

## CRESTON ADVISORY BODY

### Meeting Minutes

In person – Recorder Don Clark  
Wednesday, January 17, 2024, 7 PM  
Creston Community Center

Members Present: Don Clark, Sheila Lyons, Roy Barba, Matt Lynge, Jim Wortner, Mike Aarons

Members absent: Thomas Edel & Kurt Almond Alternates Present: none

Guests Present: Murray Powell, Don Sullivan, Amber Davis, Skip Touchon, Ronald Kull, Brad Goodrow  
Rachel Best, Bill and Jennie Enholm, Lacey Zubak, Jill Marley (see attached Attendee sign in sheets)

1. **Meeting** called to order at 7:00 pm. By Sheila.
2. **Recorder for this meeting** – Don Clark
3. **Minutes** to the November 2023 CAB meeting drafted by Roy Barba. No comments or corrections. Motion to approve by Matt. 2<sup>nd</sup> by Jim. Unanimous vote to accept as written.
4. **Public Comments.**
  - a. Election polling in- person at the Community Center
  - b. AT&T letter about landlines being cancelled was discussed. Roy recommended that customers of ATT&T should comment on the proposal by contacting The CPUC Public Advisor's Office: 505Van Ness Avenue. San Francisco, Ca. 94102  
By phone (866)849-8390.
5. **Public Safety**
  - a. No fire
  - b. No sheriff
  - c. CHP report: Lt. Chandler, Templeton CHP gave a summary for Nov and Dec 2023 which included: 9 vehicle crashes investigated, of the 9 six were property damage only and 3 injury accidents. Also had 3 DUI arrests, 35 enforcement actions with tickets issued. Noted in 2023 the Tempelton jurisdiction CHP had a total of 57 DUI arrests for the year. Grant program for additional patrol time has expired. He is looking for new one for next year.
8. **Re arranged agenda due to nature of topics - New Business**
  - a. Amber from Quest Planning gave a presentation on the Goodrow composting operation at the Easy 1 Ranch (See Attached Powerpoint presentation) Permit renewal application with no complaints from surrounding property owners.
  - b. Heather Moreno, 5<sup>th</sup> District Supervisor Candidate, currently Atascadero's Mayor (5 yrs) and on Atascadero City Council (11 yrs) before that. She is a CPA and has a degree in Theology and she owns a Health and Wellness business. She has worked on the homeless situation in Atascadero, pairing Public Safety along with ECHO and CAT to address the unhoused needs in a multi-pronged approach. Affordable housing in the county is another issue she discussed, increasing the number of work force housing units and to decrease cost while fulfilling the state's housing plan. County programs regarding cannabis need to be revenue neutral. Against cannabis projects unless they are community compatible. Suggests capturing "off stream" water to be used for farming. Was opposed to adding the El Pomar Estrella Creston Water District as a GSA to the PR Basin Cooperative Committee. Was opposed to removing Debbie Arnold and John Peschong from that committee. She thinks we need an audit of public funds to see how they are being used, to see if they are being used effectively. Strong proponent of Prop 13.

**6. County Planning & Building Department Report**

- a. Cannabis no changes or updates from P & B Dept.
- b. Jim Wortner said that Don Sullivan (Creston resident) will take the lead on fighting against the Webster R. cannabis project. Waiting on the Minimum Declaration on this project.
- c. Board of Supervisors discussing amending the Cannabis Ordinance so that unincorporated areas could be locations for retail cannabis.

**Lot Line Adjustment N-SUB2023-00066 Guierriero.**

Presentation was given by Roy and the landowner was represented by Twin Cities Surveying. Discussion summary attached. No action was taken by the CAB Board, the action was sent back to County Planning for review.

**7. Fifth District Supervisor Report – None**

**8. See notes above**

**9. Unfinished Business**

- a. **PR Cooperative Committee** – Murray Powell stated there is no news since bi-weekly meetings have been canceled since October. He said the latest statistics show that there have been 300 dry wells since 2014, with 47 of them between 2022-Dec. 2023 at about \$60-80K cost for each.
  - b. **CAB Elections** - Three positions up for re-election: Mike, Don and Kirk. Conditions of Service Form are required at the Feb 2024 meeting.
  - c. Single wide mobile home next to the Community Center will be removed once the contents are cleared.
10. **Committee Reports** – Elections see 9b above, By-Laws & Public Information have nothing to report.
11. **Treasurer's Report**- Roy reported CAB Annual stipend of \$1300 received from Supervisor Debbie Arnold, with a total balance for the end of Dec 2023 \$2081.89. A motion was made by Sheila to cost share cleaning the Community Center \$200, seconded by Jim. The motion carried unanimously.
12. **Public Comment** – No additional public comments at this time.
13. **Future Meeting and Agenda Items**The next CAB meeting will be **February 21<sup>st</sup> 2024 at 4 PM-6PM** with Congressman Leon Panetta speaking. A motion was made to change the regular meeting time by Sheila, seconded by Don. The motion carried.

Motion to adjourn the meeting at 9PM by Matt, seconded by Don, Unanimously approved.

**TREASURERS REPORT**-\$1776.24 in the checking account with expenses including \$600 to the CATCH Fund for facility rental, leaving a balance of \$1676.24 for February 2023.

Meeting adjourned 9:00 pm

Submitted to Creston Advisory Board by Don Clark



The Creston Advisory Body

# Meeting Attendee Sign-In Sheet

Date: 1/17/24

Name (Printed)	Address	Phone	E-Mail
MURRAY POWELL	TAFB	510-914-3753	MURRAY & DEFRUSO.COM
DON SULLIVAN	P.O. Box 428 Creston	949-413-6150	r8rocks@gmx.com
Amber Davis	3180 Daisy Ln. SLO 93401	805-748-1299	amberquestplanning.net
SKIP TOUCHON	3450-A LA CRUZ WAY PASO	805-391-0352	STOUCHON@TWIN CITIES SURVEY.COM
Ronald Kent	3310 La Cruz Way	703-820-7995	Ronald Kent Creston Surveying & Consulting
Paul Brubaker			Brubaker Arc.com
Rachel Best	22311 Lawton Ave SLO CA 93401	831-596-9676	rachel@questplanning.net
BILL STEWART ENTHORN	23910 LA PANZA, CA	805-389-9140	billenthorn@yahoo.com



# Creston Compost, Inc.

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CRESTON ADVISORY BOARD MEETING

JANUARY 17, 2024



QUEST PLANNING

## Facility History

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- Creston Compost, Inc. Facility has been permitted and operational since 2002.
- Land Use Permit DRC2006-00147 allowed for operation of an ~ 8-acre compost facility with up to 8 truck trips per day and a maximum daily intake of 200 tons of compostable material.
- Land Use Permit DRC2015-00086 increased the daily truck trips to 24 truck trips but did not modify the maximum daily tonnage.
- These two land use permits had discrepancies in the units of measurement for the facility's maximum compost capacity (50,000 tons vs. 50,000 cubic yards).

## Land Use Permit Amendment (AMEND2023-00004)

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- AMEND2023-00004 approved at Planning Commission hearing on October 26, 2023, to modify previously approved DRC2015-00086
- Amendment allows for:
  - Intake of 300 Tons per Day (TPD) of compostable feedstock
  - Clarification of facility capacity of 50,000 tons at any given time
  - Continued receipt of up to 12 truck trips (24 round-trips) per day
- Conditions of Approval require presentation to Creston Advisory Board on odor management



# Odor Mitigation

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- Objectionable odors at any composting operation are contrary to a successful composting enterprise
- Odor Impact Minimization Plan is implemented at facility as required by permit conditions
- Odor Prevention Measures:
  - Aeration, Temperature, Moisture Management of windrows (compost piles)
  - Bio-Seal – layer of finished compost and layer of woodchips covering compost piles
  - Drainage Control
  - Quality Assurance of Feedstock Material

## Odor Mitigation – Response to Odors

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- If objectionable odors are detected, the Composting Operations Manager will:
  - Investigate and determine the likely source of the odor
  - Determine what on-site management practices can remedy the problem and immediately implement appropriate measures
  - Patrol site perimeter and surrounding area to determine if odor has traveled beyond the site
- CalRecycle has never received complaints of objectionable odor for the facility
- SLO APCD has not received a complaint since 2020

## Odor Mitigation – Complaints

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- Contact information for questions, comments, and complaints provided through:
  - Signage posted at facility entrance
  - Notices sent to properties within 0.5 miles of facility
- Facility Contacts:
  - Rod - 805-975-6869 or 805-237-9480
  - Office – 805-237-9482
- Air Pollution Control District: 805-781-5912
- CalRecycle: 916-341-6193
- SLO County Code Enforcement: 805-723-2500



**CAB NOTES Wednesday, January 17, 2024**  
**Lot Line Adjustment**  
**N-SUB2023-00066 Guerriero**

A request by Nick and Maria Guerriero for a lot line adjustment on an existing 48.7 acre parcel and a 9.8 acre parcel. The properties are on Malcolm's Grove Drive, off of La Panza Road. The name of the road has been changed a few times. Originally it was Rue La Maison, then Andrew's Vineyard, and now Malcolm's Grove. Depending of which document you are viewing any of those names would be correct.

Met with the applicant and preformed a site visit on Monday, January 15, 2024. Inspected the property and discussed what the objective was.

The 9.8 ac. Parcel is currently landlocked with no access other than through their 48.7 ac parcel.

**This is not your common lot line adjustment request.** The applicant is requesting to commingle the current 9.8 acres (landlocked piece) with the 48.7 acres. Then create a new parcel on the west side of Malcolm's Grove Drive of 14.2 acres and use the APN # of the original landlocked 9.8 ac to form this new parcel. The end result would be a 44.3 ac parcel and a 14.2 ac parcel. This way both properties would have access to Malcolm's Grove Drive and none would be landlocked.

Not certain what the end result would be. Possibly selling off one piece or keeping it.

There would not be any additional parcel numbers created however, this could pose some easement questions.

There are 6 bordering properties and I have contacted all of the owners except for one who is deceased and it is my understanding that is now in escrow.

Some of the neighbors are concerned that this is not in accordance with the terms of their recorded easement and have voiced objections. They also question the legality of the proposal. The easement does have a few restrictions that I saw; serve a single-family residence, for recreational and agricultural proposes. It also states there must be a gate and it must remained locked at all times.

If the applicant or their representative would like to comment and then any other interested parties can speak.

EXISTING PARCEL LINES  
TO BE REMOVED

**PROPOSED PARCEL 1**  
44.34 ACRES/1,931,457 SQFT

**EXISTING PARCEL 1**  
7363 MALCOLMS GROVE DRIVE  
NICHOLAS J & MARIA GUERRIERO  
APN:043-201-028  
48.76 ACRES/2,123,900 SQFT

**N 1/2, N 1/2, SW 1/4  
SECTION 13**

SOLAR PANELS/  
ELEC. PANEL

ELEC. PANEL/  
ELEC. VAULT

2 EXISTING OFFICE BUILDINGS  
HEIGHT=12'

DIRT ROAD

15.53'

+1794.6'

S 02°45'03" W 652.16'-R1

1310.18'

FOUND 1/2" REBAR, WITH CAP  
STAMPED "IS 5145"  
TCS#107 EL.=1412.44'

APPROXIMATE  
LOCATION OF  
FEMA FLOOD ZONE  
'A'  
(HATCHED)

**PROPERTY OWNERS**

**PARCEL 1 PER TITLE REPORT:**  
OWNER NAME: NICHOLAS & MARIA GUERRIERO  
PROJECT ADDRESS: 7363 MALCOLMS GROVE DRIVE  
CRESTON, CA 93432  
APN: 043-201-028

**PARCEL 2 PER TITLE REPORT:**  
OWNER NAME: NICHOLAS & MARIA GUERRIERO  
PROJECT ADDRESS: 7363 MALCOLMS GROVE DRIVE  
CRESTON, CA 93432  
APN: 043-201-017

**AGENT INFORMATION**

AGENT: SKIP TOUCHON - TWIN CITIES SURVEYING, INC.  
E-MAIL: STOUCHON@TWINCITIESURVEY.COM  
PHONE: (805) 434-1834 EXT. 302  
FAX: (805) 434-3684

PARCEL 1-1893-OR-243  
2250 LA PANZA ROAD  
APN:043-201-023  
KEITH B. CRAMER TRUST &  
JUSTIN SCHENK TRUST

2-R1  
1/2, N 1/2,  
13  
VE DRIVE  
15



