

## **Appendix 12.0**

### **Traffic Statement for Won Meditation Center**



## MEMORANDUM

To: Andmore Partners, Inc.

From: Mychal Loomis, P.E., PTOE, RSP  
Kimley-Horn and Associates, Inc.

Date: September 13, 2019

Subject: Traffic Statement for Won Meditation Center

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The purpose of this memorandum is to provide a Traffic Statement for the proposed Won Meditation Center in the City of Wildomar. The City of Wildomar requires traffic studies to be prepared in accordance with the Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide* (April 2008). The need for a traffic impact study within the City of Wildomar is based on the estimated daily trip generation, the peak hour trips, and how the generated trips would impact operations for nearby intersections.

### Proposed Project

The proposed site is located on the south side of Grand Avenue, taking access from the intersection of Grand Avenue and Corydon Road as seen in **Exhibit 1**. Per the current Land Use Plan in the General Plan, last amended September 2016 (included as **Exhibit 2**), the proposed Won Meditation Center site is currently zoned as a “EDR-RC” or Estate Density Residential – Rural Community Land Use Designation.

**Exhibit 3** shows the proposed site plan. The project site is currently an undeveloped 22-acre property, and the Won Meditation Center is proposed to include the following:

- 7,840 SF meditation hall (with a kitchen and cooking facilities)
- 5,985 SF guesthouse (with 27 rooms)

### Trip Generation Evaluation

The *Traffic Impact Analysis Preparation Guide* provides minimum criteria for when a traffic impact study may be required. A project may be exempt from Traffic Impact Analysis requirements if the anticipated trip generation for the site is less than 100 vehicle trips during the peak hours.

Meditations retreat sites like this project are not expected to have high enough traffic volume implications to warrant established trip generation rates, nor do these sites have documented traffic behaviors for similar sites as they are rare and unique in nature. To estimate proposed daily traffic generation characteristics of the site, it was important to understand the site’s anticipated operations.

The site primarily operates with appointed retreats and programs, where visitors are able stay a couple of days. Specifically, the Won Meditation Center is a facility that visitors can stay for extended retreats and hold gatherings that include dining and meeting facilities. The Won Meditation Center's goal is to give visitors a peaceful experience and offer the ability to escape from the business of their day to day lives and reflect on themselves rather than their surroundings. Therefore, it is not a place that will generate large crowds of people simultaneously.

The main aspect of the proposed site is the approximately 7,840 square foot meditation studio. The site's ancillary spaces (i.e. guest lodging) will be used simultaneously with the meditation room by those attending the programs rather than acting as a separate amenity for outside guests. The site would host scheduled retreats and programs that provide short-term temporary lodging for attendees. There would be administration offices assisting the service of the main program, and those administrators would utilize the existing single-family housing provided on site.

For these reasons, the Meditation Room is the driving factor for trip generation for this site, and the number of people using the Meditation Room is essentially the maximum number of people that could be on site at one time. The proposed maximum available seating is 120 seats and is only assumed if the entire Meditation Room is full with each visitor given a 5' area to place their seat and not intrude on other visitors space.

It is also important to note that the peak hour of traffic to or from the site is likely different than typical traffic peak hours. With appointed retreats and programs, people will arrive and depart during certain times which likely would not overlap with peak hour commute times. Additionally, it is assumed that a substantial percentage of visitors will carpool or bring others with them.

There were no applicable published trip generation rates that match this type of land use and operation. Possible uses would be the Church, Synagogue, or Mosque land uses from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition*. The Church land use seems to show similar characteristics as the proposed site during the weekday, with administrative support and some level of visitors, representing minimal traffic and not the peak of the site.

In addition to using the ITE *Trip Generation Manual* for estimating trips, an assumption of trip generation is made by Kimley-Horn based on the specifics of this site to account for Won Meditation Center not being a typical church land use since it includes overnight lodging and larger than normal seating configurations. The parking requirement for the site is 1 parking space per 3 seats, which equals 40 parking spaces for the proposed maximum 120 seats. This accounts for carpooling that is anticipated to occur because of the scheduled appointments. There are 43 beds on site, which aligns with the parking requirement. The site is providing 52 parking spaces, which would be considered maximum capacity of vehicles.

A summary of the weekday peak and highest trip generation rate from these uses and the resulting peak hour traffic generation characteristics from applying those to the square footage of the proposed site are provided in **Table 1**. Trip generation was estimated for the daily traffic, a typical weekday a.m. and p.m. peak hour, and the highest peak hour for site traffic.

**Table 1 – Trip Generation Summary**

Land Use	Source	Units	Weekday				Time of Highest Trip Generation			
			Rate	Daily Trips	AM Peak-Hour	PM Peak-Hour	Highest Trip Time	Rate	Daily Trips	Daily Peak Hour
Church	ITE (560)	7.840 ksf / 120 seats	6.95 / ksf	55	2 in / 1 out	2 in / 2 out	Sunday	1.21 / seat	146	65
Synagogue	ITE (561)	7.840 ksf	No information available				Sunday	7.83 / ksf	-	61
Mosque	ITE (562)	7.840 ksf	No information available				Friday PM	18.39 / ksf	-	144
Won Meditation Center	Kimley-Horn Estimate	52 parking spaces	Assumed to operate like a Church				Beginning and end of programs	2 / parking space	104	52

Notes:

Ksf = thousand square feet

Trip rates references from ITE Trip Generation, 10<sup>th</sup> Edition

***Based on this evaluation, the Won Meditation Center trip generation is expected to align with a church operation.***



As shown in the table, the Won Meditation Center trip generation is expected to align with a church operation. The proposed project is estimated to generate 55 total daily trips and 4 or less peak hour trips during a typical weekday. During peak times when the maximum number of vehicles that can be anticipated for this land use occurs, only 52 vehicles can be expected to travel to or from the site. This is not expected to occur during peak hour congestion periods of time and would be expected to have negligible impacts to the roadway network.

The mosque land use shows an estimate of 144 trips during the peak time, which for a mosque is a Friday afternoon. However, these volumes are not anticipated to be achieved by the Won Meditation Center site because the number of people that would fit in a mosque based on the square footage is significantly higher than the Meditation Room due to the 5' radius of space dedicated to each person. Additionally, there are scheduled appointments that can control the number of visitors.

## Findings

Based on the estimated trip generation, the proposed project would not generate traffic in excess of the Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide* threshold of 100 weekday peak hour trips. Further, the project would not be anticipated to exceed 100 trips during any hour of any day. Most days the proposed project would result in very few trips to and from the site. Large programs with maximum capacity would be anticipated to be around 52 trips in an hour, and not last longer than an hour. Based on these findings, the project should not require the need for further traffic study.

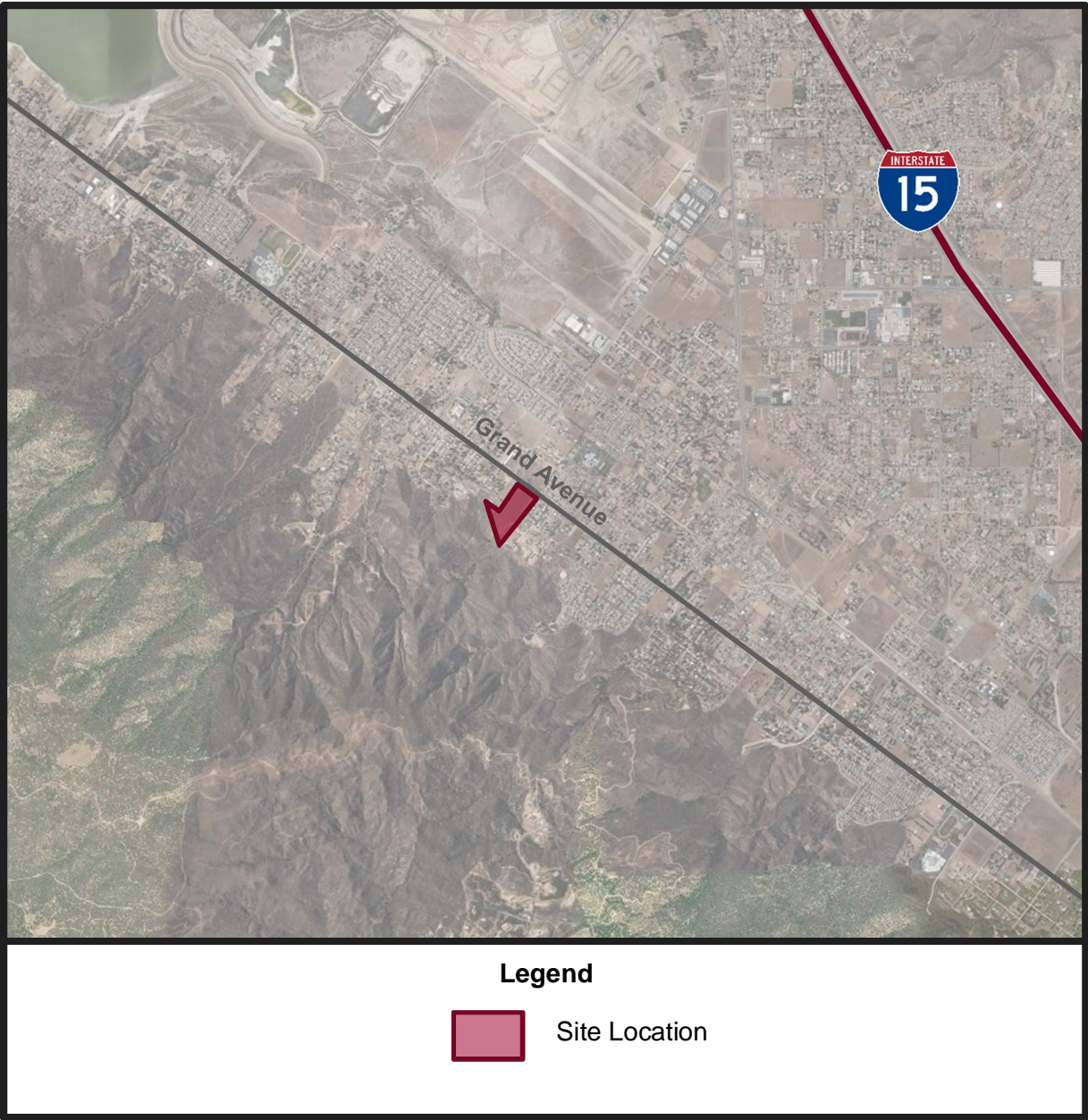
The intersection of Grand Avenue and Corydon Road is signal controlled with a dedicated northbound left-turn lane and permissive operations into the site access, and shared through-right lanes in the southbound and westbound direction. The proposed project volumes would be adequately handled with the existing single lane in each direction west of Grand Avenue (eastbound Corydon Road) and current signal configuration.

In conclusion, the proposed project would generate less than significant trips to the road network and would not result in significant transportation impacts requiring mitigation.

## ATTACHMENTS

- Exhibit 1 – Proposed General Site Location
- Exhibit 2 – Wildomar General Plan Update Land Use Plan
- Exhibit 3 – Proposed Project Site Plan

Exhibit 1 – Proposed General Site Location



Legend

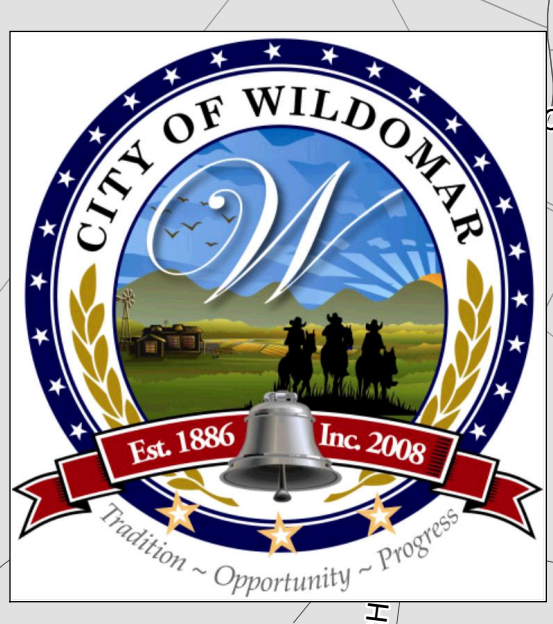
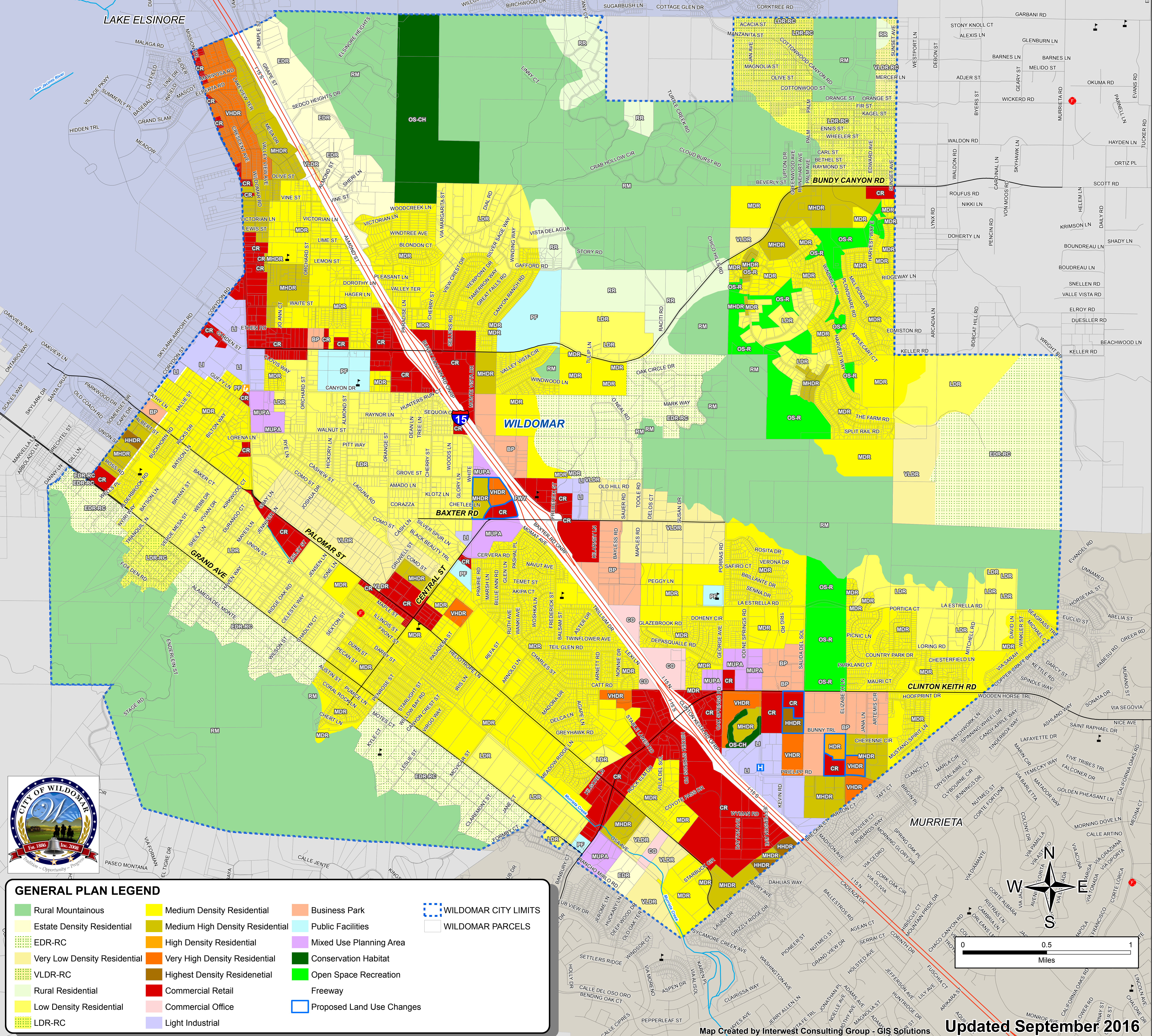


Site Location



# CITY OF WILDOMAR

## GENERAL PLAN LAND USE MAP



GENERAL PLAN LEGEND			
	Rural Mountainous		Medium Density Residential
	Estate Density Residential		Medium High Density Residential
	EDR-RC		High Density Residential
	Very Low Density Residential		Very High Density Residential
	VLDR-RC		Highest Density Residential
	Rural Residential		Commercial Retail
	Low Density Residential		Commercial Office
	LDR-RC		Light Industrial
	Business Park		Public Facilities
	Mixed Use Planning Area		Conservation Habitat
	Open Space Recreation		Freeway
	Proposed Land Use Changes		





**WON MEDITATION CENTER**  
19993 GRAND AVENUE  
LAKE ELSINORE, CA 92530

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OB NO: 170917

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SHEET TITLE

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SITE PLAN

TATUS PERMIT SET  
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