



Notice of Exemption

Project Title and No.: Temporary Events Arkell / Minor Use Permit; N-DRC2023-00039 ED24-084

Project Location (Specific address [use APN or description when no situs available]): 1275 Corbett Canyon Rd Arroyo Grande, CA. 93420

Project Applicant/Phone No./Email: Simon Arkell / 949-233-6396/ sarkell@gmail.com

Applicant Address (Street, City, State, Zip): 29881 White Otter Lane, Laguna Niguel, CA. 92677

Name of Public Agency Approving Project: County of San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project

A request by Simon Arkell (Varian Equestrian) for a Minor Use Permit (N-DRC2023-00039) to allow up to 40 temporary events per year with a maximum allowance of one hundred fifty (150) guests per event. The events are proposed to occur outdoors on approximately 11,000 square feet of existing landscaped turf. The project proposes amplified sound until 10 P.M. in compliance with County Noise Ordinance standards. The project will result in minimal site disturbance for access improvements to the approximately 150-acre property. The proposed project is within the Agricultural land use category and is located at 1275 Corbett Canyon Road, Arroyo Grande, CA 93420. The project site is located in the San Luis Bay South sub area of the South County Planning Area

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Exempt Status: (Check One)

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
[X] Categorical Exemption. {Sec. 15301 ; Class: 1 }
Statutory Exemption {Sec. ___}
General Rule Exemption. {Sec. 15061(b)(3)} (also complete GRE form PLN-1124)
Not a Project _____

Reasons why project is exempt:

The project is to use approximately 11,000 square feet of outdoor area on an existing agricultural parcel for temporary events. The applicant proposes a maximum of 40 events per year with a maximum of 150 guests per event. The temporary event will take place completely outdoors and no structures on the property will be used as part of the event activities. The applicant is proposing outdoor amplified sound and music until 10:00 PM as part of their application. A site-specific acoustical analysis was prepared by KM Acoustic Studies on July 2023 to evaluate the impact of the proposed outdoor amplified sound and music and to propose potential mitigations if noise thresholds exceeded Title 22 Noise Ordinance standards. The proposed amplified music and sound



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will not result in an expansion of use because the acoustical analysis concluded that amplified noise is not anticipated to exceed thresholds and does not require mitigation beyond ordinance standards. Additionally, an Access Evaluation, Sight Distance Evaluation, and Roadway Safety Audit was prepared by the applicant's consultant, OEG, and results were submitted in a report dated September 6, 2023. The study concluded that the proposed project would generate up to 66 temporary event trips during events. The Roadway Safety Analysis found that the project does not create any impacts that would require mitigation. Portable restrooms are proposed to be brought in and removed for each event and use of onsite facilities is not permitted. All drinking water and other potable water will be supplied by off-site caterers and outside vendors. No water from the existing onsite well is required nor permitted. Water demand is not expanded because the applicant is proposing to bring all required water and sanitation facilities from offsite.

Additional Information:

Additional information pertaining to this notice of exemption may be obtained by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.

Elizabeth Moreno, Senior Planner /805-781-5721 / emoreno@co.slo.ca.us

Lead Agency Contact Person (Name, Number, E-mail)

If filed by applicant:
Attach certified document of exemption finding
Has a notice of exemption been filed by the public agency approving the project? Yes [] No []

Signature: [Handwritten Signature] Date: 7/11/24

Name: Elizabeth Moreno Title: Senior Planner

On July 11, 2024 the project was Approved by:

- [] Board of Supervisors [] Subdivision Review Board
[X] Planning Commission [] Planning Dept Hearing Officer [] Other