

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Wandermnet farms LLC - Special Events

Lead Agency: County of Santa Barbara

Contact Person: Kathleen Volpi

Mailing Address: 123 E. Anapamu Street

Phone: 805-568-2033

City: Santa Barbara

Zip: _____

County: Santa Barbara

Project Location: County: Santa Barbara County City/Nearest Community: Toro Canyon Community Plan Area

Cross Streets: Highway 192 (Toro Canyon Road) Zip Code: 93108

Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 54 " N / 119 ° 32 ' 27 " W Total Acres: 56

Assessor's Parcel No.: 155-170-035

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 192

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____ ☐ FONSI _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: Temporary Special Events
☐ Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Vineyard grapes, row crops, small farm animals, SFD, pool, ADU barn, agriculture water tank, solar array, farm access. structures.(AG-I-40 and MT-TORO-40)

Project Description: (please use a separate page if necessary)

Attached on a separate page

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 9, 2026 Ending Date August 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Willow Brown Date: July 1, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION

The Project is a request for a Minor Conditional Use Permit (MCUP) to allow for 12 temporary events per year, with a maximum of two per month. Each event will be limited to 150 guests. The events will consist of receptions, parties, weddings, and similar gatherings, and be conducted entirely outdoors utilizing the existing barn covered patio area, lawn area immediately south of the barn, and the residence pool deck and lawn area immediately adjacent to the residence. The interior of the barn and residence will not be used for temporary events. All facilities for the events will be portable and temporary in nature, including but not limited to: event tents, portable restrooms, portable catering amenities, a rental dance floor, rental dining tables, rental seating, temporary lighting, and temporary sound equipment. All temporary lighting will be fully shielded and directed downward. No cooking facilities are proposed, and all food and beverages will be provided by an event/catering company and brought to the site for each event. No permanent improvements are proposed as part of the project.

Special events may occur up to 12 days per year from 10:00 am – 8:00 pm. Amplified music is proposed at the residence pool deck and background music is proposed at the barn patio. Noise levels will not exceed 65 dBA at the property lines. All amplified noise and temporary lighting will end by 8:00 pm. Set up for events will take place two days before the event, and clean-up will be completed within 48 hours of event completion. All noise generating activities related to equipment set-up and clean-up would be limited to the hours of 8:00 am – 5:00 pm.

All proposed special events will be managed by a contracted event company which provides comprehensive event planning, preparation, event management, and post-event cleaning including temporary event structure and waste removal. A temporary catering tent will be located adjacent to the residence garage, with an adjacent bar and cocktail tent located south of the existing barn. Food preparation will be conducted entirely within the catering tent with light appetizers provided within the cocktail tent area and meal service to tables provided at the patio area south of the residence. The residential patio area will also accommodate a temporary dance floor and dining seating area, temporarily placed over the existing swimming pool. A live music (DJ/band) area will be located immediately south of the dining seating and dance floor area with the music directed north towards the residence. Temporary lighting provided by the event company will be provided in the patio area as needed. Temporary lighting will be powered using existing electrical receptacles at the patio without the need for a portable generator.

Access to the event site will be provided by an existing paved private driveway from Toro Canyon Park Road. The existing driveway is 16 feet in width, with two feet of clearance on each side. Parking for special events with up to 50 guests will be located entirely on the property. Parking for events with greater than 50 guests will be provided offsite with private transportation from local hotels or the St. Joseph Church parking lot located approximately seven miles from the property in the City of Carpinteria. The shuttle bus will be parked in the existing driveway adjacent to the residence during the event, and this location will serve as the pickup/drop-off location for guests. The shuttle service will include scheduled pickup and drop-off times, and will typically require fewer than four round trips for the largest events. A total of 41 parking spaces can be accommodated on site. These areas include a gravel parking area near the property entrance, a compacted earthen parking area along the existing paved driveway near the barn, a compacted gravel area at the northern portion of the property adjacent to the water tank (north of the vineyard), and an ADA accessible parking space located in the existing flat parking area immediately adjacent to the existing barn. The existing topography and landscaping will minimize views of all proposed parking areas. Directional and parking signs will be provided, including "No Parking" and "Fire Lane - No Stopping" signs as required by the Fire Department.

Each event will include approximately 27 employees (catering, DJ, personnel, etc.). Caterers and staff will leave the property by 9:00 pm on the evening of an event. 15 temporary parking spaces for employees and one ADA parking space will be available onsite. These parking spaces will be clearly marked and unavailable for guest parking. The property is served by the Ridgeland Mutual Water Company (RMWC), an existing private well which is used for agricultural irrigation, and a private onsite septic system. No water or wastewater treatment services will be required for the Project due to the temporary nature of facilities. The portable bathrooms will be located adjacent to the barn and will be delivered to the site for each event and removed at the end of the event (typically the next business day). No grading, no tree removal, and no landscaping is proposed with this permit. The Carpinteria-Summerland Fire Protection District will continue to provide fire service, and the Santa Barbara County Sheriff will continue to provide police services. Access to the event site will be provided off Toro Canyon Park Road via an existing driveway. The property is a 56-acre parcel zoned AG-I-40 and MT-TORO-40, and shown as Assessor's Parcel Number 155-170-035, located at 3580 Toro Canyon Park Road in the Toro Canyon Community Plan Area, First Supervisorial District.