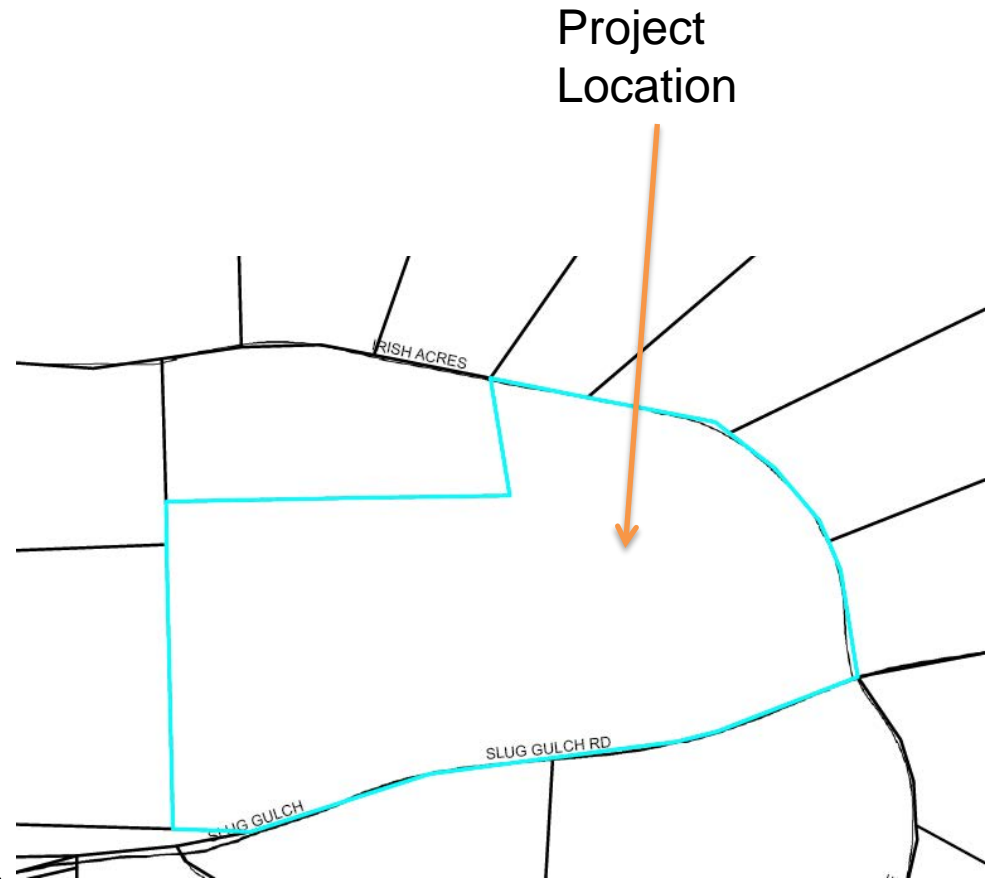




S04-0001-R-2/Oakstone Vineyards
Applicant: Liz Ryan

Project Location

- Fair Play Area
- On Irish Acres, at the corner of Slug Gulch Road.
 - Access is only from Irish Acres, a private road.
- In a rural area, approximately 2 miles from US 50.
 - Total size of parcel is 20.818 acres.



Project Request

- Expansion of operation hours and days to match other wineries in area
 - Applicant is asking to remove limitations from 2012.
- Similar request made in 2012, limitations made by PC per public comments



Analysis

- No addition of impervious surface on parcel
- Consistent with EDC General Plan and Zoning Ordinance
- Project will have:
 - No new significant environmental effects
 - No increase in severity of the original environmental impacts
 - No substantial change of circumstance
- Conditions of Approval have been applied to this project

Recommendation

Staff recommends the following actions:

- Deem Conditional Use Permit S04-0001-R-2 exempt from CEQA Under Guidelines Section 15162
- Approve Conditional Use Permit S04-0001-R-2 subject to the Findings and Conditions of Approval as presented by staff.

End of Presentation