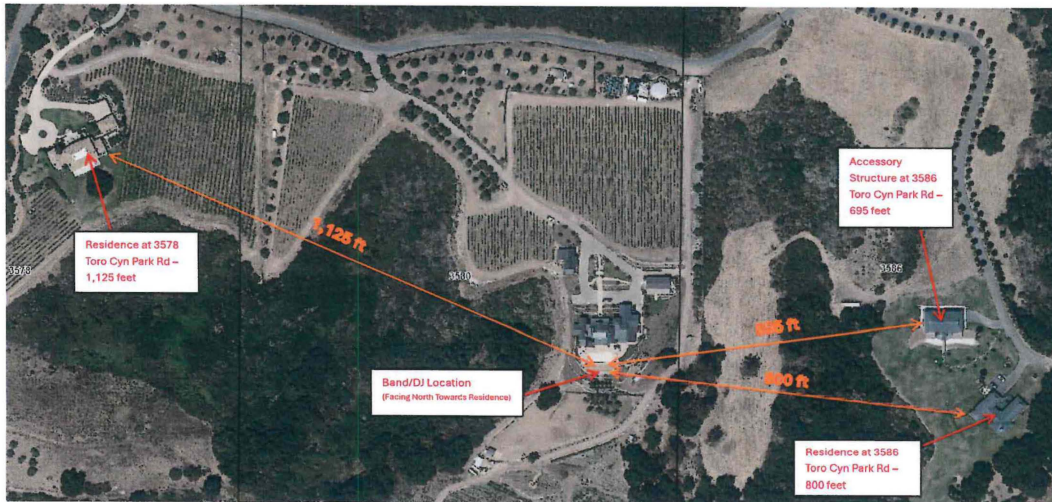




NEIGHBORHOOD PLAN

SCALE: 1" = 1'-0"

VICINITY MAP



PROJECT DIRECTORY

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

PLANNING CONSULTANT:
BANKS PLANNING, LLC
P.O. BOX 50304
SANTA BARBARA, CA 93150
TEL: (805) 313-1049

SOUND CONSULTANT:
45DB
517 BRINKERHOFF AVENUE
SANTA BARBARA, CA 93101
TEL: (805) 250-1566

SCOPE OF WORK

REQUEST FOR AN MCUP TO UTILIZE PROPERTY FOR 12 LARGE
EVENTS A YEAR, A MAXIMUM CAPACITY OF 150 PEOPLE.

PROJECT DATA

PROJECT ADDRESS:	3580 TORO CANYON PARK ROAD CARPINTERIA, CA 91010
OWNER:	JOFF & MARGO REDFERN
APN#:	155-170-055
ZONING:	A5
OCCUPANCY GROUP:	R-3, U
CONSTRUCTION TYPE:	V-B, SPRINKLERED
GROSS & NET SITE AREA:	56 ACRES

BARN FLOOR AREAS:

MAIN FLOOR	1,152	S
LOFT	195	S
STORAGE ROOM	184	S
COVERED PORCH	595	S
UNCOVERED BALCONY	184	S

PROPOSED ON SITE
EVENT PARKING 28 SPACES

SHEET INDEX

- | | |
|---|--------------------|
| 1 | COVER SHEET |
| 2 | OVERALL SITE PLAN |
| 3 | PARKING AREAS |
| 4 | EVENT SPACE LAYOUT |

REVISIONS

**KOHLSTADT
& ASSOCIATES**

WANDERMENT FARMS
3580 TORO CANYON PARK ROAD
SANTA BARBARA, CA

COVER SHEET

DATE: 03/30/26

SCALE: AS SHOWN

HEET

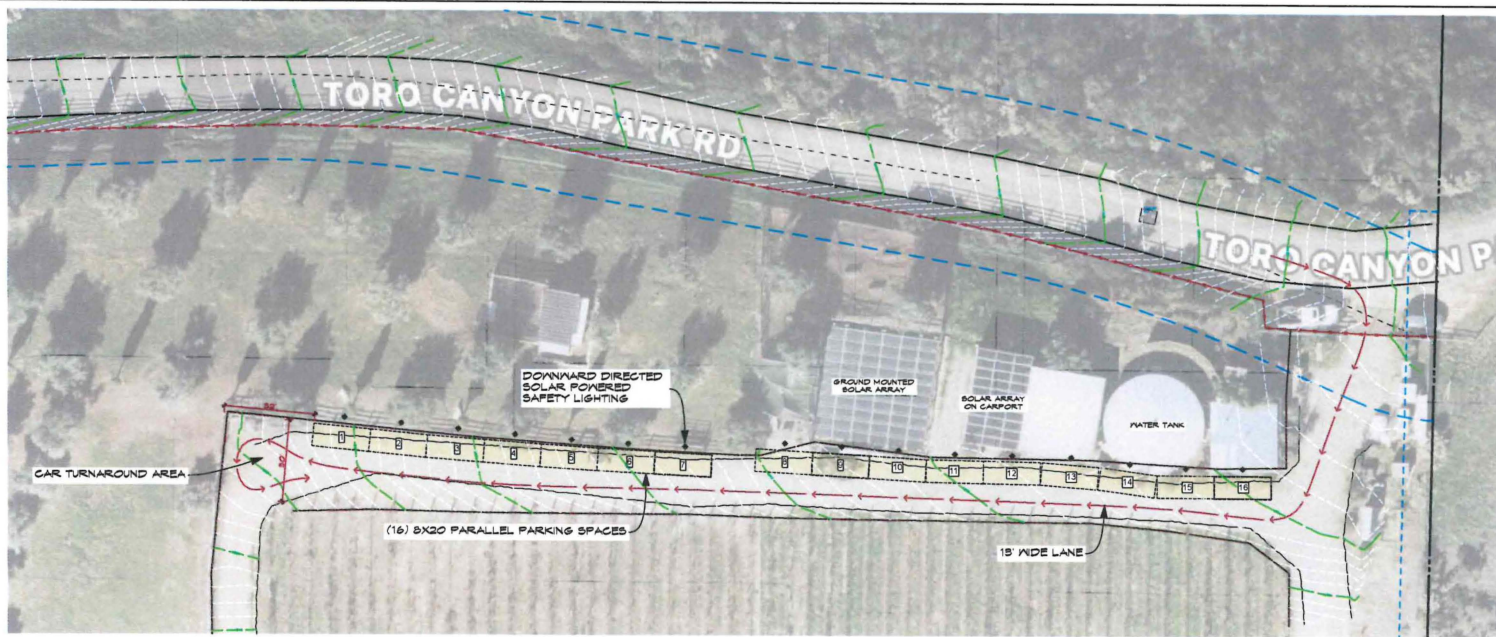
1

5 OF -



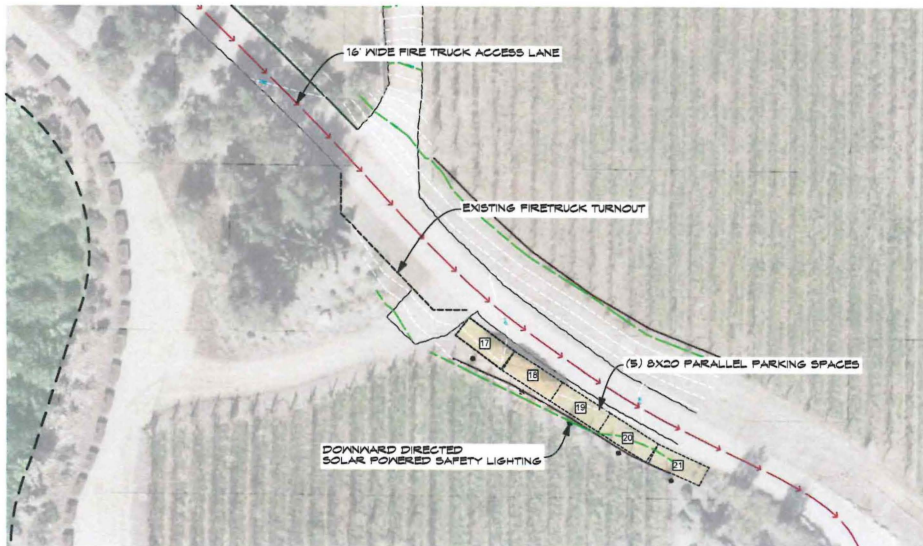
SITE PLAN OVERALL
SCALE: 1" = 40'

KOHLSTAAT & ASSOCIATES 1111 UNIVERSITY AVE. 11 • LOS ANGELES, CA • 90018 • (213) 995-2000	
WANDERMENT FARMS 3580 TORO CANYON PARK ROAD • SANTA BARBARA, CA	
OVERALL SITE PLAN	
DATE: 08/30/26	SHEET
SCALE: AS SHOWN	2
16 OF -	



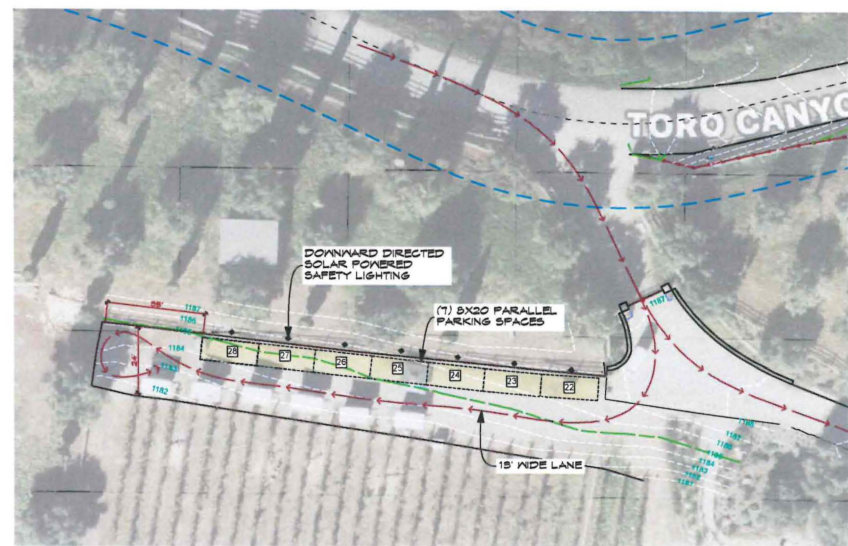
PARKING AREA 1

SCALE: 1" = 20'



PARKING AREA 2

SCALE: 1" = 20'



PARKING AREA 3

SCALE: 1" = 20'

REVISIONS

KOHLSTAAT
& ASSOCIATES
1 UNIVERSITY AVE., 5TH FLOOR, SAN JOSE, CA 95128

WANDERMONT FARMS
3580 TORO CANYON PARK ROAD
SANTA BARBARA, CA

PARKING
AREAS

DATE: 08/30/20

SCALE: AS SHOWN

SHEET

3

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Waste & Recycling Management Plan

Event: Wedding at Wandermont Farms
Attendees: 150 Guests
Venue Capacity: 150

Overview

To ensure compliance with county requirements and minimize environmental impact, all waste generated during the event will be managed through a centralized system overseen by event service staff. Guests will not be responsible for disposing of their own waste. Instead, service staff will collect all materials during bussing and service operations and deposit them into a designated central disposal station.

Central Waste Station

The central station will be located outside at the rear of the barn, occupying approximately 31.6 square feet. It will contain:

- 3 x 96-gallon bins (landfill/trash)
- 2 x 96-gallon bins (recycling - bottles, cans, cardboard, glass)

*Total capacity provided: approx. 480 gallons (~6.4 cubic yards), exceeding projected needs of 6-8 cubic yards for a 150-person event.

Service Staff Protocol

- All bussing staff will use lined bussing bins during service.
- Waste will be sorted at the central station into trash and recycling bins.
- Recycling bins will be clearly labeled to avoid contamination.
- Full bags will be tied off and replaced immediately to maintain sanitation.
- At the end of the event, all waste will be contained at the central station for removal.

Hauling & Disposal

All collected waste and recycling will be hauled off-site by the contracted catering company at the conclusion of the event.

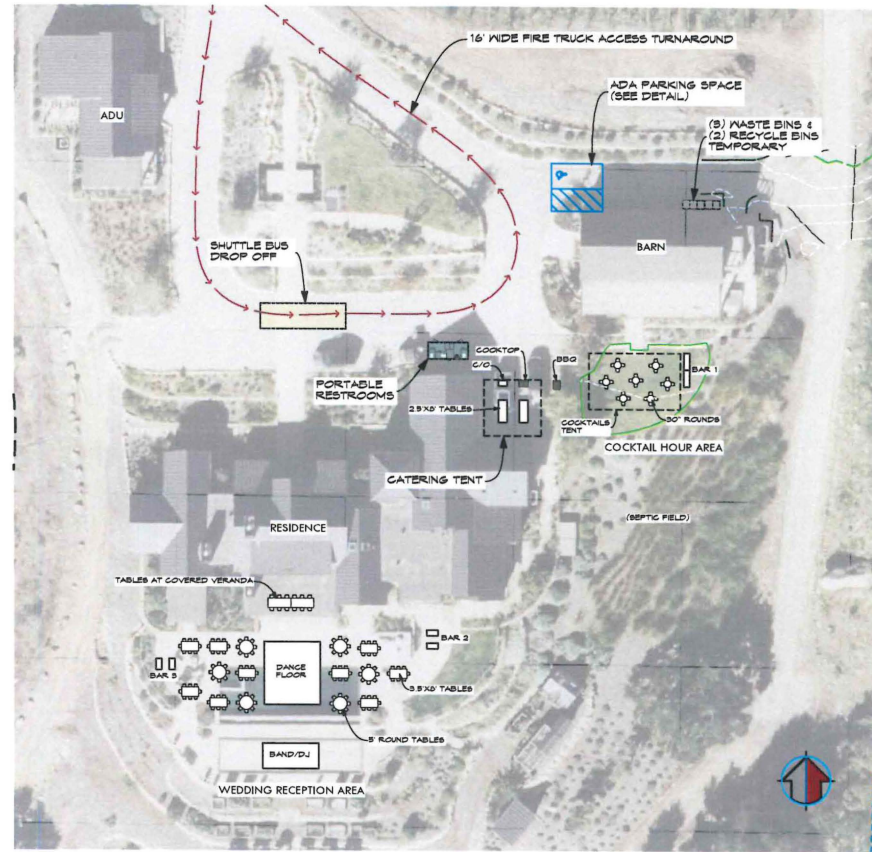
Environmental Commitment

Wandermont Farms is committed to sustainable practices. Recycling streams will be maximized. Clear signage and staff training will ensure proper separation of waste streams.

This plan provides ample capacity and ensures all disposal is centralized, staff-managed, and compliant with county standards.

EXTERIOR LIGHTING

ALL TEMPORARY LIGHTING THAT IS NOT UNDER A TENT OR SIMILAR COVERING SHALL BE FULLY SHIELDED. NO UNSHIELDED LIGHT SHALL BE DIRECTED TOWARD ANY AREA ZONED OR DEVELOPED RESIDENTIAL. ADDITIONALLY, ALL OUTSIDE ILLUMINATION FOR DECORATIVE PURPOSES THAT IS NOT FULLY SHIELDED SHALL BE PROHIBITED BETWEEN 9:00PM AND SUNRISE THE NEXT DAY.



EVENTS AREA

SCALE: 1" = 20'

ACCESSIBLE PATH OF TRAVEL NOTES

CONTRACTOR TO VERIFY (B) WALKWAY & SIDEWALKS ALONG ACCESSIBLE PATH OF TRAVEL TO BE CONTINUOUSLY ACCESSIBLE, INCLUDING:

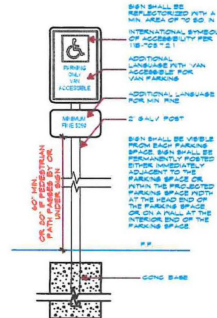
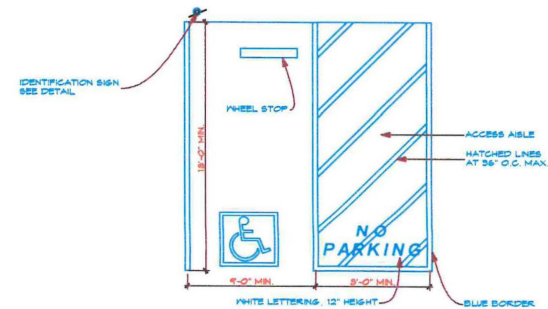
- HAVE A MAX. 0.5' CHANGE IN ELEVATION OR PROVIDE RAMPS AS REQUIRED
- TO HAVE A MIN. OF 60" IN WIDTH.
- TO HAVE A MAX. RUNNING SLOPE OF 5%
- TO HAVE A MAX. CROSS SLOPE OF 2%

AT BUILDING ENTRANCE

- MAX 1/2" THRESHOLD
- DISPLAY SYMBOL OF ACCESSIBILITY
- HAVE 60" DEEP LEVEL LANDING AT ENTRANCE DOOR AT THE SAME ELEVATION AS THE INTERIOR FLOOR LEVEL

AT ACCESSIBLE PARKING SPACES & AISLES:

- MAX 1:48 SLOPE IN ALL DIRECTIONS



ACCESSIBLE PARKING SIGN DETAIL
SCALE 3/4" = 1'-0"

ACCESSIBLE SYMBOL PARKING DETAIL
SCALE 3/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

KOHLSTAAT & ASSOCIATES
11 UNIVERSITY AVE., 11 - LOS ANGELES, CA 90012 • 310.491.1011

WANDERMONT FARMS
3580 TORO CANYON PARK ROAD
SANTA BARBARA, CA

EVENT SPACE LAYOUT

DATE: 08/30/24

SCALE: AS SHOWN

SHEET

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