

City of Oakley Department of Planning and Zoning
City Hall
3231 Main Street
Oakley, CA 94561

CITY OF OAKLEY
Planning Department

APR 24 2023

RECEIVED

**Re: Conditional Use Permit
Craig Cavin and Nadia Jacobs
Winery / 4841 Knarlwood Road.**

Dear Agent:

We are applying for a Conditional Use Permit to use the premises as a small production winery on property located at 4841 Knarlwood Road which is located on the perimeter of an R40 zone.

For our product, we will source grapes from local vineyards and do not anticipate growing a substantial vineyard at the property.

Relating to the proposal please find the following:

Universal Application Form
Processing agreement Form

Sincerely,



Craig Cavin

Project Narrative

On the property located at 4841 Knarlwood Road in Oakley, California, we want to start a small production winery. The location for the winery is on the North side of the property near Oakley road in a building that has ample space and height and is separate from the main house. The production building can be accessed from both Oakley Road and Knarlwood Road. The interior of the building is 1100 square feet and has a 12 foot high ceiling.

Materials for production will mostly be stored inside the building. These include a grape crusher, grape press, stainless steel tanks, oak barrels, and various hoses and tubes for fluid transfer. Some equipment such as grape bins may be stored outside in the immediate vicinity. Bottling equipment will be low profile machines to handle filling and corking for small lots. The bottle filler and corker are small non-powered machines and do not constitute a cumbersome bottling line as our low output would not warrant it.

We would like for customers to be able to visit the facility for either public or private sampling and purchase although were not sure when enough product will be available for regular hours of public tasting. Most likely, there would be private tastings at first and as more product is produced, weekend hours for the general public can be established.

Our property is landscaped with mature trees, irrigation and drainage systems, concrete drive, and flower bushes. The existing landscape will be left mostly intact. Two undeveloped areas on the north and south ends of the lot are being considered for planting grape vines. If grapes are planted then we estimate them to take up about of a quarter of an acre. We will mostly rely on grape procurement from vineyards nearby.

Environmental Setting

The site for our project is located on a residential (R-40) property which is located at the corner of Oakley Road and Knarlwood Road. Across Knarlwood road is a vacant field and across Oakley Road is the Contiente agricultural operation. In addition to properties across the street, there are two neighboring properties at the rear of the house. Like ours they are zoned as R-40. Directly behind us is a house similar to ours with a plot of one acre and a house of about 3000 square feet. The other backyard neighbor has an estate of two acres with palatial living structure. The field across the street is also R-40 and the Contiente vineyard is zoned as "U."

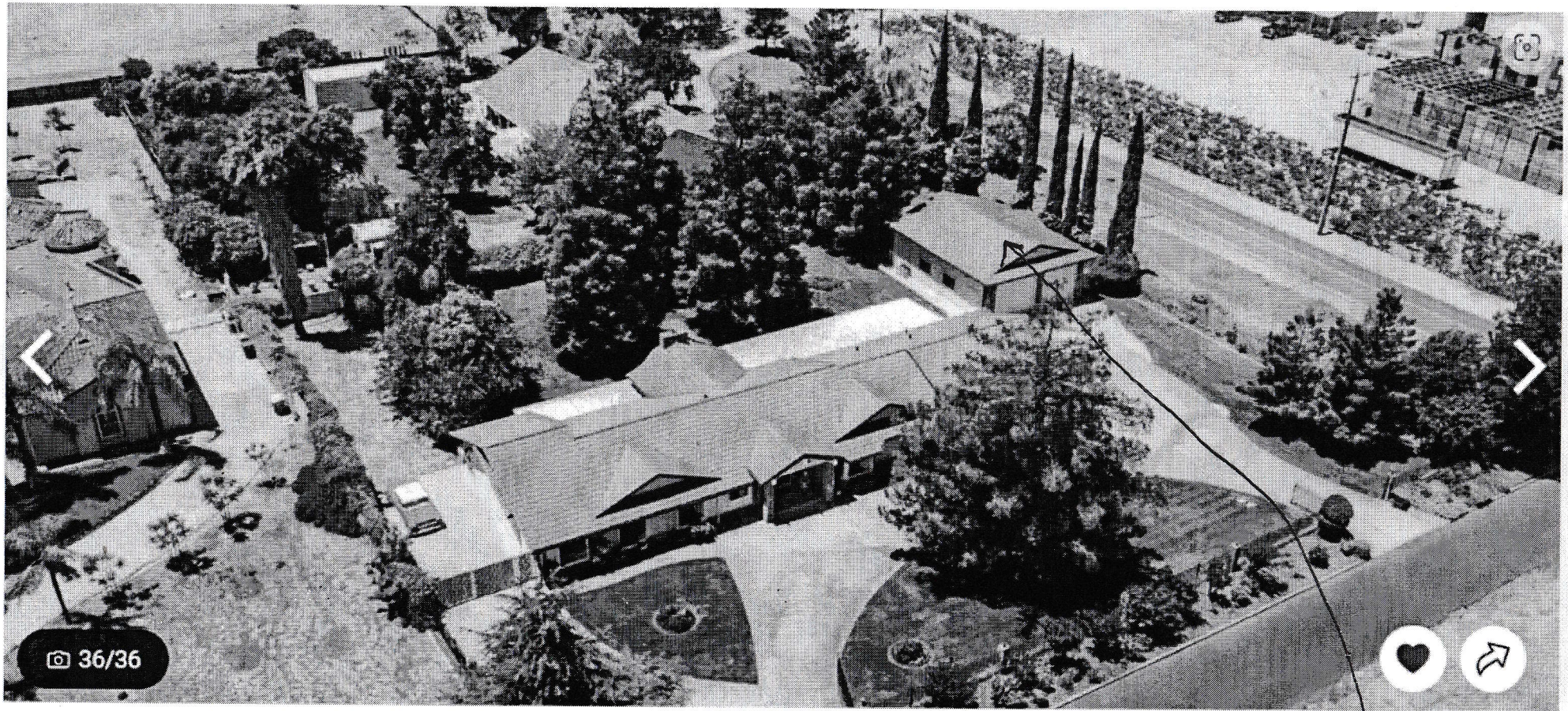
Our property is 1.1 acre. The house is 3000 square feet and its use is for domestic living. It is one story with many gables and tile roof. Separate from our house is an 1200 square foot structure which is between it and Oakley Road. The separate structure is very solid and in like new condition. It is this separate structure where we want to locate our winery. The walls have been insulated and finished with painted sheet rock. The ceiling inside is 11 feet. Electrical outlets exist throughout. Drainage for the structure is accessible by nearby drainage lines that serve the main house. A water line protrudes 8 inches upward from the ground about an inch from the structure. It has not yet been routed inside and is capped.

Being at the boundary of a residential zone, surrounding properties have varied appearances. Looking north, a vineyard stretches many acres. It is accompanied by storage and processing facilities which lie across the street from the project structure. A sales shop is also in these facilities. Directly east of our project is a vacant field. West and South, there are two residences having one and two acres respectively.

In addition to the main house and project building, our property has extensive landscaping that we will leave intact. A concrete driveway connects the main house to Knarlwood Road at two locations. It also connects to the proposed winery building with ample space to maneuver or turn comfortably with large vehicles. A drive also extends from the road to the backyard along the south side of the house.

Plantings on the property include Crepe myrtle trees, azaleas, and rose bushes. There are approximately eight mature redwood trees in the front and back yards. The redwood trees incidentally inspired the name of our winery. There are no plans to remove trees without the event of disease or damage.

Being built on sand dunes, the property slopes moderately in the front. The ground is soft and drains water quickly. Noticeable wildlife include, squirrels, rabbits, gophers, Owls, Hawks, Quail, and other common birds like blue jays and crows. There is no visible evidence of cultural or historical activity.



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WINERY