

**DATE:** February 5, 2024  
**TO:** Cheryl Tubbs, Lilburn Corporation  
**FROM:** Charlene So, Urban Crossroads  
**JOB NO:** 14421-05 TA Memo



### **THRIFTY OIL (PPT220047) FOCUSED TRAFFIC ASSESSMENT**

Urban Crossroads, Inc. is pleased to submit the following Focused Traffic Assessment for the proposed Thrifty Oil development (**Project**), which is located on the northeast corner of Tobacco Road and Water Avenue in the County of Riverside. This letter has been prepared to respond to County Transportation comments on the Plot Plan dated January 4, 2024.

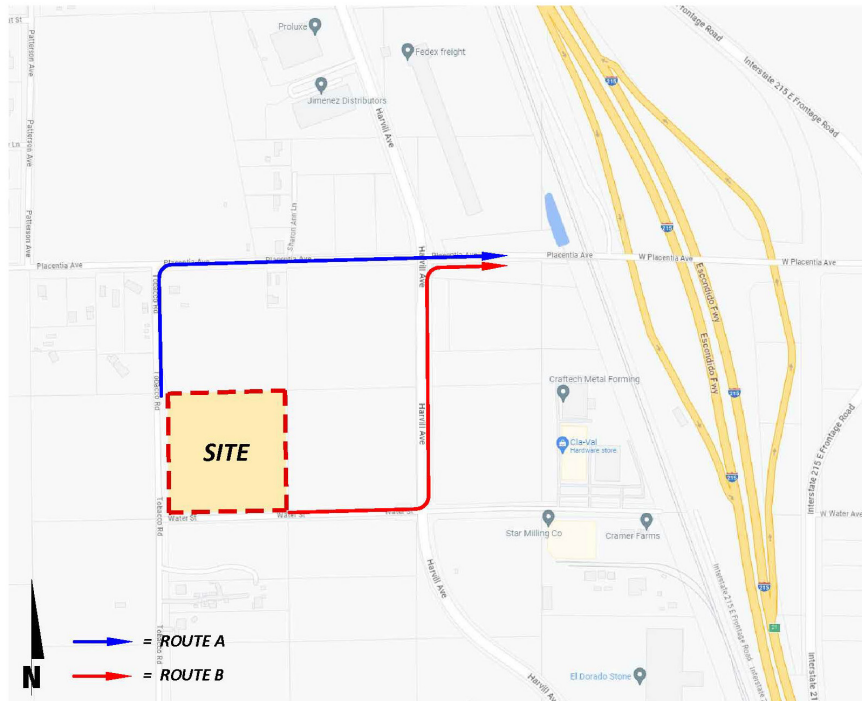
Specifically, the comments request improvements to the site adjacent intersections needed to accommodate truck turns and identify the truck stacking at the applicable Project driveways. The memo also addresses comments pertaining to the truck movements at the intersection of Placentia Avenue and Tobacco Road, which will be one of the intersections utilized to access the Project. The expectation is that the majority of the truck and passenger car traffic would access the primary Project entry on Water Avenue.

### **PROJECT TRIP DISTRIBUTION**

The County does not maintain a truck route exhibit; however, the County has Ordinance No. 500 which reduces the permissible weight of certain vehicles on identified County highways. There are no weight restrictions on any of the surrounding roadways that lead to the I-215 Freeway (Water Street, Tobacco Road, Harvill Avenue, and Placentia Avenue). However, per the County's Board Policy C3.8, trucks are to avoid driving through residential areas. As such, the Project's truck travel patterns are likely to be limited to Tobacco Road (Placentia Avenue and Water Street), Placentia Avenue (Tobacco Road to I-215 Freeway), Water Street (Tobacco Road to Harvill Avenue), and Harvill Avenue (Placentia Avenue to Water Street). Based on the County's Board Policy, the Project could not send trucks west on Placentia Avenue, to Patterson Avenue, to Rider Street as there are existing residential uses along one or more of these streets. In addition, truck traffic associated with other future industrial development to the west of Tobacco Road on Placentia Avenue are anticipated to utilize Placentia Avenue to access the I-215 Freeway. Recent roadway improvements to the intersection Tobacco Road and Placentia Avenue allow for trucks to utilize Placentia Avenue as a secondary route to the I-215 Freeway (via the northerly Project driveway on Tobacco Road).

Since Project truck traffic and other future truck traffic would not make a northbound left onto Placentia Avenue or eastbound right onto Tobacco Road from Placentia Avenue, no curb radius modifications are necessary to the southwest corner of the intersection at Tobacco Road at Placentia Avenue. Exhibit 1 illustrates the potential truck routes to and from the site. The driveway on Tobacco Road would be used to access Route A and the driveway on Water Street would be used to access Route B. At the County's request, Attachment A (see Exhibit 8) includes the proposed northbound right-turning truck movement along with eastbound through movements also shown at the intersection of Tobacco Road and Placentia Avenue.

### EXHIBIT 1: POTENTIAL TRUCK ROUTES



### TRUCK TURNS

Due to the typical wide turning radius of large trucks, a truck turning template has been overlaid on the site plan at each applicable Project driveway anticipated to be utilized by heavy trucks and the site adjacent intersection of Tobacco Road at Placentia Avenue in order to determine appropriate curb radii and to verify that trucks will have sufficient space to execute turning maneuvers (see Attachment A). A WB-67 truck (53-foot trailer) has been utilized for the purposes of this assessment. As shown in Attachment A, the proposed driveways are anticipated to accommodate the ingress and egress of heavy trucks as currently designed with the exception of the driveway on Water Avenue (Driveway 1) which will require a 65-foot curb radius on the northeast corner. With the developer being the owner of both the Project and the adjacent site to the north on Tobacco Road at the request of County staff, a proposed "joint use" driveway has been provided per the recommendation of County staff. This driveway would require a reciprocal access agreement being approved between the two properties and put in place prior to the start of construction. Should the Project be constructed prior to the northern site, an "opening day"

driveway shall be provided that will accommodate the simultaneous ingress and egress of trucks to the Project site. Attachment A (see Exhibit 2 and Exhibit 3) show both the ultimate and “opening day” driveway design/operations. Truck turn templates are overlaid on an “opening day” layout of the intersection of Tobacco Road and Placentia Avenue to identify the improvements needed at the intersection to accommodate truck turns from all approaches (see Exhibit A of Attachment A).

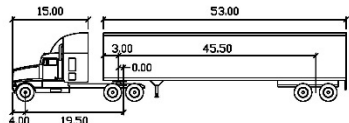
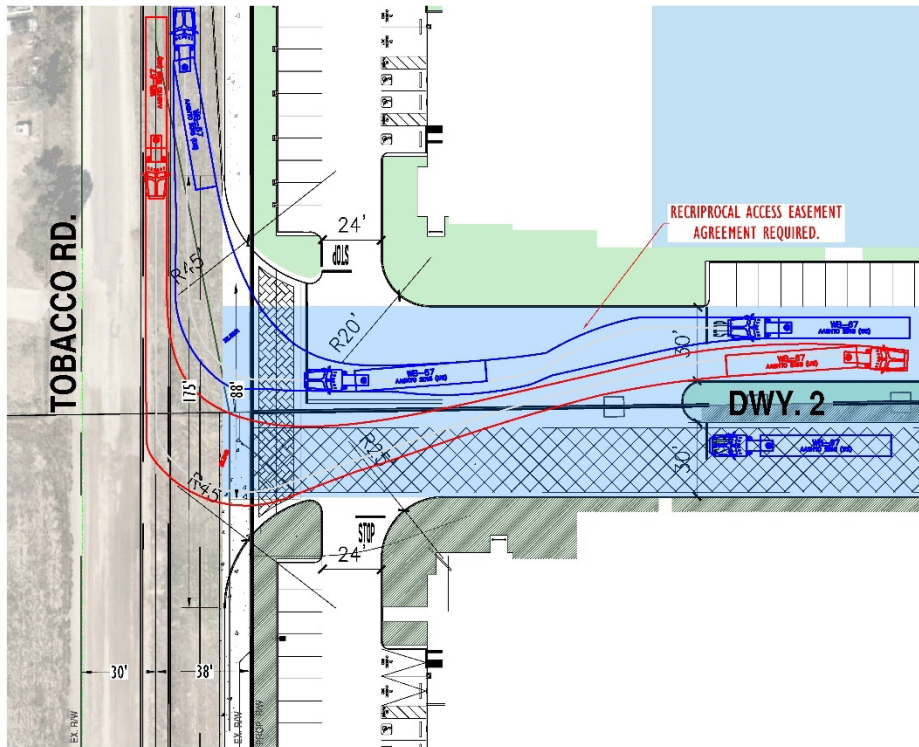
## **TRUCK STACKING**

Using the WB-67 truck template, the truck stacking has been identified behind the gate and the public street at both Driveway 1 on Water Street and Driveway 2 on Tobacco Road. As a tenant has not currently been identified for the proposed Project, the anticipated truck circulation for the building is unknown at this time. Stacking accommodated on-site is in excess to the stacking provided for other surrounding warehouse uses of similar size in the immediate vicinity and is well in excess of the anticipated truck activity. Based on the Project’s anticipated trip generation, as evaluated in the Thrifty Oil Warehouse Trip Generation Assessment (dated April 28, 2022), no more than seven (7) trucks are anticipated to arrive during either peak hour, which is approximately one (1) truck every 10 minutes. The intent of the gate operation is to remain open during business hours, however, should the tenant require gates to be closed during business operations, up to four (4) WB-67 trucks could be stored between the closed gate and Water Street along Driveway 1 (two in each lane behind the gate) and up to six (6) WB-67 trucks could be stored between the gate and Tobacco Road along Driveway 2. A “Tenant Advisory” could be implemented to identify truck access points and stacking areas which can be supplemented with on-site signage (as-needed). Attachment B includes the truck stacking at both Driveway 1 and Driveway 2.

If you have any questions or comments, I can be reached at [cso@urbanxroads.com](mailto:cso@urbanxroads.com).

## **ATTACHMENT A: TRUCK TURN TEMPLATES**

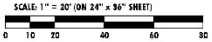




WB-67

feet

Tractor Width	18.00	Lock to Lock Time	1 6.0
Trailer Width	18.50	Steering Angle	1 28.4
Tractor Track	18.00	Articulating Angle	1 75.0
Trailer Track	18.50		



**EXHIBIT 2: TRUCK TURNING TEMPLATE  
TOBACCO ROAD AT SHARED PROJECT DRIVEWAY**

**URBAN CROSSROADS** [WWW.URBANCROSSROADS.COM](http://WWW.URBANCROSSROADS.COM)  
TELEPHONE # 949-686-1994

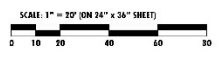
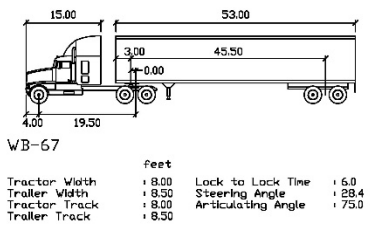
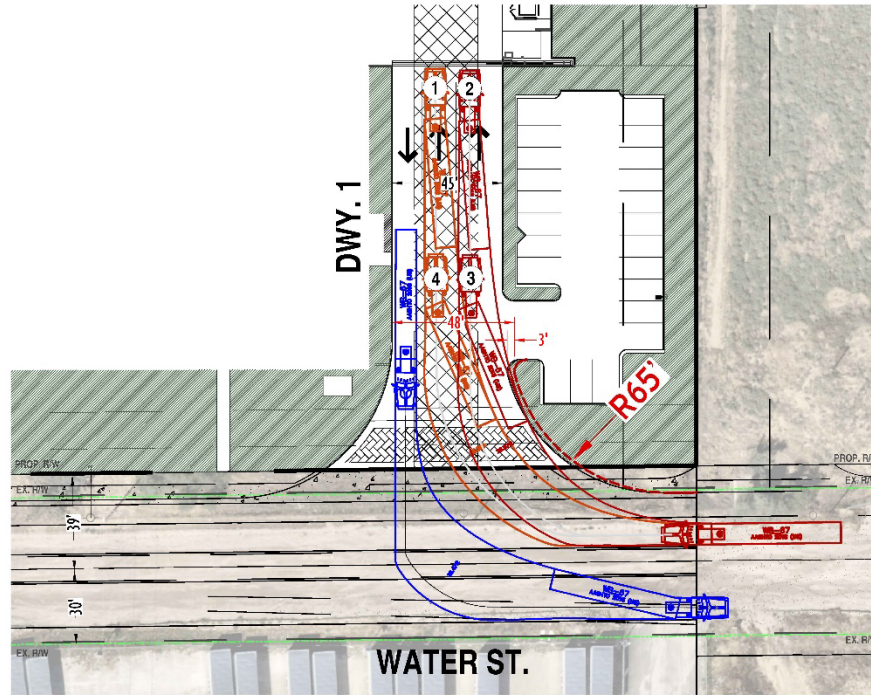
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## **ATTACHMENT B: TRUCK STACKING**



**EXHIBIT 6: WB-67 TRUCK STACKING  
WATER STREET AT PROJECT DRIVEWAY 1**



LAST - 2025/11/21 - 1/29/24 - 00

