

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
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Receipt: 26-11144

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	4
Document #	40-04072026-076
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$6,456 75
Comment	1002756095

PLEASE KEEP FOR REFERENCE

4/7/26 2:30 PM mkatz
San Luis Obispo



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 40-04072026-076
STATE CLEARINGHOUSE NUMBER (If applicable) 2015031090

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL jfreond@co.slo.ca.us	DATE 04/07/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	

PROJECT TITLE
MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT (C-DRC2023-00032)

PROJECT APPLICANT NAME LEON VAN BEURDEN	PROJECT APPLICANT EMAIL leon@bayososbrokers.com	PHONE NUMBER (805) 528-1133
PROJECT APPLICANT ADDRESS P.O. BOX 6451	CITY LOS OSOS	STATE CA
		ZIP CODE 93412

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$81.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$81.00

SIGNATURE <i>x Melissa Katz</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Katz, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-04072026-076

04/07/2026
 FISH
 Pages: 4
 Fee: \$ 81.00

By mkatz, Deputy





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR
Notice of Exemption (NOE)
PROJECT DETERMINED CONSISTENT WITH PREVIOUS
ENVIRONMENTAL IMPACT REPORTS

DATE: March 12, 2026

TO: File

FROM: County of San Luis Obispo Planning Division (Planning Staff)

SUBJECT: **Project Title and No.:** Notice of Exemption: Environmental Determination (ED23-146) for a request by Bonaire Investments for a Minor Use Permit/Coastal Development Permit (C-DRC2023-00032) and Vesting Tentative Parcel Map CO 23-0024 (C-SUB2024-00002) to construct and operate a 12-unit hotel project. The project includes construction of two, two-story hotel buildings consisting of six (6) extended-stay units per building. The project includes a total of eight (8) two-bedroom hotel units and four (4) single-bedroom hotel units. The project proposes 16 dedicated parking spaces, a trash enclosure, roof mounted solar panels for each unit, walkways, and landscaping. The project will result in the disturbance of approximately 18,660 square feet. The parcel map will create a 1.67- acre parcel (common area), a 6,000.1 square foot parcel and a 7,188.4 square foot parcel for commercial purposes for a total project area of 1.97 acres. The proposed project is located at 1319 Van Beurden Drive (APNs: 074-314-016, -021, -020, and -022) in the community of Los Osos and is in the Commercial Retail land use category within the Estero Planning Area of the Coastal Zone.

Project Location: 1319 Van Beurden Drive Los Osos, CA 93402, County of San Luis Obispo	Project Applicant/Phone No./Email: Leon Van Beurden (805) 528-1133/ leon@bayososbrokers.com
	Applicant Address (Street, City, State, Zip): PO Box 6451 Los Osos, CA 93412

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

STATEMENT OF FINDINGS

The Environmental Coordinator finds that the previously certified Final Environmental Impact Reports (FEIRs) are adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIRs, no substantial changes have occurred with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIRs, and no new information of substantial importance has been identified which was not known at the time that the previous FEIRs were certified.

BACKGROUND

The Board authorized the preparation of the Los Osos Habitat Conservation Plan (LOHCP) on July 27, 2010, and adopted the Plan on December 15, 2020. On that same date, the Board certified Final Environmental Impact Reports for the Los Osos Community Plan (LOCP) (SCH #2015031090) and the LOHCP (SCH #2013091071) pursuant to the applicable sections of the California Environmental Quality Act (CEQA).

On February 15, 2024, the USFWS approved the LOHCP and issued the community-wide programmatic Incidental Take Permit (Permit No.: ESPER8245217) for a period of 25 years. As the permittee, the plan authorizes the County to issue Certificates of Inclusion to confer take coverage to private and public development projects in Los Osos. The LOCP requires new development within the Los Osos urban area to participate in the LOHCP and receive mitigation credits for new site disturbance.

On June 13, 2024, the California Coastal Commission certified Local Coastal Plan (LCP) Amendment Number LCP-3-SLO-21-0028-1-Part G (LOCP). The Coastal Commission conditioned its certification of the LCP by issuing suggested



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modification to require that all development can only move forward with mandatory participation in the LOHCP and community-wide incidental take permit approved by the U.S. Fish and Wildlife Service or equivalent mitigation.

Staff presented the LOHCP implementation packet to the Board on December 10, 2024, which included actions necessary for LOHCP implementation, in which the Board approved the requested funding and staffing.

FINDING OF CONSISTENCY WITH PRIOR FEIRS

The County of San Luis Obispo certified the Final Environmental Impact Reports for the Los Osos Community Plan (SCH # 2015031090) and the Los Osos Habitat Conservation Plan (SCH # 2013091071) on December 15, 2020 (County Board of Supervisors), pursuant to the applicable sections of the California Environmental Quality Act (CEQA), and the County finds that this determination is appropriate (pursuant to Public Resources Code Section 221000 et seq., and CA Code of Regulations Section 15000 et seq.). Mitigation and avoidance measures identified in the certified Final EIRs are adequate and have been included as conditions of approval through reference in Exhibit E. (ED23-0146, January 22, 2026).

Notice of Exemption Determination

This is to advise that the San Luis Obispo County Planning and Building Department as *Lead Agency* *Responsible Agency* approved the below described project on **March 12, 2026**, and has made the following determinations regarding the below described project:

The project will not have a significant effect on the environment. Associated mitigation and avoidance measures to address previously identified significant impacts through the previously certified FEIRs are included as conditions of approval for this project (through reference). Previously made findings were made pursuant to the provisions of CEQA.

Jeremy Freund, Planner

(805) 781-5621

Lead Agency Contact Person

Telephone

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Jeremy Freund

Date: 3/12/26

Name: Jeremy Freund

Title: Senior Planner

On March 12, 2026 the project was Approved by:

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



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*
CONSISTENCY WITH PREVIOUS ENVIRONMENTAL
IMPACT REPORT

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building, County Government Center, Room 300, San Luis Obispo, CA 93408-2040, (805) 781-5600.

Sincerely,

A handwritten signature in cursive script that reads "Jeremy Freund".

Jeremy Freund, Senior Planner

Link to applicable project documents

1. [LOHCP FEIR](#)
2. [LOCP FEIR](#)