

- Uphold one or more grounds of the appeals and reverse the Planning Commission's decision, thereby denying the Anthem Winery Use Permit and related actions; or
- Remand the matter to the Planning Commission with direction.

In Staff's opinion, none of the information provided in the Appeals and/or other public comments received to date substantively changes or requires modification of the decision reached by the Planning Commission regarding this matter. As a result, Staff recommends that the Board deny both appeals in their entirety and uphold the Planning Commission's approval of the Project subject to the recommended Conditions of Approval.

However, Staff advises the Board that (as indicated in the October 2018 and February 2020 Planning Commission Staff Reports) while in Staff's opinion there is adequate documentation in the administrative record to support approval of the proposed Project, given the local context of the winery site, site constraints, water supply, the extent the site would need to be manipulated to provide adequate access and accommodate an expanded winery and visitation levels, and the requests and exceptions necessary to accommodate the expanded winery, this site may not be appropriate for a winery of the requested size and visitation level. The Board has the ability to consider upholding the appeals and upholding either of the appeals would not result in the reduction or elimination of substantial property rights, in that there is currently economic benefit afforded to the Winery Parcel because of its existing vineyard, winery and residential development. Upholding all or portions of either appeal would not impact Applicant's current entitlement.

#### **SUPPORTING DOCUMENTS**

- A . Attachment A - Appeal Packets
- B . Attachment B - Witness Lists
- C . Attachment C - Appellant's Good Cause Request and Applicant's Opposition
- D . Attachment D - Chair Determination Good Cause
- E . Attachment E - Appellants' Supplemental Information
- F . Attachment F - Applicant's Supplemental Information
- G . Attachment G - Correspondence Aug 2020
- H . Attachment H - 2017 Road and Street Standards 9-26-17
- I . Attachment I - Draft Parcel Configuration
- J . Attachment J - Conditions of Approval
- K . Attachment K - RSS Exception Request
- L . Attachment L - Road Exception Evaluation Memo
- M . Attachment M - Initial Study MND
- N . Attachment N - Graphics Anthem Appeal
- O . Notice and Proof of Publication
- P . Sattui Public Comment Email 01202021

CEO Recommendation: Approve

Reviewed By: Helene Franchi