

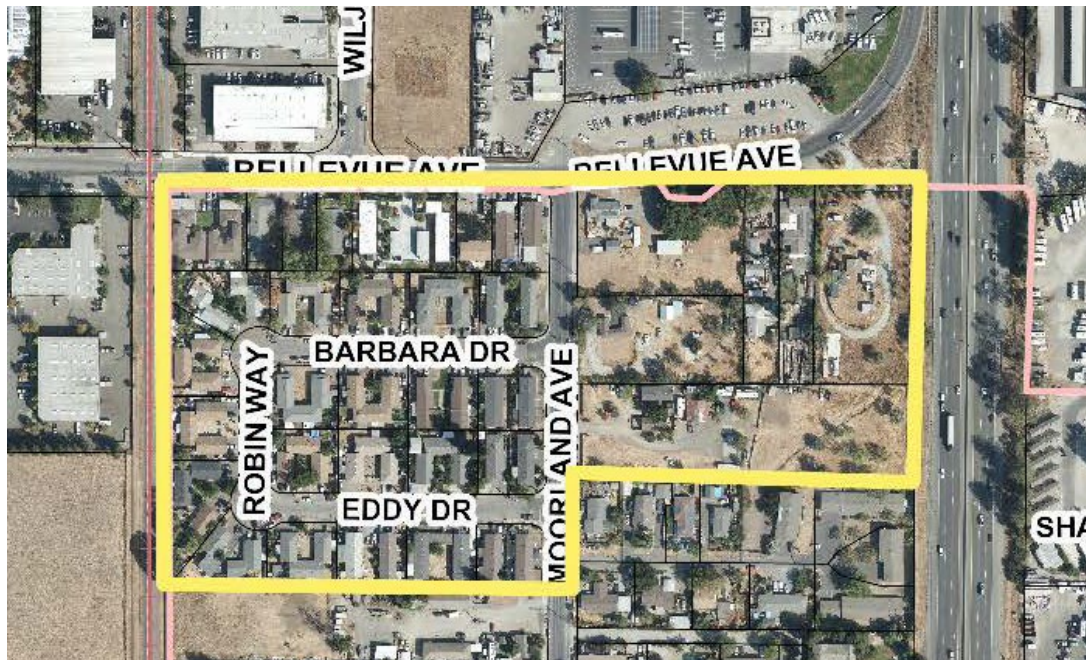
Robin Way Water System Improvements Pre-Zoning for Annexation File No. ANX23-002

July 25, 2024

Monet Sheikhali, Senior Planner
Planning and Economic Development

Pre-Zone 34 parcels to annex into the City to provide water service.

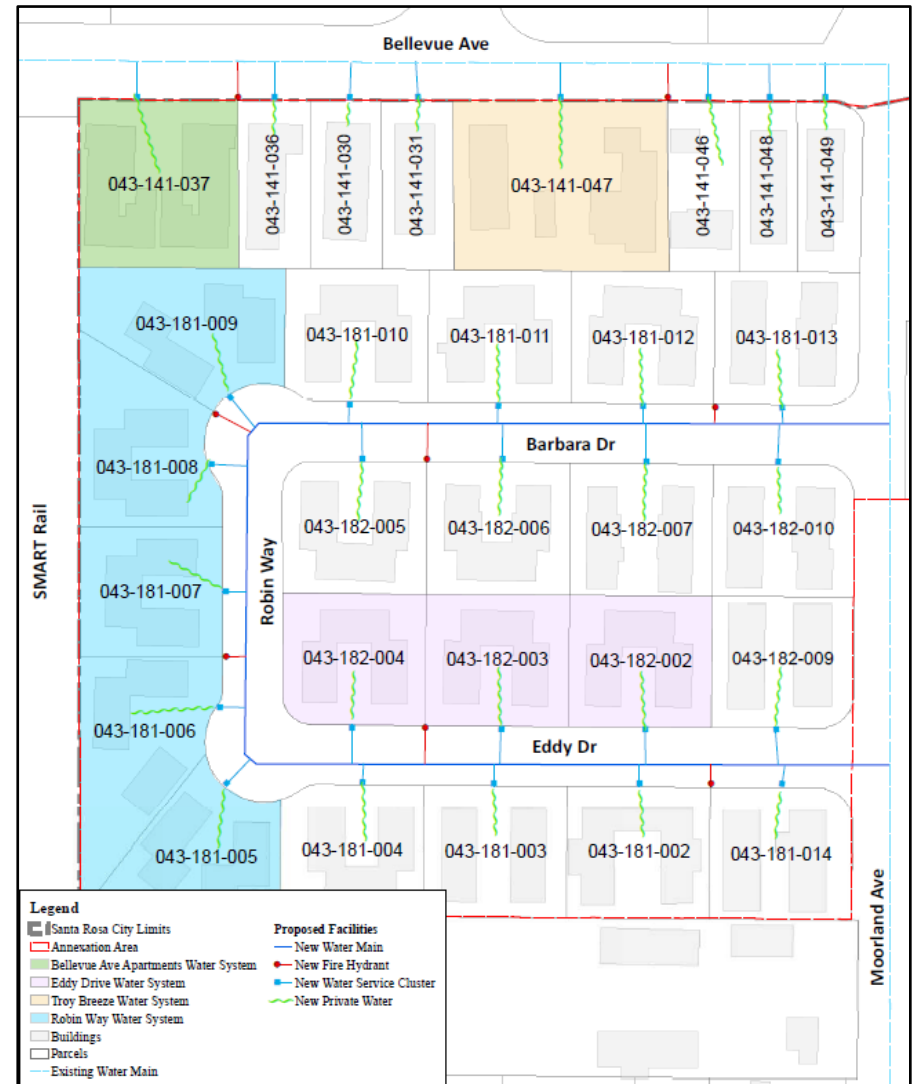
- R-1-6 (Single-Family Residential)
- R-2 (Medium Density Multi-Family Residential)



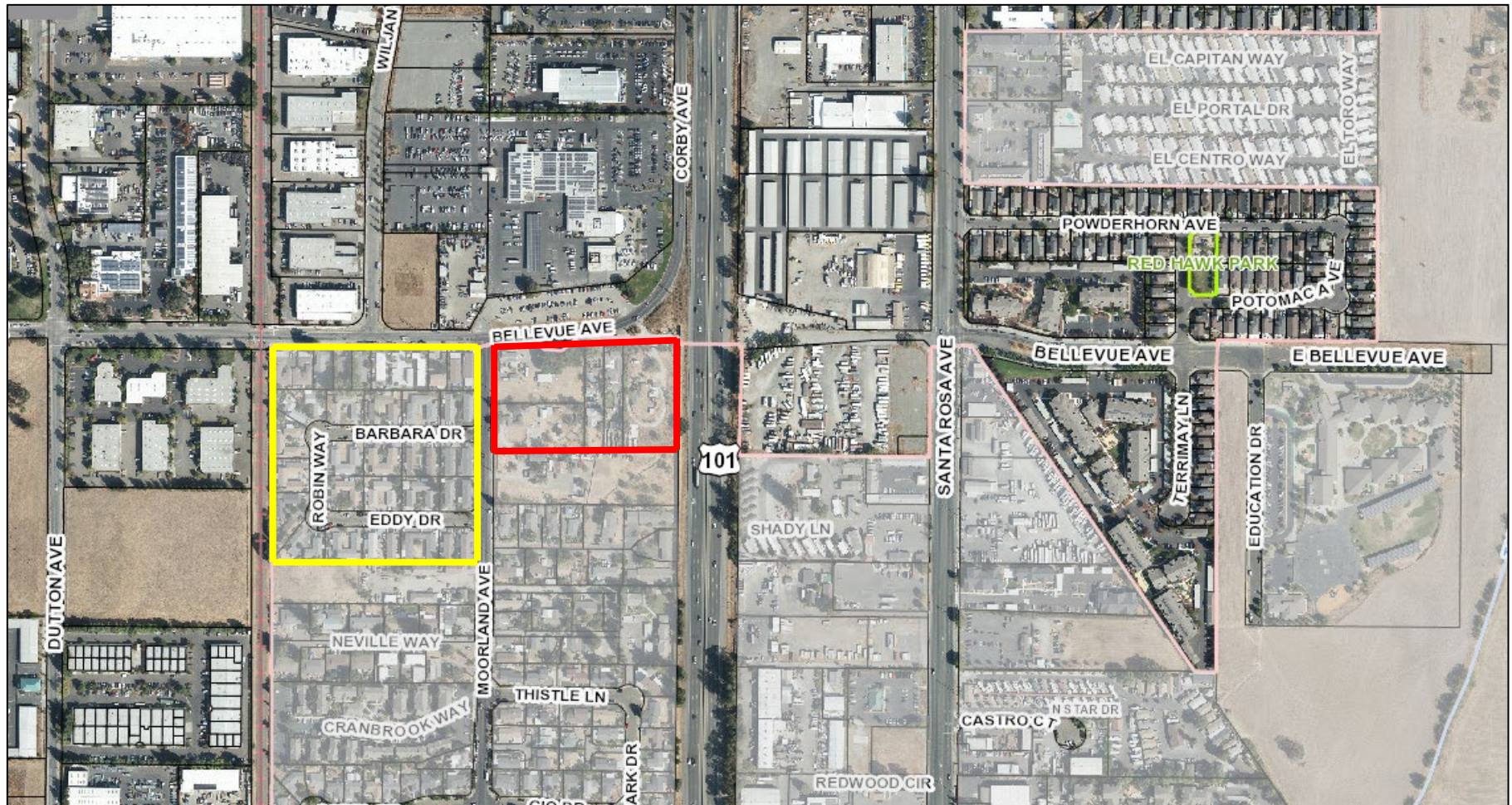
Project Description

Five parcels are known to have contaminated water (shown in blue).

The remaining parcels are suspected of suffering from groundwater contamination.



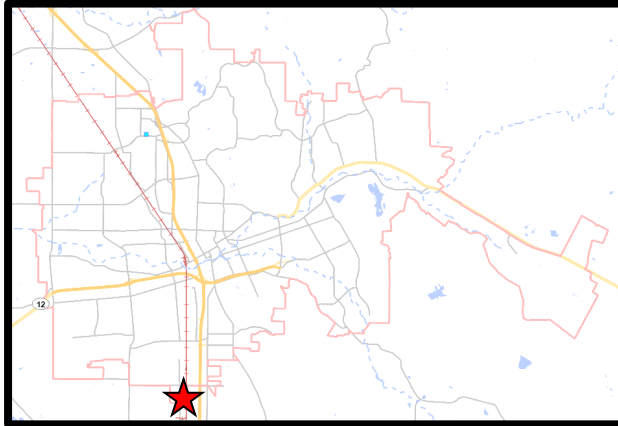
Project Description



- July 19, 2019, Division of Drinking Water (DDW) issued a citation letter to the Robin Way Water System for nitrate maximum contaminant level violations.
- March 2020, the Water Board initiated a Proposition 1 Technical Assistance Work Plan to fund planning for infrastructure improvements to consolidate Robin Way into the City's water system.
- May 2021, it was recommended that all 29 parcels be connected to City water through an annexation process.
- 2023, City and LAFCO included 5 parcels east of Moorland Ave
- December 28, 2023, the Pre-Zoning application was submitted.
- January 24, 2024, a Notice of Application in English and Spanish was mailed.

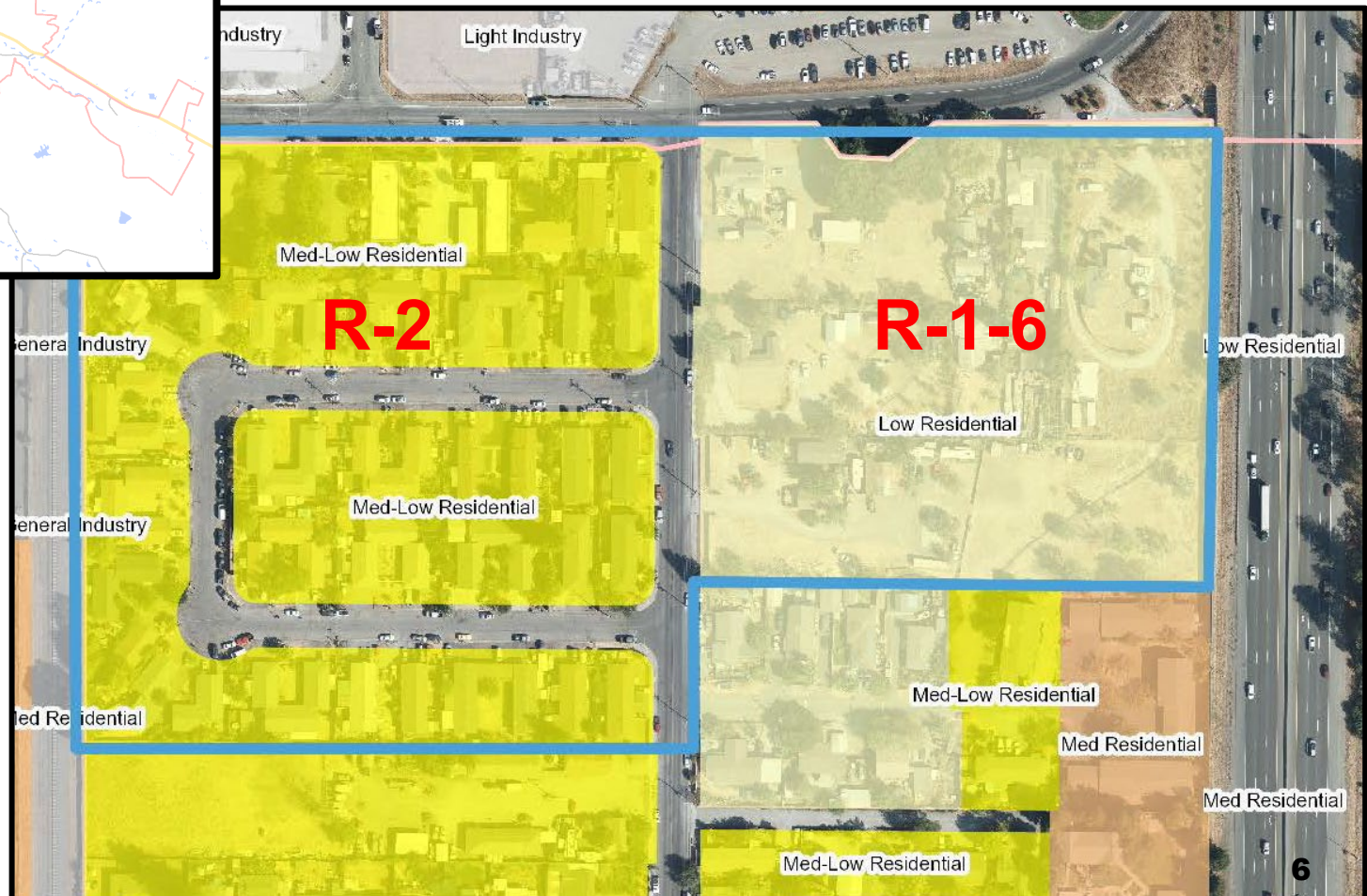
Project Location

General Plan Land Use



Low Density Residential

Medium-Low Density Residential



The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for the following exemptions:

- **Section 15183** - Pre-Zoning is consistent with the General Plan.
- **Section 15303** - Construction consists of limited numbers of new small structures
- **Section 15304** - Construction consists of minor land alterations

- An inquiry about the water rates for qualifying low-income residents after the annexation is complete.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council Pre-Zone the properties situated on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue to the R-1-6 and R-2 zoning districts, consistent with the Low and Medium-Low Density Residential General Plan land use designations.

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