



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## PROJECT REFERRAL

**DATE:** 10/17/2016

**TO:**

**FROM:** Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00100 UDSEN – Proposed Conditional Use Permit for incidental camping. Project location is 675 North Bethel Road in Templeton.  
APN: 040-061-005, -012, -015, -019, -020 & 040-181-005, -013 & 040-111-010, -014

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Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

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\_\_\_\_\_

Date

\_\_\_\_\_

Name

\_\_\_\_\_

Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

DRC2015-00100

UDSEN NIELS

CONDITIONAL USE PERMIT/  
CONDITIONAL USE PERMIT FOR  
INCIDENTAL CAMPING  
NCSAL/ NCSAL  
AG

HAP

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Udsen Niels Tre Etal Daytime Phone (805) 440-7869  
Mailing Address 787 Cobble Creek Way, Templeton Zip Code 93465  
Email Address: \_\_\_\_\_

Applicant Name Niels Udsen Daytime Phone (805) 440-7869  
Mailing Address 787 Cobble Creek Way, Templeton Zip Code 93465  
Email Address: niels@castorocellars.com

Agent Name Kirk Consulting / Francisco Vargas Daytime Phone (805) 461-5765  
Mailing Address 8830 Morro Road, Atascadero Zip Code 93422  
Email Address: francisco@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: +/- 380 Assessor Parcel Number(s): 040-061-005, 012, 15, 19, 20 & 040-181-005, 013 & 040-111-010, 014

Legal Description: RHO PR LT 66, RHO PR PTN LT 65, RHO PR PM 6/41 PAR C, RHO PR PM 6/41 PAR B, RHO PR LTS 67 & 68, RHO PASO DE ROBLES PTN LT 69, RHO PR PTN LT 75

Address of the project (if known): 675 North Bethel Road, Templeton

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Primary & secondary access off of Bethel Road. The nearest cross road is Highway 46 West.

The project site is approximately 1.5 miles West of the 101 Freeway.

Describe current uses, existing structures, and other improvements and vegetation on the property:

The project site contains numerous estate vineyards (Castoro Cellars). There are approximately 125 acres of organically grown grapes throughout the site.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposal to allow incidental camping on-site for guests to experience winery procedures firsthand. The proposed camping area is within the following parcel boundaries: APN 040-111-014 (refer to site plan)

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Francisco Vargas Date 10/4/16

FOR STAFF USE ONLY

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: Primary access is proposed off of existing access off of 675 N. Bethel Road.  
Secondary access is proposed on the existing access at the intersection of Cobble Creek Way & N. Bethel Road. Potential access at 1315 N. Bethel Rd (Existing Winery Entrance).

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? +/- 380 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Agriculture/Residential Rural South: Agriculture/Residential Rural  
East: Residential Rural West: Agriculture

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) Proposed camping area (160,000 s.f.)  
Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres  
Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres  
Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other Culligan Water Dispensers  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other Portable Restrooms  
 Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 325 acres  
Moderate slopes of 10-30%: 55 acres  
Steep slopes over 30%: \_\_\_\_\_ acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: Refer to Site Plans included with submittal.
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_

**Water Supply Information**

1. What type of water supply is proposed? Culligan Water Dispensers will be used for all Campers  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain Culligan Water Dispensers will provide water for incidental camping.  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? Dispensers- Dependant on the number of campers.
4. How many service connections will be required? none. Water will be supplied from off-site source.
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Approved wells on site will not be used for camping purposes.
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?     Yes     No  
Chemical?     Yes     No  
Physical     Yes     No  
Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

Please attach any letters or documents to verify that water is available for the proposed project.

**Sewage Disposal Information**

~~If an on-site (individual) subsurface sewage disposal system will be used:~~

- ~~1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.~~
- ~~2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet~~
- ~~3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No~~
- ~~4. Has a piezometer test been completed?  
 Yes     No~~
- ~~5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)~~

~~If a community sewage disposal system is to be used:~~

- ~~1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_    Location of connection: \_\_\_\_\_~~
- ~~2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.~~
- ~~3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No~~

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic     Industrial     Agricultural     Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: Waste Management
- 3. Where is the waste disposal storage in relation to buildings? Disposal storage to be located alongside campsites. Will vary
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes     No

**Community Service Information**

- 1. Name of School District: Templeton Unified School District
- 2. Location of nearest police station: SLO County Sheriff on 356 North Main Street, Templeton CA 93465
- 3. Location of nearest fire station: Templeton Fire Department
- 4. Location of nearest public transit stop: Target Shopping Center
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Agriculture has been the historic use of the property.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?     Yes     No  
 If yes, please describe: The vineyard's name is a reference to the Whale Bones scattered throughout the property.
- 3. Has an archaeological surface survey been done for the project site?     Yes     No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

- 1. Days of Operation: N/A    Hours of Operation: N/A
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes     No    If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?     Yes     No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?     Yes     No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?     Yes     No    If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No If yes, please describe: \_\_\_\_\_

**Agricultural Information**

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: N/A

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
No potential impacts are associated with the proposed project for incidental camping.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No

If yes, please list: \_\_\_\_\_

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes  No

If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): N/A

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

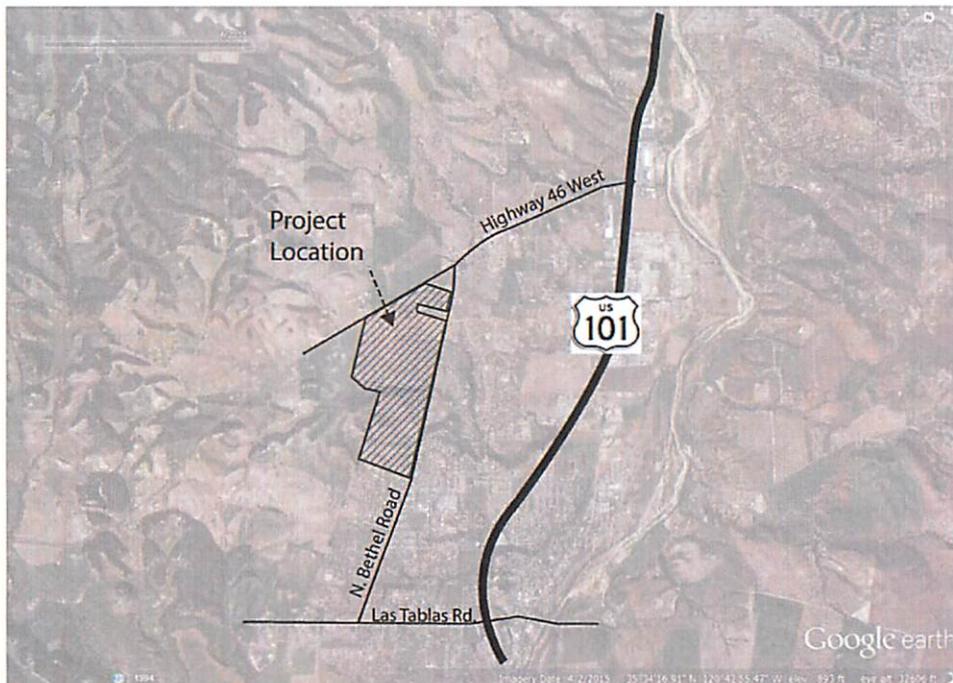
## SUPPLEMENTAL DEVELOPMENT STATEMENT

**Applicant:** Niels Udsen, Castoro Cellars  
**Project Address:** 675 North Bethel Road, Templeton  
**APN's:** 040-181-005, 040-061-005, 040-111-014,  
040-061-019, 040-061-020, 040-161-015,  
040-061-012, 040-111-010, 040-181-013  
**Application:** Conditional Use Permit for Incidental Camping  
**Zoning:** Agriculture (Williamson Act)  
**Planning Area:** Adelaida Sub-area Standards  
Salinas River Sub Area

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### Site Location:

The project site is located at 675 N. Bethel Road, Templeton, CA. The property has frontage on Highway 46 West as well as N. Bethel Road. Primary access to the property is from N. Bethel Road.



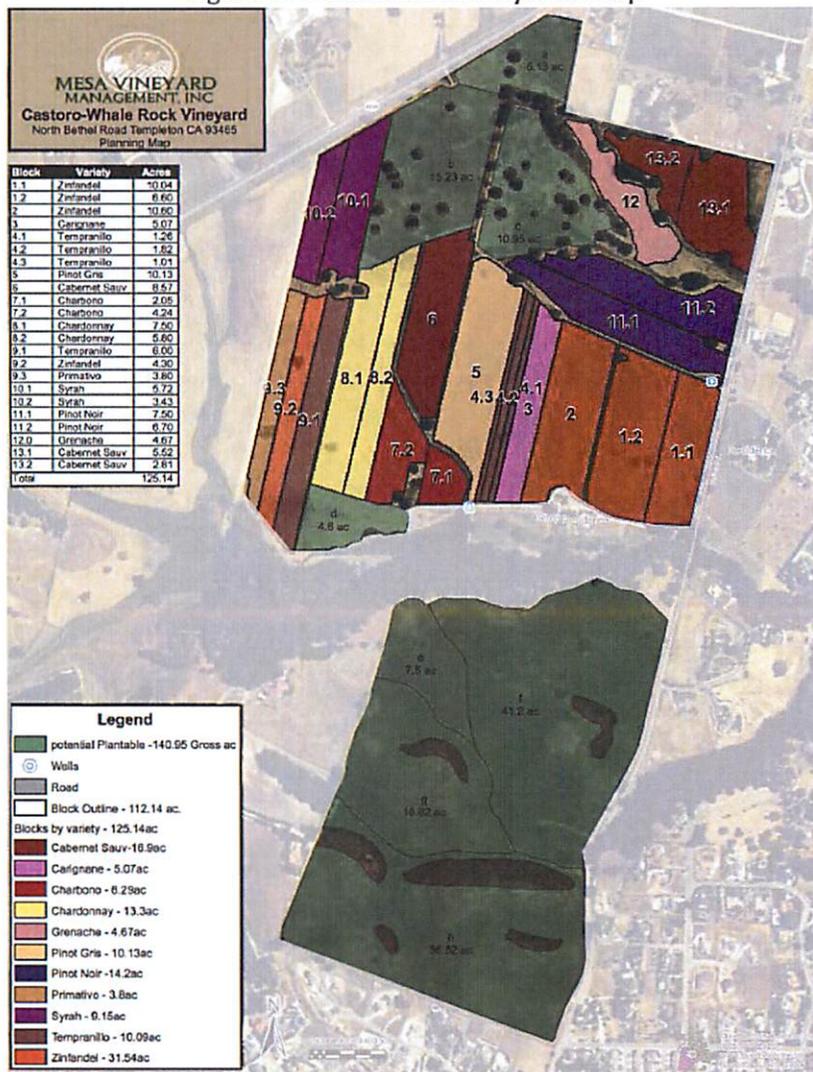
### Property Summary:

The project site includes numerous estate vineyards owned by the Udsen Family. The properties for which incidental camping is being proposed are within a vineyard known

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as the Whale Rock Vineyard which consists of over 125 acres of organically grown grapes spread over six parcels totaling +/-355 acres. The following are contiguous parcels within Whale Rock Estate Vineyards, APN#040-061-012, 040-061-005, 040-181-005, 040-111-014, 040-181-013 and 040-111-010. In addition to the Whale Rock parcels the Udsen Family also owns the following parcels that are adjacent to the Whale Rock properties, APN#040-061-019, 040-061-020 and 040-061-015 (Figure 1. Whale Rock Vineyards Map). The total acreage of all contiguous parcels, including the Whale Rock properties, is +/-380 acres. All of these properties have an Agriculture Land Use Designation and currently have Ag related operations occurring on-site including an approved winery permit under D010279D, APN#040-061-019. The Whale Rock properties are enrolled in the County's Williamson Act Program.

Figure 1. Whale Rock Vineyards Map



**Conditional Use Permit Proposal:**

The Udsen Family would like to offer up to 10 unimproved camping sites available for nightly camping as a way to further diversify their ability to sell and market their ag product and bring people out to the 'Farm' to experience agriculture. The camping experience will provide visitors with a firsthand experience of agricultural operations occurring on-site. It will also provide a low cost option for visitors to the area which could attract younger generations that are still learning about agriculture and may not have experienced real agricultural operations.

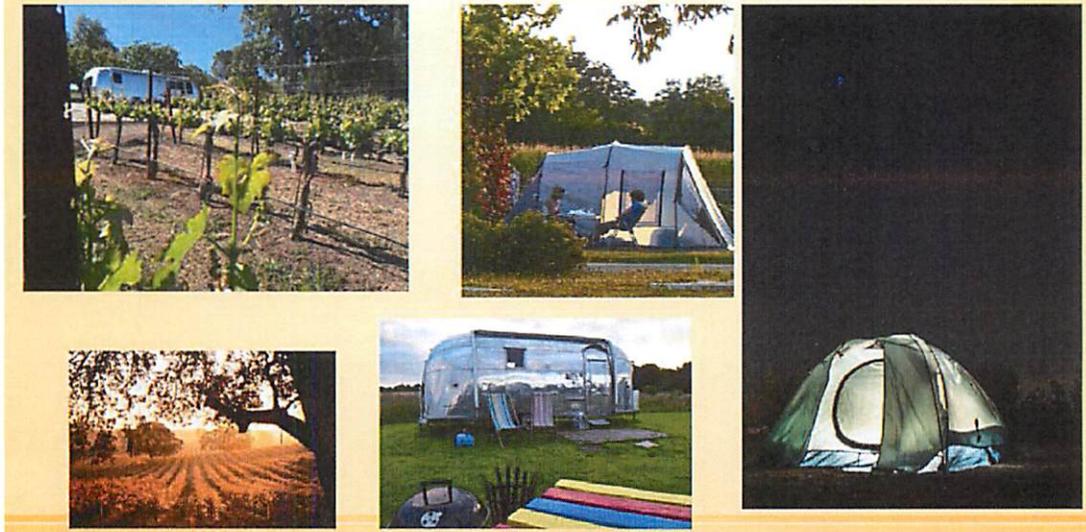
Project components include the following:

- 10 spaces for Recreational RV or Tent Camping
- Portable Restrooms and Water Dispensers
- Trash and Recycling Containers

Maximum occupancy in the camping area will not exceed 50 campers.

No structural development or grading is required. All existing trees, vineyards and vineyard ag roads are to remain undisturbed and no improvements or alterations are proposed. An ag staging area is being retained to ensure there is adequate area for any staging activities that may be required for the farming operation (tractors, supplies, etc).

**Vision for Incidental Camping**

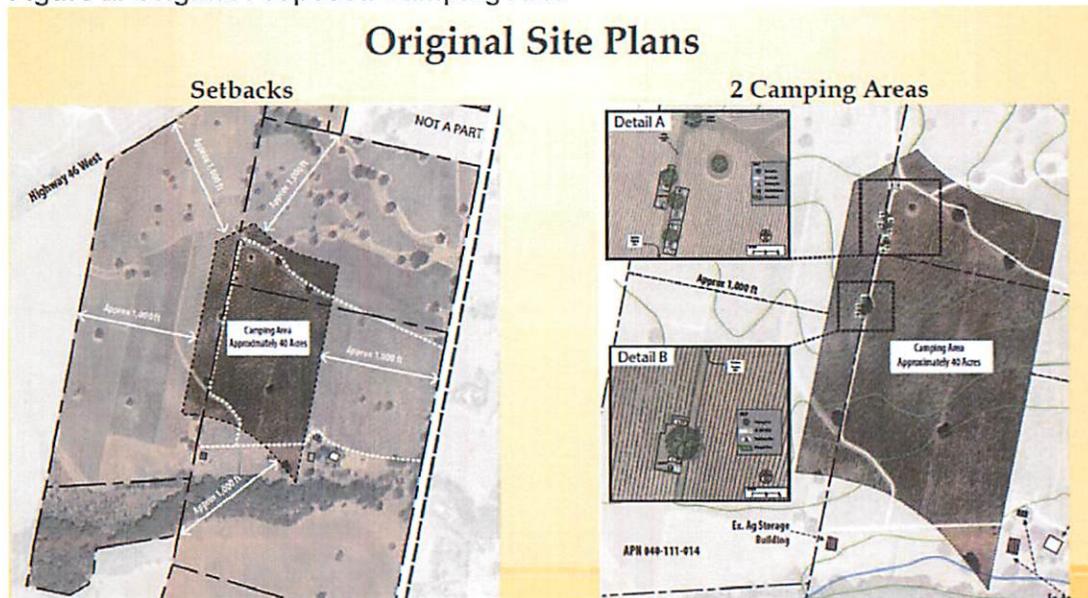


**Background:**

A Site Plan Application (DRC2015-00100) for Incidental Camping (up to 10 spaces) was submitted to the County of San Luis Obispo on March 11, 2016. Incidental Camping falls within the Rural Recreation and Camping land use definition in the County Land Use Ordinance (LUO) and the LUO allows up to 10 camping spaces to be approved under a ministerial Site Plan land use permit.

The original application proposed two camping areas with up to a maximum of 10 camp sites in compliance with the Land Use Ordinance requirements, including the requirement that all camping areas be located at least 1,000 ft. from neighboring properties and public roads. The camping areas on the initial application were originally integrated into two areas within the existing vineyard along the existing ag roads (Figure 2. Original Camping Area).

Figure 2. Original Proposed Camping Area



**APRC Review:**

The County's Adopted Rules of Procedure to Implement the Williamson Act require Rural Recreation uses located on Williamson Act land to be referred to the County's Ag Preserve Review Committee (APRC) for review and comment to ensure the project is consistent with the Department of Conservation's Principles of Compatibility. The APRC reviewed the project at their June 20th, 2016 meeting and expressed concerns with the location of the campsites being integrated within the existing vineyard. The APRC was concerned with the campsites being located on the interior of the vineyard, and not on the perimeter of the vineyard. They thought the interior locations could result in compatibility issues between the farming operations (spraying,

harvesting, etc) and the recreational camper's experience. They also had concerns with the campsites being located in and within the canopy of the existing oak trees.

APRC Concerns:

- Location of camping area
- Close proximity to agricultural spraying
- Potential impact to Oak Trees

The APRC requested the applicant consider revising the application to take their comments and concerns into consideration. The owner's took APRC's comments into consideration and made revisions to the project and the site plan. The camping area was moved from the interior of the vineyard to an open area located on the perimeter of the vineyard. The open area is about 3.6 acres in size, relatively flat and can easily accommodate 10 campsites (see Figures 3 & 4). This area has been used by the family over the years for private camping activities and has also been used for an ag staging area during the grape harvest.

The APRC reviewed the modified project at their September 12, 2016 meeting and found the revised camping location consistent with the Principles of Compatibility contained in California Government Code Section 51238.1.

Project Revisions Reflected in the Current Conditional Use Permit Application

Figure 3. Proposed Camping Area

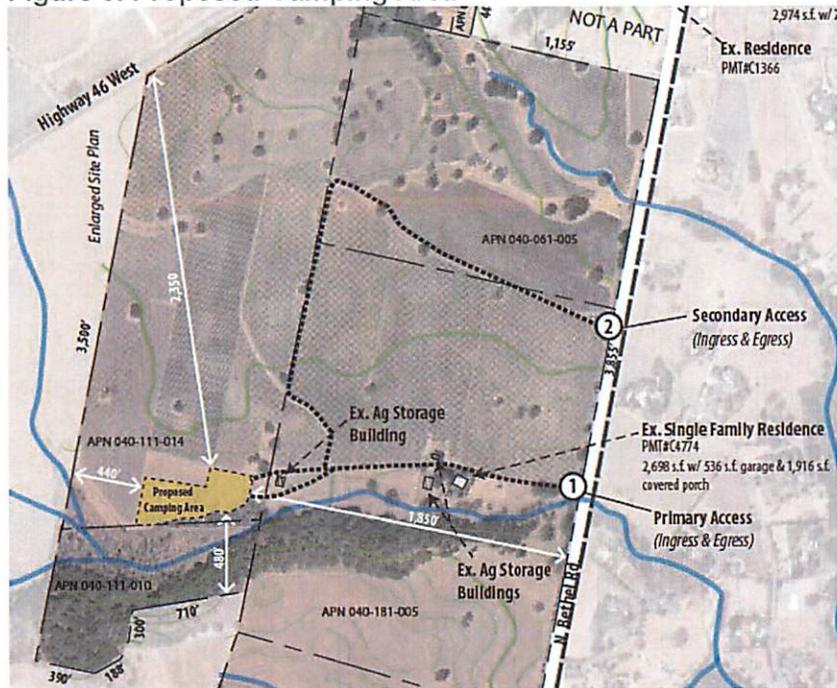


Figure 4: Detail Camping Area Boundaries



**Conditional Use Permit Required:**

While the alternative location addresses the concerns expressed by APRC members, it resulted in a project that does not strictly adhere to the Chapter 4 Special Use Development Standards. The camping area is approximately 440 ft. from the western property line and 480 ft. from the southern property line. The northern and eastern setbacks will remain well beyond the required 1,000 ft. setbacks at 2,350 ft. from the northern property line and 1,850 ft. from the eastern property line. (refer to Figure 3. Proposed Camping Area). A Conditional Use Permit is required to modify the 1,000 ft. property line setback.

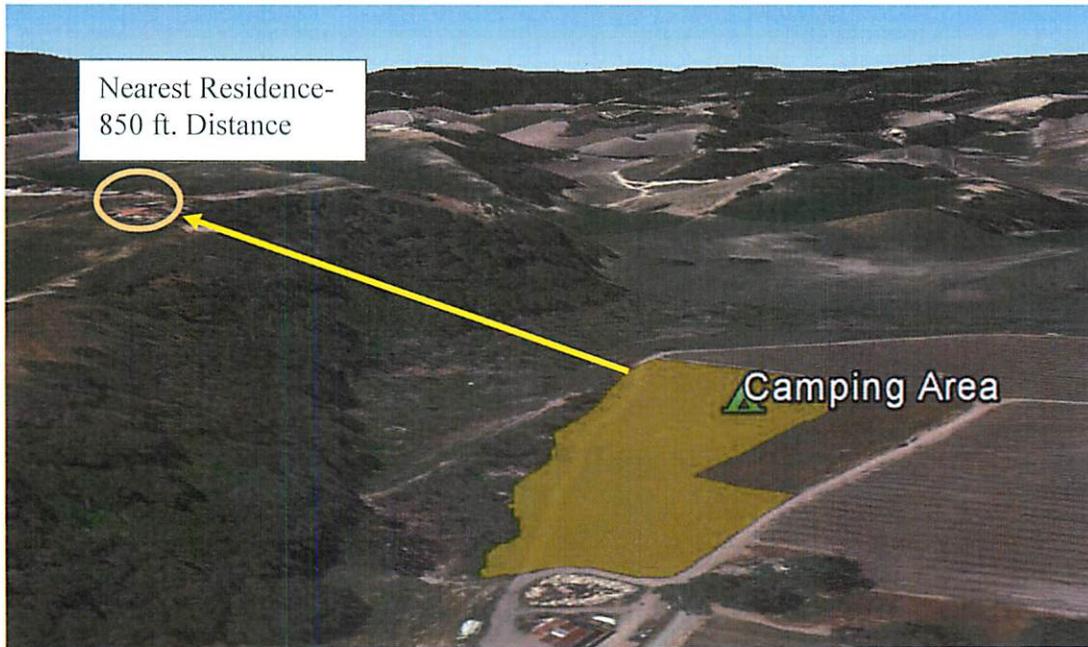
**Modification to the setback standards**

Section 22.30.020.D sets for the process to modify Chapter 4 Special Use Standards. In this instance the Review Authority is required to identify the specific conditions of the site or the vicinity that make the 1,000 ft. setback standard unnecessary or ineffective.

While the newly proposed camping area does not meet the required 1,000 ft. setback set forth in the Rural Recreation and Camping Section 22.30.520 of the Land Use Ordinance it meets the intent of the Ordinance requirement. The intent of the setback requirement is to locate camping areas on the interior of a property so that the camping will not conflict with or be a nuisance to neighboring uses.

In this instance, the newly proposed camping location is nestled on the perimeter of the ag operations between the existing vineyards and a drainage area. The area is relatively flat and void of any native vegetation or vineyards. Modifying the 1,000 ft. setback to allow the proposed camping area to be positioned approximately 440 ft. from the western property line (APN 040-111-015) and approximately 515 ft. from the southern property line (APN 040-181-020) does not pose any negative effects on adjacent properties. The nearest residence is over 850 ft. from the southern edge of the proposed camping area and is topographically separated/buffered by steep terrain and an abundance of trees. The unique characteristics of the site as well as the vast

proximity of the camping area to potentially sensitive uses make the current 1,000 ft. setback unnecessary.

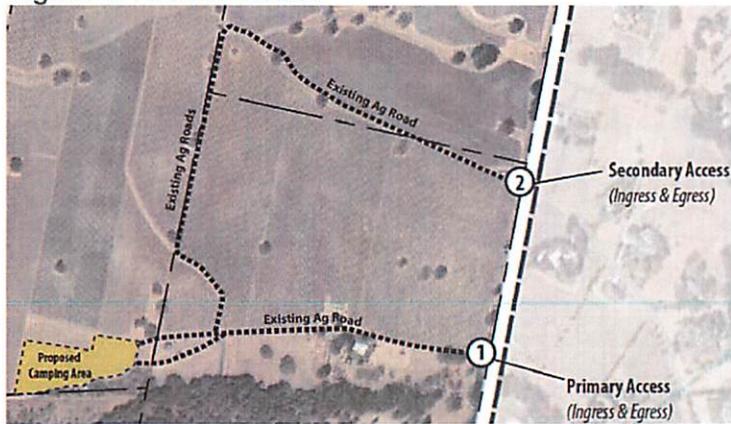


Further this camping location was chosen to address the concerns raised by the APRC regarding the original camping area (which complied with the 1,000 ft. setback requirements) being centrally located within the vineyard, concerns about the proximity to agricultural spraying, and potential impact to existing oak trees.

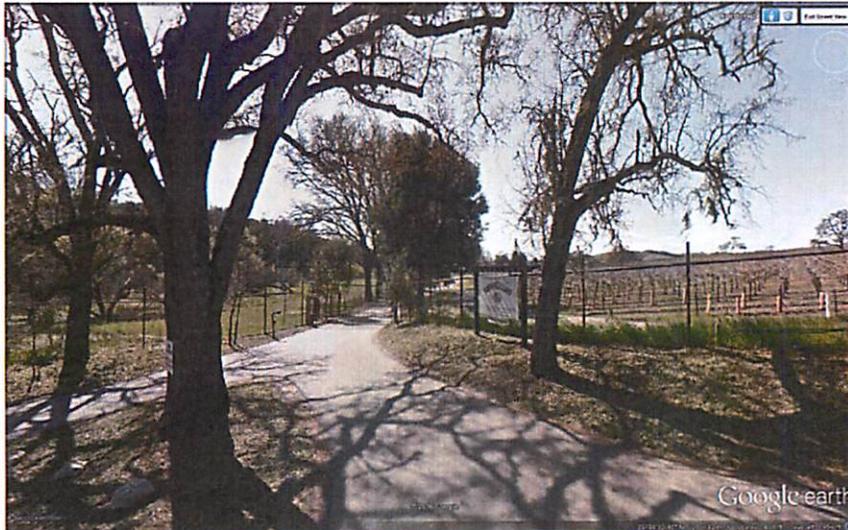
**Access:**

Primary access to the camping area is proposed off of 675 N. Bethel Road, through an existing all-weather access road. Secondary access is available off of N. Bethel Road, approximately 930 ft. north of the primary access (Figure 4. Access Roads). All roads within the site boundaries are all-weather roads ranging from 12' to 18' wide. There are no anticipated conflicts with the proposed primary access as it is an existing access road that has been in use for several years without any issues. The site has been assessed by Clint Bullard, Cal Fire, where he determined no road improvements are necessary (Letter from Cal Fire Attached dated 6/14/16). Signage will be installed to direct visitors to the camping area as well as the evacuation route in the event of an emergency.

Figure 4: Access Roads



Proposed Primary Access (Entry), 675 N. Bethel Road:



**Signage:**

As stated above Cal Fire required signage that will indicate Entrance and Exit routes to and from the camping area will be provided. A small directional sign may also be located at the Bethel Road entrance to identify the access location.

**Solid Waste Disposal:**

Trash bins and recycling bins will be located at each camp site and will be removed after each use. All trash and recycled materials will be hauled off by Waste Management, an approved licensed facility.

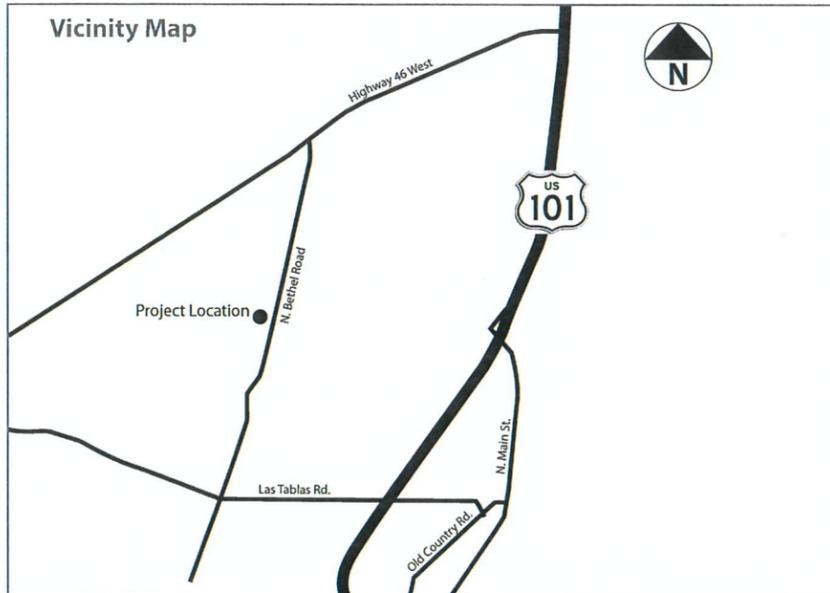
**Williamson Act:**

The proposed camping area is on property enrolled in the County's Williamson Act Program. Based on Table 2, from the Agricultural Rules of Procedure, Rural Recreation and Camping is listed as a compatible use but may be subject to review and recommendations by the APRC. The intent of providing camping is to enhance the

visitor's perspective on agriculture and familiarize guests with vineyard ag operations and will not interfere with planting, harvesting or any other agricultural related activities. As stated previously, the APRC reviewed the project on two occasions and has determined the current project is consistent with the Rules of Procedure and the Principles of Compatibility. Their findings were based on the limited size and scope of the project.

Below are the findings consistent with the Principles of Compatibility contained in California Government Code Section 51238.1.

- Limited overnight camping of up to 10 unimproved campsites will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- Limited overnight camping of up to 10 unimproved campsites will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.
- Limited overnight camping of up to 10 unimproved campsites will not result in the significant removal of adjacent contracted land from agricultural or open-space use.



**KEY**

- Camping Area Boundary
- Parcel Boundaries - properties owned by client (Udsen Niels Tre Etal)
- Primary & Secondary Access (approx 15' wide)
- Existing Ag Storage Buildings
- Topography Lines
- Stream/Creeks

**Project Information**

Address: 675 N. Bethel Road, Templeton, CA 93465  
 APN: 040-181-005, 040-061-005, 040-111-014, 040-061-019, 040-061-020, 040-161-015, 040-061-012, 040-111-010, 040-181-013

Zoning: Agriculture  
 Property Owner: Udsen Niels Tre

**Project Overview**

Site Plan for incidental camping up to 10 campsites.

Self-contained RV's or tent camping

No grading is proposed.

No trees are proposed to be removed.

No vineyards are proposed to be removed.

Ingress and egress signs will be positioned adequately throughout the site.

The proposed camping area is located on the Southwest portion of the property on APN 040-111-014.

**Overall Site Plan**

Date: Revised 9/29/16



**Project Information**

Address: 675 N. Bethel Road, Templeton, CA 93465  
 APN: 040-181-005, 040-061-005, 040-111-014, 040-061-019, 040-061-020, 040-161-015, 040-061-012, 040-111-010, 040-181-013

Zoning: Agriculture  
 Property Owner: Udsen Niels Tre

**Project Overview**

Site Plan for incidental camping up to 10 campsites.

Self-contained RV's or tent camping

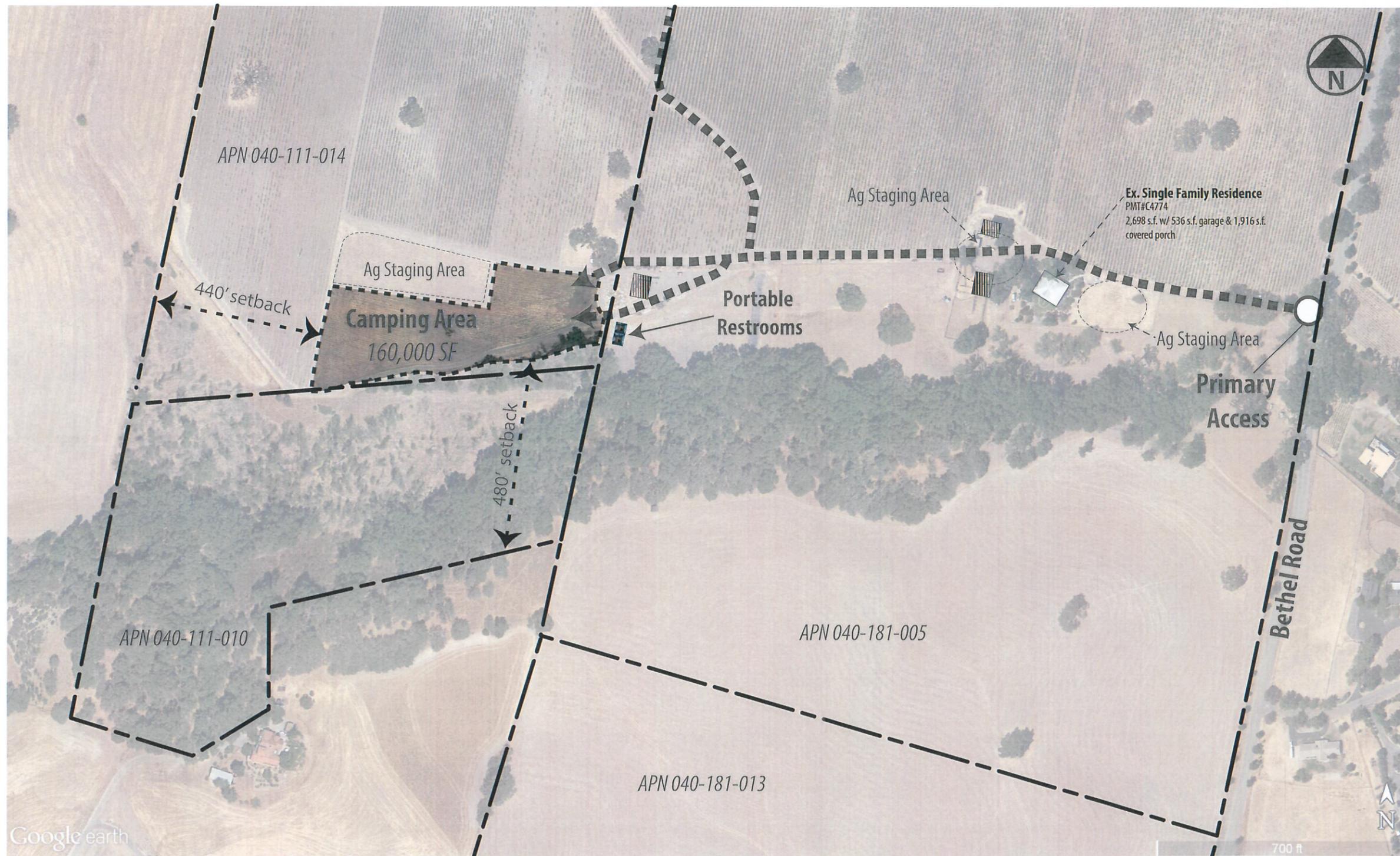
No grading is proposed.

No trees are proposed to be removed.

No vineyards are proposed to be removed.

Ingress and egress signs will be positioned adequately throughout the site.

The proposed camping area is located on the Southwest portion of the property on APN 040-111-014.

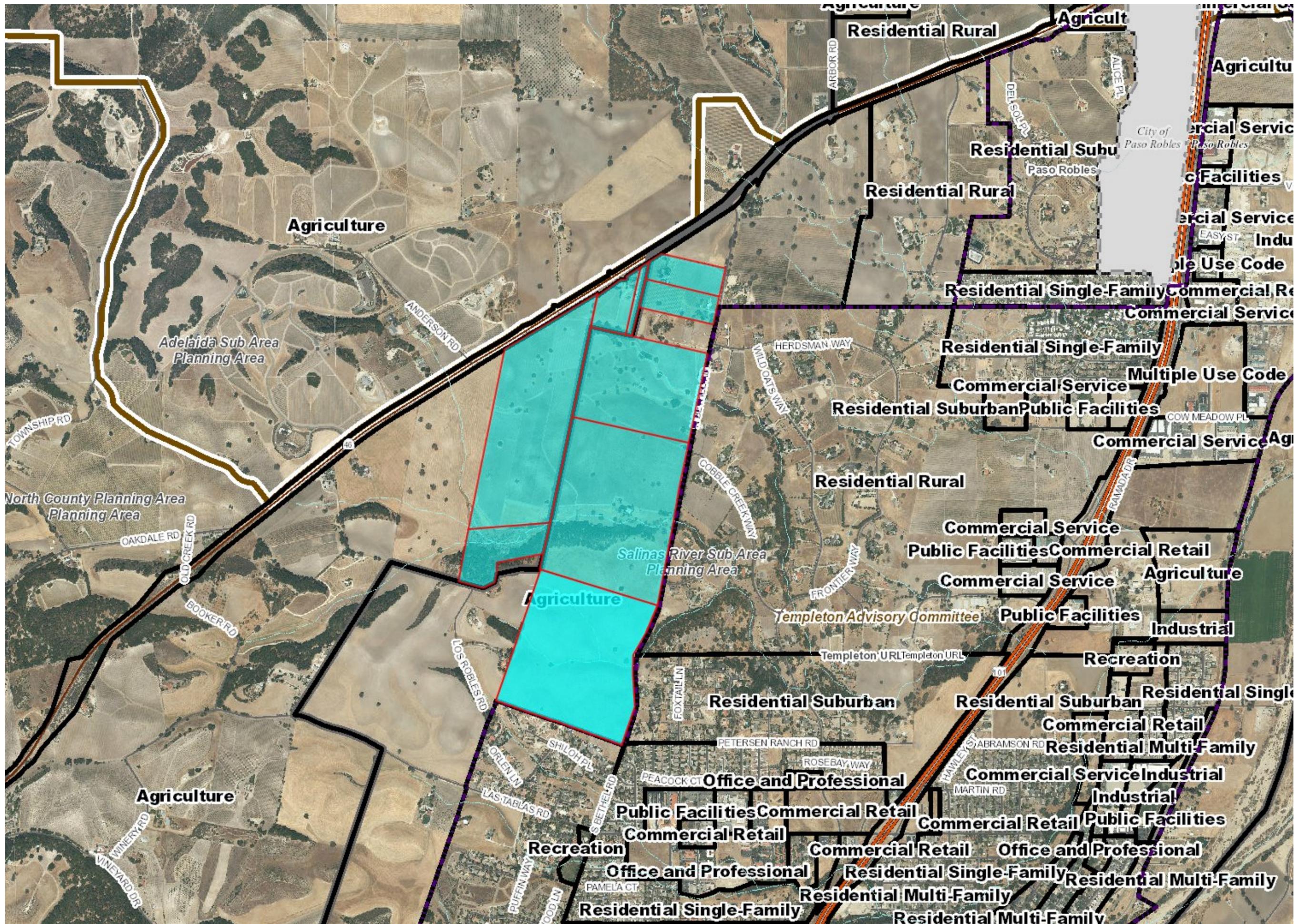


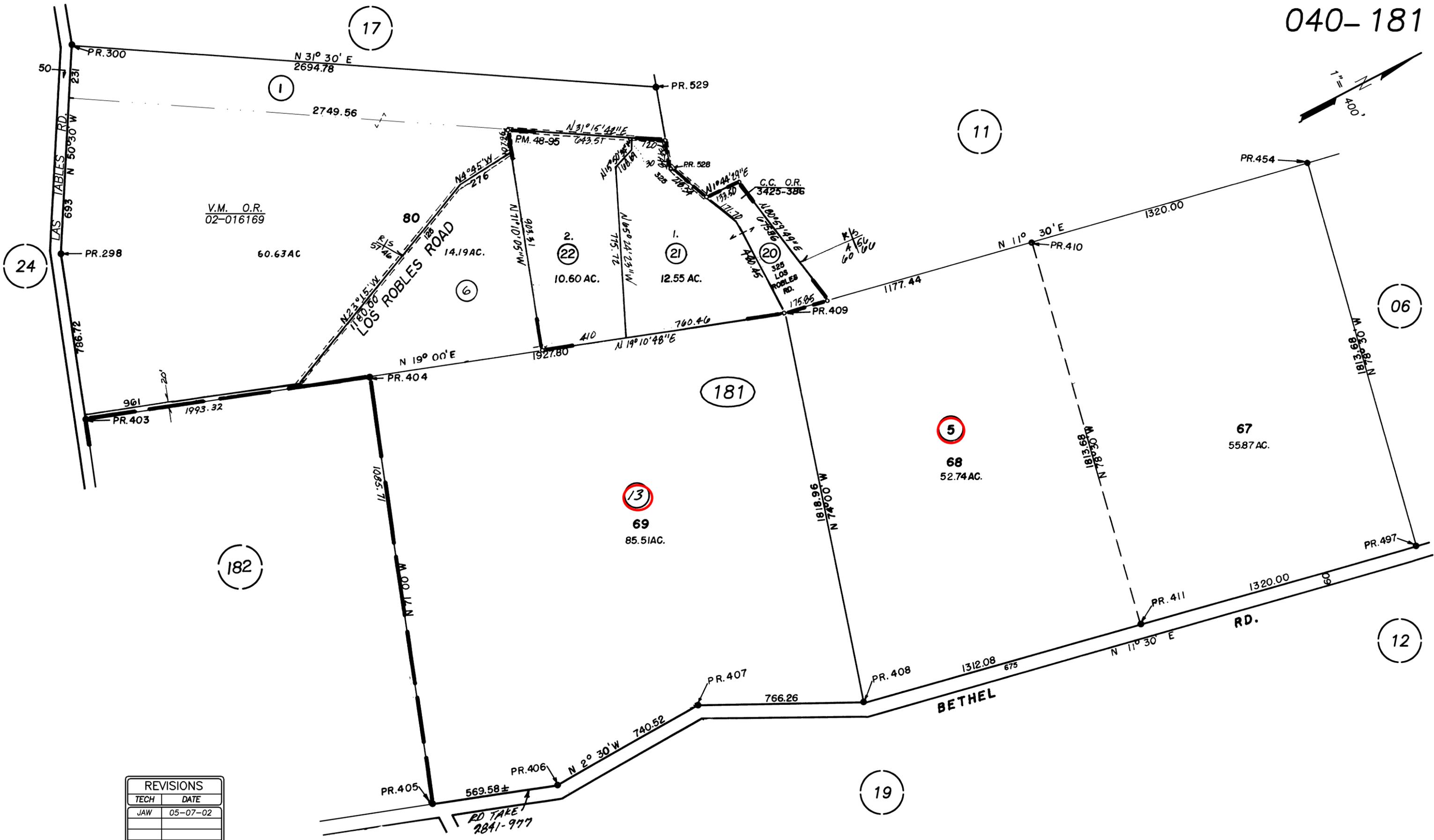
**KEY**

- Camping Area Boundary
- Parcel Boundaries - properties owned by client (Udsen Niels Tre Etal)
- Primary & Secondary Access (approx 15' wide)
- Existing Ag Storage Buildings

**Enlarged Site Plan**

Date: Revised 9/29/16



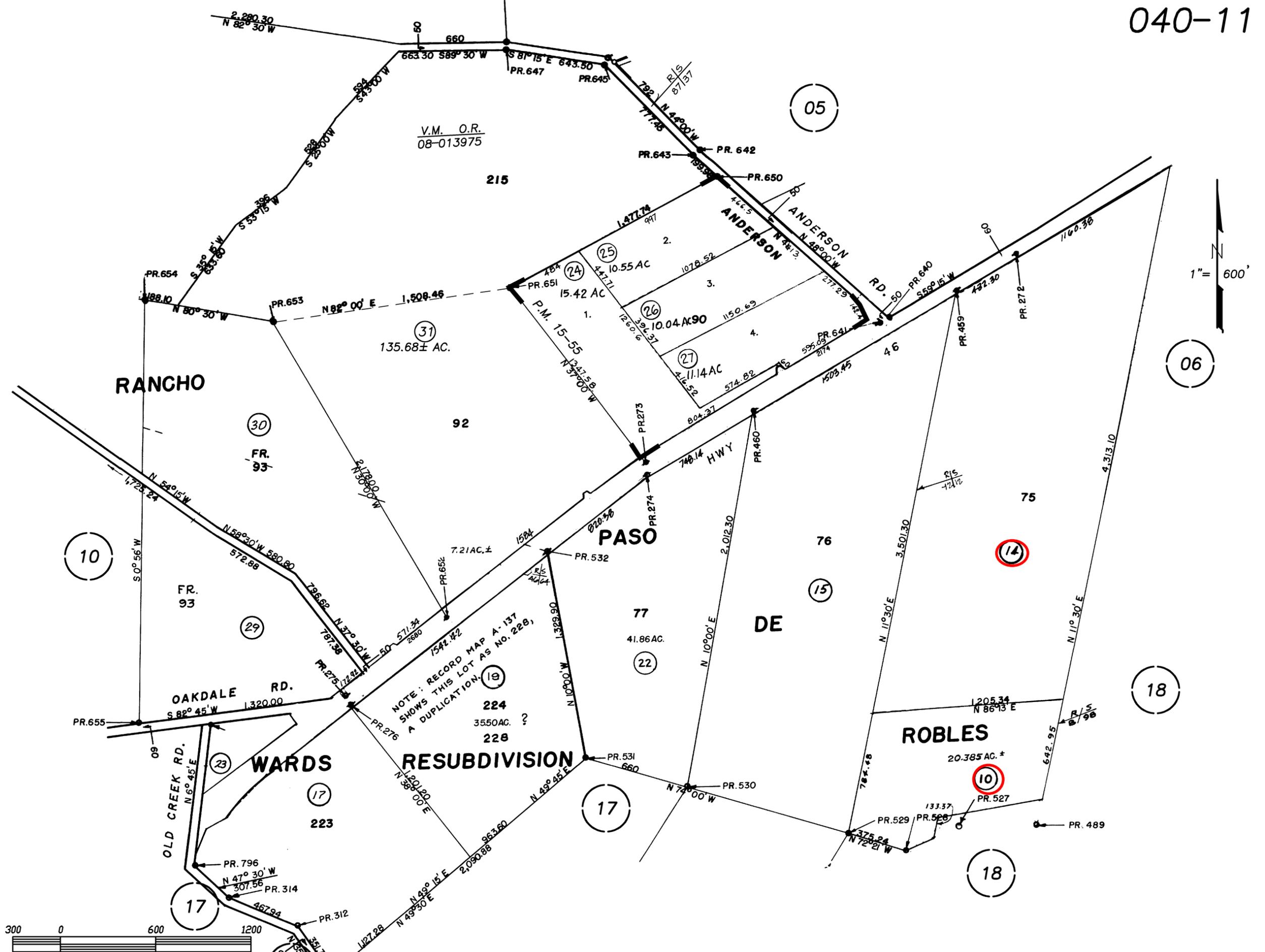


REVISIONS	
TECH	DATE
JAW	05-07-02



JAW 05-07-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





REVISIONS	
I.S.	DATE
NA	12-18-03
08-047	05-01-08



ER 12-18-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



# Parcel Summary Report For Parcel # 040-061-005

10/17/2016  
4:17:35PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

**Role**      **Name and Address**

OWN    UDSEN NIELS  
          787 COBBLE CREEK WY TEMPLETON CA 93465-9534

OWN    DAM FINE TRUST

OWN    UDSEN BERIT

### Address Information

**Status**              **Address**  
 P                      00000 NO BETHEL RD NCSAL

### Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C96-	097	0001	North Cty. Plan	North County P						N
RHOPR	0000	0066	North Cty. Plan	North County P	AG					Y

### Parcel Information

**Status**      **Description**  
 Active      RHO PR LT 66

### Notes

### Tax Districts

TEMPLETON  
 SAN LUIS OBISPO JT(27,40)  
 TEMPLETON PUBLIC  
 NO. 01  
 AREA NO. 21



# Parcel Summary Report For Parcel # 040-061-005

10/17/2016  
4:17:35PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

A010032A                      INH                      Primary Parcel

**Description:**

VINEYARD, LOT LINE ADJUST., FUTURE WINERY

DRC2015-00100                      INH                      Primary Parcel

**Description:**

CONDITIONAL USE PERMIT FOR INCIDENTAL CAMPING

S020137L                      WIT                      Primary Parcel

**Description:**

LOT LINE ADJUSTMENT

AGP2013-00007                      APV                      Related Parcel

**Description:**

TO ESTABLISH A NEW AG PRESERVE-WILLIAMSON ACT

S960028C                      RDD                      Related Parcel

**Description:**

PROP 5 CERTIFICATES OF COMPLIANCE



# Parcel Summary Report For Parcel # 040-111-010

10/17/2016  
4:35:49PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

**Role**      **Name and Address**

OWN    UDSEN NIELS  
          787 COBBLE CREEK WY    TEMPLETON CA 93465-9534

OWN    DAM FINE TRUST

OWN    UDSEN BERIT

### Address Information

**Status**                  **Address**  
 P                            00000 NO BETHEL RD    NCADEL

### Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C96-	097	0005	North Cty. Plan	North County P						N
RHOPR	0000	75P	North Cty. Plan	North County P	AG					Y

### Parcel Information

**Status**      **Description**  
 Active      RHO PR PTN LT 75

### Notes

### Tax Districts

TEMPLETON  
 SAN LUIS OBISPO JT(27,40)  
 TEMPLETON PUBLIC  
 NO. 01  
 AREA NO. 21



# Parcel Summary Report For Parcel # 040-111-010

10/17/2016  
4:35:50PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

A010032A                      INH                      Related Parcel

**Description:**

VINEYARD, LOT LINE ADJUST., FUTURE WINERY

AGP2013-00007                      APV                      Related Parcel

**Description:**

TO ESTABLISH A NEW AG PRESERVE-WILLIAMSON ACT

DRC2015-00100                      INH                      Related Parcel

**Description:**

CONDITIONAL USE PERMIT FOR INCIDENTAL CAMPING

S020137L                      WIT                      Related Parcel

**Description:**

LOT LINE ADJUSTMENT

S960028C                      RDD                      Related Parcel

**Description:**

PROP 5 CERTIFICATES OF COMPLIANCE



# Parcel Summary Report For Parcel # 040-181-005

10/17/2016  
4:36:40PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

**Role**      **Name and Address**

OWN    UDSEN NIELS  
          787 COBBLE CREEK WY    TEMPLETON CA 93465-9534

OWN    DAM FINE TRUST

OWN    UDSEN BERIT

### Address Information

**Status**                  **Address**  
 P                            00675 NO BETHEL RD    NCSAL

### Lot Information:

<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C96-	097	0002	North Cty. Plan	North County P				N		
APV.C96-	097	0003	North Cty. Plan	North County P				N		
RHOPR	0000	0067	North Cty. Plan	North County P	AG			Y		
RHOPR	0000	0068	North Cty. Plan	North County P				Y		

### Parcel Information

**Status**      **Description**  
 Active      RHO PR LTS 67 & 68

### Notes

### Tax Districts

TEMPLETON  
 SAN LUIS OBISPO JT(27,40)  
 TEMPLETON PUBLIC



# Parcel Summary Report For Parcel # 040-181-005

10/17/2016  
4:36:40PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 01

AREA NO. 21

### **Case Information**

**Case Number:**

**Case Status:**

AGP2013-00007      APV      Primary Parcel

**Description:**

TO ESTABLISH A NEW AG PRESERVE-WILLIAMSON ACT

C2865      FNL      Primary Parcel

**Description:**

DEMO SFD (1130 SQ.FT.) W/TEMP POWER POLE (OK CK)

C4774      FNL      Primary Parcel

**Description:**

SFD W/ ATT GARAGE & GRADING (REPLACES 1130 SQ.FT)

S960028C      RDD      Primary Parcel

**Description:**

PROP 5 CERTIFICATES OF COMPLIANCE

ZON2013-00391      APV      Primary Parcel

**Description:**

VACATION RENTAL

A010032A      INH      Related Parcel

**Description:**

VINEYARD, LOT LINE ADJUST., FUTURE WINERY

DRC2015-00100      INH      Related Parcel

**Description:**

CONDITIONAL USE PERMIT FOR INCIDENTAL CAMPING

S020137L      WIT      Related Parcel

**Description:**

LOT LINE ADJUSTMENT