arauza reported year-to-date activity through July: 60 calls for service compared with 44 at the same time the prior year; four reports compared with ten the prior year; one assault-and-battery report; no burglary, theft, vandalism, or scam reports; two disturbance calls; and four suspicious-circumstance calls.

For July 4, county dispatch received 285 fireworks-related calls and just over 1,100 total calls for service that day. Staffing was increased, including a two-deputy car covering Creston and Shandon. Commander Arauza observed one aerial firework in Creston and believed rain may have reduced outdoor gatherings and fireworks activity, although overall calls were about the same as the previous year.

Food vendor concern

Thomas reported a recurring food-sales operation near El Pomar/South El Pomar and asked which agency had jurisdiction, emphasizing fairness to licensed, inspected businesses. Commander Arauza said Environmental Health was the appropriate agency and that the Sheriff's Office commonly coordinates security when Environmental Health conducts vendor enforcement. She agreed the matter could be referred.

Flock license-plate-reader discussion

Kurt asked who authorizes Flock cameras, who can access the data, and how it is used. Commander Arauza explained that the Board of Supervisors approves the Sheriff's Office procurement through the county process; Flock is a vendor, with Motorola offering similar capability. The cameras capture license-

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plate images, and the Sheriff's Office stores or controls access to data under its contract. Other jurisdictions or CHP must request data or use their own contracts and must meet applicable criteria.

Commander Arauza described the system as a useful investigative tool. A deputy had connected three vehicle thefts and assisted CHP with another theft occurring the same night. It may also help locate an at-risk missing person. Access requires a legitimate investigation, date, time, and case number, reflecting a right-to-know and need-to-know standard. Access can extend statewide when justified. Flock must be compliant with Criminal Justice Information Services requirements.

In response to privacy questions, Commander Arauza said courts have generally found no expectation of privacy for what is visible in public and that no warning signs are required. She stated her understanding that the deployed system captures images, not interior conversations or audio. A warrant is not required in the same way as for cell-phone data. She also said the Sheriff's Office does not hand information to ICE and could not confirm speculative use by the Franchise Tax Board; non-law-enforcement agencies would have their own legal criteria or contracts. Members discussed privacy implications and analogies to red-light cameras, while acknowledging the intended public-safety purpose.

5.2 CAL FIRE Report — Captain Thomas Bridge

Captain Thomas Bridge, a relief captain filling in for Station 50, reported 32 July calls: 13 medical calls, 10 vegetation fires, four structure fires, two traffic collisions, and three assistance calls. Responses ranged from Paso Robles to Shandon and Pescadero and were not limited to the immediate community. Fire causes were not released to the station; inquiries could be directed to Prevention.

Asked about a report that Creston might receive an older off-road-capable engine from the Lake Nacimiento/Oak Shores area, Captain Bridge said he had not heard confirmation and deferred to subject-matter experts. Jennifer later provided a related update under the District 5 report.

5.3 CHP

No CHP representative was present, and no report was given.

6. District 5 Supervisor Report — Jennifer Kinnear

Jennifer Kinnear attended for Supervisor Moreno, who was out of town.

6.1 Creston cannabis prohibition zone

Jennifer summarized the proposed ordinance prompted by longstanding community concern about commercial cannabis near the Creston town center and school. Following a November town hall, Supervisor Moreno worked with the Sheriff's Department on a prohibition zone inside the Creston VRL and extending one mile outward from the Creston Village Reserve Line. The proposal would prohibit future commercial cannabis growing, sales, and related activity within that buffer, avoiding repeated permit disputes close to town.

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The Planning Commission hearing was scheduled for September 10 at 9:00 a.m. Public comments submitted by September 1 would be included in the circulated commission agenda packet. Comments were to be sent to Daniella Diaz, the Planning Commission clerk/reporter, at the county email address stated during the meeting. Supervisor Moreno and a Sheriff's Department representative planned to attend. If recommended by the commission, the ordinance was expected before the Board of Supervisors in October or November.

No opposition had been reported. Members noted other communities might seek similar treatment. Jennifer said each community would need to work with its supervisor and referred to an earlier hemp-related prohibition model in Edna Valley. Sheila recalled that the CAB had sent a broader letter around 2020 requesting protection throughout the entire CAB boundary. Members discussed the one-mile proposal as a first step that could later be expanded. Thomas noted changing agricultural economics but Jennifer responded that the cannabis market itself remained poor.

6.2 Fire Safe Council and vegetation management

Weed abatement at the Community Center was scheduled for the following day through the Fire Safe Council. Sheila had signed access paperwork and offered to distribute information about the organization's work. Jennifer stated that a Proposition 4 funding application for the Sunstorm/Rocky Canyon area, submitted in early July, remained under local, regional, and state review. If approved, work was expected to begin in 2027.

6.3 Type 3 engine

Jennifer reported that Oak Shores was purchasing a new Type 3 engine and Creston was slated to receive Oak Shores' current Type 3 after the replacement arrives, anticipated in spring 2027, with Creston receiving it by summer 2027. She understood it would be in addition to the existing apparatus but referred detailed questions to Chief Owen.

6.4 Supervisor office hours and road request

Supervisor Moreno planned quarterly office hours at the community center immediately before CAB meetings, beginning September 16 from 6:00 to 6:45 p.m. **Kurt Almond** asked that Public Works inspect and patch deteriorating pavement on Cripple Creek Road north of El Pamar, which had been affected by heavy detour truck traffic. Jennifer accepted the request.

6.5 CAB Letter Supporting Cannabis Prohibition Zone

Sheila moved agenda item 9 forward and reviewed a short draft CAB letter (see attached) supporting Supervisor Moreno's proposed prohibition zone. Members favored keeping the letter concise. A map showing the Village Reserve Line was discussed. Roy made a motion to approve the letter as written.

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Thomas Edel clearly seconded; Sheila also mentioned Don Clark while summarizing the second, because both members seconded at the same time. The motion was to send the CAB support letter. Vote: approved by voice vote; no opposition was heard. See attached letter from CAB.

7. New Business – None at this time

8. Planning and Projects — Dominic Dal Porta

Dominic presented planning matters. He first addressed a temporary-event use permit and then a conditional certificate of compliance. A minor lot-line adjustment and the cannabis amendment were also briefly discussed.

8.a Goodrow Ranch temporary-event use permit

Don Clark & Juan Soto – CAB reps to investigate this project Kerry Brown - Planner

Goodrow Minor Use Permit – N-DRC2025-00059 A request by Brad Goodrow for a Minor Use Permit to allow 50 temporary events per year with up to 300 attendees per event in two locations (25 events at each site). The events are proposed both indoors and outdoors. The proposed project is located in the Agricultural land use category and is located at 3730 Calf Canyon Highway.

Dominic said the application remained on information hold while Public Works, Fire, the planner, and the applicant worked on secondary-access easement issues. No hearing date had been set. Dominic initially described the request as up to 50 annual events with as many as 300 attendees.

Amber Davis of Request Planning gave a presentation. The approximately 440-acre ranch is off Highway 58 beyond Highway 229. Two event areas were proposed: Location 1 near an existing pond, residence, saloon, and lawn; and Location 2 near an existing pool and pool house. Amber stated that the proposal was for a maximum of 25 events per year at each location, totaling up to 50, with no more than 300 attendees per event. Events would occur Friday through Sunday from 10:00 a.m. to midnight. Amplified music would be limited to 10:00 a.m.–10:00 p.m., with speakers oriented away from neighboring residences. Existing and temporary facilities, canopies, caterers, portable restrooms, recycling, and solid-waste service would support events.

Each location had parking areas described as accommodating roughly 120 vehicles. The primary entrance from Highway 58 was an established entrance also used by compost operations; its gate had been moved back to allow semitruck access. Caltrans had reviewed the project and did not request significant changes. The gate would remain open during events, with directional signs placed farther inside so traffic would not queue on Highway 58. A secondary access from O'Donovan Road would be emergency egress only and required a recorded or amended easement before the county could deem the application complete.

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The applicant indicated the pool location would likely host only about 40–50 people, while the pond location could accommodate 300. The applicant was agreeable to a condition limiting total attendance across the property to 300 people at any one time, even if both locations operated simultaneously.

A water-demand analysis found the existing supply adequate; portable restrooms would reduce demand. The pond receives runoff and, at times, well water; water may also be used in compost operations. A traffic study projected most attendees would arrive from Highway 58 through Santa Margarita, with a smaller share passing through Creston, and found no peak-hour impact requiring road improvements. Members nevertheless discussed cumulative impacts if multiple area venues schedule large events on the same popular weekend, including strain on roads, deputies, and fire response. Dominic said cumulative effects, traffic review, and referrals to Fire and the Sheriff are part of county review.

Fire-safety discussion covered unpaved or decomposed-granite parking, vegetation, dust, and the possibility of vehicle-caused fires. The applicant said parking would be managed, areas would be mowed or wetted, and a loaded all-wheel-drive 4,000-gallon water truck was maintained on site and had previously been used to suppress a roadside fire before fire crews arrived.

The secondary-access easement was the main unresolved issue. County Fire requires two ways in and out. Amber said the project could not proceed to hearing without the easement. During member polling, Roy expressed no concern; Thomas initially said he would abstain; Kurt supported the project provided the easement was secured; Sheila and Roy supported a 300-person total-property cap.

Motion and vote: Don Clark made the motion to recommend approval of the project. Juan Soto seconded the motion. Sheila suggested accepting Brad Goodrow's agreement with attendance capped at 300 people as stated. The voice vote carried with no opposition heard; Thomas was recorded as abstaining.

7.b Conditional certificate of compliance

Kurt Almond – CAB rep to investigate this project
Jeremy Freund - Planner
Abandy Conditiona Certificate of Compliance N-SUB2026-00025 A request by Shirley and Michael Abandy for one (1) Conditional Certificate of Compliance (N-SUB2026-00025) to legalize one (1) parcel of approximately 14.64 acres based on conveyance date of July 14, 2022. The proposed project is within the Residential Rural land use category and is located at APN: 042-261-008 Yosemite Place approximately 11 miles northeast of the City of Atascadero.

Dominic explained that some parcels shown on old maps are not legal lots under the Subdivision Map Act, even though taxes are assessed. A conditional certificate of compliance legalizes the existing parcel without changing its lot lines, allowing a future development application. The process is treated as a one-lot subdivision. Any future house or other development would be reviewed separately.

Conditions may include archaeological and biological surveys, a physical survey, a new recorded map, title-chain documentation, and mitigation or a defined building envelope if resources are found. The

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parcel at issue is outside the Paso Robles Groundwater Basin; Dominic explained that an otherwise similar legalization within the basin could not proceed under the current prohibition on subdivisions. The parcel would be reassessed when the certificate is recorded. Discussion also touched on Windfall Farms and the distinction between already-created lots and new subdivisions within the basin.

Kurt said the proposal appeared compatible with surrounding uses and initially moved to recommend approval. After Thomas expressed discomfort with “approval” based on limited information, Kurt amended the motion to state that, based on the information available, the CAB took no exception to the proposal. Thomas seconded. Vote: approved by voice vote; no opposition was heard.

8.3 Minor lot-line adjustment

Sheila Lyons – CAB Rep for this project SLO P & B -Eric Tolle, Planner will not attend
Creston Enterprises MLLA / N-SUB2026-00026 Jacob Bulotti – project applicant rep
A request for a minor Lot Line Adjustment (MLLA) to adjust the internal parcel lines between two existing parcels, resulting in two newly configured parcels. Eric update to Sheila – this is Ministerial – no CAB review necessary. APN # (s) 043-211-028 & 043-211-048

Dominic said advisory councils generally are not required to review minor lot-line adjustments. Sheila left the item on the agenda only because she had previously been assigned to investigate it. No CAB action was taken.

7.4 Cannabis amendment status

Dominic said the Sheriff’s Office was working with Planning to finish the package for the Planning Commission. The matter remained on track, with Board consideration anticipated in late October or early November. The final date would be reported when known.

9. Unfinished Business -

This item was covered in Item 6 above – Fifth District Supervisor report

10. Paso Basin Report — Murray Powell

Murray reported first on cannabis-tax revenue and then on Paso Basin matters. He stated that an annual action needed to continue a reduced cannabis-tax rate had been missed in June and was addressed in July, leaving an interim period before the lower rate could again take effect. He characterized the annual reduction as approximately \$366,000 in foregone revenue, based on roughly \$9.153 million in reported unincorporated-area cannabis sales, about \$549,000 collected, and approximately \$915,000 that would have been collected at the higher rate.

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Murray said the long-running Steinbeck groundwater litigation, involving approximately 800 basin property owners (who basically won), had reached settlement, with a court order drafted but not yet signed.

He then discussed the Paso Basin Cooperative Committee/area authority funding process. Following the unsuccessful Proposition 218 effort, a Proposition 26 fee approach was being used. He said approximately \$1.095 million in fees would be charged to about 927 basin properties through property-tax bills. He disputed whether the charge was legally a fee rather than a tax and questioned the accuracy of parcel-level water-use estimates derived from satellite evapotranspiration data. He expected the charge to appear as a separate line item on property-tax bills, potentially without advance individual notice.

A scheduled cooperative meeting and a San Juan Water District meeting had been canceled; Murray reported being told there was nothing to discuss. San Juan Water District had offered a \$300,000 line of credit to cover timing gaps between assessment collection and distribution. Murray described the current budget as only sufficient to “keep the lights on,” not to fund capital projects such as monitoring wells. He said many groundwater-sustainability projects remained incomplete, unstarted, or on hold because of cost.

Fallowing discussion

Murray estimated that about 4,000 acres had been committed to fallowing as of the July 22 discussion. He distinguished two programs. Under a general voluntary registration program, participants may withdraw and can preserve the ability to resume irrigation despite the urgency ordinance’s five-year rule. Under a small-farm program for properties of roughly 2–20 acres, participants receive a one-time payment described in the transcript as \$55 per acre and must record a covenant prohibiting irrigated crops until the end of 2039. Members questioned how much water would actually be saved, whether previously unirrigated land could enroll, and whether stronger duration or reentry rules were needed.

11. Committee Reports

11.1 Bylaws and elections

No bylaws issue was reported. The CAB continued seeking representatives for Rocky Canyon, Highway 229/58, and Creston East/Eddy Ranch areas, as well as alternates.

11.2 Elections

Nothing to report at this time.

11.3 Public information and recording

Mike Aarons explained that Microsoft Teams’ desired speaker-recognition features required a business license and administrator, at an estimated \$6 per user per month. A nonprofit license might be available

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through CATCH if the required IRS documentation can be supplied. Better voice training could reduce the need for speakers to identify themselves. Doug Cook offered to donate higher-quality or wireless microphone equipment inherited from his father.

10.3 Treasurer's report

Roy Barba reported a balance of \$2,271.83 and no outstanding expenditures.

12. Final Public Comment

Visitors said they attended to remain informed and described their still-pending parcel split previously supported by the CAB. They discussed the high cost and delay associated with county planning requirements, biological and archaeological studies, transfer-of-development credits, escrow, and mitigation. Jennifer observed that many requirements originate at the state level and that county staff must document compliance. Members and visitors expressed frustration with increasing regulation, consultant costs, and lengthy processing.

An attendee asked where CAB funds came from. Sheila and Roy explained that the District Supervisor provides an annual allocation from district funds to support advisory-council expenses; the discussion suggested CAB gets an amount around \$1,500.

13. Future of the CAB in 2027

Sheila asked whether members remained committed to continuing the CAB in 2027 and whether someone else could assume leadership responsibilities. She said the work remained worthwhile and noted positive community feed-back, but described the workload and her increasing CATCH responsibilities after approximately 20 years of service. Members cited CAB accomplishments, including influence on the fire-station location and a stop sign, and agreed that a small number of volunteers commonly carry most organizational work.

Members discussed combining or expanding representation zones to cover vacancies rather than immediately redrawing boundaries. Mike offered to cover the Highway 58 area. Sheila said she was willing to continue representing her area and might continue editing AI-assisted minutes, but could not continue handling every responsibility. No formal motion was made.

14. Future Meeting and Agenda

The next meeting was announced for September 16. Members noted that bridge paving appeared underway and completion was expected by Labor Day. No additional formal agenda items were identified.

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15. Adjournment

Motion: Don moved to adjourn at 8:45 PM. Juan seconded. Vote: approved by voice vote; no opposition was heard. The meeting adjourned at approximately 20:49:38.

Action Items

- Thomas and Dominic: follow up on the mobile home, containers/trailers, and prior code-enforcement matter near Little Farm and La Panza.
- Appropriate county staff/Commander Arauza: refer or coordinate review of the recurring food-vendor operation near El Pamar/South El Pamar with Environmental Health.
- Jennifer: forward the request for Public Works to inspect and patch Cripple Creek Road north of El Pamar.
- Sheila/CAB: send the approved letter supporting the one-mile Creston cannabis prohibition zone.
- Applicant and county staff: resolve and record the required secondary emergency-access easement for the Goodrow Ranch event permit before the application proceeds.
- Sheila & Mike: provide nonprofit/IRS documentation needed to investigate a no-cost Teams license through CATCH.
- Mike: coordinate possible donation of microphone equipment for CAB recording.



The Creston Advisory Body

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Meeting Attendee Sign-In Sheet

Date: Aug 19, 2026

Murray Powell

Name (Printed)	Address	Phone	E-Mail
Dominic Dal Porto	SLO Co. Planning	805-781-5710	ddalporto@co.slo.ca.us
Amber Davis	Quest Planning	(805) 748-1299	ambergquestplanning.net
Brad Goodron	3780 Calf Canyon Hwy.	805 674-2094	BGoodron@CAd.com
Wayne Hall	3255 Ryan Rd	805 434-7110	waycreston@gmail.com
Jennifer Kinneary	SLO Co Board of Supervisors	805-781-4339	jkinnear@co.slo.ca.us
Austin Solheim	5185 Swasee Rd.	707-291-9971	Solheim.Tucker@gmail.com
Mike Young	1455 Burbank	415 246 0863	mySF@aol.com
Doug Tansner	1225 La Tourette Rd	805-255-6486	ttac@alexent.com

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Creston Advisory Body



Chairperson: Sheila Lyons, 805-458-9142, P.O. Box 174 Creston CA 93432, salyons1951@gmail.com

August 20, 2026

Nicholas Burgnon – Planner SLO County Sheriff's Office nburngnon@co.slo.ca.us

San Luis Obispo County Supervisors

Heather Moreno – hmoreno@co.slo.ca.us

John Peschong – jpeschong@co.slo.ca.us

Bruce Gibson – bgibson@co.slo.ca.us

Jimmy Paulding – jpaulding@co.slo.ca.us

San Luis Obispo County Government Center

San Luis Obispo, California 93408

Dear Nicholas and SLO County Supervisors and SLO Planning Commissioners:

Please find the following input from the Creston Advisory Body (CAB) with regards to the proposed amendment to the cannabis ordinance that is currently being drafted by San Luis Obispo County to be heard at the September 10, 2026 Planning Commission hearing.

CAB would like to express the unanimous support by the members for the proposed addition to the San Luis Obispo Cannabis Ordinance, essentially a zoning amendment, which reads as follows:

2.Exclusion Area. Except as provided in Section 22.40.030 of this Chapter, cannabis activities shall not be located on any site within the Village Reserve Line of the community of Creston, or on any site located within one (1) mile of that line. Distance shall be measured from the nearest point of the property line of the site that contains the cannabis activity to the nearest point of the Village Reserve Line.

- a. Nothing in this subsection shall prohibit the transport of cannabis or cannabis products through the exclusion area, or the delivery of cannabis or cannabis products to a physical address within the exclusion area by a licensee whose premises are located outside the exclusion area.

CAB has heard repeatedly from the residents of Creston that cannabis is not “compatible” with our community and is not wanted. At our many gatherings (over a period of nearly 10 years) where projects have been reviewed and where this topic has been of discussion there has been no one present, who lives in our community, in favor of allowing cannabis in Creston. CAB submitted a letter to the San Luis Obispo Board of Supervisors in August of 2020 stating the community’s concerns and requesting that Creston be given a “cannabis free” zone designation within the boundaries of the Creston Advisory Body. We are pleased that we have been heard by our 5th District Supervisor Moreno who has proposed that the above language, limiting cannabis operations inside the Creston VRL and

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establishing a buffer with a 1-mile radius outside the Creston VRL, be added as part of the current changes and amendments being proposed. This proposal is particularly important given the way agricultural land immediately borders the Creston VRL.

It is our understanding that this amendment will prohibit all non-exempt cannabis related activities within the designated zone, resulting in no cultivation or sales of cannabis near our elementary school, church, Community Center or private residences inside the VRL.

We would like to thank the San Luis Obispo Board of Supervisors for their support with the vote of 4-1 on May 19th, advancing this proposal through the process.

We would like to thank Nicholas Burgnon for doing the work of drafting the verbiage necessary to bring this proposal forward to the Planning Commission and the Board of Supervisors for a final vote.

We would like to particularly thank our Fifth District Supervisor, Heather Moreno, for listening and following through on our request to put such a measure in place to protect our community.

We hope for everyone's continued support in codifying this proposed Creston Cannabis Free Buffer language into the County Planning Documents.

Respectfully submitted:

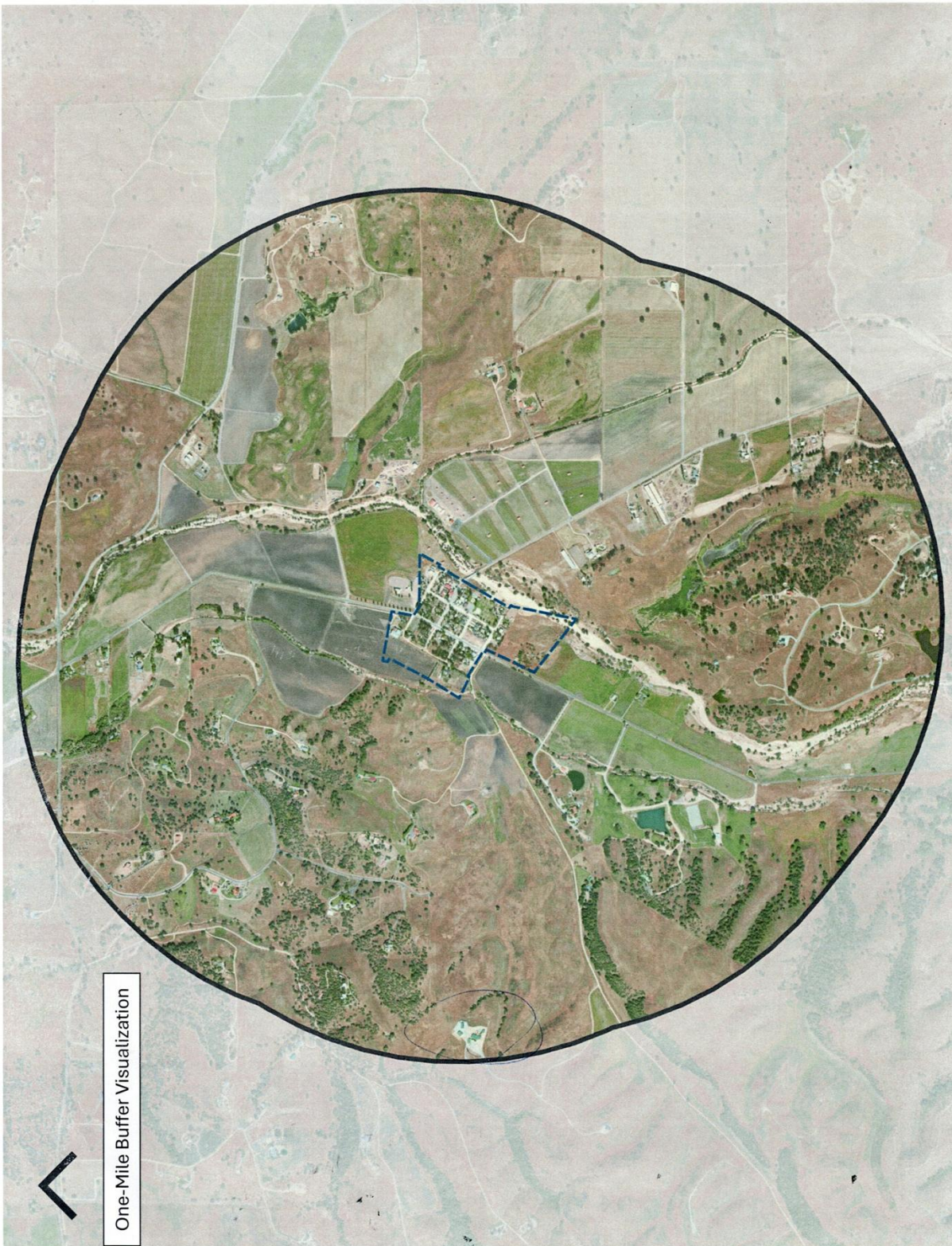
Sheila Lyons, CAB Chairperson

Letter voted on and approved unanimously at the August 20th, 2026 CAB meeting.

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1 mile inside and outside Creston VRL exemption for any commercial cannabis operations.