



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

Responses to Comments on the Draft Subsequent Initial Study – Mitigated Negative Declaration (SCH#2024041238)

prepared by

Oceano Community Services District
1655 Front Street
Oceano, California 93445

prepared with the assistance of

Rincon Consultants, Inc.
899 Pacific Street, Suite 100
San Luis Obispo, California 93401

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Responses to Comments on the Draft Subsequent IS-MND

This section includes comments received during the circulation of the Draft Subsequent Initial Study-Mitigated Negative Declaration prepared for the Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidation Project (project), which is “tiered” from the 2024 Final IS-MND adopted by OCSD for the Waterline Improvement Project. The Draft Subsequent IS-MND was circulated for a 30-day public review period that began on July 1, 2026 and ended on July 30, 2026. Oceano Community Services District received one comment letter on the Draft Subsequent IS-MND. The commenter and the page number on which the commenter’s letter appears are listed in the table below. The comment letter and response follows.

Letter Number and Commenter		Page Number
1	Shannon Sweeney, City Engineer, City of Arroyo Grande	2

From: Shannon Sweeney <ssweeney@arroyogrande.org>

Sent: Tuesday, July 14, 2026 2:00 PM

To: Carey Casciola <carey@oceanocsd.org>

Cc: Natalie Riddering <nriddering@arroyogrande.org>; John Benedetti <jbenedetti@arroyogrande.org>; Hailie Hix <hhix@arroyogrande.org>; Kashia Cha <kcha@arroyogrande.org>; Theresa Wren <twren@arroyogrande.org>; Shannon Sweeney <ssweeney@arroyogrande.org>

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

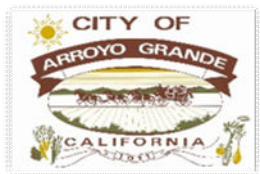
Hi Carey

Thank you for sending the Notice of Intent to adopt a Mitigated Negative Declaration for the above listed project. The City of Arroyo Grande wants to make sure that Oceano Community Service District is aware of our Halcyon Complete Streets Project and 2026 Overlay Project, both of which have been awarded and are scheduled to begin construction this summer, and both involve paving Halcyon Road from El Camino Real to The Pike. Paving for these projects is scheduled to be completed by Spring 2027.

The Halcyon Estates and Grande Mobile Manor Consolidation Project appears to involve underground utility work on South Halcyon Road from The Pike to the northern edge of the mobile home park. That area is scheduled to be paved in early 2027. Please refer to the [City of Arroyo Grande Engineering Standards](#) Pavement Cut Policy, page 348 of 406, which prohibits pavement cuts through asphalt-concrete pavement surfaces for a period of five (5) years following the placement of a new asphalt-concrete service.

Please feel free to contact me at 805-473-5444 or ssweeney@arroyogrande.org if you have any additional questions.

Thanks,
Shannon



Shannon Sweeney

City Engineer

Public Works, City of Arroyo Grande

Tel: 805-473-5444 | www.arroyogrande.org

300 E. Branch St | Arroyo Grande | CA | 93420

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Letter 1

Commentor: Shannon Sweeney, City Engineer, City of Arroyo Grande

Date: July 14, 2026

The commenter indicates that the City of Arroyo Grande is implementing the Halcyon Complete Streets Project and 2026 Overlay Project, which are scheduled to begin construction this summer, and that both projects involve paving Halcyon Road from El Camino Real to The Pike. The commenter notes that the area planned for paving under these projects overlaps with the proposed project's impact footprint along South Halcyon Road between The Pike and the northern edge of Grande Mobile Manor and that the City intends to pave this area in early 2027. The commenter references the City of Arroyo Grande Engineering Standards Pavement Cut Policy, which prohibits pavement cuts through asphalt-concrete pavement surfaces for a period of five years following the placement of a new asphalt-concrete service. The commenter provides their contact information for questions.

Oceano Community Services District is coordinating with the City of Arroyo Grande on the project elements proposed within Arroyo Grande to ensure project details, including pavement rehabilitation, comply with the City of Arroyo Grande's standards.