

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 # 2024041238**Project Title:** Ken-Mar Gardens, Halcyon Water System, Halcyon Estates, and Grande Mobile Manor Consolidation ProjectLead Agency: Oceano Community Services DistrictContact Person: Carey Casciola, Business and Accounting ManagerMailing Address: 1655 Front StreetPhone: (805) 481-6730City: OceanoZip: 93445County: San Luis Obispo**Project Location:** County: San Luis ObispoCity/Nearest Community: OceanoCross Streets: multipleZip Code: 93445Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 1.75Assessor's Parcel No.: 075-011-039, 075-011-040, 075-011-037, public and private rights-of-waySection: 28, 29, 32, 33Twp.: 32SRange: 13E

Base: _____

Within 2 Miles: State Hwy #: 1Waterways: Oceano Lagoon, Arroyo Grande CreekAirports: Oceano AirportRailways: Union Pacific RailroadSchools: see attachment**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: project approval**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☒ Water Facilities: Type pipeline MGD 0.1☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**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: energy, GHG, wildfire**Present Land Use/Zoning/General Plan Designation:**

Land Use Designations: Residential Multi-Family, Residential Single-Family, Agricultural; Combining Designations: Airport Review Area, Flood Hazard Area, Renewable Energy Overlay

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

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 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 # <u>3</u>
☐ 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>4</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 1, 2026 Ending Date July 30, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants Applicant: _____
Address: 899 Pacific Street, Suite 100 Address: _____
City/State/Zip: San Luis Obispo, California, 93401 City/State/Zip: _____
Contact: Annaliese Torres, Project Manager Phone: _____
Phone: 805-547-0900

Signature of Lead Agency Representative:  Date: 6/20/26

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

NOC Attachment

Schools within 2 Miles

- Fairgrove Elementary School
- Coastal Christian Elementary School
- Dandy Lion Montessori School
- Harloe Elementary School
- Oceano Elementary School
- A Child's Place Elementary School
- Grover Beach Elementary School
- Arroyo Grande High School
- Arroyo Grande Montessori
- Ocean View Elementary School
- Mesa Middle School
- Paulding Middle School
- Village Preschool
- Valley View Jr. Academy
- St. Patrick School