

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024041238

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

Lead Agency: Oceano Community Services District

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Project Location: Oceano San Luis Obispo  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant effects to biological and cultural resources, hazards and hazardous materials, construction noise, and tribal cultural resources. The Draft Subsequent IS-MND requires implementation of the following mitigation measures to reduce these impacts to less-than-significant levels:

- BIO-1 (General Best Management Practices)
- BIO-2 (Worker Environmental Awareness Training)
- BIO-3 (Invasive Plant Species Control)
- BIO-4 (Pre-Construction Special Status Wildlife Surveys)
- BIO-5 (Pre-Construction Nesting Bird Surveys)
- BIO-6 (Biological Monitoring)
- BIO-7 (Protected Tree Measures)
- BIO-8 (Monarch Butterfly Avoidance and Minimization)
- CR-1 (Cultural Resources Sensitivity Training)
- CR-2 (Cultural Resources Monitoring and Discovery Plan)
- CR-3 Archaeological and Native American Monitoring and Reporting
- CR-4 (Unanticipated Discovery of Cultural Resources)
- HAZ-1 (Hazardous Materials Management and Spill Control Plan)
- HAZ-2 (Contaminated Soil Contingency Plan)
- NOI-1 (Construction Noise Reductions)
- TCR-1 (Unanticipated Discovery of Tribal Cultural Resources)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known at this time.

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board, Central Coast Regional Water Quality Control Board  
County of San Luis Obispo  
City of Arroyo Grande