



ALMOND STREET PROJECT LOCATION





ALMOND STREET PROJECT INFORMATION



The City is exploring a potential Almond Street Project to address traffic circulation and create a secondary emergency evacuation route in the northwest area. This project would connect Almond Street between Carnelian Street and Via Verde Street.

Frequently Asked Questions

What is the reason for this project?

This project is necessary to provide an additional emergency services route to and from the northwestern portion of the City, which currently has only one access point. The only entry and exit for this neighborhood is via Sapphire Street, meaning that during emergencies, both the public and emergency responders rely on the same route, creating potential safety challenges during evacuations. Additionally, if a new connection is created, this could result in improved emergency response times for neighborhoods north of Almond Street.

When was the need for this project first identified?

The need for a connection along Almond Street was formally identified in the City's very first General Plan in 1981 and has continued to be identified in all subsequent General Plans.

Will this project require right-of-way or access modifications to my property?

The right-of-way necessary for the potential Almond Street extension was dedicated in 1977 and is 66 feet wide. The exact location of the right of way limits are shown on the Project Location Map.

Is this connection being studied to accommodate traffic for future housing development?

No, the purpose of this project is to address the circulation issue related to public safety access and resident evacuation routes. The need for a connection along Almond Street was formally identified in the City's very first General Plan in 1981 and has continued to be identified in all subsequent General Plans. This project is not tied to any planned developments. More information on the zoning around the project area and potential developments that could occur are shown on the Zoning Map.

Could Turquoise Avenue be used as an alternate evacuation route instead of Almond Street?

No, this poses a significant safety risk due to its proximity to flammable vegetation, making it unsafe for evacuations.

Can gates for emergency access only be installed?

Due to the additional response time plus possibility of malfunction causing delay, gated access is not a viable option. Additionally, the City development code (17.36.010 E-10) prohibits entry or exit gates to maintain connectivity and emergency access.

Top Community Concerns

- Increased traffic
- Increased crime
- Future growth and development
- Maintaining equestrian access
- Impacts on property rights
- Privacy impacts

ZONING MAP

Legend:

Conservation
Zone

Hillside
Residential

Very Low
Residential

City Boundary

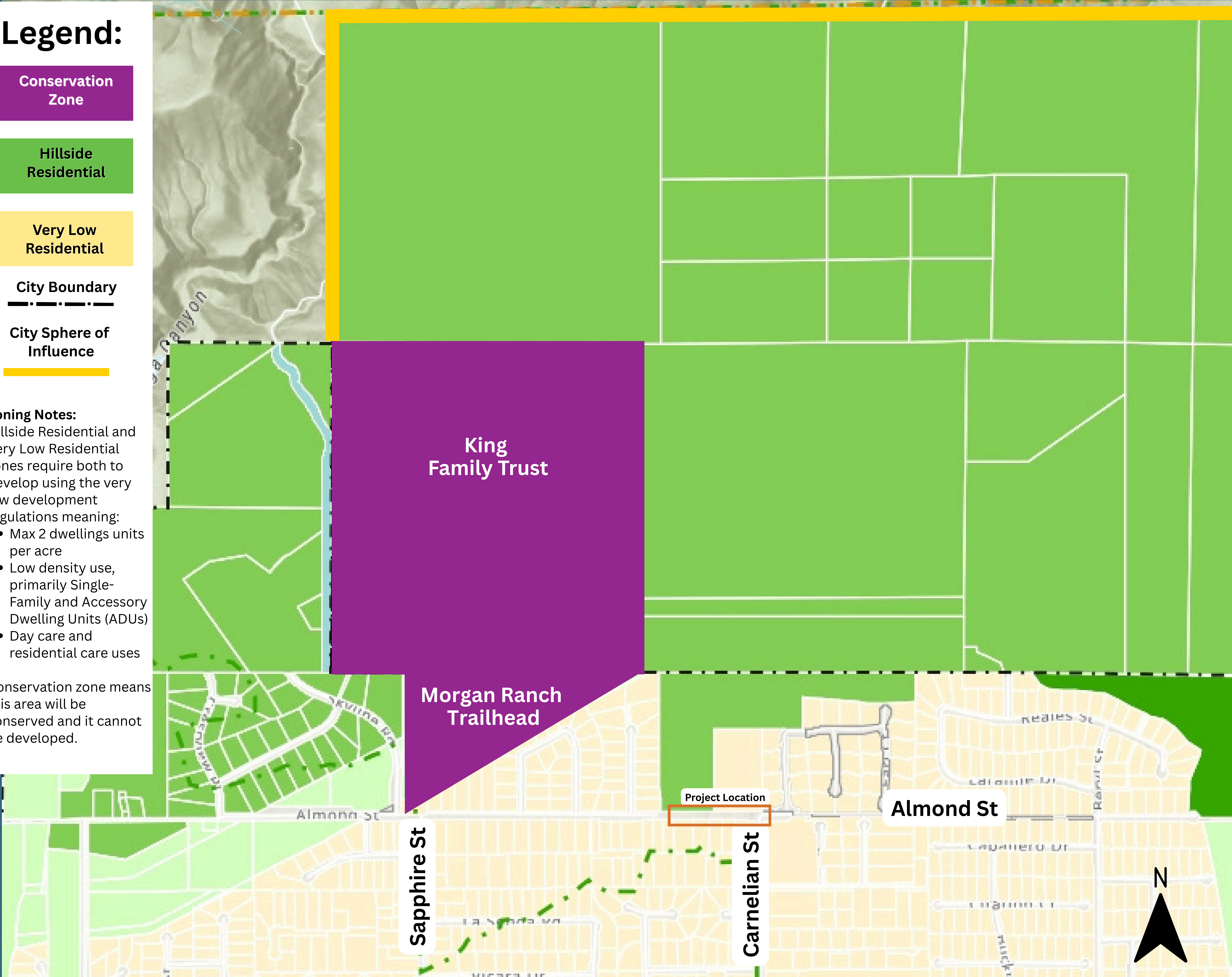
City Sphere of
Influence

Zoning Notes:

Hillside Residential and Very Low Residential zones require both to develop using the very low development regulations meaning:

- Max 2 dwellings units per acre
- Low density use, primarily Single-Family and Accessory Dwelling Units (ADUs)
- Day care and residential care uses

Conservation zone means this area will be conserved and it cannot be developed.



PROPOSED EVACUATION ROUTE

Legend:

Evacuation Route



PROPOSED EVACUATION ROUTE

Legend:

Fire Severity Zone

Very High

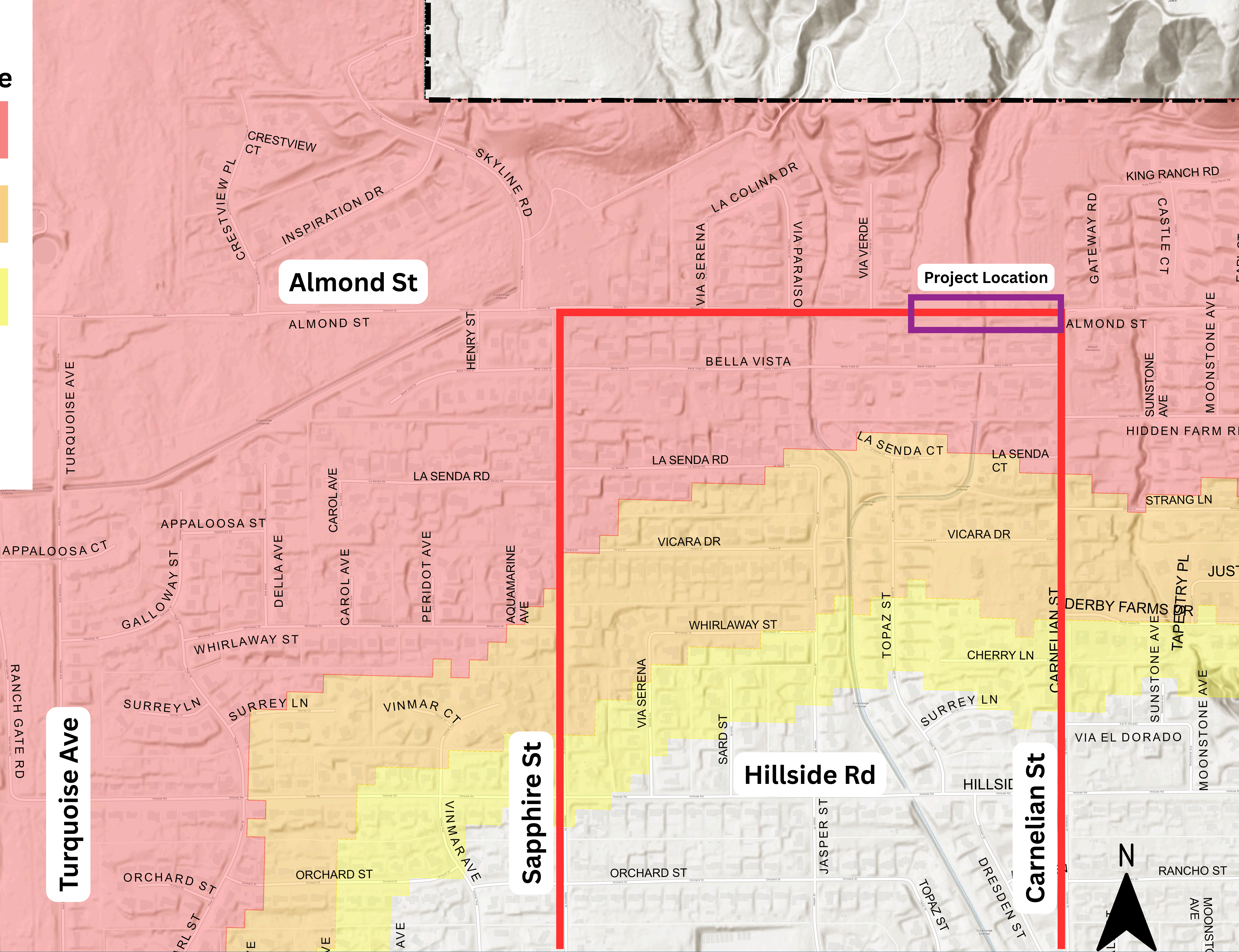
High

Moderate

City Boundary



Evacuation Route



TRAVEL TIME FROM STATION 177

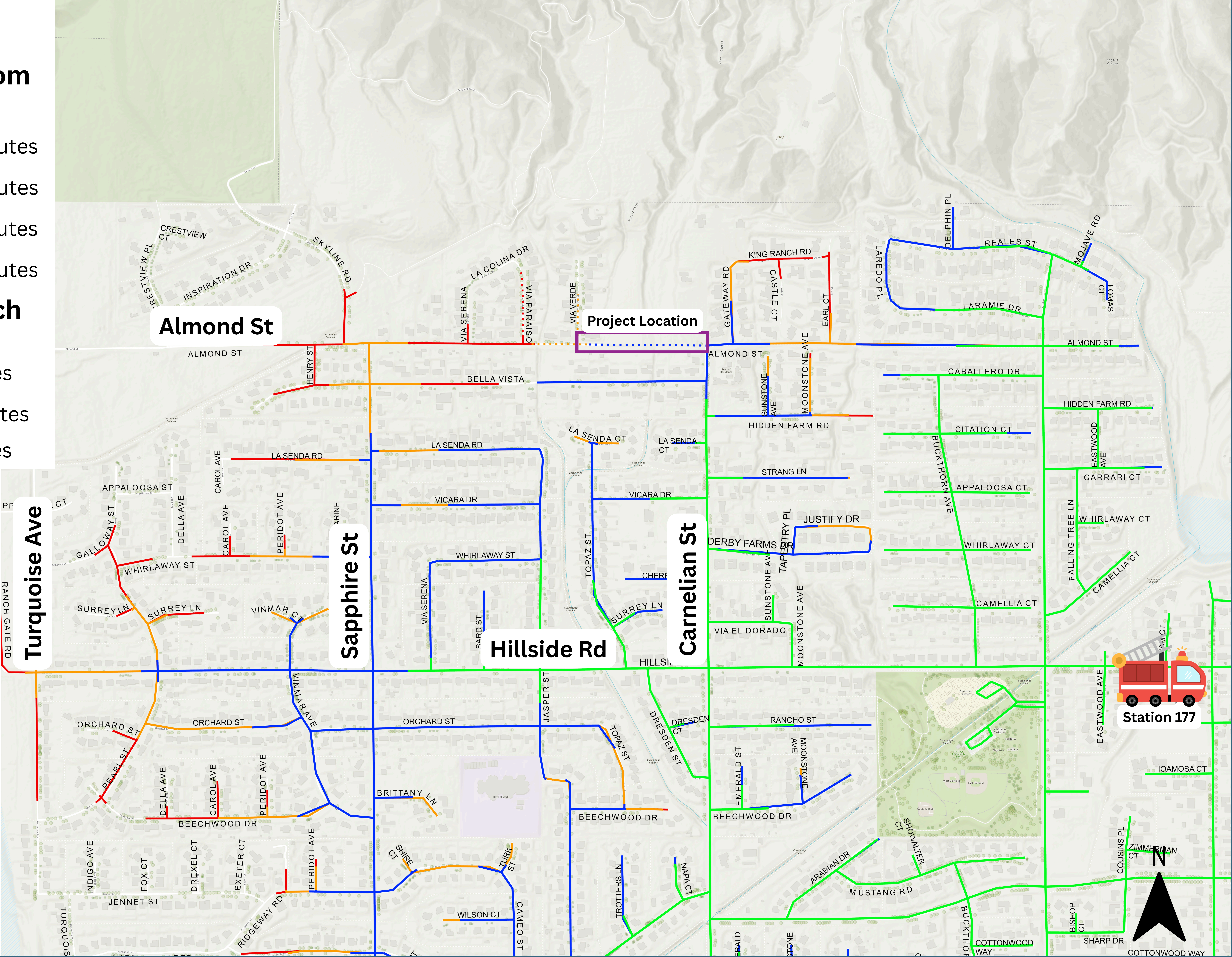
Legend:

Travel time from Station 177

- 3.0 minutes
- 4.0 minutes
- 4.5 minutes
- 5.0 minutes

Potential Reach with Project

- 4 minutes
- 4.5 minutes
- 5 minutes



CPTED

.....

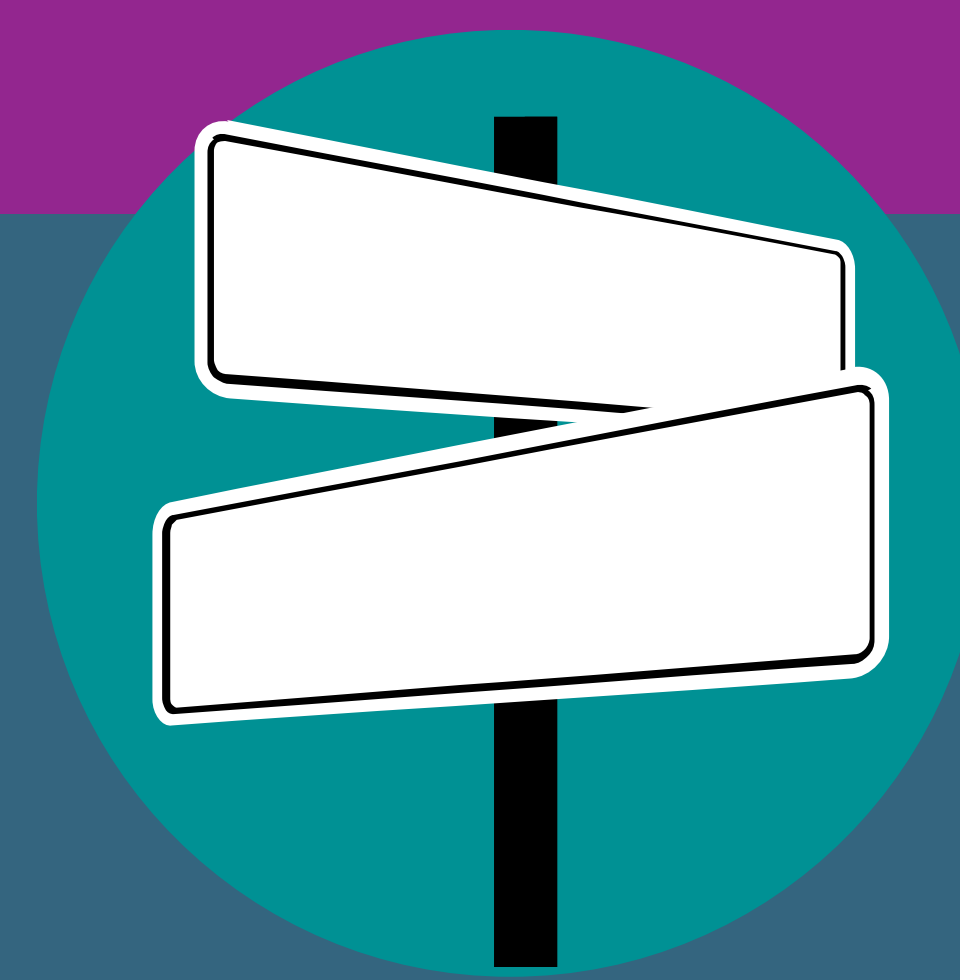
Crime Prevention Through Environmental Design (CPTED) is a strategy that helps prevent crime by planning and designing buildings, streets, and neighborhoods. It combines ideas from city planning, building design, and landscaping to make communities feel safer and more welcoming, with the goal of reducing opportunities for crime that may come from how a place is built or arranged.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



Natural Surveillance

Design spaces so people can easily see what's going on, which helps discourage criminal activity. Providing a clear, well-lit, unobstructed view of surrounding areas is key.



Territorial Reinforcement

Use signs, fences, and landscaping to show that a space is cared for and belongs to someone, making it less likely to be targeted.



Maintenance

Keep places clean, well-lit, and in good condition to show that the area is watched and valued, which can prevent crime.

These improvements in place of the undeveloped portion of land signifies to the public that the City, property owners, and residents maintain and take responsibility for the land. This sense of ownership of a street deters unwanted people and behaviors and reduces the risk/opportunity for crime.