



# STAFF REPORT

## CITY of YORBA LINDA

**PUBLIC WORKS DEPARTMENT**

**DATE: APRIL 23, 2026**

**TO: HONORABLE CHAIRMAN AND MEMBERS OF THE TRAFFIC COMMISSION**

**FROM: JAMIE LAI, PUBLIC WORKS DIRECTOR / CITY ENGINEER  
PREPARED BY: TONY WANG, TRAFFIC ENGINEERING MANAGER**

**SUBJECT: FRIENDS CHURCH CHRISTIAN SCHOOL TRANSPORTATION ANALYSIS**

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### **RECOMMENDATION**

It is recommended that the Traffic Commission review the attached Transportation Analysis for the proposed Friends Church Christian School Expansion and provide input to the Planning Commission.

### **SUMMARY**

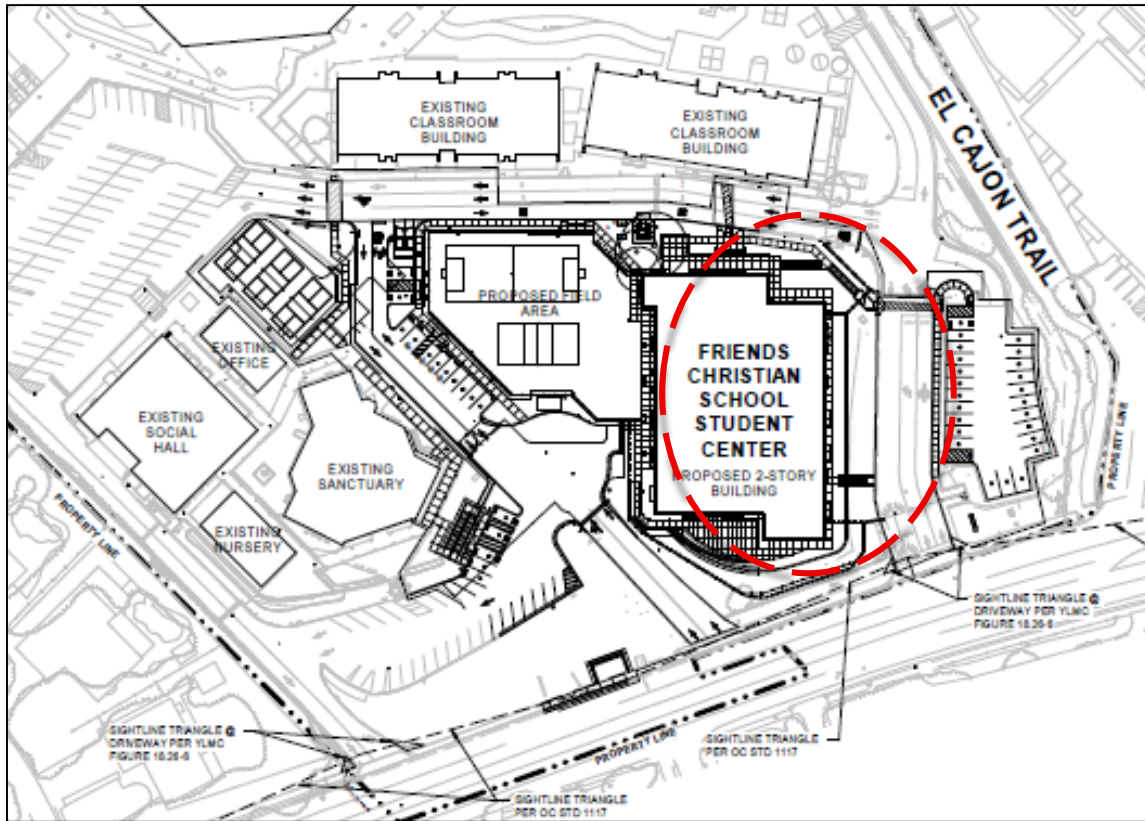
According to the transportation analysis prepared by LSA, the proposed Friends Church Christian School Expansion would not cause a significant traffic impact in the project vicinity.

### **DISCUSSION**

Yorba Linda Friends Church ("YLFC") is a long-established institution in Yorba Linda that has served the community since 1912. Over time, the property has developed as a multi-building church and school campus supporting worship, education, childcare, fellowship, and community-serving activities. Presently, the campus includes the main Worship Center, sanctuary, chapel, nursery, preschool and elementary school buildings, offices, and nine (9) surface parking lots distributed across the lower and upper portions of the campus.

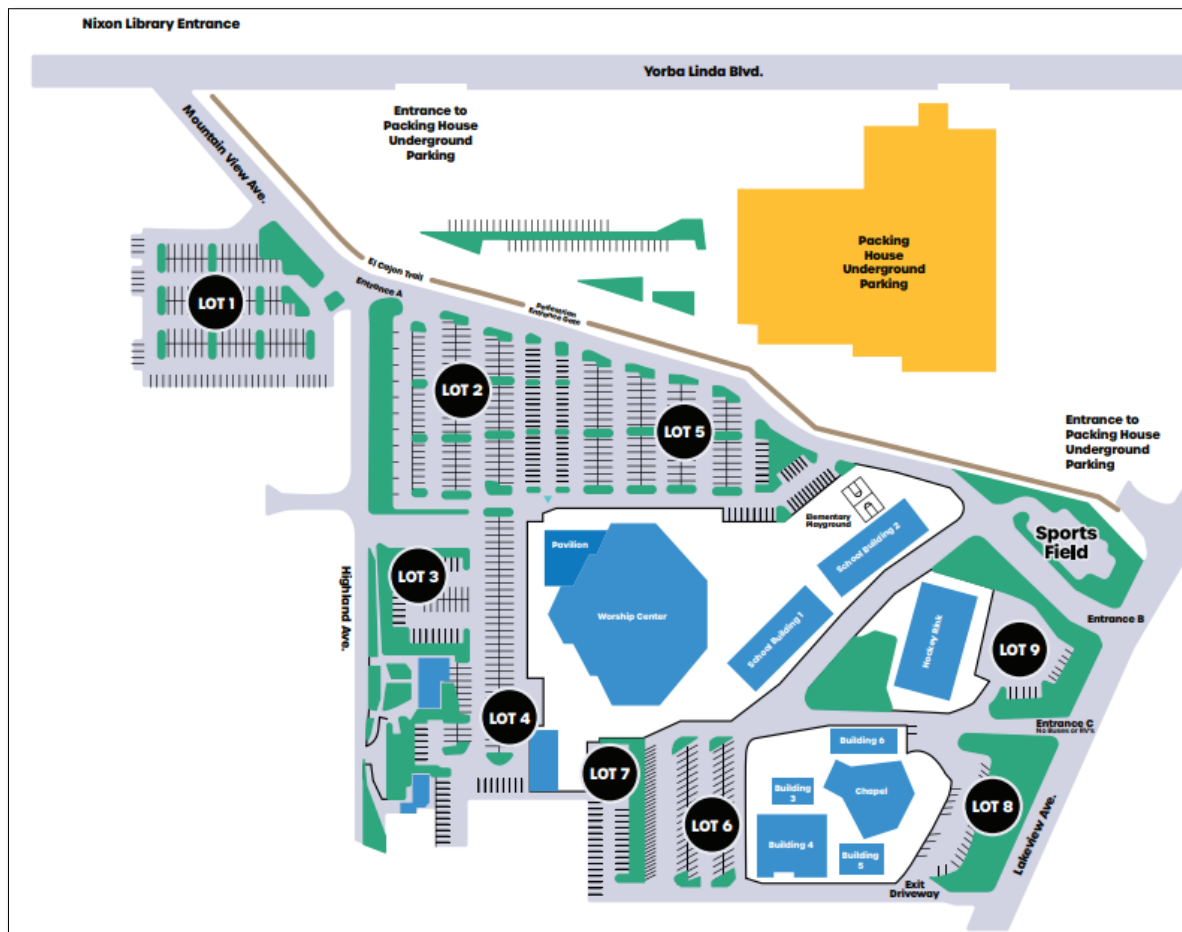
APN: 343-581-01, -02, -03, -05, -06, -08, -09, -10; 343-281-07, -08, -09, -20, -21, -22, -23; 343-491-29

General Plan: Residential Medium-Low Density  
Zoning: RE (Residential Estate)



The YLFC proposes to construct a new two-story student center totaling approximately 29,800 square feet on the upper campus, as shown within the red circle above. The project includes seven classrooms, a gymnasium, a multi-purpose room, and related support spaces, together with associated outdoor gathering areas, parking lot improvements, signage, and restriping of the existing basketball court for pickleball. The building is intended to support the Friends Christian School program primarily during the normal school day. The seven classrooms would be used for instruction, while the gymnasium and multi-purpose room would accommodate physical education, rainy-day recess, assemblies, and other school-related functions. The applicant also states that fifth grade students would be relocated from the affiliated middle school campus on Rose Drive to the Lakeview Avenue campus, thereby increasing total enrollment from 501 to 584 students and staffing from 99 to 108 employees, while school hours would remain generally consistent with current operations, from 7:00 a.m. to 6:00 p.m., Monday through Friday.

To accommodate the new student center and related improvements, the project would redevelop an existing upper-campus area currently occupied by outdoor activity space, hardscape, parking, and circulation areas. Vehicular access to the campus would continue to be provided from both the Yorba Linda Boulevard/Mountain View Avenue side and from Lakeview Avenue. The campus is served by three entrances and internal circulation routes that connect the lower and upper campus areas. As identified on the site map below, the YLFC campus contains nine parking lots with a total of 835 spaces, including 646 spaces on the lower campus and 189 spaces on the upper campus.



The applicant states that school-related traffic is currently distributed among multiple drop-off and pick-up areas on both the upper and lower portions of the campus. These areas include curbside loading zones where parents may either remain in supervised queue lanes or park and walk students to class. According to the applicant’s justification letter, school staff are stationed on-site during peak arrival and dismissal periods to direct vehicles, assist students, and guide drivers to alternate loading areas as needed. This operational approach will maintain vehicle queuing within the campus and minimize spillovers onto adjacent public streets.

The applicant further states that morning drop-off procedures would remain generally unchanged with construction of the new student center. For afternoon dismissal, students assigned to classrooms within the new building would be picked up from an adjacent upper-campus area that has been used previously as an auxiliary pick-up location. The applicant indicates that school staff would continue to manage on-site circulation and queuing through coordinated supervision and loading procedures.

In addition to its on-site parking supply, the campus also maintains a reciprocal overflow parking arrangement with the Richard Nixon Presidential Library and Museum across Yorba Linda Boulevard. As reflected in the Nixon Library Parking Analysis, the Friends Church northwest overflow lot provides 150 spaces for Library overflow use when needed, primarily

during limited peak Saturday conditions, while the Library parking lot may also accommodate church overflow parking on occasion.

As shown in the table below, the proposed project would generate approximately 341 new daily vehicle trips, of which 84 would occur in the a.m. peak hour, 51 would occur at the end of the school day, and 22 would occur in the p.m. peak hour.

Land Use	Size	Unit	ADT	AM Peak Hour			Afternoon Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total	In	Out	Total
<b>Trip Rates (Land Use)</b>												
Private School K-8 (530)		Student	4.11	0.57	0.44	1.01	0.28	0.32	0.60	0.12	0.14	0.26
<b>Project Trip Generation</b>												
Proposed Project	83	Student	341	47	37	84	24	27	51	10	12	22
<b>Total Trip Generation</b>			<b>341</b>	<b>47</b>	<b>37</b>	<b>84</b>	<b>24</b>	<b>27</b>	<b>51</b>	<b>10</b>	<b>12</b>	<b>22</b>

Sources: ITE *Trip Generation Manual*, 12<sup>th</sup> Edition (2025). Compiled by LSA (2026).

ADT = average daily traffic

ITE = Institute of Transportation Engineers

According to the attached transportation analysis prepared by LSA, the proposed Friends Church Christian School Expansion would not cause a significant traffic impact in the project vicinity.

**FISCAL IMPACT**

None.

**ATTACHMENTS**

Attachment 1 - Transportation Analysis for the proposed Friends Church Christian School  
 Attachment 2 - Notification letter

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