TECHNICAL MEMORANDUM

DATE: June 25, 2025
TO: Brandon Roth, Stratham Homes
FROM: Jose Alire/Carleton Waters/Robert Vu, Urban Crossroads, Inc.
JOB NO: 13448D-02 Queuing Evaluation

SUBJECT: SUMNER PLACE QUEUING EVALUATION

Urban Crossroads, Inc. has completed the following Queuing Evaluation for the Sumner Place (Project), which is located on the southeast corner of Sumner Avenue and Schleisman Road in the City of Eastvale. This queuing evaluation utilizes the traffic data provided in the Sumner Place Focused Traffic Assessment (prepared by Urban Crossroads, Inc., dated June 16, 2025, referred to as 2025 Traffic Assessment).

PROJECT OVERVIEW

The Project is proposing the development of 159 townhome units. In addition, the Project is proposing two full access driveways (no left turn restriction) on Sumner Avenue and Orange Street. **Exhibit 1** identifies the current site plan. **Attachment A** shows the proposed locations of the residential gate for each driveway.

As identified in the 2025 Traffic Assessment, the Project is anticipated to generate 1,072 two-way trips per day, 63 AM peak hour trips, and 55 PM peak hour trips. **Exhibit 2** shows the anticipated peak hour traffic volumes for the two Project driveways.

EXHIBIT 1: PRELIMINARY SITE PLAN

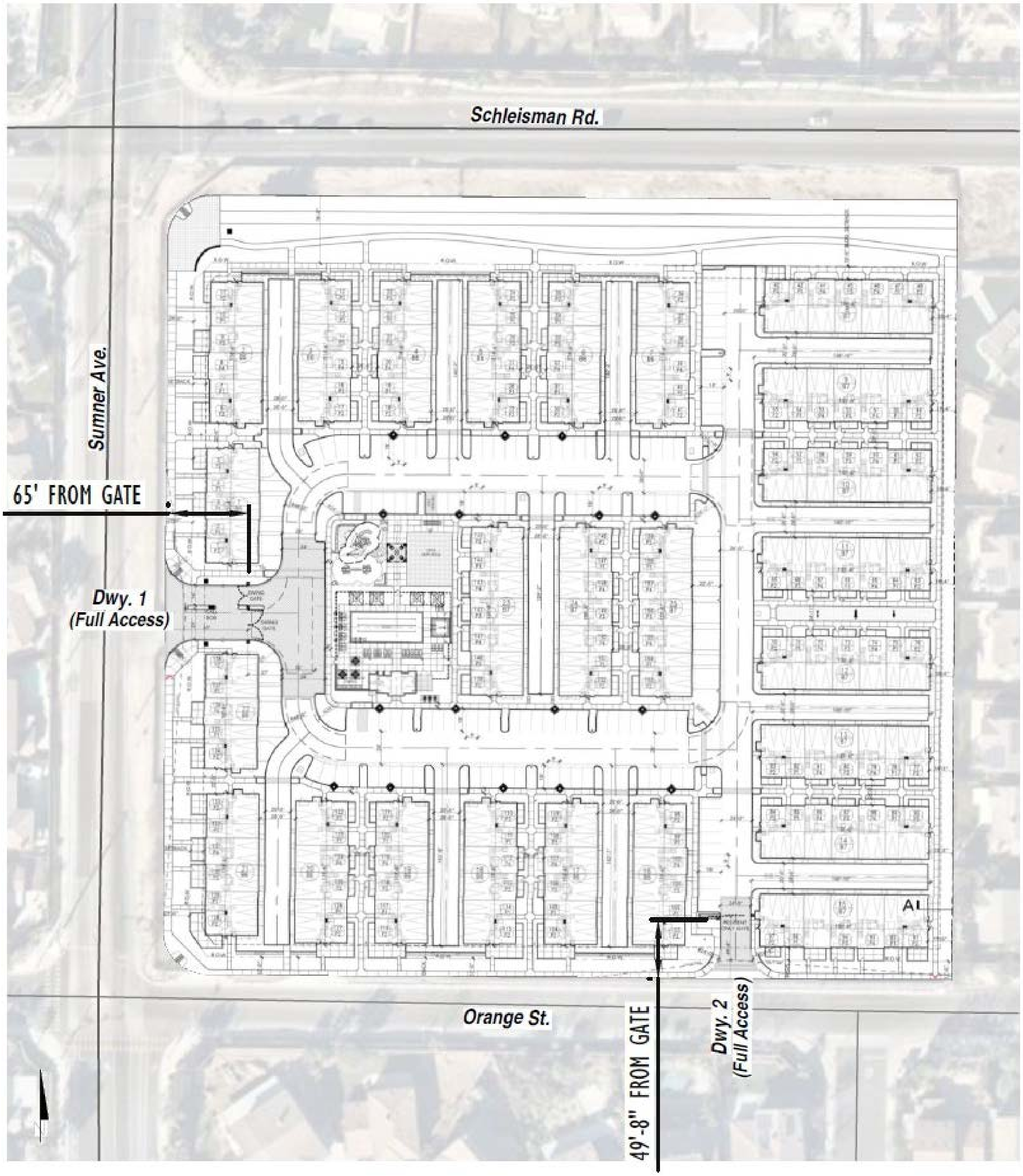
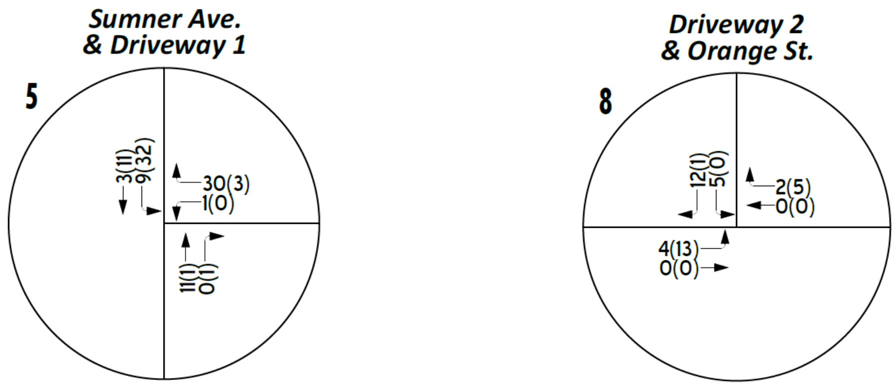


EXHIBIT 2: PROJECT TRAFFIC VOLUMES



00(00) = ***Peak Hour Volume AM(PM)***

QUEUING EVALUATION

Attachment A shows the proposed locations of the residential gate for each driveway. The main access gate on Sumner Avenue provides approximately 65' of stacking for two lanes of vehicles (one lane for guests and one lane for residents). It is estimated that the access area provides stacking for 6 passenger cars (3 guest vehicles and 3 resident vehicles). Additionally, there will be a dedicated southbound left turn lane on Sumner Avenue to allow additional stacking without blocking through traffic on Sumner Avenue.

The total maximum peak hour inbound traffic at this entry (Project Driveway 1) will occur during the PM peak hour and is 33 vehicles per hour (VPH). The estimated 95th percentile inbound volume is approximately double the average volume or 66 VPH. Based on observation of other gated residential access facilities, the majority of the inbound vehicles will be resident vehicles. Assuming 90% residential vehicles results in approximately one vehicle (60 VPH) each minute for residents and one vehicle (6 VPH) every 10 minutes. The service time for resident vehicles is minimal. While guests will require a longer service time, stacking for 3 vehicles will be more than adequate. Based on the estimated traffic volumes and stacking area, it is anticipated that queuing at the main access gate on Sumner Avenue will not block the public right-of-way.

The secondary access gate on Sumner is for residents only and provides approximately 49' of stacking for one lane of vehicles. This length will provide stacking for 2 passenger cars. As the Project site is developed, the Project frontage on Orange Street will be widened to the ultimate full-section width. Orange Street will be widened to provide a roadway width of 44' with 2 westbound lanes and 1 eastbound lane.

The total maximum peak hour inbound traffic at this entry (Project Driveway 2) will occur during the PM peak hour and is 18 vehicles per hour (VPH). The estimated 95th percentile inbound volume is approximately double the average volume or 36 VPH. All vehicles using this entry will be residents. The 95th percentile arrival rate (36 VPH) results in just over one resident vehicle every 2 minutes. The service time for resident vehicles is minimal. Based on the estimated traffic volumes and stacking area, it is anticipated that queuing at the secondary access gate on Orange Street will not block the public right-of-way.

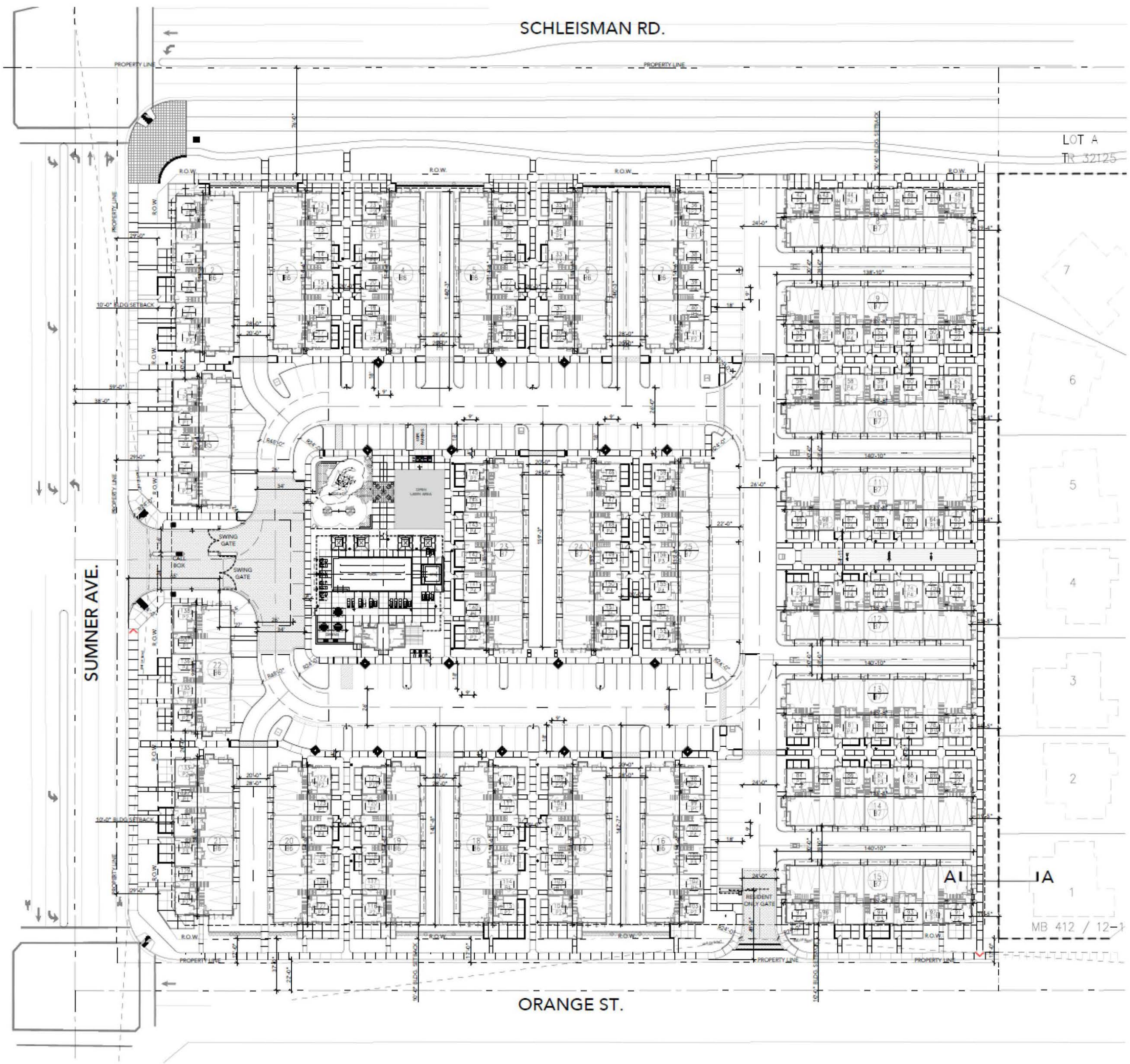
CONCLUSION

Based on the traffic volumes identified in **Exhibit 2** and Urban Crossroads industry experience for similar projects, both driveways provide sufficient stacking area to prevent significant queuing on Sumner Avenue and Orange Street.

If you have any questions or comments, I can be reached at jalire@urbanxroads.com.

ATTACHMENT A

RESIDENTIAL GATE LOCATIONS


SCHLEISMAN RD.
SUMNER AVE.
ORANGE ST.
LOT A
TR 32125
MB 412 / 12-1
SWING GATE
RESIDENT ONLY GATE