



TECHNICAL MEMORANDUM

TO: For applicant submittal to COUNTY OF SAN BERNARDINO/ CITY OF RIALTO

FROM: Perrie Ilercil, Senior Engineer | GANDDINI GROUP, INC.

DATE: November 13, 2023

SUBJECT: Circle K Fueling Station, Carwash and Retail Project (PROJ-2022-0073) Response to Comments (Daniel Casey, City of Rialto Principal Planner, Review 1)
GGI Project No. 19523

Ganddini Group, Inc. is pleased to provide this letter in response to comments from Daniel Casey, City of Rialto Principal Planner via email dated November 2, 2023 regarding the *Circle K Fueling Station, Carwash and Retail Traffic Impact Analysis (Ganddini Group, Inc., June 9, 2023) [Project TIA]*. The original comments are provided in Attachment A.

COMMENT 1

The City of Rialto has reviewed the TIA for PROJ-2022-0073 concerning an application for a commercial development including retail uses.

Response 1

No response required.

COMMENT 2

The City of Rialto concurs with the VMT analysis conclusions of the study.

Response 2

Acceptance of document; no response required.

COMMENT 3

The City of Rialto has reviewed the study area, trip generation and distribution assumptions of the study and generally concurs with the conclusions.

Response 3

Acceptance of analysis no response required.

COMMENT 4

The City of Rialto has no comment related to the LOS conclusions of the TIA.

Response 4

Acceptance of analysis; no response required.

COMMENT 5

The City of Rialto notes that a restriping of Cedar Avenue is proposed to create a two way left turn lane to allow turns across the median into and out of the project site (intersection 9 in the TIA). Design for these improvements, to the extent that any transitions or traffic control plans occur within the City of Rialto jurisdiction should be provided to the City of Rialto for review and approval. The City of Rialto notes that transition to existing striping from the proposed two way left turn lane is not shown in the TIA and has not been evaluated as it appears to simply terminate at W Miramont Street. To the extent that any improvements or restriping occurs within the City of Rialto jurisdiction, it should be called out in the TIA, shown with conceptual striping exhibits, and discussed with the City of Rialto prior to final design for conceptual concurrence. This information currently appears lacking. Please coordinate with the City of Rialto on these proposed improvements and disclose either in the TIA or a supplemental memo on the subject prior to project approval.

Response 5

The Project TIA did show the striping modification on the site plan to the extent of the page (Figure 3 page 5/pdf 13) and did list the striping modification (Section 7 as a Project Design Feature page 63/pdf 71).

- Modify striping north of intersection to provide for two through lanes southbound, two through lanes northbound and a painted two-way left-turn lane median from San Bernardino Avenue to Miramont Street.
- Modify striping north of intersection to provide for striping offset taper north of Miramont Street.

Additionally, the Project TIA (page 63/pdf 71) calls for “All on-site and off-site roadway design, signing/striping, and traffic control improvements relating to the proposed project shall be submitted to the County for review and constructed following applicable State/Federal engineering standards to the satisfaction of the County of San Bernardino”. The County is listed as the site agency; however, the review of the roadway improvements in the City of Rialto can be listed in the conditions of approval for the appropriate review of design elements in the City of Rialto.

See the attached concept striping provided by TransTech for your review.

CONCLUSION

We appreciate the opportunity to assist you on this project. Based on the responses noted above, the Project TIA Analysis was not revised as the requested striping concept is included with this document for review. Should you have any questions or comments, please contact Perrie Ilercil at 714-795-3100 ext 103 or perrie@ganddini.com.

cc: David Mlynarski
Elena Barragan, County of San Bernardino
Daniel Casey, City of Rialto

ATTACHMENT A

ORIGINAL COMMENTS

Perrie Ilercil

From: Daniel Casey <dcasey@rialto.ca.gov>
Sent: Thursday, November 2, 2023 4:07 PM
To: Barragan, Elena; jschlaefli@tkeengineering.com
Cc: Vicente Giron; Paul P. Gonzales
Subject: RE: PROJ-2022-00073 Traffic study/ Comments & review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Elena,

Here are the City of Rialto's comments on the Traffic Study:

1. The City of Rialto has reviewed the TIA for PROJ-2022-0073 concerning an application for a commercial development including retail uses.
2. The City of Rialto concurs with the VMT analysis conclusions of the study.
3. The City of Rialto has reviewed the study area, trip generation and distribution assumptions of the study and generally concurs with the conclusions.
4. The City of Rialto has no comment related to the LOS conclusions of the TIA.
5. The City of Rialto notes that a restriping of Cedar Avenue is proposed to create a two way left turn lane to allow turns across the median into and out of the project site (intersection 9 in the TIA). Design for these improvements, to the extent that any transitions or traffic control plans occur within the City of Rialto jurisdiction should be provided to the City of Rialto for review and approval. The City of Rialto notes that transition to existing striping from the proposed two way left turn lane is not shown in the TIA and has not been evaluated as it appears to simply terminate at W Miramont Street. To the extent that any improvements or restriping occurs within the City of Rialto jurisdiction, it should be called out in the TIA, shown with conceptual striping exhibits, and discussed with the City of Rialto prior to final design for conceptual concurrence. This information currently appears lacking. Please coordinate with the City of Rialto on these proposed improvements and disclose either in the TIA or a supplemental memo on the subject prior to project approval.

Daniel Casey

Principal Planner
Community Development Department – Planning Division

CITY OF RIALTO

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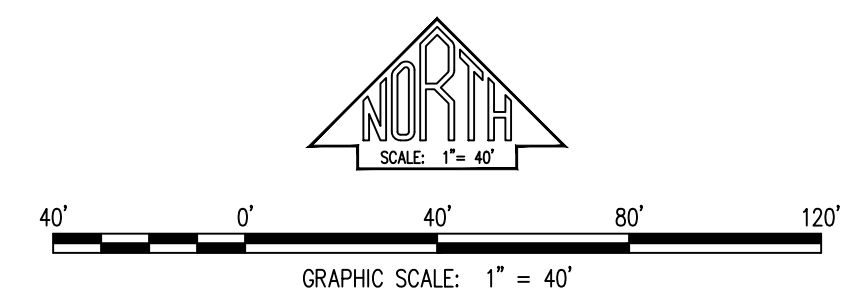
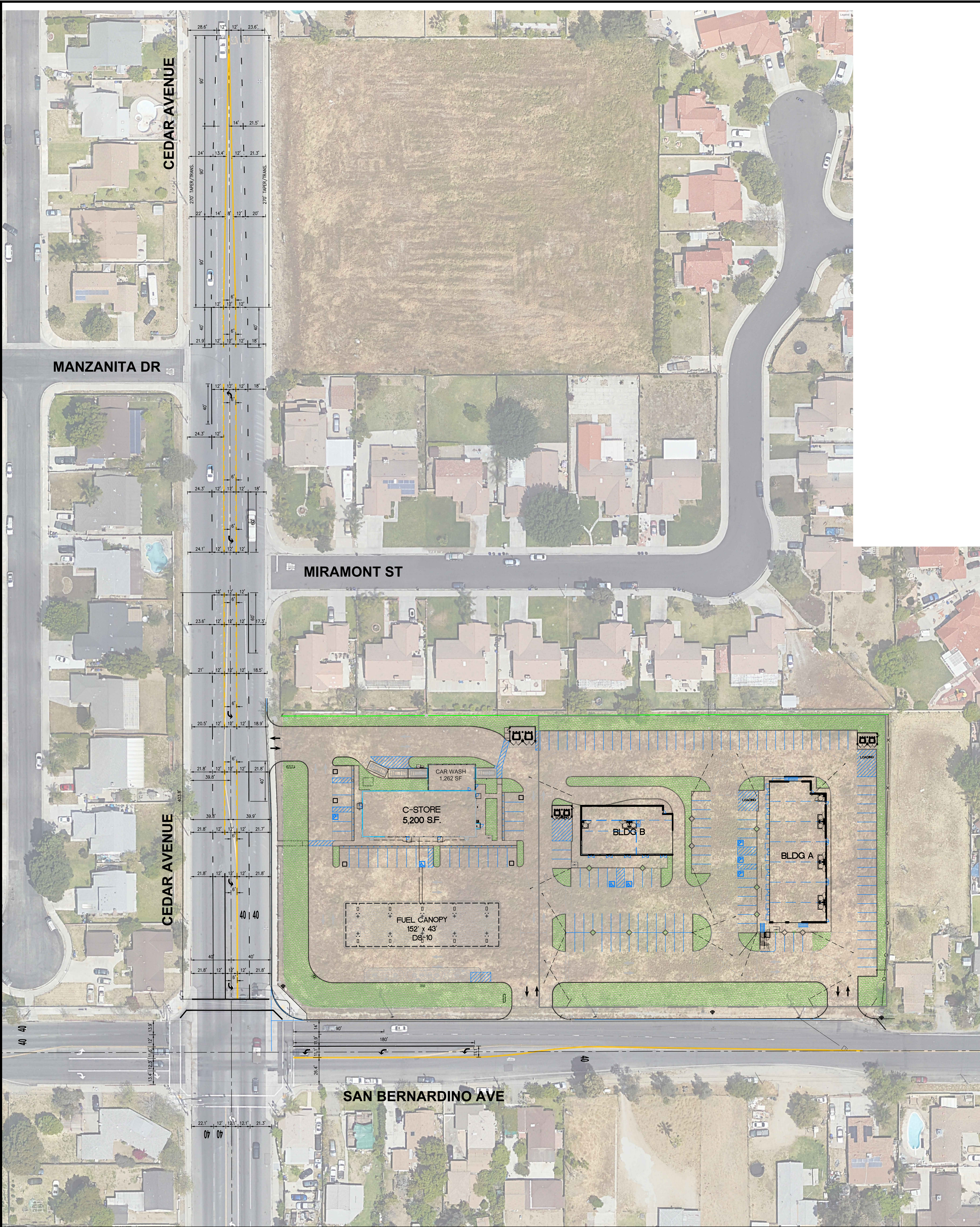
CUSTOMERCARE | SAME DAY RESPONSE



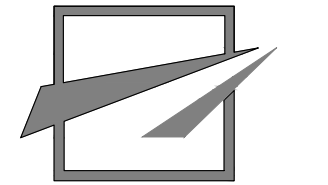
BRIDGE TO PROGRESS

ATTACHMENT B

**CONCEPT STRIPING PLAN FOR
CEDAR AVENUE**



PREPARED BY:



TRANSTECH

JN 210249 : 11-07-2023

PROPOSED STRIPING EXHIBIT
SAN BERNARDINO AVE. & CEDAR AVE.