



# DEPARTMENT OF PLANNING AND BUILDING

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

## PROJECT REFERRAL

**DATE:** 6/14/2016

**TO:** Clint Bullard, Cal Fire

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

**PROJECT DESCRIPTION:** DRC2015-00100 UDSEN – Site plan / proposal to allow on-site incidental camping.

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

SITE PLAN

SITE PLAN

NCSAL/ NCSAL

AG

## 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 / Sarah Staton Daytime Phone (805) 461-5765  
 Mailing Address 8830 Morro Road, Atascadero Zip Code 93422  
 Email Address: sarah@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 access off of Bethel Road. The nearest cross road is Highway 46 West.

The project site is approximately 1.5 miles West of the Hwy 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 the current winery ag operations. The proposed camping area is within the following parcel boundaries: APN 040-061-005, 040-181-005, 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 3/10/16

**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): No modifications or adjustment from the ordinance are proposed. The project falls under the current LUO and Ag Rules of Procedure.

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

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  
East: Residential Rural

South: Agriculture/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) Available Camping Area (Approx 40 acres)  
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: N/A  
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? N/A: Water will be supplied from off-site source, Culligan Water Dispensers.
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.
- 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 in 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: Days of operation will vary    Hours of Operation: Hours of operation will vary
- 2. How many people will this project employ? None, family owned operation.
- 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: \_\_\_\_\_  
N/A, the property is currently planted in approx.  
125 acres of vines

### 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): N/A
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

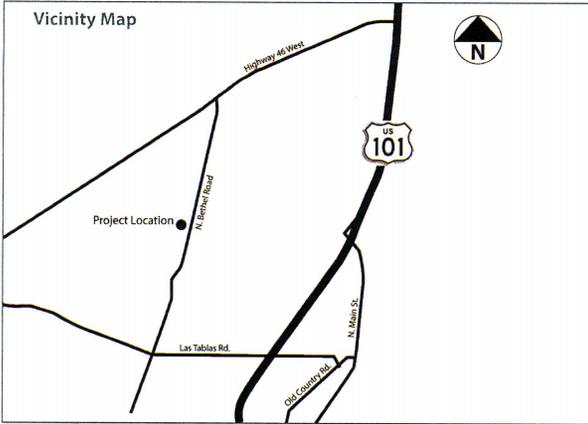
1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
No potential impacts are associated with the proposed project for incidental camping.
- \_\_\_\_\_  
\_\_\_\_\_

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**

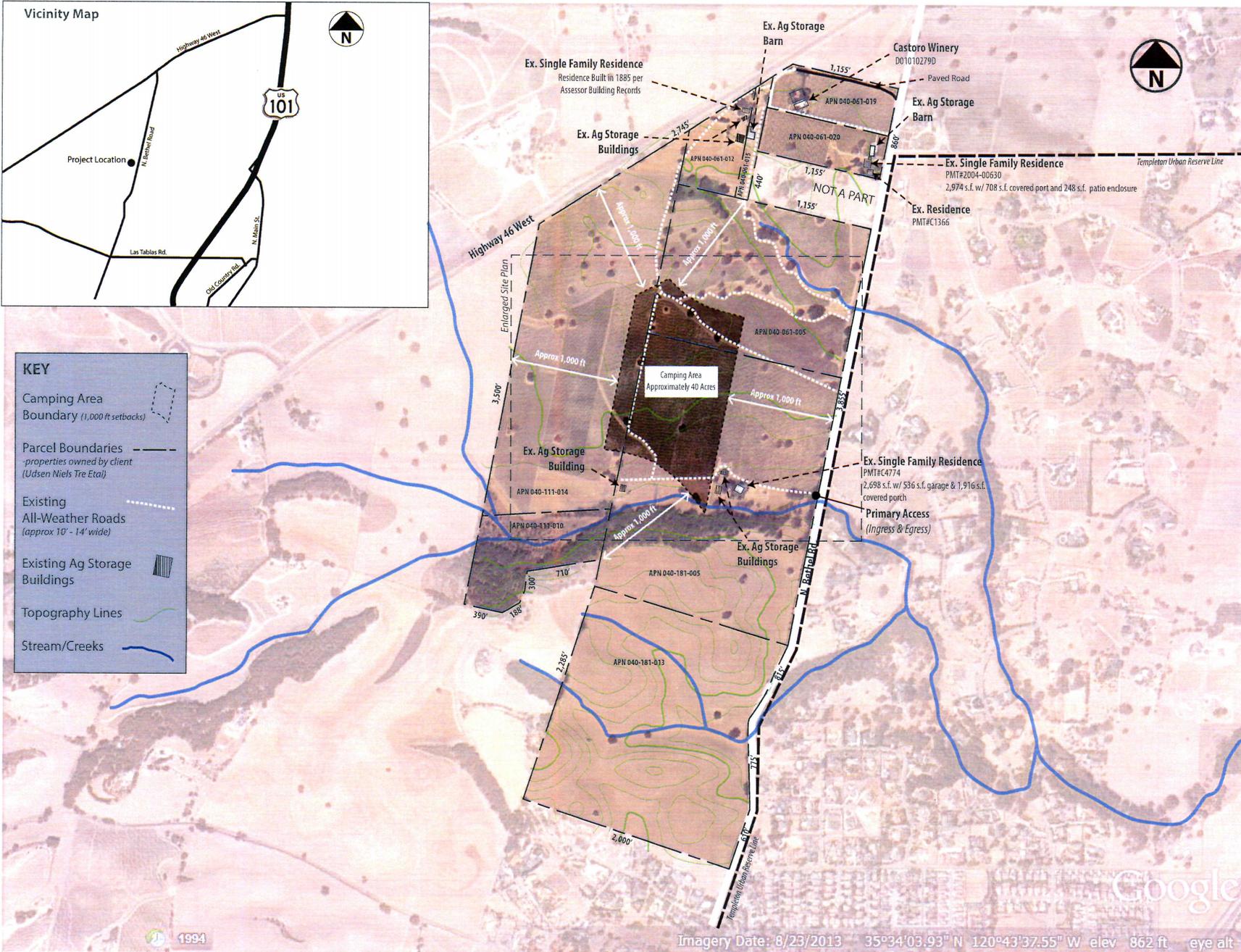
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local):      N/A \_\_\_\_\_

(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.)



**KEY**

- Camping Area Boundary (1,000 ft setbacks)
- Parcel Boundaries - properties owned by client (Udsen Niels Tre Etc)
- Existing All-Weather Roads (approx 10' - 14' wide)
- Existing Ag Storage Buildings
- Topography Lines
- Stream/Creeks



Property Owner: Udsen Niels Tre Etal  
 Address: 675 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

**Project Overview**

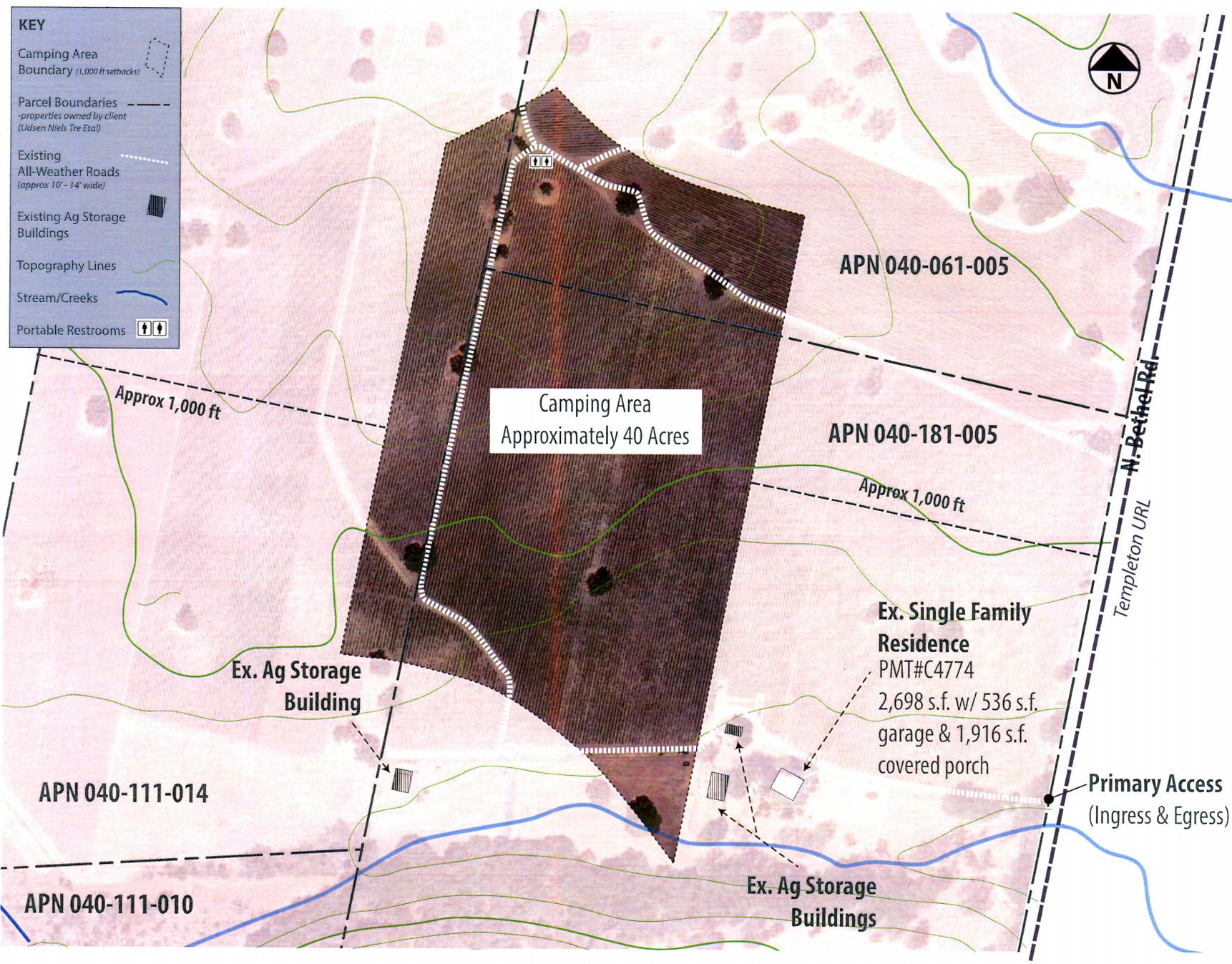
- Site Plan for incidental camping up to 10 campsites.
- Self-contained RV's or tent camping.
- No grading is proposed.
- No trees are proposed to be removed.
- Camping can occur along existing vineyards or under trees.

**Overall Site Plan**

Date: 3/10/2016

Scale: 1" = 14,516'

Imagery Date: 8/23/2013 35°34'03.93" N 120°43'37.55" W elev 862 ft eye alt



**KEY**

- Camping Area Boundary (1,000 ft setbacks)
- Parcel Boundaries -properties owned by client (Udsen Niels Tre Etal)
- Existing All-Weather Roads (approx 10' - 14' wide)
- Existing Ag Storage Buildings
- Topography Lines
- Stream/Creeks
- Portable Restrooms

**Project Information**

Property Owner: Udsen Niels Tre Etal  
 Address: 675 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

**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.

Camping can occur along existing vineyards or under trees.

**Enlarged Site Plan**

Date: 3/10/2016

Scale



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

6/14/2016  
2:19:10PM

## 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

6/14/2016  
2:19:10PM

## 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:**

SITE PLAN

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 # 040-061-012

6/14/2016  
2:20:27PM

## 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**

### Lot Information:

<u>Tract / Twncshp</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>
CO69-	079	1P	North Cty. Plan	North County P	AG			Y	L2	

### Parcel Information

**Status**      **Description**

Active      RHO PR PTN LT 65

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 040-061-012

6/14/2016  
2:20:27PM

## 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:

DRC2015-00100

#### Description:

SITE PLAN

#### Case Status:

INH

Related Parcel



# Parcel Summary Report For Parcel # 040-061-015

6/14/2016  
2:21:09PM

## 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

### Lot Information:

<u>Tract / Twنشp</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>
CO69-	079	1P	North Cty. Plan	North County P	AG			Y	L2	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PTN LT 65

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 040-061-015

6/14/2016  
2:21:10PM

## 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:

DRC2015-00100

#### Description:

SITE PLAN

#### Case Status:

INH

Related Parcel



# Parcel Summary Report For Parcel # 040-061-019

6/14/2016  
2:27:47PM

## 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                    01315 NO BETHEL RD    NCSAL

P                    01205 NO BETHEL RD    NCSAL

### Lot Information:

<u>Tract / Twncshp</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>
040061	019	0001	North Cty. Plan	North County P	AG			U		S84011801

### Parcel Information

**Status**            **Description**

Active            RHO PR PM 6/41 PAR B

### Notes

PER EMAIL REQUEST FROM SARA COGAN (SARA@COMPLI-BEVERAGE.COM) , VERIFIED ADDRESS 1315 NO BETHEL RD - DJH 9/15/14

### Tax Districts

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



# Parcel Summary Report For Parcel # 040-061-019

6/14/2016  
2:27:48PM

## 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:**

97880 FNL Primary Parcel

**Description:**

100 AMP ELECT. PEDISTAL

COD2012-00521 CLD Primary Parcel

**Description:**

CASTORO CELLARS- NUMBER OF EVENTS EXCEEDS APPROVAL

D010279D APP Primary Parcel

**Description:**

WINERY EVENTS:

6 OUTDOOR EVENTS WITH UP TO 300 GUESTS;

6 INDOOR EVENTS WITH UP TO 120 GUESTS;

16 INDOOR/OUTDOOR EVENTS WITH UP TO 150 GUESTS;

4 INDOOR/OUTDOOR EVENTS WITH UP TO 80 GUESTS;

OUTDOOR AMPLIFIED MUSIC ALLOWED:

SUNDAY - THURSDAY UNTIL 5:00 PM;

FRIDAY AND SATURDAY UNTIL 10:00 PM

PMT2002-10023 WIT Primary Parcel

**Description:**

REPLACE ELECTRIC METER

PMT2006-00622 FNL Primary Parcel

**Description:**

GRID TIE PHOTO VOLTAIC SYSTEM (ROOF MOUNTED MODULES)

SEP2013-00029 ISS Primary Parcel

**Description:**

Septic Inspection

DRC2015-00100 INH Related Parcel

**Description:**

SITE PLAN



# Parcel Summary Report For Parcel # 040-061-020

6/14/2016  
2:34:21PM

## 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 WAY TEMPLETON CA 93465-9534

OWN    DAM FINE TRUST

OWN    UDSEN BERIT

### Address Information

**Status**              **Address**  
 P                      01185 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>
CO71-	071	000C	North Cty. Plan	North County P	AG			Y		

### Parcel Information

**Status**      **Description**  
 Active      RHO PR PM 6/41 PAR C

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 040-061-020

6/14/2016  
2:34:21PM

## 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:**

91924 FNL Primary Parcel

**Description:**

CONSTRUCT REROOF OF SINGLE-FAMILY DWELLING

92118 WIT Primary Parcel

**Description:**

ADDITION TO AN EXISTING BARN

98315 FNL Primary Parcel

**Description:**

CONSTR DETACHED GAR

C1366 FNL Primary Parcel

**Description:**

ADDITION TO SINGLE FAMILY DWELLING

COD2009-00728 CLD Primary Parcel

**Description:**

CONSTRUCTION W/O PERMIT

PMT2003-00190 WIT Primary Parcel

**Description:**

ADDITION TO SFD (767 SF) MASTER BEDROOM, DECK & DEMO 332 SF

PMT2003-02918 FNL Primary Parcel

**Description:**

DEMO OF HOUSE DUE TO EARTHQUAKE DAMAGE (2666 S.F.) ORIGINALLY BUILT IN 1882.

PMT2003-03721 WIT Primary Parcel

**Description:**

WITHDRAWN - SFD REPLACEMENT -(EARTHQUAKE) ORIGINAL HOUSE 2,666 SF - NEW HOUSE 2,177 SF

PMT2004-00630 FNL Primary Parcel

**Description:**

SFD 2,974 SQFT W 708 SQFT COVERED PORCH AND 248 PATIO ENCLOSURE TO REPLACE HOUSE DEMO FROM EARTHQUAKE

PMT2004-01596 FNL Primary Parcel

**Description:**

REPLACE SEPTIC LEACHFIELD TO GUESTHOUSE

PMT2014-00281 FNL Primary Parcel

**Description:**

GRID TIED, ROOF MOUNTED 10.71 KW PV SYSTEM.



# Parcel Summary Report For Parcel # 040-061-020

6/14/2016  
2:34:21PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2015-00601      APV

Primary Parcel

**Description:**

VACATION RENTAL

DRC2015-00100      INH

Related Parcel

**Description:**

SITE PLAN



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

6/14/2016  
2:35:20PM

## 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

6/14/2016  
2:35:20PM

## 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:**

SITE PLAN

S020137L                      WIT                      Related Parcel

**Description:**

LOT LINE ADJUSTMENT

S960028C                      RDD                      Related Parcel

**Description:**

PROP 5 CERTIFICATES OF COMPLIANCE



# Parcel Summary Report For Parcel # 040-111-014

6/14/2016  
2:36:15PM

## 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**

### 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.C14-	0048	0001	North Cty. Plan	North County P						N
RHOPR	0000	75P	North Cty. Plan	North County P	AG					Y

### Parcel Information

**Status**        **Description**

Active        NONE

### Notes

APN IS ONE LEGAL PARCEL PER DEED 391 OR 407-408. JSM 4/30/14

### Tax Districts

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



# Parcel Summary Report For Parcel # 040-111-014

6/14/2016  
2:36:15PM

## 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:**

SUB2013-00068

**Case Status:**

RDD

Primary Parcel

**Description:**

PROP 1 CERT OF COMPLIANCE

DRC2015-00100

INH

Related Parcel

**Description:**

SITE PLAN



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

6/14/2016  
2:37:12PM

## 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

<u>Status</u>	<u>Address</u>
P	00675 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	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

<u>Status</u>	<u>Description</u>
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

6/14/2016  
2:37:13PM

## 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:**

SITE PLAN

S020137L      WIT      Related Parcel

**Description:**

LOT LINE ADJUSTMENT



# Parcel Summary Report For Parcel # 040-181-013

6/14/2016  
2:39:59PM

## 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	0004	North Cty. Plan	North County P						N
RHOPR	0000	0069	North Cty. Plan	North County P	AG					Y

### Parcel Information

**Status**            **Description**  
 Active            RHO PASO DE ROBLES PTN LT 69

### Notes

### Tax Districts

TEMPLETON  
 SAN LUIS OBISPO JT(27,40)  
 TEMPLETON PUBLIC  
 NO. 05  
 AREA NO. 21



# Parcel Summary Report For Parcel # 040-181-013

6/14/2016  
2:40:00PM

## 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

DRC2015-00100                      INH                      Related Parcel

**Description:**

SITE PLAN

S020137L                      WIT                      Related Parcel

**Description:**

LOT LINE ADJUSTMENT

S960028C                      RDD                      Related Parcel

**Description:**

PROP 5 CERTIFICATES OF COMPLIANCE