

Attachment No. 6 Public Communication

Mai Thao

From: Suzanna <juasuv1@gmail.com>
Sent: Thursday, March 26, 2026 7:07 PM
To: Mai Thao
Subject: Concerns about Master Case No (MCN). 23-0068; 59 unit condos Almond Foothill

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I am a resident of Almond Avenue and respectfully submit this letter to formally object to the proposed 59-unit residential development located at the intersection of Foothill Boulevard and Almond Avenue on behalf of multiple Almond and Chesebro residents

The proposed project, with a density of approximately 25 units per acre, represents a level of intensity that is inconsistent with the existing suburban character of the surrounding neighborhood. Such density raises substantial concerns regarding compatibility, overconcentration of residential units, and the adequacy of existing infrastructure to support the project.

Of particular concern are the significant traffic impacts that will result from the project. The addition of 59 residential units will generate a considerable number of daily vehicle trips, increasing congestion at and around the Foothill Boulevard and Almond Avenue intersection. The proposed ingress and egress points will introduce frequent turning movements that are likely to degrade traffic flow, reduce visibility, and increase the potential for vehicle collisions. Almond Avenue is a local street not designed to accommodate such elevated traffic volumes, and the project's reliance on this access point will materially affect the safety and functionality of the roadway.

Parking impacts also warrant serious consideration. Given typical household vehicle ownership rates, it is reasonably foreseeable that the project will generate parking demand exceeding on-site capacity. This will result in overflow parking onto Almond Avenue and adjacent streets, further constraining roadway width, impeding emergency vehicle access, and exacerbating traffic circulation and safety concerns.

The project site's proximity to a school further heightens these risks. Increased traffic congestion, coupled with additional on-street parking, will create hazardous conditions for students, pedestrians, and families—particularly during peak school commute hours. The potential for conflicts between vehicles and pedestrians in this area is a significant public safety concern that must be fully evaluated.

While the City has preliminarily determined that the project is categorically exempt under the California Environmental Quality Act pursuant to Class 32 (In-fill Development), such an exemption is inappropriate where there is a reasonable possibility that the project will have a significant effect on the environment. The documented and foreseeable impacts related to traffic congestion, parking deficiencies, noise, and public safety constitute unusual circumstances that may preclude the use of a categorical exemption under CEQA. Accordingly, a more comprehensive environmental review, such as an Initial Study, is warranted to properly assess and mitigate these impacts.

For the foregoing reasons, I respectfully request that the City deny the use of the categorical exemption, require full environmental review, and reconsider the scale and density of the proposed development to

ensure consistency with the surrounding neighborhood and protection of public health, safety, and welfare.

Thank you for your time and consideration.

Multiple Almond Avenue residents