

Crossroads Vineyard and Events Venue

Presented by
[Susan F. Petrovich]
[10/13/2009]

Always There™

- Crossroads has a long and unique history in Santa Ynez Valley
- It's an incredibly beautiful property.
- Until recently, it wasn't used for intensive agriculture. It never has been enrolled in the Agricultural Preserve Program.

- Decades ago, the owners began holding private parties there and offering it to non-profit groups for their fundraisers.
- Attendee numbers varied from a couple of hundred to several thousand.
- No other agriculturally zoned property in this County can claim this traditional use.

- Back then there were no vineyards on the property, just the open meadow dotted with oaks, sprawling over 54 acres.
- This is Crossroads today.



FILE: 080257.DWG DATE: 08/15/17 11:58 AM

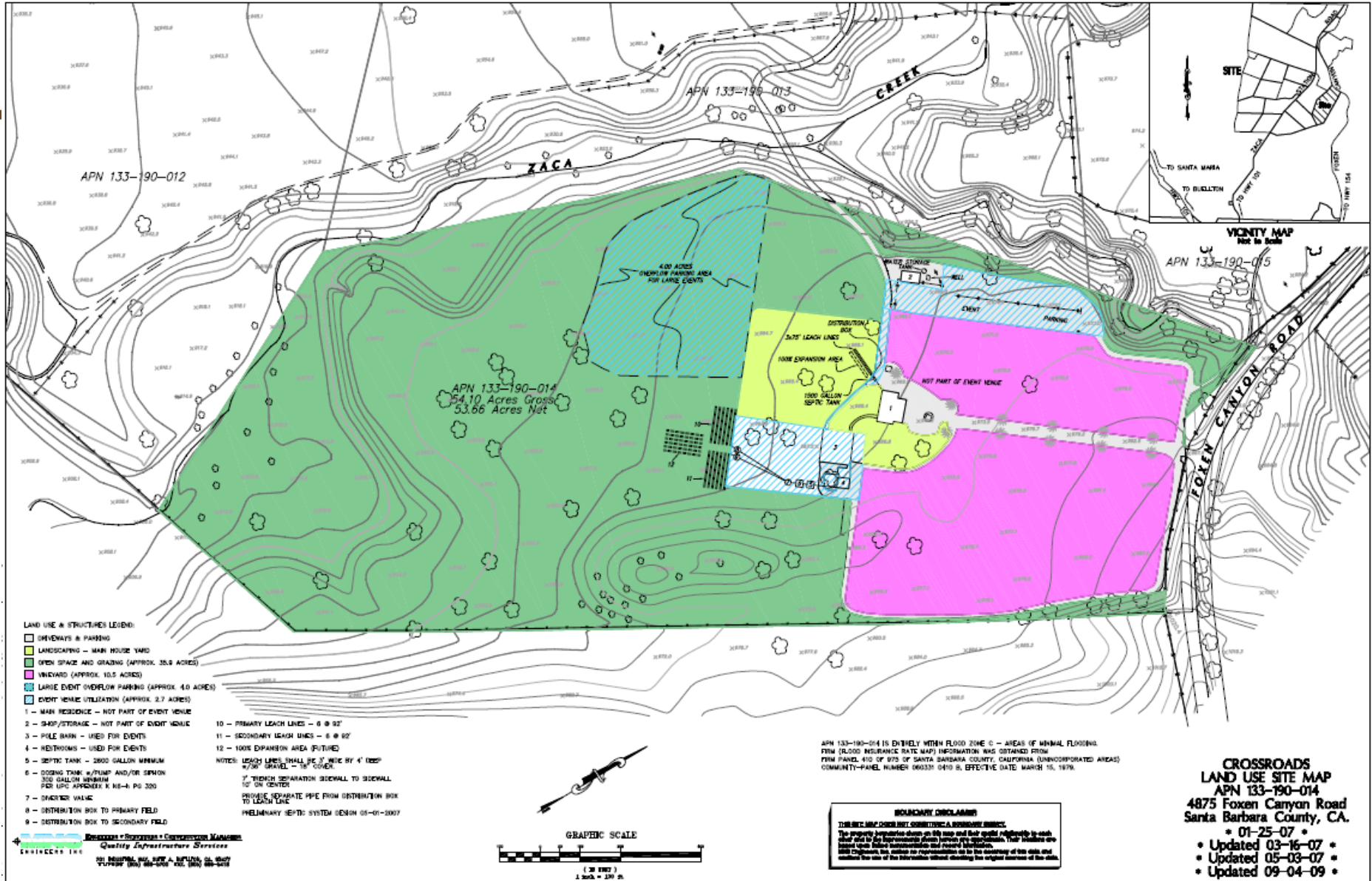


ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

SCALE:
1" = 200'

SANTA BARBARA COUNTY, CALIFORNIA
CROSSROADS BARN LOCATION
EXHIBIT

WORK ORDER NO.
080257
SHEET **1**
OF **1** SHEETS



- LAND USE & STRUCTURES LEGEND:**
- 1 DRIVEWAYS & PARKING
 - 2 LANDSCAPING - MAIN HOUSE YARD
 - 3 OPEN SPACE AND GRADING (APPROX. 35.9 ACRES)
 - 4 VINEYARD (APPROX. 10.5 ACRES)
 - 5 LARGE EVENT OVERFLOW PARKING (APPROX. 4.0 ACRES)
 - 6 EVENT VENUE UTILIZATION (APPROX. 2.7 ACRES)
- STRUCTURES:**
- 1 - MAIN RESIDENCE - NOT PART OF EVENT VENUE
 - 2 - SHOP/STORAGE - NOT PART OF EVENT VENUE
 - 3 - POLE BARN - USED FOR EVENTS
 - 4 - RESTROOMS - USED FOR EVENTS
 - 5 - SEPTIC TANK - 2800 GALLON MINIMUM
 - 6 - DOORING TANK w/PUMP AND/OR Siphon 300 GALLON MINIMUM PER UPC APPENDIX K AND-A PG 300
 - 7 - DIVERTER VALVE
 - 8 - DISTRIBUTION BOX TO PRIMARY FIELD
 - 9 - DISTRIBUTION BOX TO SECONDARY FIELD

- 10 - PRIMARY LEACH LINES - 6 @ 92'
 - 11 - SECONDARY LEACH LINES - 6 @ 92'
 - 12 - 1000' EXPANSION AREA (FUTURE)
- NOTES:** LEACH LINES SHALL BE 3" PVC BY 4" DEEP w/30" GRAVEL - 18" COVER.
- 7" TRENCH SEPARATION SIDEWALL TO SIDEWALL 10' ON CENTER
- PROVIDE SEPARATE PIPE FROM DISTRIBUTION BOX TO LEACH LINE
- PRELIMINARY SEPTIC SYSTEM DESIGN 03-01-2007



APN 133-190-014 IS ENTIRELY WITHIN FLOOD ZONE C - AREAS OF MINIMAL FLOODING. FROM 1900 INSURANCE RATE MAP INFORMATION WAS OBTAINED FROM PANEL 410 OF 975 OF SANTA BARBARA COUNTY, CALIFORNIA (UNINCORPORATED AREAS) COMMUNITY-PANEL NUMBER 060331 0410 B, EFFECTIVE DATE: MARCH 15, 1976.

BOUNDARY DISCLAIMER

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ON THIS MAP AND THEIR WIDTHS RELY UPON THE DATA AND SURVEY INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY LINES AND HAS FOUND NO APPARENT ERRORS OR DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY LINES AND HAS FOUND NO APPARENT ERRORS OR DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY LINES AND HAS FOUND NO APPARENT ERRORS OR DISCREPANCIES.

CROSSROADS LAND USE SITE MAP
APN 133-190-014
4875 Foxen Canyon Road
Santa Barbara County, CA.

- 01-25-07 •
- Updated 03-16-07 •
- Updated 05-03-07 •
- Updated 09-04-09 •

- 54-acre parcel
- 11 acres of mature vineyards
- 2.7 acres devoted to the event and parking area
- It remains a stunning, natural setting with open space



PRYSTONE ESTATE
 Aerial Photo Map
 County of Santa Barbara, CA
 Prepared at the request of
 Adam Prestons • December 2004 •

APNs: 133-100-001, 133-100-002, 133-100-003, 133-100-004, 133-100-005, 133-100-006, 133-100-007, 133-100-008, 133-100-009, 133-100-010, 133-100-011, 133-100-012, 133-100-013, 133-100-014, 133-100-015, 133-100-016, 133-100-017, 133-100-018, 133-100-019, 133-100-020, 133-100-021, 133-100-022, 133-100-023, 133-100-024, 133-100-025, 133-100-026, 133-100-027, 133-100-028, 133-100-029, 133-100-030, 133-100-031, 133-100-032, 133-100-033, 133-100-034, 133-100-035, 133-100-036, 133-100-037, 133-100-038, 133-100-039, 133-100-040, 133-100-041, 133-100-042, 133-100-043, 133-100-044, 133-100-045, 133-100-046, 133-100-047, 133-100-048, 133-100-049, 133-100-050, 133-100-051, 133-100-052, 133-100-053, 133-100-054, 133-100-055, 133-100-056, 133-100-057, 133-100-058, 133-100-059, 133-100-060, 133-100-061, 133-100-062, 133-100-063, 133-100-064, 133-100-065, 133-100-066, 133-100-067, 133-100-068, 133-100-069, 133-100-070, 133-100-071, 133-100-072, 133-100-073, 133-100-074, 133-100-075, 133-100-076, 133-100-077, 133-100-078, 133-100-079, 133-100-080, 133-100-081, 133-100-082, 133-100-083, 133-100-084, 133-100-085, 133-100-086, 133-100-087, 133-100-088, 133-100-089, 133-100-090, 133-100-091, 133-100-092, 133-100-093, 133-100-094, 133-100-095, 133-100-096, 133-100-097, 133-100-098, 133-100-099, 133-100-100.

SCALE: 1" = 100'

RELEASED UNDER THE
 CALIFORNIA PUBLIC INFORMATION ACT
 DATE: 12/15/2004

PREPARED BY: ADAM PRESTONS
 133-100-001

WINES
 Santa Barbara County
 133-100-001




MNS ENGINEERS INC
 201 Industrial Way
 Buellton, CA 93427
 805.698.5200 Phone

ENGINEERING
 PLANNING
 SURVEYING
 CONSTRUCTION MANAGEMENT

SCALE:
 1" = 400'

SANTA BARBARA COUNTY, CALIFORNIA
**SOUND DISTRIBUTION
 EXHIBIT**

WORK ORDER NO.
080257

SHEET **1**
 OF **1** SHEETS



DATE: 12/15/04
 DRAWN BY: JAC
 CHECKED BY: JAC



JACINS
 James A. Schreck, Surveyor
 10000-100th St., Suite 100
 San Diego, CA 92121
 (619) 444-1111



GRAPHIC SCALE
 1" = 100'

FIRSTSTONE ESTATE
 Chatsworth Area
 County of Santa Barbara, CA
 Prepared at the request of
 Adams Residential
 • December 2004 •

- Crossroads is productive agricultural land with 11 acres of mature vineyard. Mr. Foley plans to expand that acreage.
- Vineyard operation has been successful without any impact on, or any impact from, the events venue because the events are confined to such a small area.
- The primary use of the parcel is agricultural. The events are secondary but they do subsidize the agricultural use and they promote the wines required to be served at every “for profit” event held there.

- To further support this primary use, we offer the following voluntary condition:
- “For so long as the uses allowed by the Conditional Use Permit remain in operation, the adjacent 40-acre parcel (APN 133-190-015) shall remain in agricultural production and shall be deemed to be part of the premises for this Conditional Use Permit.”



P:\133-190-012-013-014-015-016-017-018-019-020-021-022-023-024-025-026-027-028-029-030-031-032-033-034-035-036-037-038-039-040-041-042-043-044-045-046-047-048-049-050-051-052-053-054-055-056-057-058-059-060-061-062-063-064-065-066-067-068-069-070-071-072-073-074-075-076-077-078-079-080-081-082-083-084-085-086-087-088-089-090-091-092-093-094-095-096-097-098-099-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000



ENGINEERING
 PLANNING
 SURVEYING
 CONSTRUCTION MANAGEMENT

SCALE:
 1" = 400'

SANTA BARBARA COUNTY, CALIFORNIA
 CROSSROADS PARCEL
 EXHIBIT

WORK ORDER NO.
 080257

SHEET 1
 OF 2 SHEETS



ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

SCALE:
1" = 400'

SANTA BARBARA COUNTY, CALIFORNIA
CROSSROADS PARCEL AND M BLOCK
EXHIBIT

WORK ORDER NO.
080257

SHEET 2
OF 2 SHEETS

- Crossroads -- 54 acres (11 acres in vineyard)
- M Block -- 40 acres (13 acres in vineyard)
- Premises total -- nearly 100 acres with 24 acres of mature, producing vineyards with room to plant additional acreage in the future.

- A-II zone uses permitted with CUP:
- Mining
- Country clubs
- Fairgrounds
- Golf courses
- Schools
- Sports facilities

- A-II zone uses permitted with LUP (unlimited #/year):
 - Permanent equestrian facilities
 - Carnivals, circuses, trained animal shows, rodeos and equestrian events – max. 300 paying participants
- A-II zone uses permitted with no permit (unlimited #/year):
 - Charitable and other non-commercial functions where the owner receives no remuneration – max. 300 guests

- Compare this CUP with a Tier 3 Winery under our brand new winery ordinance
- 12 “for profit” events as a matter of right. No further permitting.
- 40 “for profit” events with a CUP.
- Mr. Foley doesn’t want to build a winery here to justify continuing the event tradition at Crossroads.

- Parties on agricultural land are a tradition as old as agriculture in this country.
- Saturday night dances in a farmer's barn.
- Competitions and games in a fallow field.
- Hoedowns started in the Appalachian Mountains and spread to the West to become square dancing and box socials.
- A chance for neighbors to visit, party, and have a good time.

- Crossroads is so perfect for these events – it's centrally located within a rural area.
- It has excellent road access.
- It is a very short distance from Highway 101.
- It's on the Wine Trail.

- Why the proposal to allow more than 250 guests with a Special Events Land Use Permit?
- Deleted the two 1500-guest events approved by the PC
- The total number of events clearly is capped at 25
- In the unusual situation where someone, predictably a non-profit, needs and can justify to the County holding a larger event, it will be possible. But it will be unusual, not the norm.

CONCLUSION

- Over 40 letters of support have been filed with your Clerk
- Non-profits
- People who have attended in support of non-profits
- Vintners
- Local business owners
- People who have held weddings or parties at Crossroads
- We ask that you vote to approve the project as now proposed.

Brownstein | Hyatt
Farber | Schreck
