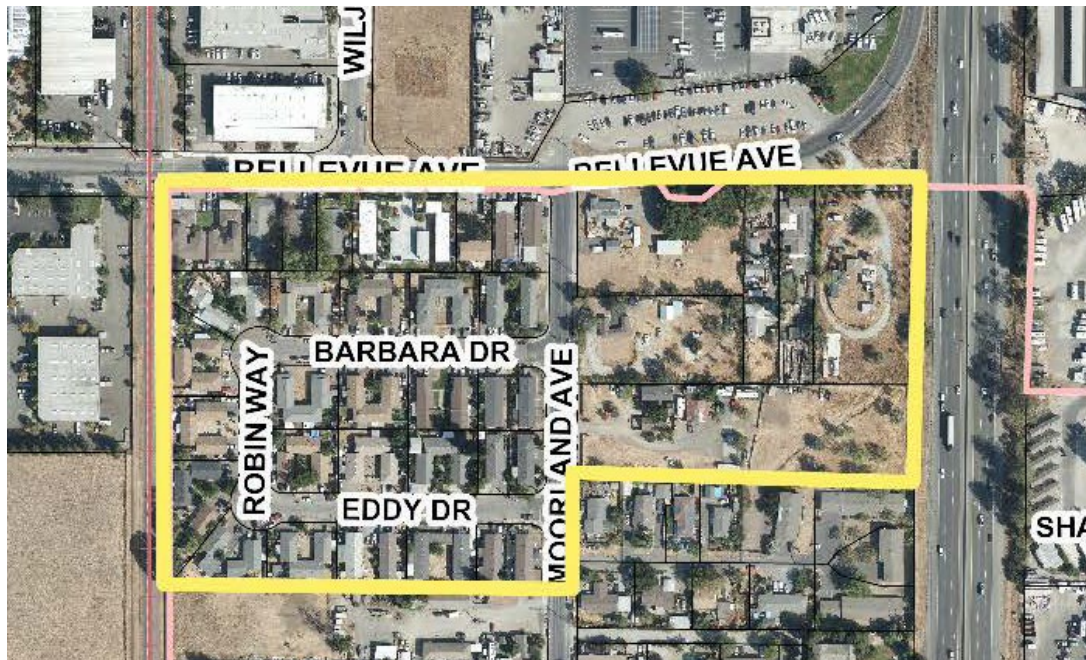

Robin Way Water System Improvements Pre-Zoning for Annexation File No. ANX23-002

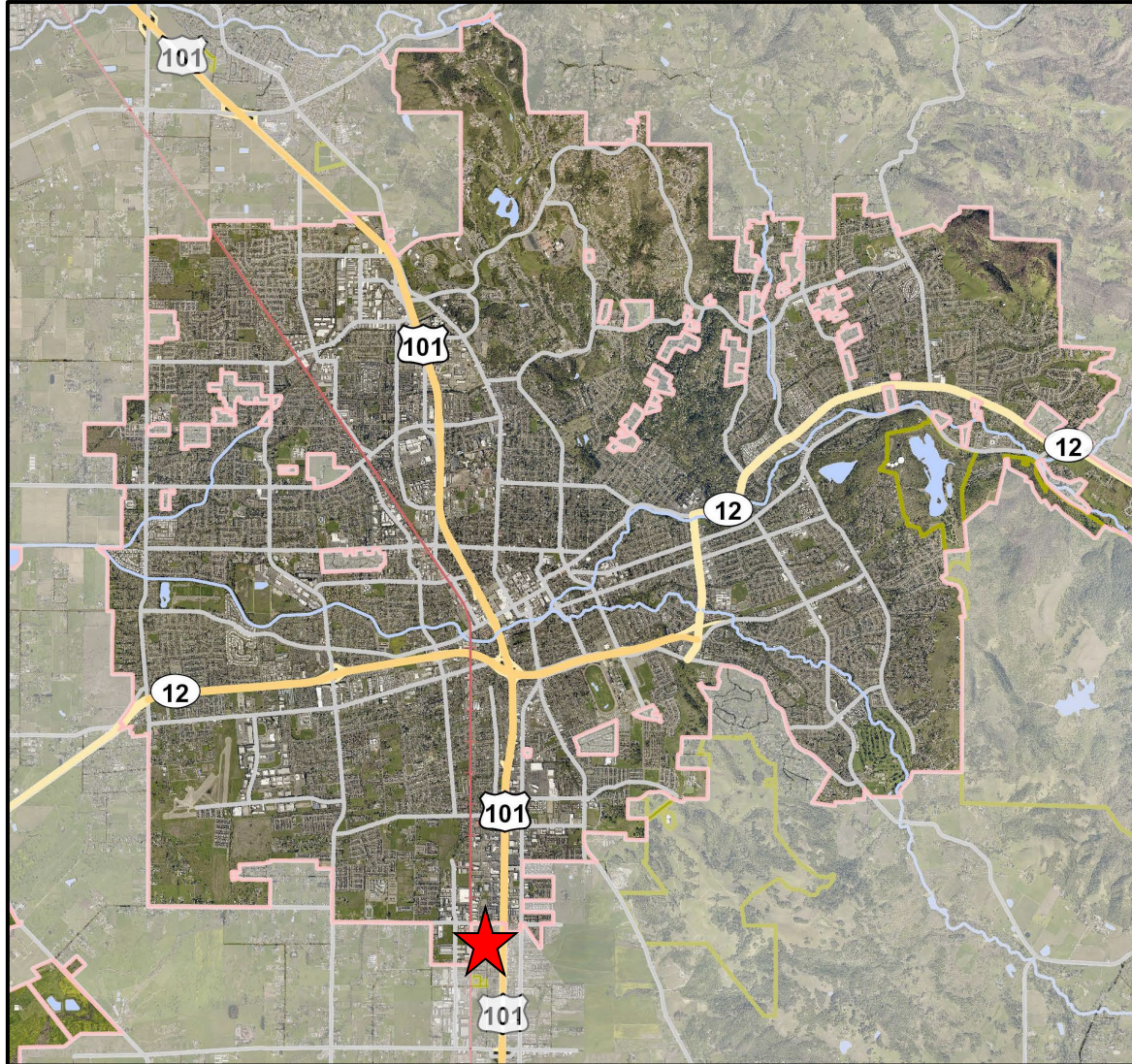
September 24, 2024

Monet Sheikhali, Senior Planner
Planning and Economic Development

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

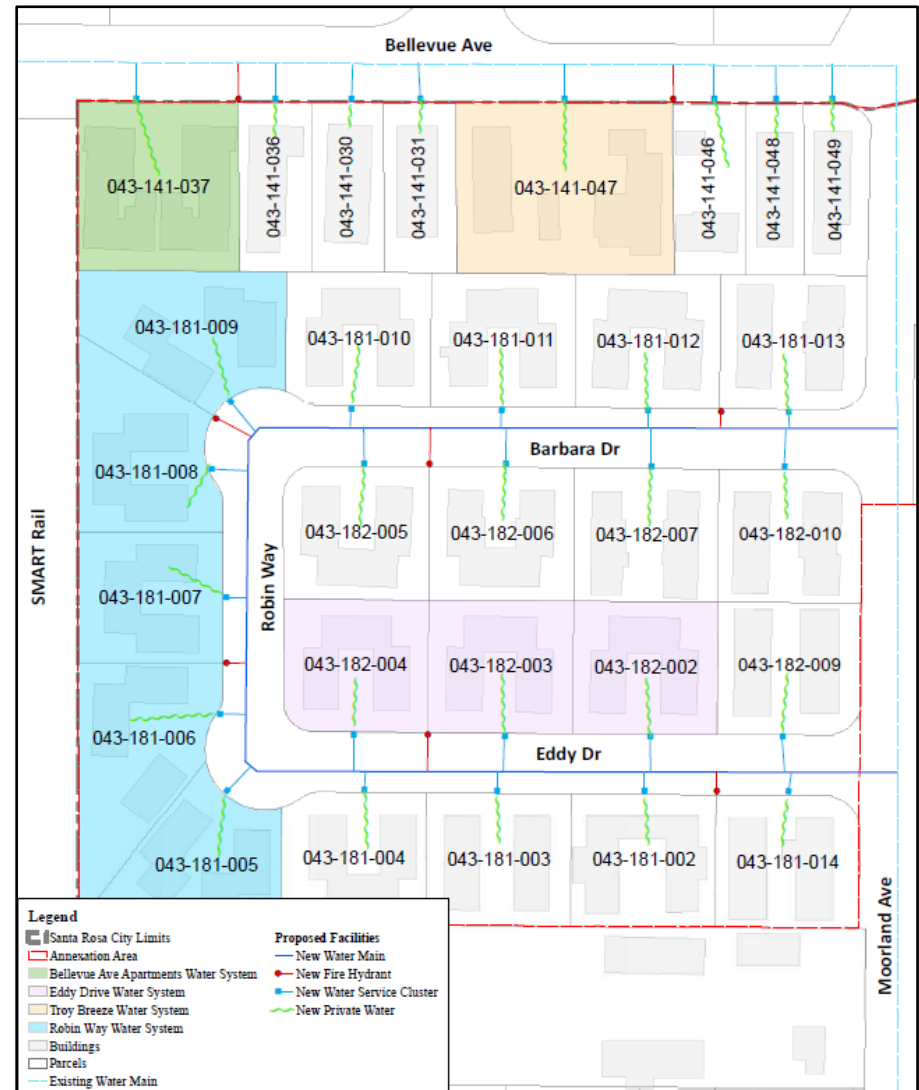
- R-1-6 (Single-Family Residential)
- R-2 (Medium Density Multi-Family Residential)





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

The remaining parcels are suspected of suffering from groundwater contamination.

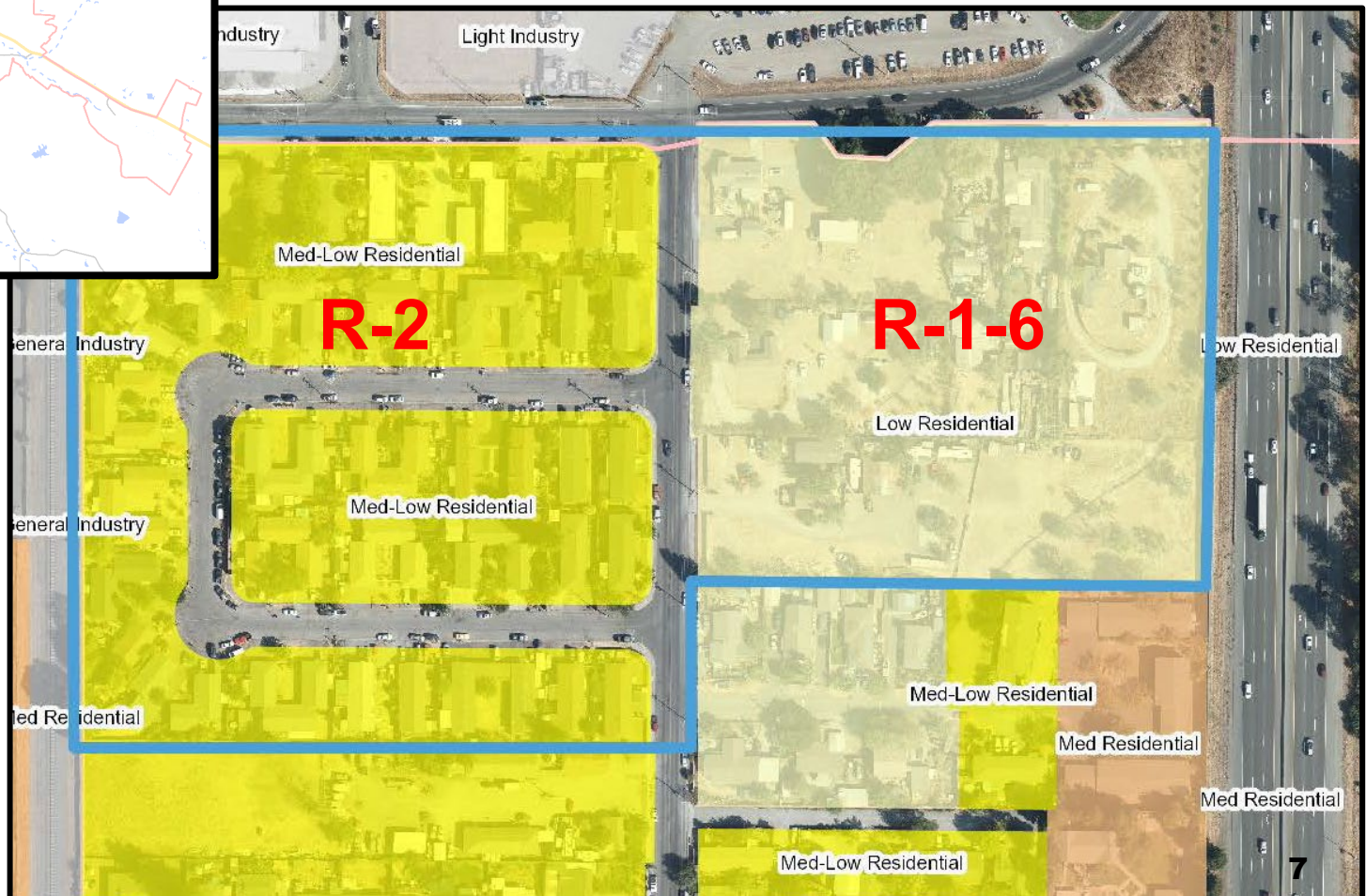


- July 19, 2019, Division of Drinking Water (DDW) issued a citation letter to the Robin Way Water System for nitrate maximum contaminant level violations.
- March 2020, the Water Board initiated a Proposition 1 Technical Assistance Work Plan to fund planning for infrastructure improvements to consolidate 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 Rezoning application was submitted.
- July 25, 2024, the Planning Commission recommended to Council approval of Rezoning the subject parcels

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.

It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance to Prezone the properties situated on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue to the R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning districts, consistent with the Low and Medium-Low Density Residential General Plan land use designations and adopt a Resolution of Application for the annexation application to LAFCO.

Monet Sheikhali, Senior Planner
Planning and Economic Development
MSheikhali@srcity.org
(707) 543-4698