

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Oceano Community Services District
1655 Front Street
Oceano, California 93445

NOTICE IS HEREBY GIVEN that the Oceano Community Services District (OCSD and Lead Agency) has prepared a Draft Subsequent Initial Study and Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines §15000 et seq. This document is “tiered” from the 2024 Final IS-MND adopted by OCSD for the Waterline Improvement Project (SCH No. 2024041238). Anyone desiring to comment on the Draft Subsequent IS-MND may do so in writing within the **30-day public review period, commencing July 1 through July 30, 2026**.

Project Title: Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidation Project

Brief Project Description and Project Location: OCSD is a multi-service special district providing sewer collection and water services, solid waste, parks and recreation, and street lighting to residents and businesses in the communities of Oceano and Halcyon in San Luis Obispo County, California. This Draft Subsequent IS-MND describes the details of several additional improvements (“proposed modifications”) that have been identified as necessary to resolve potable water quality violations and concerns and bring the Ken-Mar Gardens, Halcyon, Halcyon Estates, and Grande Mobile Manor water systems back into compliance, which have resulted in new impact areas beyond those identified and evaluated in the adopted Final IS-MND for the Original Project. The proposed modifications are located in the northeastern portion of Oceano. The Ken-Mar Gardens Mobile Home Park is located at 801 South Halcyon Road (Assessor’s Parcel Number [APN] 075-011-039). The neighborhood served by the Halcyon Water System is located just southwest of the Ken-Mar Gardens Mobile Home Park and is generally bounded by The Pike to the north, Halcyon Road to the east, Wilshire Street to the south, and Judge Avenue to the west. Halcyon Estates is located at 727 South Halcyon Road (APN 075-011-040), and Grande Mobile Manor is located at 655 South Halcyon Road (APN 075-011-037). The proposed modifications would be installed within public and private rights-of-way as well as within Ken-Mar Gardens Mobile Home Park and various single-family residential properties within the Halcyon neighborhood. The location of proposed modifications is shown in Figure 1.

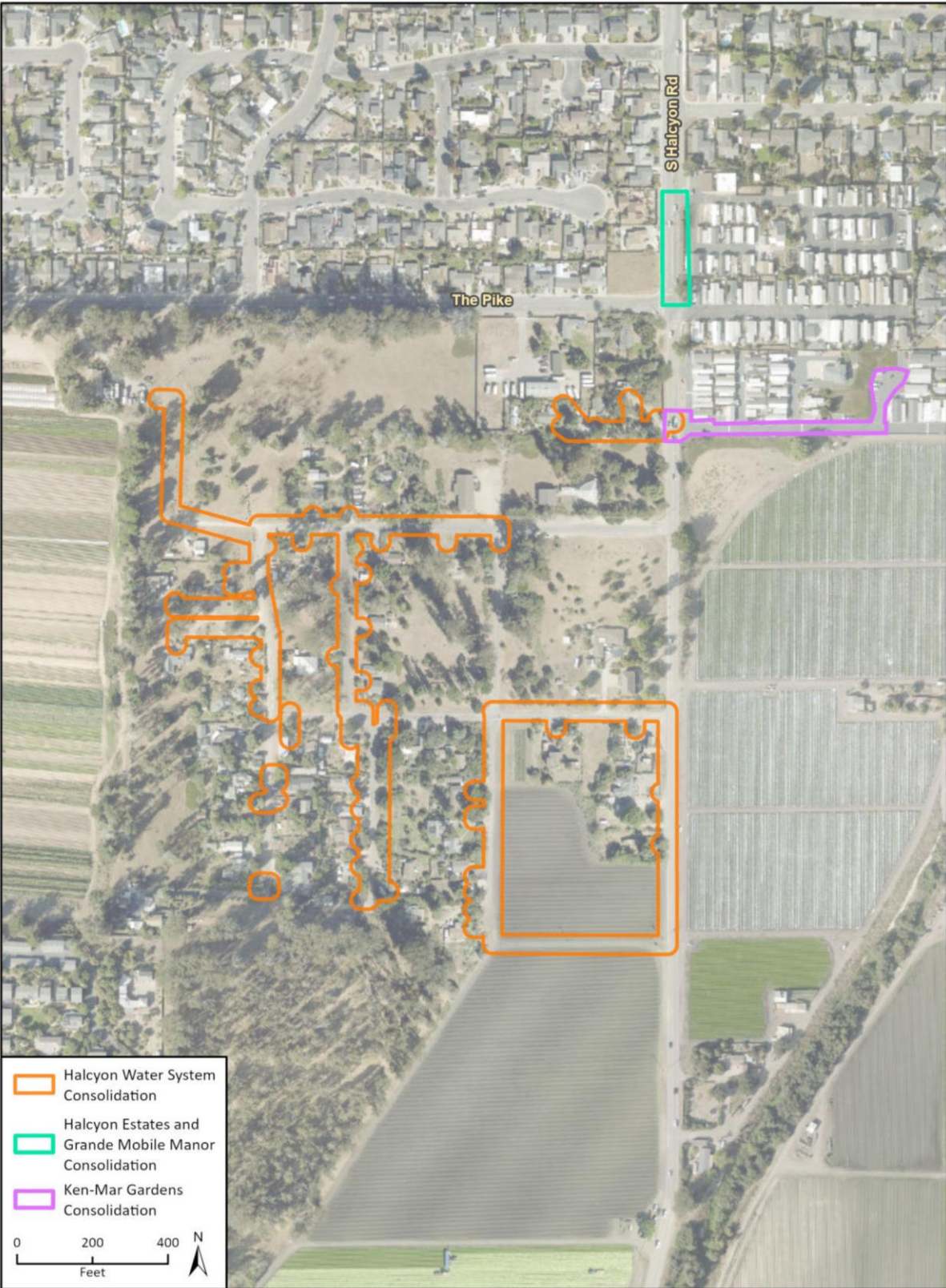
The proposed modifications evaluated in the Draft Subsequent IS-MND involve consolidating Ken-Mar Gardens Mobile Home Park, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor into the OCSD system. Improvements would include installation of new pipelines, meters, valving, fire hydrants, and service laterals as well as removal and re-purposing of existing water system components. Construction of the proposed modifications is expected to begin as early as summer 2027 and would require approximately 12 months to complete. The locations of the proposed modifications are not included on existing lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

30-Day Document Review: The Draft Subsequent IS-MND is available for review online at: <https://ocsd.specialdistrict.org/plans-studies>. Hard copies can be made available upon request at the OCSD office at 1655 Front Street, Oceano, California 93445 during normal working hours.

Contact Person and Comments: Written comments may be submitted via mail or email to Carey Casciola, Business and Accounting Manager. **Comments must be received by 5:00 PM on July 30, 2026.** If submitting comments via email, please include “Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidation Project” in the subject line. Contact mailing address and email address are listed below:

Carey Casciola, Business and Accounting Manager
Oceano Community Services District
1655 Front Street
Oceano, California 93445
Email: carey@oceanocsd.org

Figure 1 Location of Proposed Modifications



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Fig 2 Location of Proposed Modifications