

07/01/2025

PH-A

Reference: Master Case (MCN) No. 24-0065; Specific Plan Amendment (SPA) No. 24-001, Tentative Tract Map No. 20729 (TTM No. 24-001) & Design Review Project (DRP) No. 240035

Hearing Date: 07/01/2025

Dear Fontana City Council:

I am opposed to the Specific Plan Amendment to amend Rancho Fontana Specific Plan for Planning Area 18 (PA 18) and 18A (PA 18A) from Low Density (6du/ac) to High Density Residential (12du/ac) request.

I live approximately 200 feet from the proposed development site and regularly use Orlando Avenue to access my home from Baseline Avenue. The addition of high-density housing in this location will significantly affect traffic flow into our neighborhood via Orlando Drive.

After reviewing the site layout, I have several concerns related to traffic circulation and safety. The proposed driveway on Orlando Drive is expected to experience substantial use, particularly given the absence of a median break at Baseline and Lime Avenues. This means vehicles entering the complex from Orlando will be forced to make left turns, likely causing traffic to back up on southbound Orlando Drive during peak hours.

This congestion raises serious safety concerns. Vehicles turning right onto Orlando from Baseline may not have adequate visibility of queued traffic due to a curve in the road, increasing the risk of rear-end collisions. Furthermore, during busy periods, traffic waiting to turn onto Baseline may spill back, blocking access to the proposed driveway and further compounding congestion.

Additionally, the proposed development does not align with the character or density of surrounding housing, which raises further compatibility concerns.

Given these issues, I strongly urge the city council to reject any request to rezone the site for high-density residential use.

Regards,



Bert Rollins
7425 Juneau Lane
Fontana, CA 92336

To: Cecily Session-Goins, Associate Planner, City of Fontana
From: Chad Karns, Transportation Manager, EPD Solutions, Inc.
Date: 7/2/2025
Subject: Response to Comment Letter
Citrus Walk Residential Project [MCN24-0065]

The purpose of this memo is to respond to a comment letter dated July 1, 2025, from a neighbor, Bert Rollins, regarding traffic flow and safety concerns as a result of the proposed Citrus Walk Residential Project, located on Baseline Avenue, between Orlando Drive and Lime Avenue in the City of Fontana.

Project Overview

The Project proposes the development of 54 attached residential units along with parking, landscaping, and recreational space. Access to the Project site would be provided via two new 35-foot-wide ungated driveways, one on Orlando Drive and one on Lime Avenue. Additionally, a designated left-turn-lane would be striped on Orlando Drive, which currently has a shared left and right turn lane.

Traffic Safety Comment

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Response

The proposed Project is anticipated to generate 364 daily trips, including 21 AM peak hour and 27 PM peak hour trips. As described above, the Project has two proposed driveways, providing both ingress and egress access. The maximum projected outbound trips are 16 in the AM and 17 inbound in the PM. A Queuing Analysis was prepared to determine whether sufficient queuing could be accommodated along Orlando Drive with the addition of the proposed Project. Based on 2026 background plus Project traffic volumes, the maximum anticipated 95th percentile queue is 132 feet in the AM and 129 feet in the PM for the northbound left turn movement at the intersection of Baseline and Orlando. With signal optimization, the maximum anticipated queuing is 67 feet during the AM peak hour and 38 feet during the PM peak hour, well within the 105 feet of spacing between the signalized intersection and the proposed driveway.

Additionally, based on the trip generation that was prepared, there are 5 AM peak hour and 17 PM peak hour inbound trips. Assuming all (100%) of these trips make the left turn into the site southbound at Orlando Drive, this would equate to approximately one left turn every 12 minutes in the AM peak hour and one left turn every 3.5 minutes in the PM peak hour. Further, Lime Avenue provides access which may further reduce the number of left turns from Orlando Drive. The addition of the striped left turn lane required by the city is sufficient to reduce any stacking conflicts along Orlando Drive. The commenter references a potential line-of-sight issue but we see no such concern coming off Baseline onto Orlando Drive and the adequacy of the line-of-sight of the new Orlando Drive and Lime Avenue driveways have been depicted in the engineering plans.

The project prepared three (3) separate traffic studies (a Queuing Analysis, a VMT Screening Analysis and a Level of Service Screening Analysis). All the reports and their findings have been included and/or referenced in the Addendum to the Rancho Fontana Specific Plan Master Environmental Impact Report. The proposed Project is anticipated to have a minimal effect overall on the roadway network and we do not find any significant traffic impact to Orlando Drive.

If you have any questions about this response, please contact us at (949) 796-1180 or techservices@epdsolutions.com.