

MEETING OF THE BOARD OF SUPERVISORS

RIVERSIDE COUNTY, CALIFORNIA

JUNE 22, 1999

12.1 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:

PUBLIC USE PERMIT 798 & VARIANCE 1665

CALVARY CHAPEL BIBLE FELLOWSHIP

TRANSCRIBED BY: MELANIE M. FAULCONER

CSR NO. 6420

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1 RIVERSIDE, CALIFORNIA  
 2 JUNE 22, 1999  
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 5  
 6 (Beginning of Tape 3, Side A.)  
 7 CHAIRMAN ROY WILSON: Now it takes us to our 1:30  
 8 Public Hearing.  
 9 The first item is Transportation & Land  
 10 Management Agency Public Hearing on a variance for  
 11 Calvary Chapel Bible Fellowship.  
 12 Could we have a staff report, please.  
 13 SUPERVISOR JIM VENABLE: Mr. Chairman, before we  
 14 start, could we make sure that the folks in the back can  
 15 hear okay?  
 16 CHAIRMAN ROY WILSON: Can you hear all right?  
 17 SPEAKERS IN AUDIENCE: No.  
 18 CHAIRMAN ROY WILSON: Get the speaker  
 19 (unintelligible).  
 20 VICE CHAIRMAN TOM MULLEN: Is anybody outside?  
 21 CHAIRMAN ROY WILSON: How about now? Better?  
 22 WOMAN IN AUDIENCE: No.  
 23 SUPERVISOR JIM VENABLE: A little more. Let's --  
 24 let's try it and if --  
 25 CHAIRMAN ROY WILSON: How's is the volume now? Can

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1 you hear?  
 2 SPEAKERS IN AUDIENCE: Yes. (Unintelligible).  
 3 RON GOLDMAN, PLANNING STAFF: Thank you,  
 4 Mr. Chairman, members of the Board. Ron Goldman of  
 5 Planning staff.  
 6 This is an application for a public use permit  
 7 along with a variance for a church. It's located in the  
 8 3rd District, in the Rancho California area. It's  
 9 specifically located on the north side of Rancho  
 10 California Road east of Bucharest Lane and on the west  
 11 side of Newton Avenue. The site consists of about 7 1/2  
 12 acres. You can see from this exhibit, it is in the  
 13 Citrus/Vineyard Rural Policy Area within the southwest  
 14 area of the General Plan.  
 15 The zoning on the site is C/V or  
 16 Citrus/Vineyard. The surrounding properties are all  
 17 Citrus/Vineyard as well with some 20-acre minimum lot  
 18 sizes to the north and 10-acre lot sizes to the south  
 19 across Rancho California Road.  
 20 The land use on the site is basically a church  
 21 facility. The church has been operating for about the  
 22 past two-and-a-half years. Prior to that, sometime back  
 23 in the mid 1980s, there was an approved plot plan for a  
 24 nursery on the site, a plant nursery, that went out of  
 25 business some years ago, and the church has been

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1 occupying a building on the site and other facilities  
 2 for about the last two-and-a-half years.  
 3 The surrounding properties are primarily  
 4 single-family, vacant, and citrus and vineyards around  
 5 this area.  
 6 Again the project entails the operation of the  
 7 church. It is a five-phase project ranging from an  
 8 immediate construction schedule out to five years.  
 9 There are some existing buildings on the site,  
 10 again in conjunction with the church it is operating,  
 11 and they are proposing certain improvements to that in  
 12 terms of additional sanctuary space, additional  
 13 buildings for youth, parking lot improvements,  
 14 maintenance buildings, again, meeting rooms and such.  
 15 The main issues that the Planning Commission  
 16 discussed were twofold: Number one, the fact that the  
 17 church has been operating there for some time without  
 18 the necessary permits, and number two, their submittal  
 19 of a variance request because of the necessity for 75  
 20 percent of the land to be planted in vineyards or  
 21 citrus. That is from the General Plan and the zoning.  
 22 The variance requests the deletion of that  
 23 requirement that that land be planted, that 75 percent  
 24 rule.  
 25 And basically after hearing testimony from both

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1 the proponents and opponents of the project, the  
 2 Commission voted to deny both the public use permit and  
 3 the variance, and that's based on the findings and the  
 4 conclusions that are in the staff report.  
 5 We'd like to add one thing that, in looking at  
 6 the packet, staff did not have conditions of approval  
 7 from any of the agencies, with the exception of the  
 8 Flood Control District.  
 9 The exhibit that the applicant has prepared was  
 10 not sufficient for us to create conditions of approval.  
 11 Therefore we do not have anything in terms of  
 12 conditions.  
 13 What you have in your packet are corrections  
 14 that are needed for the exhibit. So we would need time  
 15 to craft conditions from all the affected agencies, with  
 16 the exception of Flood Control.  
 17 Thank you.  
 18 CHAIRMAN ROY WILSON: Are there any --  
 19 Supervisor Venable.  
 20 SUPERVISOR JIM VENABLE: I wanted to ask a  
 21 question.  
 22 You -- you have not -- you're talking about  
 23 Fire, Transportation and Planning or whatever  
 24 departments have not -- the church has not put together  
 25 the conditions or met the conditions of those

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1 departments?  
 2 RON GOLDMAN, PLANNING STAFF: Right.  
 3 Where we're at now is, yes, we do not have  
 4 conditions of approval from those agencies for this  
 5 project.  
 6 SUPERVISOR JIM VENABLE: And why not?  
 7 RON GOLDMAN, PLANNING STAFF: The exhibits that the  
 8 applicant prepared were such that there were corrections  
 9 needed before we could complete the conditions of  
 10 approval and because of the scheduling that was  
 11 ongoing -- again, this is a co-case. There have been  
 12 active co-cases on this, and we've got it to Planning  
 13 Commission, and a schedule that did not allow us to  
 14 complete the conditions.  
 15 SUPERVISOR JIM VENABLE: Okay. Are they being  
 16 worked on? Are the conditions being worked on? I mean,  
 17 are you aware of that or -- or do we know anything about  
 18 that?  
 19 RON GOLDMAN, PLANNING STAFF: They have not been  
 20 worked on since the Planning Commission meeting in May.  
 21 SUPERVISOR JIM VENABLE: I see.  
 22 Okay. Thanks.  
 23 CHAIRMAN ROY WILSON: Let me follow up on that  
 24 question.  
 25 Then is this hearing premature or do we --

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1 the church has not corrected the -- it's Planning  
 2 application, so how can we take action to approve  
 3 something that hasn't been formally taken through the  
 4 process?  
 5 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Supervisor,  
 6 maybe I can answer that question.  
 7 Where this matter stands right now, this --  
 8 this application has been denied at the Planning  
 9 Commission level and it's an appeal up to the Board.  
 10 I think what happened is, once the denial  
 11 occurred, no further action was taken by staff to craft  
 12 conditions that might be approvable because there was a  
 13 denial.  
 14 I have looked at it. The conditions that -- I  
 15 mean, the findings and conclusions that have been put  
 16 together in the package support denial.  
 17 Our office has not been requested to do  
 18 anything that would change those findings and  
 19 conclusions.  
 20 I would anticipate if after the Public  
 21 Hearing the Board were inclined to consider the  
 22 possibility of granting this request that the Board  
 23 would then direct -- could possibly close the hearing,  
 24 direct Planning staff to meet with all the other  
 25 departments to craft -- propose conditions of approval,

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1 if they wanted to approve it, and also direct our office  
 2 to go back through the Planning conclusions and draft  
 3 findings and conclusions that could support approval.  
 4 But as it stands right now, you're sitting here  
 5 with a denial, and that's why the conditions haven't  
 6 been done and the findings haven't been made to support  
 7 anything else.  
 8 CHAIRMAN ROY WILSON: Okay. Thank you.  
 9 All right. We are -- if there are no further  
 10 questions for staff at this time, we will take public  
 11 testimony.  
 12 First we're going to call on the applicant to  
 13 give us a presentation as to why we should grant the  
 14 permit. And I will call first on David Jeffers of Rick  
 15 Engineering Company.  
 16 DAVID JEFFERS: Mr. Chairman, members of the Board,  
 17 members of staff, good afternoon. My name is Dave  
 18 Jeffers. I'm director of planning for Rick Engineering  
 19 Company here in Riverside. Our address for the record  
 20 is 3050 Chicago Avenue, Suite 100. Our zip code is  
 21 92507.  
 22 I would like to limit my remarks today to  
 23 simply rebut the Planning Commission's conclusions for  
 24 denial. By doing so, I will hopefully give the Board  
 25 reasons to approve the PUP and the variance.

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1 But before I do that, I'd like to offer thanks  
 2 to the Supervisor's Office for his help and  
 3 understanding in this project and getting us to this  
 4 point.  
 5 Thank you.  
 6 The Planning Commission denied the project, the  
 7 public use permit and the variance on five conclusions.  
 8 I would like to address each of those conclusions here.  
 9 The first conclusion for denial was: The  
 10 proposed use is not consistent with the County General  
 11 Plan.  
 12 As you know, churches are not strictly  
 13 prohibited in this area.  
 14 The general land use policies of SWAP under the  
 15 Public Facilities Services states:  
 16 Public and quasi public projects, educational  
 17 institutions, religious worship centers and similar  
 18 community service facilities may be found consistent  
 19 with any land use designation of a SWAP under the  
 20 following: The facility will not create a significant  
 21 land use compatibility problem; the site has adequate  
 22 and available circulation, water distribution, sewage  
 23 collection and utility service; the location of the  
 24 proposed use will not jeopardize the public health,  
 25 safety and welfare of the facility.

1 Hopefully my remarks will show that the church  
 2 does not jeopardize the public health, safety and  
 3 welfare.  
 4 In 1988 the County approved a church under  
 5 PUP 642 on Rancho California Road about one mile from  
 6 our church. Although it was never constructed -- I  
 7 don't know why -- it was surrounded by vineyards, as are  
 8 we, and it was deemed consistent with the General Plan.  
 9 Conclusion Number Two for denial states:  
 10 The proposed project is inconsistent with the C/V zoning  
 11 classification of Ordinance 348.  
 12 Presumably that's because of the planting  
 13 requirement.  
 14 Again, the ordinance does allow churches in a  
 15 C/V zone under a PUP, which is why we're here today.  
 16 I'm referring to Section 18.29 of Public Use  
 17 Permits, and it states:  
 18 Notwithstanding any other provisions of this  
 19 ordinance, the following uses may be permitted in any  
 20 zone classification provided that a public use permit is  
 21 granted, and Item Number 2 says, churches, temples and  
 22 other places of religious worship.  
 23 The condition is simply that a public use  
 24 permit shall not be granted unless the applicant  
 25 demonstrates that the proposed use, again, will not be

1 detrimental to the health, safety and general welfare of  
 2 the community.  
 3 And, again, that's what I'm going to attempt to  
 4 do today.  
 5 The church has agreed to plant the site. We  
 6 can only plant approximately 48 percent of the site, and  
 7 the church would like not to plant citrus or grapes.  
 8 They would prefer, with your approval, to plant  
 9 Christmas trees because it's more in keeping with the  
 10 church standards.  
 11 Conclusion Number Three for denial: There is  
 12 no justification to exempt the developer from the  
 13 requirement to provide 75 percent of the land in citrus  
 14 groves or vineyards.  
 15 We feel that we are making a good faith effort  
 16 to plant, but we can't do 75 percent. We're agreeing to  
 17 about 48 percent.  
 18 The church needs the additional site space for  
 19 meeting rooms, maintenance facilities and things like  
 20 that, and the County requirement for parking is somewhat  
 21 onerous, so we have to provide the required parking for  
 22 the church.  
 23 As mentioned before, planting citrus or grapes  
 24 is simply not in keeping with the convictions of the  
 25 church, but we do agree to plant Christmas trees, if you

1 allow us.  
 2 Conclusion for Denial Number Four states:  
 3 The project may have a significant affect on the  
 4 environment.  
 5 I believe staff's main concern was increased  
 6 traffic on weekends.  
 7 We don't believe that this is a valid concern.  
 8 We took it upon ourselves to have a capacity  
 9 analysis prepared for Rancho California Road near the  
 10 church.  
 11 RKJK, which hopefully you have a copy or your  
 12 staff has a copy, prepared a capacity analysis dated  
 13 June -- June 16th, 1999, just a couple of weeks ago or  
 14 last week, and on the second page it says, "Based upon  
 15 the increase in size of the facility, the projected  
 16 weekend traffic from Rancho California Road with the  
 17 expansion of Calvary Chapel Bible Fellowship would be  
 18 7,339 ADT, average daily traffic, and during Sunday it  
 19 would be 7,202 ADT.  
 20 The letter report goes on to state that a  
 21 two-lane arterial highway is similar to the collector  
 22 lane -- two-lane roadway, meaning Rancho California  
 23 Road, which has a design capacity at level of Service C  
 24 of 12,000 ADT.  
 25 So you can see that, even though this was only

1 a capacity analysis, we hardly think that there is a  
 2 traffic concern for Rancho California Road in the area  
 3 of the church.  
 4 One of the other concerns that was mentioned  
 5 was pesticides.  
 6 We would like to ask you to not get confused  
 7 about this issue. The negative affect of environmental  
 8 impacts produced by surrounding uses on the proposed  
 9 project is not a valid reason for denying the proposed  
 10 project.  
 11 I'm referring to a case Baird versus County of  
 12 Contra Costa where the Court explained, and I quote,  
 13 "The purpose of CEQA is to protect the environment from  
 14 proposed projects not to protect proposed projects from  
 15 the existing environment."  
 16 The fifth conclusion for denial was added at  
 17 the Planning Commission, and it states: The proposed  
 18 use is incompatible with surrounding agricultural uses.  
 19 Again, I believe this was added because of the  
 20 increased weekend traffic, that was so stated at the  
 21 Planning Commission, and also the pesticide spraying.  
 22 I've already addressed the traffic issue.  
 23 Again, I would like to comment on the pesticide issue.  
 24 I spoke with Bill Oesterlein of the  
 25 Agricultural Commissioner's Office yesterday. Bill

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1 indicated that churches, schools and other uses of this  
 2 nature do co-exist in the area quite nicely.  
 3 Bill sent me a memo, and I learned quite a bit  
 4 about spraying. The memo is dated June the 21st, 1999,  
 5 just yesterday. I learned that spraying doesn't occur  
 6 on a weekly basis and mostly not even on a monthly  
 7 basis.  
 8 I had this vision that the crop duster plane  
 9 would be flying over the entire area spewing out the  
 10 white spray. It doesn't happen that way.  
 11 He also said that spraying is quite a regulated  
 12 industry. There are violations for improper spraying.  
 13 And lastly, he said something very interesting  
 14 to me about that a lot of the vineyards out there  
 15 nowadays are using biological control, no spraying at  
 16 all, not all of them, but that's the way they're going,  
 17 according to Bill Oesterlein, because when you spray,  
 18 you kill the bad bugs but you also kill the good bugs.  
 19 And what the biological control does is it in -- it  
 20 initiates other bugs to eat the bad bugs but not the  
 21 good bugs.  
 22 In addition, I refer again to the fact that a  
 23 church was approved in 1988 under PUP 642 and it was  
 24 deemed compatible with the surrounding agricultural  
 25 uses.

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1 We ask that you find that this church is  
 2 compatible also.  
 3 Finally, regarding the compatibility issue, I  
 4 ask that you assess a common sense approach.  
 5 How is a church, a public meeting place,  
 6 different from other public meeting places that  
 7 currently exist in the area?  
 8 There are restaurants with outdoor dining,  
 9 there are meeting rooms and other facilities of that  
 10 nature, there are outdoor weddings, there are outdoor  
 11 jazz festivals, and the like.  
 12 And the church is not opposed to these uses,  
 13 the restaurants and the jazz festivals and those sort of  
 14 uses, nor are they opposed to any that might occur in  
 15 the future. If an additional restaurant wants to come  
 16 out in the area, the church is not opposed to that.  
 17 One last comment. It's with regards to need.  
 18 As you can see by the turnout today, there is a  
 19 need for this church in this area. I think you will  
 20 hear from some of the folks today, and they will support  
 21 what I have to say -- what I had to say.  
 22 With that I conclude my remarks, and I thank  
 23 you for your consideration and hopefully approval of our  
 24 application.  
 25 I'm available to help with any questions that

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1 the Board might have.  
 2 CHAIRMAN ROY WILSON: I see no questions at this  
 3 time.  
 4 Thank you, Mr. Jeffers.  
 5 Also speaking for the applicant is Attorney  
 6 Robert Tyler.  
 7 ROBERT TYLER, ESQ.: Chairperson, members of the  
 8 Board, County Counsel, good afternoon, and thank you for  
 9 allowing us to be before you today.  
 10 And, Supervisor Venable, thank you for pulling  
 11 this and allowing this to be heard today, not requiring  
 12 the church to go through the appeal.  
 13 We respectfully come before you as you have  
 14 been ordained by God to prevail over this hearing, and  
 15 we submit to you on this. And on behalf of Calvary  
 16 Bible Fellowship, we are requesting that you will  
 17 approve Calgary's application for a public use permit  
 18 and request -- and the request for variance from the  
 19 75 percent planting requirement.  
 20 However, I drafted a letter which was submitted  
 21 to the Board, to the clerk of the Board, and I hope each  
 22 of you had an opportunity to review it. It was  
 23 submitted on June 21st, just yesterday, and it sets  
 24 forth a number of items which I'll be addressing today.  
 25 We do not believe that there is any

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1 justification under County Ordinance 348 or the  
 2 Southwest Area Community Plan land use policies to  
 3 impose a 75 percent planting requirement upon the  
 4 church.  
 5 As a result, we are requesting that this Board  
 6 consider the alternative landscape plan discussed  
 7 earlier by David Jeffers in regard to the Christmas  
 8 trees.  
 9 Although we are not technically withdrawing our  
 10 request for a variance, we are asking that this Board  
 11 seriously consider and approve an alternative plan,  
 12 which we believe will continue to maintain the character  
 13 of the area, the integrity of the area and further  
 14 enhance the aesthetic appeal of the property.  
 15 Church members initially came before the --  
 16 before senior Planning officials and inquired about this  
 17 property to determine whether or not they could occupy  
 18 the property.  
 19 Apparently there was some -- some confusion.  
 20 It appears that there was representation that the church  
 21 could occupy the property with a plot plan being  
 22 submitted at a later date, and the church then went in  
 23 and did occupy the property, thereafter received a  
 24 Notice of Violation, and thereafter learned that the  
 25 County determined that a 75 percent planting requirement

1 would be imposed upon the church.  
2 In regard to Staff Conclusion Number Three, the  
3 75 percent planting requirement, I would like to address  
4 the Ordinance 348, the section addressing C/V zoning, as  
5 well as the SWAP land use policies, and in that  
6 ordinance it seems very clear to me that the 75 percent  
7 planting requirement only applies in three specific  
8 situations. And I -- and I reference this for future  
9 issues as well. I think this section requires some  
10 clarification.

11 The three specific situations in which a 75  
12 percent planting requirement is necessary is, one, when  
13 residential uses are developed in conjunction with a  
14 SWAP Density Transfer Program. It doesn't even apply to  
15 single-family uses when no Density Transfer Program is  
16 being applied.

17 That's under Section 14.73(a)1 of the  
18 ordinance. Also under 14.73(f), the 75 percent planting  
19 requirement applies to bed and breakfast inns and  
20 hotels.

21 And then the third application of the 75  
22 percent ordinance comes under the SWAP land use policy.  
23 It's on Page 132.24.1 in Paragraph 4(b), and in that  
24 situation it applies in commercial wine and citrus  
25 processing operations.

1 Something very interesting is in the SWAP land  
2 use policies when it addresses "commercial" uses, under  
3 pa- -- under Page 132.24, Paragraph 3(b) -- sorry for  
4 all the numbers -- there it specifically states:  
5 "Substantial landscaping shall be required for all  
6 commercial development. The use of citrus or grapevine  
7 plant material is encouraged."

8 And that obviously leads to the conclusion and  
9 shows very clearly that there is no 75 percent planting  
10 requirement which applies to all properties in the  
11 area. It only applies for the specific situations  
12 addressed in the ordinance and the SWAP land use  
13 policies.

14 As for commercial properties, substantial  
15 landscaping is necessary, which we as a church submit  
16 submit to you that we -- we are willing to landscape  
17 substantially. The church wants to maintain the rural  
18 character.

19 I can guarantee you that many of the reasons  
20 why -- why the people standing behind me come to this  
21 church, not only is Clark a great pastor, but it is a  
22 beautiful area to attend church in.

23 The permitted uses in the Citrus/Vineyard zone  
24 vary greatly. I counted approximately 27 various uses  
25 which are allowed, yet only these three different

1 sections required a 75 percent planting.  
2 I think that it is an error, not necessarily  
3 intentionally, that there would have been thought that a  
4 75 percent planting requirement was necessary.

5 However, in the event that this Board were to  
6 determine that there is in fact a 75 percent planting  
7 requirement, I'd like to address some constitutional  
8 issues.

9 A basic principle of due process is that a  
10 statute is void for vagueness if its prohibitions are  
11 not clearly defined. And, therefore, in looking at,  
12 this the Board should consider whether or not it is  
13 clear that a 75 percent planting requirement should be  
14 imposed upon the church.

15 I'd like to read from you -- like to read to  
16 you from a case named Grayned versus City of Rockford.  
17 It's a case from the U.S. Supreme Court. Quote:

18 Vague laws offend several important  
19 values. First, because we assume that man is  
20 free to steer between lawful and unlawful  
21 conduct, we insist that laws give a person of  
22 ordinary intelligence a reasonable opportunity  
23 to know what is prohibited so that he may act  
24 accordingly. Vague laws may trap the innocent  
25 by not providing fair warning. Second, if

1 arbitrary and discriminatory enforcement is to  
2 be prevented, laws must provide explicit  
3 standards for those who apply them. A vague  
4 law impermissibly delegates basic policy matters  
5 to policemen, judges and juries for resolution  
6 on an ad hoc and subjective basis with the  
7 attendant dangers of arbitrary and  
8 discriminatory application. Third, but related,  
9 where a vague statute abuts upon sensitive areas  
10 of First Amendment freedoms, it operates to  
11 inhibit the exercise of those freedoms.

12 A statute is void if persons of common  
13 intelligence must necessarily guess at its meaning and  
14 differ as to its application.

15 In this particular situation when the -- when  
16 the church members initially came to the Planning  
17 Department and spoke with senior Planning officials,  
18 there was some question as to -- I should say, at that  
19 point in time there really wasn't any question. They  
20 thought -- they -- they were informed that -- by the  
21 Planning officials that they could occupy the property  
22 and they were never informed of the 75 percent planting  
23 requirement. They were actually informed that a plot  
24 plan would be necessary.

25 I'm not here to contest today whether a plot

1 plan is required or a public use plan is required.  
2 We're submitting to you under the fact that we are  
3 submitting on the basis that a public use application is  
4 required.

5 However, persons of common intelligence  
6 obviously may differ.

7 The initial persons from the Planning  
8 Department did not interpret this statute to require a  
9 75 percent planting requirement.

10 There was no fair warning. The statute is not  
11 clear. There's no fair warning to indicate to the  
12 church that there is a planting requirement.

13 If arbitrary and discriminatory enforcement is  
14 going to be prevented in this situation, the 75 percent  
15 planting requirement should not be imposed, especially  
16 in this situation. This situation we are dealing with a  
17 First Amendment freedom: the free exercise of religion.

18 You may wonder, "Well, why did the church  
19 submit a variance?"

20 They did so before I got involved in the  
21 project and did so under the advisement of -- of the  
22 County, submitting to the County's authority.

23 And we today still submit to you, and I do say  
24 to you that we are willing to abide, and I'm not  
25 withdrawing on behalf of the church the request for a

1 variance. However, I'm asking this Board for your  
2 consideration, recognizing the laws of the U.S. Supreme  
3 Court and consider whether or not this statute should  
4 be -- whether or not a 75 percent planting requirement  
5 should be imposed or not.

6 I -- I plea to you that it's not appropriate  
7 to -- to impose such a 75 percent requirement. In fact,  
8 in the statute at best it could be said that a  
9 substantial planting requirement would be required.

10 Another issue that's very important, the church  
11 is entitled to a property tax exemption.

12 I had an opportunity to meet with Miss Virginia  
13 Devoe [phonetic], a senior appraiser here at the County,  
14 and I questioned her in regard to, "If we were required  
15 to plant 75 percent of our land in citrus or vineyard or  
16 any other type of crop, how would that impact the  
17 church's use of the property?"

18 And it was stated by Miss Devoe that we would  
19 lose the exemption because we'd only be able to have the  
20 opportunity to have the exemption, the property tax  
21 exemption in the event that it's property that we were  
22 being -- that's being used: parking, church facilities,  
23 et cetera.

24 Therefore, the statute -- if the Board  
25 determines that there is a 75 percent planting, the

1 statute conflicts with the church's right to a property  
2 tax exemption.

3 Other problems with the planting, and my  
4 colleague, Mr. Dave Jeffers mentioned it as well, some  
5 of these issues, but it's a negative cash flow. It  
6 would be very difficult to plant citrus fruit and  
7 actually make any money. It would be a negative cash  
8 flow situation. Not only that, it's located in a freeze  
9 zone. In the event that the first winter hits and we  
10 have a freeze, this particular citrus fruit, because of  
11 where the property is located, wouldn't survive.  
12 Further, the church is not a commercial enterprise, and  
13 it's not in the business of producing crops and selling  
14 it.

15 With these considerations, we respectfully  
16 request that this Board would look at our situation and  
17 determine that the variance is not necessary.

18 The church is still at this point in time  
19 willing to take 48 percent of the land, as is proposed,  
20 but simply plant it in a different type of crop, which  
21 was, as was proposed by Mr. Dave Jeffers, would be  
22 Christmas trees.

23 I'd like to briefly address a couple things in  
24 regard to the pesticides.

25 I personally have had the opportunity living

1 out in that area to attend banquets in one of the  
2 wineries, to be involved in a 10-K run through the  
3 vineyards.

4 The pesticide issue, it seems to be an  
5 inconsistent argument that the church can't be there  
6 indoors, but other uses such as jazz festivals and  
7 picnics and weddings, et cetera, can be located outdoors  
8 in the vineyards.

9 Just some general considerations which I'd like  
10 the Board to consider.

11 We're in a -- in an er- -- you know, when you  
12 take a look at what's gone on with some of the school  
13 shootings, you see it in the news, people are looking to  
14 churches, people are looking toward faith and they're  
15 looking for places of worship.

16 This is a great opportunity for the Board to  
17 recognize that fact and for the County to allow a church  
18 to be located out in the County area where a church is  
19 needed, where -- where people can come and people that  
20 live in the County area don't have to drive all the way  
21 into the City of Temecula or the City of Murrieta or  
22 into Menifee to -- to attend a church, that they don't  
23 have -- that would be one -- another argument, that the  
24 traffic could even possibly be reduced for those people  
25 that would travel into the City of Temecula.

1 In conclusion, Calvary Chapel Bible Fellowship  
2 is not withdrawing its request for a variance. We're  
3 respectfully requesting, we submit to you and request  
4 that you would consider our alternative plans, and we  
5 believe the plans do not jeopardize the public health,  
6 safety or welfare, but in -- but in fact help and  
7 promote health, safety and welfare and provide for your  
8 constituents in the County. It's the church's enhance  
9 to -- it's the church's intent to enhance the character  
10 of the community, and we respectfully request that you  
11 consider our application.

12 Thank you very much.

13 CHAIRMAN ROY WILSON: Thank you, Mr. Tyler.

14 That concludes the presentation by the  
15 applicant. We will now take public testimony. But  
16 before we begin, let me lay down some of our standard  
17 ground rules.

18 Each speaker is limited to three minutes -- a  
19 time period of three minutes to speak. We have a light  
20 on the lectern which will be green when you begin. When  
21 you see the light turn yellow, that means it's time to  
22 wrap up. When the red light goes on, your time has  
23 expired, and we will call on the next person.

24 We would ask you respectfully to please listen  
25 carefully to each other's testimony and don't repeat

1 testimony; give us new information. That will make  
2 it -- help us focus on the decision before us.

3 And the last ground rule that we want to  
4 reiterate is that, please, do not boo or catcall or  
5 applaud any of the speakers. Respect each speaker for  
6 or against the application and give them their due three  
7 minutes to present their case.

8 We have over 60 speaker slips, which means if  
9 everyone adheres to the three-minute time limit, we will  
10 be here for three to four hours.

11 So with that, we're going to first call on the  
12 representative from Senator Ray Haynes and --

13 SUPERVISOR JIM VENABLE: Mr. -- Mr. Chairman,  
14 before we do, a question of the last speaker. I -- I  
15 apologize.

16 Just a clarification for me, that you had  
17 occupied that, the church had occupied that property  
18 with the permission of the county.

19 Did I understand that correctly?

20 ROBERT TYLER, ESQ.: Yes. The church initially  
21 visited the County Planning Department, and I actually  
22 could give you the name of a couple individuals that --  
23 certain persons from the church spoke to.

24 And actually I'd like to know if they're here.  
25 Jack?

1 The person standing up, Jack Morehouse, I  
2 presume --

3 Will you be speaking?

4 He'll have the opportunity to address that, if  
5 you would Jack.

6 And there was a visit by the County -- by  
7 church members to the County and were informed that a  
8 plot plan would be necessary.

9 And I think it's --

10 SUPERVISOR JIM VENABLE: That a plot plan would be  
11 necessary prior to the occupation?

12 ROBERT TYLER, ESQ.: Would you -- would you like him  
13 to come up?

14 SUPERVISOR JIM VENABLE: I'd like to, if I could,  
15 Mr. Chairman.

16 CHAIRMAN ROY WILSON: (Unintelligible).

17 SUPERVISOR JIM VENABLE: I'd like that clarified.

18 Maybe, sir, if you'd come up, if you were the  
19 one.

20 JACK MOREHOUSE: My name is Jack Morehouse.

21 In September of '96 when the church was about  
22 ready to occupy the property, several of us came to the  
23 County offices, went to the Planning Department and  
24 said, "What do we need to do in order to occupy the  
25 property?"

1 I can tell you the names of the individuals,  
2 the people that were at the counter.

3 They pulled out the plot plan of the nursery  
4 and gave it to us, told us exactly how to proceed, "Move  
5 in. Start using the property. Get your plot plan back  
6 to us. It's all that's required. We wouldn't even  
7 require a plot plan at this point, but the zoning has  
8 changed. If the zoning hadn't changed, you could use  
9 the existing plot plan. We have looked at the  
10 ordinance. The only thing that will be required at this  
11 time is a plot plan."

12 Before we could submit the plot plan, we were  
13 contacted by Code Enforcement after a complaint from  
14 vintners had occurred, and they said, "No. It's going  
15 to be a public use permit."

16 And at that point this Board approved a payment  
17 plan for Calvary Chapel to obtain a public use permit.

18 Payments were made on that use permit, but  
19 there was never an application required. Payments were  
20 accepted by the County against no application.

21 Before that application could be paid off in  
22 full, the vote that we -- I spoke to you last to ban  
23 churches in Citrus/Vineyard came up, which would have  
24 made it impossible for the church to comply with the  
25 law.



1 You have postponed that vote on the ordinance  
2 to 340 -- amendment to 348, so now we sit here wanting  
3 to comply with the law.

4 But at no time has this church been asked to  
5 leave, at no time has the County informed this church  
6 that they cannot occupy the property, at no time was the  
7 church told that they are illegally in writing or  
8 otherwise.

9 They have gotten one written notice from the  
10 County Code Enforcement Department, which said, "Please  
11 contact the County."

12 So the myth is that the church is there  
13 illegally. It's just not true. It's been operating  
14 since September of '96 with full knowledge of Code  
15 Enforcement, the County Planning Department and all the  
16 officials that were involved. And I was there  
17 personally when they said, "Move in."

18 SUPERVISOR JIM VENABLE: Thank you.

19 Thank you again, Mr. Chairman.

20 CHAIRMAN ROY WILSON: Thank you again, Mr. Tyler.

21 All right. Our first --

22 One other thing. Indeed if your arguments have  
23 previously been stated, we would appreciate it if you'd  
24 just get up and say "We support the application" or "We  
25 oppose the application," rather than repeat what we've

1 already heard.

2 With that, we will call on the representative  
3 from the Office of Senator Ray Haynes.

4 REPRESENTATIVE FOR SENATOR HAYNES (MAN): Greetings.

5 And thank you for giving us the opportunity to speak  
6 this afternoon, recognizing first of all that the  
7 Senator neither has nor wish to have land use or  
8 planning authority, and we don't want to take that  
9 authority away from you in any way.

10 He would like to -- the senator would like to  
11 lend his support to this project, not so much as a  
12 representative of state government but as a  
13 representative of the many people who in this area  
14 that have put him into state office.

15 And with that, I do have a copy of a letter  
16 that the Senator wrote that I will, I guess, hand to  
17 you.

18 The letter says:

19 "Dear Board of Supervisors, this letter is  
20 express my strong support for Calvary Chapel  
21 and their attempt to obtain Public Use Permit  
22 No. 798 and Variance No. 1665. The church should  
23 be allowed to hold services without being impeded  
24 by having to plant a vineyard.

25 "The measure of the strength of a community

1 is how it treats its places of worship. We as a  
2 people and a community are made better by promoting  
3 the spiritual growth of our neighbors. This is but  
4 one small step in this direction.

5 "I would strongly request that you reconsider  
6 the church's application for a public use permit  
7 and variance and grant them the ability to continue  
8 holding services at their present location. It is  
9 important to Temecula that you do so.

10 "Thank you for your consideration. Very truly  
11 yours, Raymond Haynes."

12 I also have a substantially similar letter from  
13 Senator Jim Brulte that I've distributed as well, also  
14 in support of the variance and the permit.

15 Thank you very much.

16 CHAIRMAN ROY WILSON: Thank you very much.

17 Our next speaker will be Mary Bartell, followed  
18 by Nancy Shockley.

19 If the second speaker in line would come up and  
20 be close to the podium, that would --

21 (Break in recording.)

22 MARY BARTELL: -- Mary Bartell, and I'm a landowner.

23 MAN IN AUDIENCE: We can't hear.

24 CHAIRMAN ROY WILSON: Could you speak up a little  
25 louder, please?

1 MARY BARTELL: Okay.

2 My name is Mary Bartell, and I am a landowner  
3 in the area, the vicinity of the church where the church  
4 is now. My property is located on Rancho California  
5 Road just south of the church, and I have full view of  
6 the church.

7 I just want to say that the presence of that  
8 church there has been nothing but improve the appearance  
9 of the area. I think it's a positive asset.

10 They took over the place when it had become an  
11 eyesore, a place of decay when Rancho California -- or  
12 Rancho Garden Nursery was there, the business that went  
13 out of -- that went bankrupt for seven years. It was  
14 just an eyesore.

15 I think -- since they've moved in, I think it's  
16 been a benefit to the whole community aesthetically.  
17 They've not only cleaned up the area but they planted  
18 grass and beautiful plants.

19 I think it would improve the quality of living  
20 because of the spiritual effect of the people and it  
21 would beautify the community.

22 I myself have tried, having a 6.1 acre land  
23 there or property, tried twice to have a grow, and each  
24 time it's not been profitable. It's gone from 800 trees  
25 at one time to less than 100 because of the freezing in

1 the area and because when you have anything less than  
2 10 acres and you try and plant any kind of a -- of a  
3 growth, it's just not profitable. You can't get anyone  
4 to come and maintain it for you, and it's just been  
5 proven that you just -- you can't. We tried twice, and  
6 it's not been profitable to us.

7 I think that -- let's see. What else did I  
8 want to say here?

9 It takes like 200 gallons a tree, you know, to  
10 keep it going, and the cost of water has just gone up so  
11 high that it's just impossible for any property owner  
12 that has less than 10 acres to really make it.

13 So I think that what they proposed, even the --  
14 what is it? -- 48 percent would be feasible for them, if  
15 that's what you decide is, you know, right for them.

16 So I am in favor of the church being there.

17 CHAIRMAN ROY WILSON: Thank you.

18 Nancy Shockley, to be followed by Tom Mauch,  
19 M-a-u-c-h.

20 TOM MAUCH: I -- I pass. I'm Tom Mauch. I pass on  
21 my testimony.

22 CHAIRMAN ROY WILSON: Thank you, sir.

23 NANCY SHOCKLEY: Good afternoon, gentlemen.

24 My name is Nancy Shockley. I reside in  
25 Temecula, Butterfield Stage and Paba Road. I also

1 against any of this, but I really think that hopefully  
2 you fellows can come to some kind of a compromise for us  
3 because, you know, we need the churches there.

4 If you look at the world and what's going on,  
5 okay, we bring goodness into the world. We don't bring  
6 the kind of traffic that is negative.

7 And I just hope that you really hear what we  
8 are saying, and I thank you for listening.

9 CHAIRMAN ROY WILSON: Thank you, Mr. Shockley.

10 The next speaker is Greg Gadera [phonetic], to  
11 be followed by Leah DiBernardo.

12 LEAH DiBERNARDO: I'm Leah DiBernardo, and I  
13 decline, but I would like to just say that I do support  
14 (unintelligible).

15 CHAIRMAN ROY WILSON: You support advancing. Okay.

16 Then the speaker -- the next speaker will be  
17 Ron Bolt, following Greg.

18 GREG GADERA: My name is Greg Gadera. My  
19 occupation, I'm a manager of the Western United States  
20 Pacific Rim for an aerospace company, to give you a  
21 little background.

22 I am a resident in the Wine Country also, and I  
23 just want to agree with what's been said.

24 I just very briefly want to touch on the fact  
25 that we've been out there for seven years. I have

1 attend Calvary Chapel and I also work for Callaway  
2 Vineyard & Winery.

3 When I was reading the newspaper article about  
4 this whole subject, what really drew me to want to talk  
5 was the traffic issue.

6 First of all, our first service is 7:45 until  
7 about nine o'clock; the second service, 9:30 to 10:45;  
8 the third service is 11:15 to 12:30.

9 The majority of the time that most of the  
10 people are there, the wineries don't have that much  
11 business yet, and it's on a Sunday. Saturday is our  
12 busiest day, and Sunday we have less people.

13 But basically what I'm trying to say is, I  
14 don't see it being an issue of traffic. The amount of  
15 cars would be, you know, so few. And, you know, we have  
16 a Bible study Sunday night and Wednesday night when the  
17 wineries aren't even open.

18 You know, Callaway has events. We have  
19 dinners. There's all sorts of functions that go on.  
20 Usually they're in the evening. And I don't see any  
21 problem with the traffic or that we can't all come to  
22 some kind of a compromise because we all need to be  
23 there together.

24 I happen to absolutely love my job and I love  
25 my employers. I'm very fond of them. And I'm not

1 neighbors that are here also. We have never had any  
2 problem with insecticide spraying. I live personally  
3 right next to the chardonnay vineyards. That's never  
4 been an issue.

5 As a matter of fact, we moved out here for my  
6 daughter's health. She had asthma. And it's been  
7 wonderful, a blessing, clean air, et cetera.

8 I just want to say a little bit about the  
9 church.

10 I'm a father of two wonderful girls, and we  
11 have a wonderful youth program there. We have several  
12 outreaches. We go out to the community. We talk to  
13 children that are lost. We brought them into God's  
14 flock. And we continue to do this for the community, so  
15 we're offering good things for the kids out there.

16 We prayed and hoped for a church in the  
17 Wine Country, and God really blessed us. He brought  
18 Calvary there. And we just -- we love the church. And  
19 it's a beautiful church. I -- I wish you could see it  
20 personally and visit us sometime.

21 I just wanted to mention, it's really been  
22 heavy on my heart because I wanted to see if there was  
23 any problems similar to this in California, being known  
24 for growing wine, and I just went online on my computer  
25 last night and I went up into the Napa Valley to

1 research churches in that area, and I found five pages  
2 of churches that co-exist with the wineries in -- in  
3 harmony. There's -- there's never a problem that I see  
4 there.

5 So I just ask that you -- you hear us and allow  
6 us to -- to comply and continue to stay there at the  
7 site.

8 CHAIRMAN ROY WILSON: Thank you.

9 GREG GADERA: Thank you.

10 CHAIRMAN ROY WILSON: The next speaker is Ron Bolt,  
11 to be followed by Nels Craig.

12 RON BOLT: Honorable Supervisors, it's great to  
13 stand before you today. Thank you for your good work  
14 and leadership in our wonderful County.

15 My name is Ron Bolt. I have lived in Temecula  
16 just over 12 years in Rancho del Sol tract.

17 I've pastored People's Church of the Valley for  
18 11 years, and we continue to meet in public schools.  
19 We've met in two of the City of Murrieta.

20 I also would add to display my compassion for  
21 the area. I'm very involved as a president of the board  
22 of the community pantry in Temecula and also heavily  
23 involved with Habitat for Humanity, Inland Valley,  
24 serving as church covenant coordinator.

25 Pursuant to the guarantee in our wonderful,

1 very public First Amendment free rights and with deep  
2 gratitude for my own religious heritage, growing up in  
3 northern Minnesota, I urge a "yes" vote on PUP and the  
4 variance by you distinguished gentlemen here today.

5 I do pastor a church, which, as I stated  
6 earlier, has met in two schools. It's great but we need  
7 our own place, and that is to say, securing a facility  
8 of our known is a needful and noble goal. And I and my  
9 people at People's Church of the Valley are aware of the  
10 potential and real obstacles that face us as we seek to  
11 relocate to our own facility, our very own home.

12 And I need to say today that your action will  
13 cast indeed a significant shadow on the future as more  
14 and more people move into our valleys and more and more  
15 churches are raised up by God, synagogues, congregations  
16 to meet the spiritual needs of our constituents.

17 Hurdles indeed go with hopes and dreams as  
18 God's people seek to follow their God and their  
19 conscience and of course the law.

20 When such hurdles become too high, too severe,  
21 and in my humble judgment too unrealistic, it leads to  
22 frustration and fear and financial obligations that can  
23 make even the finest group of people wince and then  
24 wonder.

25 And in closing I say for our own congregation,

1 I want to be realistic and optimistic, that our future  
2 hopes and dreams will be realized and not stymied.

3 So I urge a "yes" vote on the public use permit  
4 and the variance and sincerely thank you for this time.  
5 God bless each and all of you.

6 CHAIRMAN ROY WILSON: Thank you.

7 Nels Craig, to be followed by Bruce Eddie.

8 NELS ERIC CRAIG: My name is --

9 Can you hear me?

10 MAN IN AUDIENCE: (Unintelligible) turn it on.

11 CHAIRMAN ROY WILSON: Turn it on there.

12 NELS ERIC CRAIG: Can you hear me?

13 I'm sorry. Can you hear me?

14 UNIDENTIFIED SPEAKER (MAN): Try now.

15 NELS ERIC CRAIG: Can you hear me?

16 MAN IN AUDIENCE: (Unintelligible).

17 NELS ERIC CRAIG: I could probably wink -- ah.

18 UNIDENTIFIED SPEAKER (WOMAN): There it goes.

19 NELS ERIC CRAIG: It sounds like I'm being heard you  
20 now. That's good.

21 My name is Eric Craig, Nels Eric Craig. I  
22 reside at 29017 Via Puesa del Sol in Temecula.

23 And I was the pastor of the church that  
24 actually did receive the use permit in 1989, 1988, and  
25 we were very much looking forward to enjoying the -- the

1 kind of atmosphere that is available in that area and we  
2 were looking forward to performing a land use permit,  
3 but a situation developed that we were not able to  
4 continue as a church and dissolved as a church at the  
5 end of 1994.

6 Our situation was very parallel to -- in some  
7 ways to the use permit and the variance that you have  
8 before you in that we were also denied by the Planning  
9 Commission, 5-0, but we appealed to the Supervisor  
10 Board, and we went through this very same process that  
11 you're going through today. And the Board in its  
12 wisdom, and I believe correctly, voted 4-0, with one  
13 abstention to approve the use permit.

14 And I think that establishes a precedent. What  
15 it says is that churches are not incompatible with are  
16 the other uses in the area.

17 There was -- what makes it a little bit  
18 different is that there was not any special vineyard  
19 district in place at that time. However, churches are,  
20 according to my understanding of -- of the planning --  
21 of the uses in the -- in the County, churches are an  
22 exceptional use everywhere, available anywhere as long  
23 as they have a use permit.

24 So your use permit would in fact legitimize the  
25 placement of the church in that area. It is on a main

1 road, and it would not be a problem.  
 2 I want to speak -- as I have said already, I  
 3 want to say that I've come to you and asked that you  
 4 would approve this use permit and variance.  
 5 And I thank you very much for the opportunity  
 6 to speak to you.  
 7 CHAIRMAN ROY WILSON: Thank you, Mr. Craig.  
 8 Bruce Eddie, to be followed by James Trubel or  
 9 Trubet.  
 10 BRUCE EDDIE: Hello. My name is Bruce Eddie. I  
 11 live in French Valley, which is right near the Wine  
 12 Country of Temecula.  
 13 And up until this time, we've been driving  
 14 quite a distance to go to church, and this church is the  
 15 closest church to our home and to a lot of other people  
 16 that live in that area. East of there, there's, you  
 17 know, many, many people living on properties out there,  
 18 and this church is the most convenient church for them  
 19 to go to. It's -- it's not, you know, forcing them to  
 20 drive all the way down into town or go onto freeways to  
 21 go to -- to go to church.  
 22 And another thing is my children love this  
 23 church. I have four children and they all are involved  
 24 there. And they'll be heartbroken if this church has to  
 25 leave because they really love going to this church.

1 And so do my wife and myself.  
 2 And so that's basically as a member of the  
 3 church, I just wanted to ask for you to approve it to  
 4 stay there.  
 5 Thank you.  
 6 CHAIRMAN ROY WILSON: Thank you.  
 7 James Trubet, Trubet, Trubel, T-r-u-b-e- and I  
 8 can't received the last letters.  
 9 He'll be followed by Mike Naggar.  
 10 JAMES TRUBEE: Hi. My name is Jim Trubee  
 11 [phonetic]. Your Honor, Supervisors, employees.  
 12 I just don't have a speech. I just talk from  
 13 my heart.  
 14 Calvary Chapel I've attended ever since we had  
 15 11 members. We started in Temecula in a motel or a  
 16 hotel or an apartment building in a rec office and we've  
 17 build -- been building ever since.  
 18 I'm speaking for the children.  
 19 We have so much crime in this country. Our  
 20 children, we are educating them, we're giving the right  
 21 path to take. We got pastors they just love. If you  
 22 ask any of them, they --  
 23 I -- I happen to be -- greet the people at  
 24 church when they come in, the seniors and the children,  
 25 both. And they're just happy. Everybody is happy at

1 that church. It's the most lovable place you've ever  
 2 been in your life.  
 3 Do you know what?  
 4 I'd like to invite any of you people to come  
 5 down and just spend a Sunday with our church, meet our  
 6 pastor and see what it's like down there. It's love all  
 7 the way around.  
 8 (Unintelligible) incompatibility, no  
 9 incompatibility on our side.  
 10 And you go down to it, I'll tell you the  
 11 facts. Jesus was born in a great country. He's got a  
 12 church in a great country now that He intends to keep.  
 13 They had a party. The Lord attended a party  
 14 there. His mother says, "We're out of wine." They had  
 15 wine in them days, lots of wine. Christ worked in the  
 16 fields. And he says, "(Unintelligible) these tubs of  
 17 water, these vats of flour. Fill them full of water."  
 18 When they filled them full, there was -- they was pure  
 19 life.  
 20 The people who attended the party says, "Hey,  
 21 you know the party givers always have a -- save their  
 22 best wine to the last."  
 23 That's what God created. God creates people  
 24 that creates -- everybody loves the people. And that's  
 25 what we need in this world. Please, don't knock it

1 down.  
 2 The Ten commandments in the back of the schools  
 3 now, want to build it up. And, Lord, we want to go and  
 4 cheer about it.  
 5 I'm talking from my heart and I know what He  
 6 did for me and I know what He did for a lot of people  
 7 and what He's going to do in the future.  
 8 So just don't go against him, and one day we're  
 9 all going to meet the Maker and we're going to have to  
 10 confess.  
 11 Thank you.  
 12 CHAIRMAN ROY WILSON: Thank you very much.  
 13 Mike Naggar, to be followed by Jack Morehouse.  
 14 MIKE NAGGAR: Good afternoon, Mr. Chairman, members  
 15 of the Board. My name is Mike Naggar, 43034 Gina  
 16 Street, the City of Temecula.  
 17 I am a Code Enforcement officer for the City of  
 18 San Diego. I'm also a Planning Commissioner for the  
 19 City of Temecula, though my comments here this afternoon  
 20 are my own as a resident of the County of Riverside.  
 21 I'll make it brief.  
 22 I believe any traffic concerns in the area can  
 23 be mitigated. The traffic circulation element of the  
 24 County's General Plan calls for the eventual widening of  
 25 Rancho California Road in this area with dedicated

1 left-turn lanes.  
 2 As said previously, it's going to meet the need  
 3 of a lot of residents who happen to live in the area,  
 4 which would keep them from traveling into the City of  
 5 Temecula, which is currently experiencing tremendous  
 6 traffic problems and has recently spent approximately  
 7 \$60 million to mitigate those traffic problems.  
 8 Calvary Chapel in the Temecula Valley,  
 9 including Murrieta, the current one in Temecula and this  
 10 one in the Vineyard area, definitely meets a need to its  
 11 citizens, and if we can meet the need out where the need  
 12 is needed without having them drive in town, that would  
 13 definitely be an advantage.  
 14 I do not believe that there are any pesticide  
 15 issues there. I -- I think that if the Board finds that  
 16 there are pesticide issues there, then it should  
 17 possibly review all use permits for the area.  
 18 In addition, the intent of Ordinance 348 I  
 19 believe is not to impose a 75 percent planting  
 20 requirement on -- on all new construction in that zone.  
 21 Other uses allowed in the Citrus/Vineyard Zone are  
 22 hospitals, schools, government buildings.  
 23 I think it would be rather unreasonable to  
 24 think that a hospital would provide 75 percent of their  
 25 land in citrus/vineyards. It just doesn't make sense.

1 Or that a school or a church should -- should do the  
 2 same.  
 3 But that -- that notwithstanding, the church is  
 4 still willing to plant 48 percent in some sort of crop,  
 5 which amounts to approximately 27 percent of a variance,  
 6 an amount that would hardly be noticed.  
 7 Temecula is built on families, family values.  
 8 It's my opinion it's reinforced in houses of religious  
 9 worship, whatever they may be.  
 10 This -- this church would serve the needs of  
 11 the Temecula Valley, and I ask that you would approve  
 12 it.  
 13 Thank you.  
 14 CHAIRMAN ROY WILSON: Thank you.  
 15 Jack Morehouse, to be followed by Marilyn  
 16 Phelps.  
 17 JACK MOREHOUSE: My name is Jack Morehouse. I'm a  
 18 Temecula resident. I live at 41334 Salt River Court.  
 19 And you guys sure have to deal with a whole lot  
 20 of problems, and I want to tell you hat's off. And I  
 21 want to thank you for returning my calls, because I  
 22 called a few of you, and I didn't actually get to speak  
 23 with any of you, but I know the call was made back, and  
 24 that shows that you want to listen to what people say  
 25 and that tells me you care. And I for one appreciate

1 that.  
 2 I get real excited and want to charge in and  
 3 tell you all this stuff, and I'd probably just mess it  
 4 up, so instead I'm going to ask you a couple questions  
 5 that my children had.  
 6 My son is here. My niece is here from  
 7 Colorado. She's from Superior. Her cousin goes to  
 8 Columbine High School. Her comments were extremely  
 9 interesting about why we can't have more churches and  
 10 why that can't be what we're really trying to do,  
 11 instead of more alternative uses that don't try and  
 12 prevent those kinds of things.  
 13 My son said, "If there's a church in a  
 14 residential zone, does that mean that they have to build  
 15 a house, if there's a church built in a commercial zone,  
 16 does that mean they have to open a store, and if they  
 17 build a church in a manufacturing area, do they have to  
 18 manufacture something?"  
 19 That's his question. It doesn't need an  
 20 answer. I just wanted to share with you his thoughts.  
 21 My daughter and my wife said, "If the church  
 22 plants, will that make everybody happy, dad? Is that  
 23 why they don't want us there, because we don't plant a  
 24 vineyard?"  
 25 I don't think that's why people are trying to

1 tell you, gentlemen, that we should plant. I think it's  
 2 veiling something much deeper that may or not be  
 3 substantiable.  
 4 So I just stand here and won't take the rest of  
 5 my time but just encourage you to -- to vote your  
 6 hearts. And I applaud your patience with this -- this  
 7 mess we've brought upon you today.  
 8 Thank you very much.  
 9 CHAIRMAN ROY WILSON: Thank you, Mr. Morehouse.  
 10 Marilyn Phelps, to be followed by Keith  
 11 Roberts.  
 12 MARY PHELPS: Gentlemen, I'm Marilyn Phelps, and my  
 13 thoughts have been well presented by others, and I would  
 14 like you to support our church.  
 15 Thank you.  
 16 CHAIRMAN ROY WILSON: Thank you very much.  
 17 Keith Roberts, to be followed by Calvin Martin.  
 18 KEITH ROBERTS: My name is Keith Roberts. I'm a  
 19 resident of Temecula. It's a privilege to be here  
 20 today.  
 21 I am an attorney who has retired from the  
 22 practice of law. I'm currently a university professor  
 23 of law.  
 24 I'm not here to talk in a legal sense. Bob  
 25 Tyler has done a magnificent job on that. I'm here to

1 talk more in a spiritual sense.  
 2 We are a small country church out there.  
 3 Again, as the earlier gentleman, I wish you could come  
 4 out and see it. It's a small church.  
 5 We love our neighbors out there. We're very  
 6 proud of our neighbors. We think that we can live well  
 7 alongside them, as we have done for the past  
 8 two-and-a-half years.  
 9 You know, in looking to this hearing today, I  
 10 thought it would be interesting to contact the City of  
 11 Napa. An earlier gentleman has talked about he went on  
 12 the Internet last night. I contacted the city  
 13 chamber -- or the Chamber of Commerce in Napa and asked  
 14 them for a map and a list of churches up there. And I  
 15 plotted that. And I concur with the earlier speaker  
 16 that there are a number of churches in the Napa area  
 17 that are getting along just fine with the agricultural  
 18 area up there.  
 19 I also found out from one of our sister  
 20 churches, a Calvary Chapel up there, that they're having  
 21 a fund-raising event here shortly for the Kosovo  
 22 refugees, and where else would they be holding such a  
 23 fund-raising event but at the Robert Mondavi Winery.  
 24 And we would hope that we could have the same  
 25 relationship down here with the vintners that our sister

1 churches up to the north have.  
 2 You've heard a lot about pesticides and  
 3 traffic. I'm not going to address that. Hopefully we  
 4 can see that that's hopefully not a legitimate issue at  
 5 this point.  
 6 But leaning back a little bit on my law school  
 7 days, you know, they say, if the law is on your side,  
 8 argue the law; if the facts are on your side, argue the  
 9 facts.  
 10 I think today you've heard that we feel  
 11 strongly that both the facts and the law are in favor of  
 12 Calvary Chapel. And hopefully you will agree on that  
 13 also.  
 14 And finally I want to say, contrary to what  
 15 some people have said, a vote for Calvary Chapel is not  
 16 a vote against the vintners.  
 17 We love our neighbors out there. We want them  
 18 to prosper economically and otherwise. We hope they  
 19 feel the same for us. But again, voting for us is not a  
 20 vote against anybody else.  
 21 And finally, Vice President Al Gore is now  
 22 talking about religion and morality and everything from  
 23 the shootings that you all have heard about, and we  
 24 would just ask that you too keep that in consideration  
 25 because the churches are the bedrock of our communities

1 and especially in the Temecula area.  
 2 Respectfully request your favorable  
 3 consideration. Thank you.  
 4 CHAIRMAN ROY WILSON: Thank you, Mr. Roberts.  
 5 Calvin Martin, to be followed by Darlene Smith.  
 6 CALVIN MARTIN: Thank you, gentlemen, for the  
 7 opportunity to speak to you.  
 8 I'd like to pass this forward and have each of  
 9 you view that. That's a photograph. A picture is  
 10 apparently worth more than a thousand words, and I'd  
 11 like to use every one of them if I had the opportunity,  
 12 but since I don't.  
 13 That's one of the little parishioners there at  
 14 the church. She's my daughter.  
 15 And the choices that we make form a society. I  
 16 think as Americans, we're -- we're trying to go in a  
 17 different direction hopefully. Today you guys have a  
 18 choice before you to make, and I think what we need to  
 19 do is all work together for the common good of the  
 20 community. I think this church represents that.  
 21 I know in my daughter's life, the pastors that  
 22 are there have given her security. See, she's from a  
 23 broken home now. And they've stepped in. And if public  
 24 use is what we're after, this church is in the business  
 25 of putting families back together and in touch with

1 fellow men to help and instead of tear down and that is  
 2 what it's about.  
 3 I think you've heard a lot of evidence.  
 4 I don't agree with the planting. I think that  
 5 you should be more lenient on that. I don't believe --  
 6 I believe 48 percent is too much to take from a church  
 7 who has got more important work to do, and a little more  
 8 than 7 acres in this area is nothing compared to all the  
 9 vintners that are out there.  
 10 I live on Camino del Vino. On both sides I've  
 11 got vineyards. On one side I've got citrus. We have 10  
 12 acres of ruby red grapefruit.  
 13 And as far as the issue with the pesticides,  
 14 it's a nonissue, so look for another reason.  
 15 I just want to support them. I'm new out at  
 16 this church, only eight months. I don't work for them  
 17 or whatnot. And I know others who could not be here but  
 18 have given up their paychecks to be here to let you know  
 19 how important this is. So it is going to be quite an  
 20 impact on a community, the decision you make.  
 21 Thank you, gentlemen.  
 22 CHAIRMAN ROY WILSON: Thank you.  
 23 Darlene Smith, to be followed by Barbara Sun.  
 24 DARLENE SMITH: Thank you, gentlemen, for this  
 25 opportunity. My name is Darlene Smith.

1 My husband and I moved to Temecula ten years  
2 ago. We purchased 3 acres in Wine Country and built our  
3 home. We love it here.

4 We are very much in favor of our church being  
5 close to our home, close us in Wine Country. And I am  
6 in full support of everything that has been said before  
7 me.

8 Thank you.  
9 CHAIRMAN ROY WILSON: Thank you.  
10 Barbara Sun, to be followed by Gabriel Marquez.

11 WOMAN IN AUDIENCE: Barbara had to leave the room.  
12 She asked (unintelligible).

13 CHAIRMAN ROY WILSON: Thank you.  
14 Gabriel Marquez, to be followed by Ronald Ward.

15 WOMAN IN AUDIENCE: We can't hear back here  
16 (unintelligible). Can they speak into the microphone?  
17 We can't here them.

18 CHAIRMAN ROY WILSON: All right.  
19 Would the speakers talk a little more loudly,  
20 please.

21 GABRIEL MARQUEZ: Yes, sir.  
22 My name is Gabriel Marquez. I'm a member of  
23 the Calvary Chapel Bible Fellowship. And I'd like to  
24 present this to the Board to take a look at this. This  
25 is -- I teach a Sunday school class.

1 Members of the Board, Supervisors, I come  
2 before you on behalf of the children within Calvary  
3 Chapel Bible Fellowship at the Barn in Temecula Wine  
4 Country. We are a fellowship made up of different  
5 races, background and financial statuses that meet  
6 together for one purpose. That purpose is to work in  
7 the Lord's vineyard of people, the most precious harvest  
8 that money cannot buy.

9 I myself am a parent living in the community of  
10 Murrieta, attending the fellowship with my wife and  
11 15-year-old son. I am one of several teachers that come  
12 Sunday after Sunday to the Barn with the desire to teach  
13 our children of all ages to grow in wisdom and knowledge  
14 of our Lord Jesus Christ.

15 I believe children are the heritage and future  
16 of our community, state and nation.

17 Although we do not grow physical crops of  
18 grapes or oranges and other produce, we are very active  
19 in planting seeds of God's Word into the hearts of our  
20 children. Among the seeds planted are love and  
21 obedience to God, parents, teachers and those in  
22 authority over them, such as you folks.

23 Proverbs tells us, "Even a child is known by  
24 his doings, whether his work be pure and whether it be  
25 right."

1 Our desire is our children will be a blessing  
2 to our community, bearing the fruit of the spirit of  
3 love, joy, peace, kindness, long-suffering, gentleness,  
4 goodness, faith, meekness and self-control.

5 I pray that you will consider and support the  
6 work that's going on right now at the Barn.

7 Thank you.  
8 CHAIRMAN ROY WILSON: Thank you.  
9 Our next speaker is Ronald Ward, to be followed  
10 by Charles Glasgow.

11 RONALD WARD: Hello. I'm Ronald Ward. I live in  
12 Murrieta. I AM employed as the corporate controller for  
13 a cable television channel in Temecula.

14 Recently, the Press Enterprise newspaper  
15 reported that business owners in the agricultural grape  
16 area of Riverside County near Temecula don't think that  
17 churches are compatible in that area.

18 Riverside County Planners have seemingly echoed  
19 that sentiment by recommending that the Calvary Chapel  
20 Bible Fellowship not be allowed to remain at its current  
21 location in the agricultural Wine Country.

22 I'd like to point out how history has shown  
23 during the last four centuries that agriculture and  
24 religion are indeed compatible.

25 As we all learned in school, the early settlers

1 to our country, the pilgrims, left England in the 1600s  
2 to find religious freedom in the New World.

3 As Americans each November during the  
4 Thanksgiving holiday we celebrate -- we commemorate the  
5 pilgrims thankfulness to God for providing their  
6 agricultural needs.

7 In the late 1700s, Thomas Jefferson, a  
8 God-fearing man who owned and operated agricultural  
9 land, framed much of the Constitution. He and the  
10 Founding Fathers felt so strongly about the freedom to  
11 exercise religion that it was included in the first  
12 article of the Bill of Rights.

13 Next year the 150th anniversary of California  
14 statehood will be celebrated. The following information  
15 regarding the (unintelligible) is found on the Riverside  
16 County history page of the County of Riverside's web  
17 page.

18 "After California became a territory in  
19 1848 and been a state in 1850, a steady flow of  
20 settlers were generated into the area, including  
21 gold miners, entrepreneurs, speculators and  
22 seekers of religious freedom. After being formed  
23 in 1893, Riverside County's early years were  
24 linked to the agricultural industry."

25 I'm a native Californian. I have lived in

1 Riverside County for 14 of the past 17 years. My  
2 parents and grandparents migrated to California from  
3 agricultural areas of Oklahoma and Texas in the 1930s  
4 and 1940s.

5 My family there attended country churches.  
6 They didn't go into town or go into the city to go to  
7 church. They attended church in the areas located in  
8 the agricultural areas where they lived.

9 My 93-year-old grandmother who raised crops in  
10 Oklahoma for years has lived for the last ten years in a  
11 mobile home park in Riverside.

12 Yesterday I asked her what she thought about  
13 churches not being compatible with agriculture areas.  
14 She simply said, "I think anyone that would say that is  
15 just being silly."

16 I wonder what the pilgrims, Jefferson and the  
17 other Founding Fathers and the early California settlers  
18 would think of Riverside County Planners' recommendation  
19 to not allow a church in an agricultural area because it  
20 is not compatible.

21 I am in favor of this, and I believe that  
22 Thomas Jefferson and the Founding Fathers of our country  
23 would have agreed.

24 Thank you.

25 CHAIRMAN ROY WILSON: Thank you.

1 Charles Glasgow, to be followed by Joyce  
2 Carter.

3 CHARLES GLASGOW: I'd like to thank the Board of  
4 Supervisors for allowing me the opportunity to speak  
5 before you today.

6 And I am a Battalion Chief with North County  
7 Fire Protection District. I also serve as chaplain to  
8 that organization, and it's because of this fellowship  
9 that I'm able to serve in that capacity.

10 I've been a public servant for 25 years, and I  
11 appreciate you and your job you do as public servants.  
12 But what we're really here concerning today is the needs  
13 of the people.

14 Again, as public servants, what are we really  
15 striving for?

16 The health, safety and welfare of the  
17 community.

18 As we strategically look at communities, we  
19 plan to have fire stations, police stations  
20 strategically located within our community to provide  
21 the best service to the people.

22 And I don't want to compare a fire station to  
23 churches. Don't get me wrong. But really as a  
24 firefighter I am here to save lives.

25 As you can tell, I'm pretty emotional about

1 this issue. And, you see, that's the business of this  
2 church is to save lives, not for the immediate but for  
3 the eternal, so it goes way beyond what we do here  
4 today.

5 My wife and my children are here today with  
6 me. They're blessed by this -- by this fellowship. And  
7 I believe that as we participate in this -- this  
8 fellowship and as we grow as a fellowship, the benefits  
9 to this community you cannot weigh. You can't even  
10 fathom to believe the benefit.

11 And likewise, if I was going to build a fire  
12 station out there, we'd strategically plan that it was  
13 the best place to put it and it would serve the people  
14 out there. It would be ridiculous to impose me to  
15 instead of put a training facility that you would want  
16 me to plant. So if you think about those things in  
17 those terms, it seems a little farfetched.

18 So I just want to thank you for the opportunity  
19 to address you today. I apologize for being so  
20 emotional, but it's near and dear to my heart, and I  
21 just thank you for your time.

22 CHAIRMAN ROY WILSON: Thank you, Mr. Glasgow.  
23 Joyce Carter, to be followed by Jim Austin.

24 JOYCE CARTER: My name is Joyce Carter and I reside  
25 at 41588 Big Sage Court in Temecula. I attend Calvary

1 Chapel Bible Fellowship.

2 I am here today in the opposition to the  
3 planting requirement that Riverside County has placed on  
4 our church. This requirement would hinder our --

5 MAN IN AUDIENCE: Would you speak up, please.

6 JOYCE CHARTER: This requirement would --

7 CHAIRMAN ROY WILSON: Could you talk a little  
8 louder?

9 JOYCE CHARTER: -- hinder our church's growth and  
10 function.

11 I am surprised the County expects the same  
12 requirements imposed on a commercial agricultural  
13 business to be imposed on a church. A church is not the  
14 same prof- -- is not in the same profession.

15 The church does not grow anything to sell or  
16 manufacture any material item for the purpose of  
17 monetary gain. The church exists for the proclamation  
18 of the Gospel of our Lord Jesus Christ. We are called  
19 to be lights in our community. We teach our children to  
20 honor their fathers and mothers, to respect authorities,  
21 to be honest. We reach out to those who are hurting and  
22 we care for those who have nothing to give. And we  
23 share our time with those who are lonely.

24 No, we are not a commercial business. We  
25 freely give all that we have according to the great



1 commission, to go and make disciples, baptizing them in  
2 the name of the Father and of the Son and the Holy  
3 Spirit and teaching them to observe the commands of our  
4 Lord.

5 We are not ab- -- if we are not able to build,  
6 then we cannot grow to complete our commission, and this  
7 would make us wells without water.

8 What the County is asking from us is against  
9 our very life as a church. No church should have such a  
10 restriction placed on them.

11 Calvary Chapel Bible Fellowship has much to  
12 give this community. Please vote to allow us to build  
13 without these restrictions.

14 Thank you for allowing me to voice my opinions.

15 CHAIRMAN ROY WILSON: Thank you.

16 Jim Austin.

17 JIM AUSTIN: I'm sorry. (Unintelligible).

18 Hi. I'm Jim Austin. I live in Temecula. I  
19 haven't -- I've only been here about three months, but I  
20 attend Calvary Chapel. I work in the laser optics  
21 industry in Murrieta.

22 And I'd just like to say that -- I'd like to  
23 make sure -- since I'm an engineer I wanted to just be a  
24 little factual. But I'd like to know of the vintners,  
25 if every one of them is really against Calvary Chapel

1 I'd like to say that wineries bring tourism.  
2 Tourism requires services. Services provide -- and  
3 service providers bring business and business owners  
4 bring families and families need churches.

5 I'd like to say that the founder of this church  
6 did not intend to be confrontational. A beautiful, a  
7 peaceful setting was available. And so more than one  
8 person has come in and has asked, you know, "Is this a  
9 place to go taste wine?" It fits right in.

10 So I'd like you to vote for it. Okay?

11 Thank you.

12 CHAIRMAN ROY WILSON: Thank you, Mr. Austin.

13 We have many more speakers in favor. I'm going  
14 switch for a while to those in opposition.

15 We'll call on Violet Hamilton, to be followed  
16 by Mike Rennie.

17 VIOLET HAMILTON: I'm Violet Hamilton. I own the  
18 land, vacant land which is on the north side of Rancho  
19 California Road frontage to the east side of my property  
20 line with the only -- the fence (unintelligible) from  
21 the proposed church, and the same situation exists on  
22 the north side of my property, which has a single-family  
23 residence that Calvary Chapel purchased.

24 Now, this lot, 2.19 acres, has a nice knoll, a  
25 nice view where I have planned to build a home and then

1 being there or not.

2 I'm hopeful that it wasn't just a vocal  
3 minority of the vintners that then asked their binding  
4 organization to make this complaint. So I hope that you  
5 might find that out for yourselves.

6 I'd like to say that the EPA and the Air  
7 Pollution Control District are always on industry's back  
8 to make sure that whatever we do is as good as it can be  
9 for the public.

10 So I'm sure that the spraying issue has been  
11 mitigated to -- to the point where it's probably just  
12 less expensive to do what they do right now, which is  
13 use bugs to control bugs and spray a little bit to  
14 control fungus and things like that. So I'm sure that  
15 has no -- that's not an issue, I'm sure.

16 I mean, are the vineyard workers getting sick,  
17 the people that have worked there for years and years  
18 and years?

19 I don't think they are.

20 I'd like to point out that the early California  
21 churches that established, like Junipero Serra that  
22 established the El Camino Real, he planted the first  
23 vineyards. This is a church that planted the grapes.  
24 So I think that we -- we don't -- we don't have a  
25 problem.

1 put a vineyard on the rest of it.

2 I can no longer do that with a church there  
3 because you get a large group of people weekends,  
4 evenings with all their activities, it's going to create  
5 noise, aside from all the traffic, plus they are going  
6 to have a maintenance storage building. That would be  
7 probably right to the north of me.

8 Now, Newton -- I'm on the corner of Newton and  
9 Rancho California Road -- is a dirt road, so are they  
10 going to use that for their equipment?

11 I don't see that it would be desirable for  
12 anyone to build a home there because the peace and  
13 tranquility of the area would be gone.

14 So I'm in opposition because it would have a  
15 serious negative impact on my particular plot of land.

16 CHAIRMAN ROY WILSON: Thank you, Mrs. Hamilton.

17 Mike Rennie, to be followed by Craig Weaver.

18 MIKE RENNIE: Mr. Chairman, members of the Board, my  
19 name is Mike Rennie. I'm a farmer. I farm about 1200  
20 acres in Temecula and I farm about 300 acres of wine  
21 grapes in Temecula.

22 I come here to support the citrus policy area,  
23 the vineyard policy area and the rule of law that has  
24 been established by your body and by us as farmers and  
25 vintners in the area for many, many years.

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1 My company is continually regulated by the  
 2 government and government agencies, and we work in  
 3 harmony with them and we obey the laws as a  
 4 farming commu- -- as a farming community.  
 5 The Temecula wine area is the only wine area  
 6 this side of Santa Barbara. There is none other. This  
 7 is an area that we want to preserve; this is an area  
 8 that we're very concerned with.  
 9 This religious organization uses the Bible as a  
 10 flag way up on the top of their ship, but they don't  
 11 seem to use it as a rudder.  
 12 Their attorney said to you that you are  
 13 ordained by God. Well, the Bible commands that  
 14 Christians be in obedience to their superior  
 15 authorities.  
 16 The fact is this religious organization has  
 17 been in violation for two-and-a-half years knowingly at  
 18 this location.  
 19 If you asked them to violate one of God's laws,  
 20 I'd be first here in opposition to it, but that's not  
 21 what you're doing. You are asking them to obey civil  
 22 laws that are there for their own safety and regulatory  
 23 laws that have been in existence for a long, long time,  
 24 which they knew about when they came in there.  
 25 Now, those laws should have been met and they

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1 should have been worked with before they occupied the  
 2 location.  
 3 Now, they said they had permission from the  
 4 front counter to occupy the location.  
 5 My 13-year-old son knows that you have to have  
 6 a Conditional Use Permit to put 400 people in a  
 7 building.  
 8 They say that planting a vineyard is not  
 9 compatible with their convictions of their church, and  
 10 yet their own web page says, "Come visit with us in the  
 11 church of the vineyards."  
 12 Their attorney mentioned that 75 percent of the  
 13 planting ordinance was not in line with their  
 14 convictions.  
 15 Well, that's what we're concerned about.  
 16 What does the future hold?  
 17 They're talking about future growth and future  
 18 expansion.  
 19 I support the church being there as long as  
 20 they plant 75 percent. I have no problem with a church  
 21 being there as long as they go by the law that is  
 22 there.  
 23 Finally what I'd like to mention is that, what  
 24 kind of example are they setting in the community where  
 25 they've been in the violation of a -- of a law?

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1 Remember, Samuel said to Saul, "Obedience is  
 2 greater than sacrifice." When Adam and Eve did not  
 3 obey, they were asked to leave.  
 4 So either they obey or they leave.  
 5 Thank you.  
 6 CHAIRMAN ROY WILSON: Thank you.  
 7 Craig Weaver [phonetic], to be followed --  
 8 (End of Audiotape 3, Side A.)  
 9 (Audiotape 3, Side B - Duplication of  
 10 prior recorded proceeding, beginning with Public  
 11 Speaker Mary Bartell and ending with Mike Rennie.)  
 12 (Beginning of Audiotape 4, Side A.)  
 13 CRAIG WEAVER: -- the church's presence won't hurt  
 14 the area, only the requested variance and the precedent  
 15 it will set.  
 16 Adjacent to my property to the east, there is  
 17 an approved 22-room bed and breakfast that they're  
 18 planting right next to my 2 1/2 acres and there will be  
 19 22 rooms put there here probably in six months or so.  
 20 They have not requested your Board for a  
 21 variance. They came up with their 75 percent. They had  
 22 no problem with that.  
 23 So I ask you, please keep the 75 percent.  
 24 Please vote "no" on the variance.  
 25 Thank you.

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1 CHAIRMAN ROY WILSON: Thank you.  
 2 SUPERVISOR JIM VENABLE: Mr. Chairman, could I ask  
 3 the vintners a question?  
 4 Is the -- is the issue down to the 75 percent  
 5 if --  
 6 And I -- I was, quite frankly, impressed with  
 7 everyone has had to say so far on both sides of this  
 8 issue, but you make a very good argument, but is the --  
 9 the real issue the 75 percent or is it some other  
 10 issue?  
 11 SUPERVISOR JOHN TAVAGLIONE: I think that question  
 12 should be answered totally among all of them.  
 13 Are you strictly talking about the 75 percent  
 14 planting issue period?  
 15 MAN IN AUDIENCE: Yes.  
 16 WOMAN IN AUDIENCE: Yes.  
 17 SUPERVISOR JOHN TAVAGLIONE: And there's 13 or 16  
 18 of you that's going to be speaking, and all of you are  
 19 going to say the same thing?  
 20 MAN IN AUDIENCE: Yes.  
 21 SPEAKERS IN AUDIENCE: No. No. No.  
 22 SUPERVISOR JOHN TAVAGLIONE: Okay.  
 23 CHAIRMAN ROY WILSON: Supervisor Tavaglione.  
 24 SUPERVISOR JOHN TAVAGLIONE: A clarification.  
 25 From the vintners perspective, 75 percent is --

1 is your -- your key issue; correct?  
 2 Yes or no?  
 3 Apparently there's some disagreement, among the  
 4 vintners as well?  
 5 Okay. No one is shaking their head one way or  
 6 the other.  
 7 CHAIRMAN ROY WILSON: Ben Drake, to be followed by  
 8 Roberto Ponte.  
 9 BEN DRAKE: Hi. I'm Ben Drake. I've been a  
 10 resident in Temecula since 1972. I grow avocados,  
 11 citrus and wine grapes. I'm farming about 1200 acres.  
 12 I own over 250 acres myself.  
 13 I was one of the key individuals, along with  
 14 some of the other individuals here in this room, working  
 15 with the Southwest Area Plan to put forth the  
 16 Citrus/Vineyard. And I want to add one other thing. We  
 17 also called it a "people policy," and that was one of  
 18 the issues when we -- when we worked on -- on the whole  
 19 plan.  
 20 And the reason why the 75 percent issue came up  
 21 is we're trying to preserve agriculture.  
 22 You've heard all of the issues that everyone  
 23 has made about the growth of the churches. We're seeing  
 24 a shrinkage in agricultural. You've heard the problems  
 25 that some of the people from the church have mentioned,

1 water costs. Our production costs are higher and higher  
 2 and higher.  
 3 We're looking at trying to maintain  
 4 agricultural in Temecula, and that's why we put this  
 5 policy upon ourselves and what the people -- there was  
 6 people that voted that were not vintners or citrus  
 7 growers to put this policy on ourselves.  
 8 And so all we're here today is trying to make  
 9 everyone that moves into the area abide by the laws.  
 10 And I -- you know, I'm speaking here -- I would  
 11 like to have spoke when the church first moved in, which  
 12 is two-and-a-half years ago and been able to put up  
 13 other buildings, put up things illegally, and I wish  
 14 that in my business that I could do things the way I  
 15 wanted to do them, rather than abide by all the rules  
 16 and regulations.  
 17 And I think that's part of what this group of  
 18 growers, vintners and people that are living in that  
 19 area want to see happen.  
 20 So thank you for your time.  
 21 CHAIRMAN ROY WILSON: Thank you.  
 22 Roberto Ponte, to be followed by --  
 23 We've got two Roberto Pontes here. I trust  
 24 that's the same one, so I will --  
 25 Are there two of you?

1 ROBERTO PONTE: There's only one of me.  
 2 CHAIRMAN ROY WILSON: Okay.  
 3 AUDIENCE: (Laughter).  
 4 CHAIRMAN ROY WILSON: Thank you.  
 5 Audrey Cilurillo [phonetic] will follow.  
 6 ROBERTO PONTE: My name is Roberto Ponte. I am the  
 7 president of the Temecula Winegrape Growers  
 8 Association. I'm also a farmer in the area. We own  
 9 450 acres (unintelligible) Bella Vista in the Wine  
 10 Country. We are --  
 11 MAN IN AUDIENCE: A little louder.  
 12 ROBERTO PONTE: Okay. The Temecula Winegrape  
 13 Growers Association represents 35 owners and operators  
 14 in the area, and we emphatically oppose Calvary Chapel  
 15 Bible Fellowship's plan to continue to operate a church  
 16 in the heart of the Wine Country. We also oppose  
 17 Calvary Chapel's request for a variance on  
 18 Citrus/Vineyard Policy Area plan regulations.  
 19 The association is opposed to the public use  
 20 permit for a couple of reasons. One of them is that the  
 21 State of California, the Board of Alcoholic Beverage  
 22 Control, the ABC, may prevent the development of new  
 23 wineries by refusing to issue wine grower licenses due  
 24 to the proximity to a church or a school. Parks,  
 25 churches and schools are sensitive uses.

1 There are property owners around the church  
 2 that are planning to put in a winery. This will impact  
 3 the Wine Country.  
 4 Also, the C/V zone was established to promote  
 5 as well as preserve our focus on agricultural, wine and  
 6 the visitor.  
 7 Known incompatible uses, especially on Winery  
 8 Road, which is Rancho California Road, will adversely  
 9 affect our business and it will make the Wine Country a  
 10 less desirable place to visit.  
 11 The other issue was pesticides -- pesticides,  
 12 which has been -- which the church has been saying it  
 13 has to do with public safety; it's the danger of  
 14 pesticides.  
 15 That's not it. It's a nuisance problem. It's  
 16 complaints about tractor noise, complaints about dust  
 17 and all that stuff.  
 18 We mostly use fungicides, not pesticides, so  
 19 good bugs won't do any good there.  
 20 Also, reducing the planting weakens the C/V  
 21 Policy Area Plan, and we are against a variance, and I  
 22 think -- we think it's fair that the 75 percent -- 75  
 23 should apply to everybody, especially when they don't  
 24 have qualified, sound reasons for a variance.  
 25 Thank you very much.

1 VICE CHAIRMAN TOM MULLEN: Sir.  
 2 CHAIRMAN ROY WILSON: A question from Supervisor  
 3 Mullen.  
 4 VICE CHAIRMAN TOM MULLEN: Mr. Ponte, we have a  
 5 question for you. I'm sorry. I missed your second  
 6 point.  
 7 Wineries were the first -- you mentioned that  
 8 several vintners had wanted to put in tasting rooms, I'm  
 9 assuming, and the second point was?  
 10 ROBERTO PONTE: You mean the ABC problem?  
 11 VICE CHAIRMAN TOM MULLEN: The --  
 12 ROBERTO PONTE: ABC -- I talked to ABC, and they  
 13 said that they have -- that a church would be a  
 14 sensitive use, meaning that if you are within 600 feet  
 15 door-to-door from the church to a winery, they would  
 16 have to -- they -- they may not allow a winery to -- to  
 17 -- to continue -- I mean, to open there.  
 18 Also, if existing wineries are grandfathered  
 19 in -- there's one across the street -- if they wanted to  
 20 expand, they would have to go to ABC and change their  
 21 bond, and because they're so close to a church, they --  
 22 ABC would have to take that into consideration, and they  
 23 would have to talk to -- to the church and get their  
 24 permission on that -- on that issue.  
 25 VICE CHAIRMAN TOM MULLEN: Thank you.

1 CHAIRMAN ROY WILSON: Our next speaker is Audrey  
 2 Cilurzo, to be followed by Peter Poole.  
 3 AUDREY CILURZO: I'm Audrey Cilurzo.  
 4 My husband Vince and I have owned land since  
 5 1967. Our land is on the corner of Calle Contento and  
 6 Rancho California Road, and we are on the southeast  
 7 corner, so we are close to the church, and we have many  
 8 concerns. Our house looks down on the church.  
 9 We are concerned about the ABC also, which you  
 10 have just heard about, because we -- we have a winery  
 11 and we -- we do not want in the future to have problems  
 12 with the church or with the ABC.  
 13 The committee worked for five years to develop  
 14 this Citrus/Vineyard policy area. It was established to  
 15 preserve and promote agricultural out there. And unless  
 16 we can continue to use most of our land to bring in  
 17 tourist dollars, agriculture will eventually disappear  
 18 from southwest Riverside County.  
 19 By the way, the church that was -- in 1988  
 20 was -- was okayed, this was before the Citrus/Vineyard  
 21 policy plan was okayed by your group, and no one  
 22 mentioned that.  
 23 The -- at the Planning Commission, the lawyer  
 24 for the church stated that they would not even plant 48  
 25 percent; that they were going to plant nothing.

1 Now they're saying 48 percent. And we would  
 2 certainly want it to be 75.  
 3 From our home, our kitchen window and our patio  
 4 we've watched the church for two-and-a-half years. They  
 5 have brought in a mobile without a permit, double wide,  
 6 large. They've enclosed sheds that were used for plants  
 7 and made them into school rooms. They've built patios.  
 8 They've hard-surfaced a driveway. And what is most  
 9 alarming to us, they have added another road onto busy  
 10 Rancho California Road, which I -- I'm sure that the  
 11 Transportation would not like them to do without a  
 12 permit. And all this was without any permits, and  
 13 that's what -- what really worries us the most.  
 14 What will happen in the future even if the  
 15 variance is given now?  
 16 Currently there are three wineries and a bed  
 17 and breakfast being built in Wine Country, and every one  
 18 of them is complying with many, many permits and letters  
 19 of the law. None of them have complained.  
 20 In 1967 when Vince and I bought our land, we  
 21 planted the first vineyard, and we envisioned that the  
 22 area would remain agriculturally oriented.  
 23 To grant a variance to Calvary Chapel would set  
 24 a dangerous precedent and would begin perhaps to be the  
 25 end of Wine Country as we know it.

1 There was another school that wanted to move  
 2 in. We talked to them, and they --  
 3 CHAIRMAN ROY WILSON: Could you wrap up your  
 4 comments?  
 5 AUDIENCE: -- moved.  
 6 Yes.  
 7 I would like to finish by saying that we hope  
 8 that the church -- we don't want to do away with the  
 9 church. We hope that the church will find another site  
 10 that is more appropriate to meet their needs and ours.  
 11 And thank you.  
 12 CHAIRMAN ROY WILSON: Thank you.  
 13 A question from Supervisor Tavaglione.  
 14 SUPERVISOR JOHN TAVAGLIONE: A question for you.  
 15 AUDREY CILURZO: (Unintelligible).  
 16 SUPERVISOR JOHN TAVAGLIONE: You're not  
 17 necessarily -- although your last comments may lead to  
 18 that, you're not necessarily against the church?  
 19 AUDREY CILURZO: Oh, no, not at all.  
 20 SUPERVISOR JOHN TAVAGLIONE: Are you against the  
 21 church being there as long as they agree to the 75  
 22 percent planting and as long as they had, obviously,  
 23 permanent buildings with adequate permits?  
 24 AUDREY CILURZO: Well, if they were to plant 75  
 25 percent, if they met the Fire Marshall's rules, if they

1 met Transportation's rules, if they met sanitation  
 2 rules, you know, we -- there's probably nothing we could  
 3 do about it.  
 4 SUPERVISOR JOHN TAVAGLIONE: If -- if -- if  
 5 things -- if things were done by the book according to  
 6 County ordinances and --  
 7 AUDREY CILURZO: If every single thing was done by  
 8 the book.  
 9 SUPERVISOR JOHN TAVAGLIONE: Okay. Thank you.  
 10 CHAIRMAN ROY WILSON: Peter Poole, to be followed by  
 11 John -- and I'm going to have to spell this name,  
 12 M-o-r-a-y -- and I can't received the rest of it.  
 13 JOHN MORAMARCO: Moramarco.  
 14 CHAIRMAN ROY WILSON: Moramarco. Okay.  
 15 PETER POOLE: Respected Supervisors, I have several  
 16 concerns. First of all, I'm president of the Mount  
 17 Palomar Winery. We're a vineyard operator and  
 18 agricultural processor, which is what wineries really  
 19 are.  
 20 It was stated earlier that there are lots of  
 21 churches and wineries in the Napa Valley. And I would  
 22 agree with that. But not every church that applies for  
 23 a permit is allowed and not every winery that applies  
 24 for a permit is allowed. And this is what concerns me.  
 25 In Napa Valley, they have 42,000 acres of

1 vineyard. In an area, we're experiencing rapid growth,  
 2 we have under 3,000 acres of vineyard, and yet it's our  
 3 livelihood as much as it is for the people in Napa  
 4 Valley.  
 5 The concern that I have is twofold.  
 6 One is that once we see other uses coming in,  
 7 then that starts an erosion of the zone that we've  
 8 worked hard to establish.  
 9 The other thing does deal with the ABC  
 10 permitting, and nobody here today can say, because each  
 11 ABC permit that's applied for is a unique permit. It  
 12 goes through its own investigation; it goes through its  
 13 own hearing. And even the 600-foot regulation in the  
 14 Code, that's simply a guideline within which the  
 15 neighboring schools, churches, et cetera, must be  
 16 contacted and must state their situation. And the  
 17 church can't know what winery projects may be permitted  
 18 or may be applied for within a proximity, but it is not  
 19 limited to 600 feet.  
 20 And so those are the two things.  
 21 I oppose them being there, but if you allow it,  
 22 if you allow it, please make them comply with the entire  
 23 thing.  
 24 Thank you for your time.  
 25 CHAIRMAN ROY WILSON: Thank you.

1 And the next speaker is John, and the last name  
 2 spelled out, to be followed out, and I'll spell it  
 3 again, Y-a-k-u-t.  
 4 JOHN MORAMARCO: Mr. Chairman, members of the Board,  
 5 my name is John Moramarco and I'm senior vice president  
 6 and general manager of Calloway Vineyard Winery.  
 7 Most of the people who spoke before me have  
 8 pretty well covered most of the things that I was going  
 9 to talk about.  
 10 One thing that I would like to bring to your  
 11 attention is that one of the reasons we're so adamant  
 12 about wanting to preserve open space in Wine Country  
 13 Temecula is that if you look at the history of wine  
 14 grape growing in California, wine grapes were originally  
 15 planted in the San Gabriel and Los Angeles by Father  
 16 Serra back in the 1700s. There were several thousand  
 17 acres of grapes in Los Angeles in the 1800s. There were  
 18 30-some-odd wineries up until 1945. In Ontario,  
 19 Cucamonga, Mira Loma, Riverside County there were some  
 20 65,000 acres of grapes with 56 wineries.  
 21 And today if you look are at Los Angeles,  
 22 there isn't -- there isn't only but one, and that's San  
 23 Antonio Winery, which brings wine in from outside and  
 24 just bottles it. In the Ontario/Cucamonga area, you  
 25 have two wineries left.

1 And if we don't adhere to the Citrus/Vineyard  
 2 policy area -- as has been pointed out, in 1965 we came  
 3 before the Board at that time and requested that we have  
 4 a Citrus/Vineyard growth policy area, and the reason for  
 5 that is we wanted to see a wine country in Southern  
 6 California that would be here for the next 500 years.  
 7 And it's up to this Board to see to it that  
 8 this does happen, because if you flounder and you make  
 9 some innuendoes and -- and let a few things fall through  
 10 the cracks, I won't be here but the generations to  
 11 follow won't have open country nor will they have wine  
 12 country in Southern California.  
 13 There's been some -- some words used here today  
 14 such as "respect authority."  
 15 That works both ways. We have a  
 16 Citrus/Vineyard rural policy area, and they should  
 17 respect it.  
 18 The other one that has been referred to is that  
 19 in the Bible it says, "You are either for me or against  
 20 me."  
 21 Well, you're either for the wine grape growers  
 22 or you're against us. It works both ways.  
 23 And then the other one that's used is that --  
 24 here it is. "The whole purpose of our church is to help  
 25 people to make this a better world for people to live

1 in."  
2 So if it's up the church to make this for a  
3 better place to live in, then they ought to agree with  
4 the neighbors and plant 75 percent of it to grapes, and  
5 there wouldn't be this -- we wouldn't have this meeting  
6 here today.

7 They've known about it for the last  
8 two-and-a-half years, and I wonder why they waited  
9 two-and-a-half years to come before you, this Board, and  
10 take up your time, and then these hundreds of people  
11 that are in the room, taking everybody else's time when  
12 it could have been decided two-and-a-half years ago.

13 Thank you.  
14 CHAIRMAN ROY WILSON: Thank you.  
15 Mr. or Ms. Yakut, Y-a-k-u-t, to be followed by  
16 Ken Barnes.

17 FELICITAS YAKUT: Members of the Board of  
18 Supervisors, I'm Felisitas Yakut.

19 My husband and I have a vineyard in the C/V  
20 zone. We also live in the Luz area.

21 I would like to address the frequent mention of  
22 the SWAP plan, which seems to be what the people from  
23 Calvary Chapel refer to in terms of giving them rights  
24 to establish a church in our Vineyard area.

25 I want to remind you that this Board has

1 established a C/V zoning code in 1994, which when there  
2 are two codes that conflict, the stronger of the two or  
3 the more restrictive of the two will be the one to be  
4 adhered to.

5 I also would like to address the fact that  
6 Calvary said that there was a County employee who gave  
7 them permission to move in and instructed them step by  
8 step on how to go about establishing a church there.

9 It sounds a great deal to me as if this County  
10 employee was very -- had been very sympathetic to  
11 Calvary Church and instructed it exactly on how to  
12 proceed to establish squatters' rights which would then  
13 make it easier for them to get a permit granted.

14 The people from Calvary also have been talking  
15 about that they feel philosophically opposed to the  
16 planting of wine grapes.

17 It is incomprehensible to me how a church that  
18 feels that they cannot even plant wine grapes but seek  
19 to substitute Christmas trees as being much more  
20 compatible with their religion should even seek to be in  
21 an area of wineries and wine grape growing.

22 Senator Haynes and the Temecula Planning  
23 Commissioner Naggar have made statements that I believe  
24 to be very politically motivated, their (unintelligible)  
25 demographic statements, and I hope that this Board of

1 Supervisors does not make the same decisions based on  
2 the same values as those people have.

3 Thank you.  
4 CHAIRMAN ROY WILSON: Thank you.

5 Ken Barnes, to be followed by Mario Weaver or  
6 Marie Weaver.

7 KEN BARNES: My name is Ken Barnes. I'm a retiree  
8 living in the Wine Country. I used to be an adviser on  
9 the CSA 149 whose sole purpose in being is to look after  
10 the roads in the Wine Country.

11 About just over a year-and-a-half ago we  
12 submitted a letter to Supervisor Venable. I bring it up  
13 now because it's so long ago, I'm sure he doesn't  
14 remember it, but we -- the CSA wrote to him requesting  
15 that any application for permit from the Calvary Chapel  
16 be denied.

17 Speaking now more personally, I think this is a  
18 great country. I immigrated to this country, and one of  
19 the primary reasons is that it has freedom of religion,  
20 but perhaps more importantly of all, it has freedom for  
21 the individual.

22 The individual is paramount in this country.  
23 It takes a paramount position over religion, over  
24 government, and as such, I want to speak as one of those  
25 individuals that I think has paramount authority.

1 Several years ago the members or people in our  
2 district, in the Vineyard area, formed committees, and  
3 my wife was one of the individuals on one of those  
4 committees, and so were the vintners.

5 And so I want to point out that I am now an  
6 individual, not a vintner, not a wine maker. I'm an  
7 individual speaking on behalf of the people that voted  
8 at that time for the SWAP plan, which eventually ended  
9 up as the C/V district.

10 I am requesting that you treat this Calvary  
11 Chapel just as you would me as an individual if I had  
12 applied for this. I don't suppose for one second that I  
13 would have been able to get a variance, because I have  
14 applied for other variances in the past before the  
15 County, and I've been denied every one.

16 So I hope that it that you will deny this. I  
17 hope that you will not create a precedent, because as  
18 the people before me have indicated, any precedent just  
19 opens the door and there will be more precedents, more  
20 precedents. Calvary Chapel will be back for an  
21 expansion for another increase in their land size or  
22 reduction of their growing requirements.

23 And so I request that you deny their  
24 application and also their request for a variance.  
25 Thank you.

1 CHAIRMAN ROY WILSON: Thank you.  
 2 Marie Weaver, to be followed by Rosemary  
 3 Wilson.  
 4 MARIE WEAVER: Mr. Chairman, members of the Board,  
 5 my husband and I, John, live at 33740 Madera de Playa,  
 6 which is just around the corner off of Calle Contento  
 7 and just above Rancho California Road.  
 8 We bought our property there in 1974, and at  
 9 that time Calle Contento was nothing more than just to  
 10 the top of the hill, which was Madera de Playa. Madera  
 11 de Playa did not go to the east at all. And we had two  
 12 homes on that stretch of road that went from Calle  
 13 Contento onto the west.  
 14 Today there are 68 homes on our street, and we  
 15 have watched the growth, as you well know, from Temecula  
 16 in general and we have seen it creep into the edges of  
 17 Wine Country and new rooftops appear here and there  
 18 every day.  
 19 We were also a part of the advisory committee  
 20 that sat to help form the Citrus/Vineyard policy area  
 21 years ago.  
 22 We have a chardonnay vineyard on our property,  
 23 and we are also members of the United Methodist Church  
 24 in Chino, faithful and supportive members.  
 25 We are as a church there building an addition

1 to our church because we see the need also for churches  
 2 in our valley and the need for our young people to have  
 3 some direction.  
 4 But our church has gone through all the proper  
 5 processes, has met all the requirements to be able to  
 6 build, and we ask that the Calvary Chapel be able to do  
 7 the same thing.  
 8 I also reinforce what other speakers have said  
 9 about opening the door into Wine Country, setting this  
 10 as a precedent.  
 11 And I quote from a front page article in the  
 12 Californian in just the recent weeks:  
 13 "Last year was a banner year for Riverside  
 14 County's 1 billion plus per year agriculture  
 15 industry. All major agriculture types produced  
 16 in southwest County increased in crop value in  
 17 1998.  
 18 "It is a reminder that agricultural remains  
 19 a big contributor to the country's economy -- to  
 20 the County's economy. \$100 million increase in  
 21 years is an astounding set of numbers, and yet  
 22 the non-farm population doesn't seem to think  
 23 agriculture exists."  
 24 We're asking that you stand by your decision,  
 25 your wise decision to protect the County -- the

1 Citrus/Vineyard area and that you reinforce that with  
 2 the church in this case.  
 3 Thank you.  
 4 CHAIRMAN ROY WILSON: Thank you.  
 5 Rosemary Wilson, followed by Vince Cilarzo.  
 6 ROSEMARY WILSON: Cilarzo.  
 7 Thank you, sirs.  
 8 The irony is that while I'm speaking here, my  
 9 husband is meeting with Mr. Ballus [phonetic] of the  
 10 Planning Board going over because we are building a  
 11 winery. We've been doing all the hoop jumping now for  
 12 the period that mostly that this church has -- has been  
 13 in operation.  
 14 And I think everybody has said what I was going  
 15 to say, but to me it all boils down to following the  
 16 rules.  
 17 And I want to read you just one little passage  
 18 Romans 13:  
 19 "Obey the government for God is the one who  
 20 put it there. All governments have been placed  
 21 in power by God. So those who refuse to obey the  
 22 laws of the land are refusing to obey God and  
 23 punishment will follow, for the authorities do not  
 24 frighten people who are doing right but they  
 25 frighten those who do wrong. So do what they say

1 and you will get along well."  
 2 Thank you.  
 3 CHAIRMAN ROY WILSON: Thank you.  
 4 I notice Mr. Cilarzo has -- he does not wish to  
 5 speak, so we'll go on to Maurice Van Roekel, to be  
 6 followed by Beverly Stowman.  
 7 MAURICE VAN ROEKEL: Hello. My name is Maurice Van  
 8 Roekel, and I am in the 600-yard zone from this church,  
 9 and I'm afraid I only have two reasons why I oppose it.  
 10 One is that rules have to be followed, like I  
 11 had to do to build this winery. I have the Van Roekel  
 12 Winery, and they gave me a whole bunch of new rules for  
 13 that.  
 14 But the one that really bothers me most of all  
 15 is the BATF ruling.  
 16 You're making it to where I can't sell my  
 17 property. You know, if I can't sell it and retire, I'm  
 18 going to be here until I croak.  
 19 CHAIRMAN ROY WILSON: Ma'am, I think you mean the  
 20 ABC, not the Bureau of Tobacco and Firearms.  
 21 MAURICE VAN ROEKEL: No. That is the --  
 22 CHAIRMAN ROY WILSON: Really?  
 23 MAURICE VAN ROEKEL: That's federal. You do that  
 24 before you do ABC, and that is the biggie --  
 25 CHAIRMAN ROY WILSON: Oh, for the wineries. Okay.

1 MAURICE VAN ROEKEL: Yes.  
 2 CHAIRMAN ROY WILSON: Perhaps we should --  
 3 MAURICE VAN ROEKEL: Uh-huh.  
 4 CHAIRMAN ROY WILSON: Well, you go ahead and  
 5 explain. You understand it a lot better than I do.  
 6 MAURICE VAN ROEKEL: Well, you have to be a bonded  
 7 winery, so you have to go through this.  
 8 Well, a church or a school, if you're within  
 9 600 feet, they -- you know, we're at the mercy of this  
 10 church.  
 11 And, you know, I chose -- and my husband and I  
 12 chose to spend all of our money because it was a winery  
 13 reserve. We've got \$8 million here at stake, you know,  
 14 for me and my family.  
 15 I'm a Christian. I had three children. They  
 16 all went to parochial schools.  
 17 And I see nothing wrong with a church, but they  
 18 have to follow the rules. And the reason why, they're  
 19 in a place that's making it where I won't be able to do  
 20 much about my business, except keep working seven days a  
 21 week.  
 22 So I am opposed. And I agree with the vintners  
 23 and the growers association.  
 24 And I thank you.  
 25 CHAIRMAN ROY WILSON: Thank you.

1 Beverly --  
 2 BEVERLY STOWMAN: Stowman.  
 3 CHAIRMAN ROY WILSON: -- Stowman.  
 4 BEVERLY STOWMAN: (Unintelligible) the vintners have  
 5 said.  
 6 CHAIRMAN ROY WILSON: Thank you very much.  
 7 And the next, William Filsinger, to be followed  
 8 by Bob Perkins.  
 9 DR. WILLIAM FILSINGER: Honorable Supervisors, I'm  
 10 Dr. William Filsinger, the president of the Temecula  
 11 Valley Vintners Association, and I just want to  
 12 state -- say that I agree with everything that's been  
 13 said opposing the variance and that the -- that I speak  
 14 for the majority of the vintners in this case.  
 15 I think that we have to realize that the area  
 16 is only 7,000 acres set aside for this purpose of all  
 17 the acreage in -- in the County, and that has already  
 18 been said.  
 19 So without any further ado, I thank you very  
 20 much for listening to us.  
 21 CHAIRMAN ROY WILSON: Thank you.  
 22 Bob Perkins.  
 23 BOB PERKINS: Good afternoon, Mr. Chairman and  
 24 Supervisors. I am Bob Perkins, executive manager of  
 25 Riverside County Farm Bureau, the nonprofit association

1 of farmers and ranchers throughout Riverside County.  
 2 And I have to tell you that while this is a  
 3 particular local issue, it's a microcosm of some of the  
 4 problems that we face in agriculture and it is being  
 5 watched by farmers throughout the County.  
 6 Now, I'm impressed with the turnout of  
 7 dedicated people here today on both sides of the issue.  
 8 However, we know that good people can still make bad  
 9 neighbors, and I -- I think the issue that particularly  
 10 concerns us is that the -- the church operation has been  
 11 characterized as illegal. And I can't say from my own  
 12 knowledge whether it is or isn't. I don't know if you  
 13 can, but I think you need to be very cautious about the  
 14 rules in this case.  
 15 And of course I've heard people say that they  
 16 didn't break the laws, the laws don't apply to them, and  
 17 in any case, they'd like a variance so they don't have  
 18 to follow the laws.  
 19 That really concerns me.  
 20 I think the people here today are uninformed  
 21 about agricultural neighbors.  
 22 We know from long experience that there are  
 23 inevitably problems with pesticides. Biological control  
 24 is not a substitute for chemical control. There are  
 25 problems with dust and noise and other activities.

1 And as you well know, frequently setbacks and  
 2 other restrictions are imposed on agriculture based on  
 3 neighboring uses. And churches and schools are the most  
 4 significant neighboring uses, so we have a real problem  
 5 here.  
 6 Also of course a church facility, such as we're  
 7 talking about, is different from an intermittent event,  
 8 the type of use that was mentioned of the wineries, for  
 9 example. It's a weekly use and it has concentrated  
 10 traffic patterns at certain times. And further, if this  
 11 church expands, there will be additional uses at other  
 12 times, which are ultimately going to cause conflicts.  
 13 And I would point out to you that as a neighbor  
 14 the church is going to be a difficult neighbor. They're  
 15 demonstrating here today that they can be very vocal  
 16 critics and they can come forth with some high-powered  
 17 reputation. We've got some people with good legal  
 18 arguments and we got people with some good social  
 19 arguments. They're going to be very difficult to live  
 20 with.  
 21 I think today is a good example of what  
 22 agriculture is going to face in the future with  
 23 neighbors like this.  
 24 Now, if you should choose not to deny this item  
 25 today, I really think you need to verify the legal



1 issues and -- and I think you need to require  
2 conciliation with the vineyards to resolve all of the  
3 issues that have been brought forward.

4 But I have to tell you, based on what I've  
5 heard so far today, I think the only decision you can  
6 make is denial, and on behalf of the Farm Bureau, I  
7 recommend that you deny this.

8 Thank you.

9 CHAIRMAN ROY WILSON: Thank you, Mr. Perkins.

10 Annette Cox, to be followed by Karen Roberts.

11 ANNETTE COX: Good afternoon, Supervisors, and thank  
12 you for giving me this opportunity to speak to you.

13 I wrote a letter to Jim this morning. I think  
14 he may have gotten it. And I want to kind of take a  
15 little bit away from it, but I do want to address  
16 something else.

17 I haven't heard a shot fired anywhere here, I  
18 haven't seen a size sign chosen that says that we want  
19 to be bad neighbors or we want to be good neighbors.

20 I see us here trying to come together and work  
21 towards something that will provide a community with a  
22 church amidst the vineyards that provides quality to all  
23 of us.

24 I'd like to take a short excerpt from a letter  
25 I wrote to you this morning relative to where I was a

1 Having also done that, my husband said to me  
2 last evening, "Speak to these people in the language  
3 that they'll understand," and part of his statement was,  
4 "Talk to them in growers' language. Are we not  
5 seeding, growing and harvesting the finest crop this  
6 community could ever produce? Our youth equal future  
7 families in our community. Per acre are we not the most  
8 profitable acreage in the vineyards? It is not true  
9 that we not only use three-quarters of our acreage to  
10 do, but if properly measured you would find every inch  
11 of the church under production is under production and  
12 is trying to seek new ways to produce even more of that  
13 very special crop of love, respect, concern, family and  
14 moral values throughout community."

15 Thank you very much.

16 CHAIRMAN ROY WILSON: Thank you.

17 Karen Roberts, to be followed by Rona Gadera  
18 [phonetic].

19 KAREN ROBERTS: I'm Karen Roberts. I'm a Temecula  
20 resident.

21 I have a lung condition. It's unlike asthma.  
22 It's reactive airway disease. And I specifically react  
23 in a strong manner to chemicals, much like pesticides.  
24 I react to dry erase markers, to people who are around  
25 me with certain perfumes, and I also react to household

1 week-and-a-half ago.

2 I happen to attend Pray for the Bay in San  
3 Jose, California. 10,000 people joined together out of  
4 a community to pray for children to, to pray for their  
5 community, to pray for everyone for the benefit of our  
6 health, our welfare, our safety and for promoting our  
7 moral values, as well as our beneficial values and  
8 revenues.

9 We've all taken on and said we need to say  
10 today is enough. We need to protect our children. We  
11 need to protect our communities. We need to protect  
12 each other.

13 Part of protecting each other is being involved  
14 within our churches, being there to say hello, being  
15 there to say we reach out a hand and say we love you and  
16 will care for you.

17 The second section is, is that, Temecula has  
18 always been part of a family community. Yes, we're  
19 vineyards, yes, that's part of the reason I moved here a  
20 year-and-a-half ago, but we do care about the whole  
21 community, and we want to have the moral values; we want  
22 to have the benefits of the community established.

23 Our community was built from some of the same  
24 founders that are speaking here today because they  
25 wanted government and church to work together.

1 chemicals, so I have to take care while I'm cleaning the  
2 house, and sometimes I have been known to wear a mask.

3 I have no problem in the church. Okay. There  
4 is no problem with me and -- and I'm a very sensitive  
5 person lung-wise. Okay.

6 I pray that I can continue to worship our  
7 creator and our Lord Jesus Christ in this beautiful Wine  
8 Country.

9 You know, Jesus spoke of the vineyards and --  
10 and he likened tending the vineyards to tending His  
11 flock, His -- He was our shepherd, okay, and He tends  
12 us.

13 And it was said that the vintners are  
14 preserving the country, the Temecula Wine Country for  
15 500 years.

16 Calvary Bible Fellowship is working to tend the  
17 country and the souls in that country for eternity. And  
18 we do plant. We plant seeds of salvation. We water and  
19 nurture people and families, and we harvest souls for  
20 our Lord Jesus Christ.

21 And finally, we have prayed for the Board of  
22 Supervisors, and specifically Supervisor Venable in your  
23 recovering, and I'm glad to see you are well. And I  
24 pray that the Lord will bless and you keep you and that  
25 He will be gracious unto and -- and lift up His

1 countenance on you.

2 Thank you.

3 CHAIRMAN ROY WILSON: Thank you.

4 Rona Gadera, to be followed by Debron Gadera  
5 [phonetic].

6 RANA GADERA: My name is Rana Gadera, and I live  
7 Temecula on Camino del Vino also. I live out amongst  
8 all of the vineyards.

9 My daughter has asthma. We have not  
10 experienced any problems with her breathing since we  
11 moved out there seven years ago.

12 I drive down Rancho California Road almost  
13 every day to go to work or to take my children to school  
14 in Murrieta.

15 I have not seen one traffic problem since the  
16 addition of the church, although I have seen many, many  
17 accidents and near accidents in front of the wineries,  
18 especially on Saturday.

19 I worked for one of the wineries for a couple  
20 days a week for about eight months, and I know from  
21 speaking with him that not all of the vintners are  
22 opposed to the church being there. In fact, I'll quote  
23 what he said. He said, "I don't want to have a say in  
24 this matter. I don't want to be the one to pull the  
25 plug on the church. Nobody does. One of us, in fact

1 all of us are going to have to meet our Maker some  
2 day."

3 Thank you.

4 CHAIRMAN ROY WILSON: Thank you.

5 Debron Gadera, to be followed by Cory Anderson.

6 DEBRON GADERA: Hi. My name is Debron Gadera. I  
7 have lived in the Wine Country of Temecula for almost  
8 seven years. I would like to address the issue of  
9 spraying pesticides and how it affects your health.

10 I have asthma, and if spraying does -- if  
11 spraying pesticides doesn't affect me, I don't  
12 understand how it can be harmful to people who only go  
13 to church maybe three times a week at the most.

14 About three years ago, Calvary Chapel Bible  
15 Fellowship moved into a building that used to be a local  
16 nursery. My family and I started attending regularly  
17 about a year-and-a-half ago.

18 I know that in my life the church has been a  
19 wonderful blessing and I that I feel like it's a second  
20 home to me.

21 The youth today needs a place to go to have  
22 friends and people who care about them.

23 The main thing I want to emphasize to you this  
24 afternoon is that we do need a place to turn to for  
25 advice, comfort, support and most of all God. I think

1 that this is necessary in order to build up a strong  
2 adult for future society, and I believe that the church  
3 is the perfect place to do that.

4 Thank you for your time.

5 CHAIRMAN ROY WILSON: Thank you very much.

6 Gary -- Cory Anderson, to be followed by Gary  
7 Bergon.

8 CORY ANDERSON: Hello. My name is Cory Anderson.

9 I just graduated high school and I've been  
10 accepted to fall to Westmont College in Santa Barbara.  
11 I live about 20 miles northeast of Temecula, between  
12 Temecula and Hemet.

13 My family and I have lived here for the past  
14 eight years. We started attending Calvary Chapel Bible  
15 Fellowship about two years ago.

16 One of the greatest deciding factors in our  
17 decision to attend this particular church was its  
18 location. It is the only church in our area. All the  
19 other churches in Temecula are at least a half an hour  
20 away from us. The most prominent privilege of having a  
21 church in our community is the opportunity to  
22 participate more often.

23 I have learned from firsthand experience that  
24 churches are very vital in communities. They help to  
25 shape good morals, especially in teens. More and more

1 actually every day we see teenagers like myself doing  
2 things that are harmful to themselves and their  
3 communities.

4 Just the other day I heard the disturbing news  
5 that someone my own age who had gone to Temecula Valley  
6 High School killed themselves.

7 Teens look to other teens to see how to act.  
8 And I feel that if more teens would act like the teens I  
9 know, there would be a lot less problems with the  
10 youth. The teenagers I am referring to have the  
11 advantage of a church in their community.

12 Thank you.

13 CHAIRMAN ROY WILSON: Thank you.

14 Gary Bergon, followed by Kelly Wildman.

15 GARY BERGON: Mr. Chairman, members of the Board, my  
16 name is Gary Bergon. I live in Temecula and I am  
17 associate pastor and administrator of the church.

18 I would like to quickly address one issue that  
19 has been brought up today, and it's been discussed many  
20 times in the past and published in the paper in the  
21 recent past. Hopefully I can clear up any  
22 misinformation that you may have received or heard.

23 One of the rumors that has been circulating  
24 and it is our understanding one of the fears that the  
25 vintners have, is that we plan to open a school.

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1 As I'm sure you've noticed in our application  
 2 for the public use permit, we have not asked for a  
 3 school, and that is because we have never had the intent  
 4 of starting a school.  
 5 I would like to go on record as saying that it  
 6 is not our desire now nor has it ever been our desire  
 7 and we have no plans or intent of having a school in the  
 8 future.  
 9 One of the other things I would like to address  
 10 that was brought up, in our contact and our talking with  
 11 the ABC, Mr. Ponte was correct in what he said. The ABC  
 12 may deny a request for a winery, a wine tasting room,  
 13 something like that, within the 600-foot radius, but the  
 14 key word there is "may" deny, and that's only upon  
 15 opposition from the church.  
 16 I believe that we are already on record of not  
 17 opposing wine tasting rooms, not opposing wineries, and  
 18 really we would welcome a neighbor that was doing those  
 19 activities.  
 20 So I would like to go on record of saying that  
 21 also, is that the ABC rule that is being brought up  
 22 is -- they do not automatically deny the placement of  
 23 those facilities next to a church.  
 24 The property to my understanding sat vacant for  
 25 seven years before the church moved in. It was run

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1 down, overgrown.  
 2 If the area was that conducive to the wine  
 3 growing or citrus, it surprises me that the property was  
 4 not planted. The property was owned by a grower and a  
 5 vintner, and they chose not to plant.  
 6 We moved in, and upon the advice of -- or  
 7 permission of the County, and we established a church.  
 8 One other quick note, and that is the  
 9 discussion of an assembly of people.  
 10 We are an assembly of people, but the jazz  
 11 festivals, the other functions in that area are also a  
 12 large assemblage of people. So we see no problem with  
 13 traffic; we see no problem with pesticides.  
 14 Thank you very much.  
 15 CHAIRMAN ROY WILSON: Thank you.  
 16 Kelly --  
 17 VICE CHAIRMAN TOM MULLEN: Mr. Chairman.  
 18 CHAIRMAN ROY WILSON: Mr. -- Supervisor Mullen.  
 19 VICE CHAIRMAN TOM MULLEN: Just a couple of  
 20 questions.  
 21 (End of Audiotape 4, Side A.)  
 22 (Beginning of Audiotape 4, Side B.)  
 23 VICE CHAIRMAN TOM MULLEN: -- things that were put  
 24 there, the shed, the mobile home, the patio and the  
 25 road, that was all constricted without a permit?

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1 GARY BERGON: The -- I've been on staff at the  
 2 church since September, so I can only speak --  
 3 VICE CHAIRMAN TOM MULLEN: Oh, maybe --  
 4 GARY BERGON: -- from that time.  
 5 The road that was --  
 6 VICE CHAIRMAN TOM MULLEN: It's probably more  
 7 appropriate then for someone that's been there. I don't  
 8 want to put you on the spot at all.  
 9 If you would identify yourself for me.  
 10 PASTOR CLARK VAN WICK: Yeah. Clark Van Wick.  
 11 CHAIRMAN ROY WILSON: And you're with the --  
 12 PASTOR CLARK VAN WICK: The church.  
 13 VICE CHAIRMAN TOM MULLEN: The church. The pastor  
 14 or --  
 15 PASTOR CLARK VAN WICK: Yes, sir.  
 16 VICE CHAIRMAN TOM MULLEN: Okay.  
 17 PASTOR CLARK VAN WICK: The -- as stated earlier, we  
 18 did receive permission to occupy the building.  
 19 There -- there has been a shade cloth,  
 20 non-structural application put up, no -- we resurfaced  
 21 the existing asphalt parking lot. Don't need a permit  
 22 for that obviously.  
 23 We were told when we were mov- -- when we moved  
 24 in that we should keep as-builts as we go and we can  
 25 continue along on an as-built for the plot plan that we

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1 were going to submit.  
 2 We did do some minor improvements: cleaning up  
 3 the property, beautifying it, a little paint, a little  
 4 of this, a little of that.  
 5 There was a mobilehome -- it wasn't a  
 6 mobilehome. It was a portable classroom actually that  
 7 was donated to the church. We did pull it onto the  
 8 property. It's all been inspected by Code Enforcement.  
 9 They've crawled underneath it and taken a look at it.  
 10 They've been working very closely. We very  
 11 much appreciate all the work that the County has been  
 12 working with us very closely from day one on this  
 13 project.  
 14 So I understand a lot of the concerns,  
 15 obviously, because they're not in the loop in dealing  
 16 with inspectors.  
 17 The head building inspectors have both been out  
 18 to the property on a couple of occasions. The Fire  
 19 Marshall has visited the property. Elaine,  
 20 Mr. Venable's assistant, has visited the property with  
 21 the Fire Marshall. We've had very complete and thorough  
 22 inspections.  
 23 So it's understandable that not everybody knows  
 24 or understands that the County has been working hand in  
 25 glove with us, and we're very appreciative and we are

1 absolutely pro-agriculture, no doubt about it.  
2 It is an existing property with existing  
3 structures. I would venture to say if there would be a  
4 new blank piece of property with nothing built on it,  
5 for a church to come in, I would certainly have to say,  
6 absolutely, a 75 percent might not be too terribly out  
7 of line, as long as there was adequate parking.

8 Obviously we're not detracting from any of the  
9 agriculture in the area because it's an existing  
10 facility. And as properly stated, the ABC was for the  
11 safety and welfare of the churches and kids, obviously.  
12 That's why it was enacted.

13 And I would imagine that we would be able to  
14 write something into the conditions of the PUP stating  
15 that whoever owned the property would waive any and all  
16 rights to have a winery move 5 feet away from the  
17 church. But as you can clearly see, it's a 7 1/2 acre  
18 parcel. There's residential right next to it. There is  
19 one vacant land, which you need to have 10 acres --  
20 well, 5 acres now to have a winery. It was 10. Now  
21 you've demoted it to 5, which is a good thing, but  
22 unfortunately the property next door is only 2 1/2. You  
23 still couldn't have a winery there.

24 The 20-acre parcel where Mr. Drake owns, he  
25 obviously can put a winery in. He is well over 600 feet

1 away. And Mr. and Mrs. Van Roekel, of course, they're  
2 already established. That rule wouldn't apply to them,  
3 and if they wanted to add or subtract, that shouldn't be  
4 a problem either in speaking with Inspector Gonzalez at  
5 the Agency Board myself.

6 So, yes, we've kept well as-builts, but, no,  
7 there hasn't been any major construction that has not  
8 been inspected by the senior -- senior building  
9 inspectors, the Fire Marshall and the other governmental  
10 agencies involved. And as I mentioned, the County has  
11 been just absolutely wonderful in working with us. It  
12 might not be to your attention.

13 We are willing, of course, to take the existing  
14 property and plant as much as we possibly can. That is  
15 our desire, to comply with whatever the Board wants us  
16 to do. As rightly stated by some of the vintners, you  
17 know, we -- we are in subjection to you. Whatever you  
18 want us to do, we'll do.

19 VICE CHAIRMAN TOM MULLEN: Let me ask. I'm not sure  
20 I understand the objection to grapes as opposed to  
21 Christmas trees.

22 PASTOR CLARK VAN WICK: Well, it's not so much the  
23 objection to citrus or grapes, sir. What it is is  
24 because of the size and the shape of the property, it's  
25 not conducive to citrus and the location being in a

1 freeze zone and you need many more acres than even 75  
2 percent of the 7 1/2 to make it as least break even.

3 The grapes require a great amount of care and  
4 concern, as -- as rightly stated by -- by our esteemed  
5 neighbors, the vintners.

6 Unfortunately, there has been people that have  
7 told us, because they come to the church, they are no  
8 longer able to sell their grapes, so we have a grave  
9 concern in that area.

10 We can plant grapes and they can rot on the  
11 vine. I guess we can do that, sure. Unfortunately it  
12 would probably cause a greater calamity in the  
13 Vineyard/Citrus policy and 7,000 acres as a whole with  
14 one vineyard that goes rotten or is not properly  
15 maintained with some type of bugs or whatever.

16 VICE CHAIRMAN TOM MULLEN: Would you have a problem  
17 in -- in essentially leasing the 75 percent to the  
18 vintners to let them produce the grapes for you?

19 PASTOR CLARK VAN WICK: Well, that was an option  
20 that we discussed, and somebody was actually going to do  
21 that. That was arranged, and for whatever reason,  
22 they've declined to do that.

23 As I mentioned, there are a couple other  
24 growers who aren't able to buy or sell their grapes  
25 because of their affiliation with the church or --

1 that's what I've been told. I'm not sure if that's  
2 true. I don't want to put the vintners in a bad light.  
3 That's not my purpose. I love these guys. We pray for  
4 them. We pray for a bountiful crop every year. So  
5 that's just what I was told. True or not, I don't  
6 know. And so we are a little hesitant in doing that,  
7 sir.

8 And then being a church as well, it is -- we  
9 want to be above reproach, and thus we've been working  
10 with the County officials from -- from the moment we  
11 have received a phone call from Code Enforcement. From  
12 that very moment, we've been working hand in hand, many  
13 visitations from the County.

14 We don't want to -- to appear to be in the  
15 grape-growing business to producing wine, not that we're  
16 opposed to it, obviously, or we wouldn't have moved into  
17 the area.

18 I've lived in the vineyards for ten years  
19 myself, so I love the area. I'm pro-agricultural. And  
20 I think if we bought that -- that vacant piece of  
21 property there, pending parking, I would say, you know,  
22 we could plant a very good portion, if not, maybe 75  
23 percent.

24 The problem is we've got an existing facility,  
25 so it's not taking up any additional agricultural space

1 at all. In fact, we'd be enhancing and beautifying the  
 2 area.  
 3 VICE CHAIRMAN TOM MULLEN: You wouldn't have any  
 4 problem agreeing to an absolute prohibition with a  
 5 penalty included on the establishment of a school?  
 6 PASTOR CLARK VAN WICK: I'd -- I'd sign it right now  
 7 as far as the ABC, the school.  
 8 You know what?  
 9 I love my neighbors. I've lived next door to  
 10 them for ten years. I'm proud to be in the vintners'  
 11 area, in the Vineyard area. That's my home, my  
 12 residence. My kid have grown up there. I work there.  
 13 The church is there. I love it. We send people to the  
 14 wineries for lunch and dinner.  
 15 And so there is a cohabitation, if you will,  
 16 existing, whether anybody realizes it or not. So I  
 17 think we can -- we can work together on this and we can  
 18 come to an equitable solution to make our esteemed  
 19 vintners happy and to satisfy the needs of the church as  
 20 well, and I'm -- I'm bending over backwards to submit to  
 21 whatever you gentlemen want to do.  
 22 As rightly stated, Paul said in Romans 13:1,  
 23 that God has placed you over me. I will submit to  
 24 whatever you want me to do.  
 25 VICE CHAIRMAN TOM MULLEN: Thank you.

1 CHAIRMAN ROY WILSON: Supervisor Buster, you have a  
 2 question?  
 3 SUPERVISOR BOB BUSTER: Well, I've been out there.  
 4 I'm impressed with the work you have done so far. You  
 5 have a very nice appearance from the street. But it's  
 6 also clear that your site is too small to comply with  
 7 all of these requirements realistically and it still  
 8 have an adequate operation for the church and your  
 9 parishioners.  
 10 I can't -- I can't require you to get more  
 11 land.  
 12 One of the things I thought we might do --  
 13 PASTOR CLARK VAN WICK: We would if we could.  
 14 AUDIENCE: (Laughter).  
 15 SUPERVISOR BOB BUSTER: Well, if that's -- if  
 16 that's -- if that's a ready option that would obviously  
 17 be -- to do something additional on vacant -- on vacant  
 18 adjacent property.  
 19 What I was thinking is -- is one -- you're all  
 20 saying the same thing about what a beautiful area this  
 21 is and how we need to enhance it.  
 22 PASTOR CLARK VAN WICK: Yes, sir.  
 23 SUPERVISOR BOB BUSTER: Maybe in lieu of this, about  
 24 a 30 or a 36 percent --  
 25 PASTOR CLARK VAN WICK: 48, sir. 48

1 (unintelligible).  
 2 SUPERVISOR BOB BUSTER: But isn't it 48 or 75? The  
 3 way I calculate it, that's a 36 percent variance.  
 4 But at any rate, whatever the number is,  
 5 whatever the number is, either in -- and I'm impressed.  
 6 You obviously (unintelligible) volunteer labor, but  
 7 maybe get together with the vintners and Supervisor  
 8 Venable's office and do something on Rancho California  
 9 Road, either some kind of a project with an  
 10 (unintelligible) monument or some other enhancement  
 11 along there that would really improve things for  
 12 everybody. I'm not talking about money. I'm talking  
 13 about (unintelligible) volunteer labor, some kind of a  
 14 joint project with the vintners. I think that would be  
 15 a way --  
 16 PASTOR CLARK VAN WICK: Excellent idea, sir.  
 17 SUPERVISOR BOB BUSTER: -- to -- to accommodate, at  
 18 least in my mind, the concerns and -- and hopefully we  
 19 can get some way to work out grape growing on the  
 20 property so that it works for you well.  
 21 I know you will have to look into tax --  
 22 PASTOR CLARK VAN WICK: Well, but citrus wouldn't be  
 23 out of line --  
 24 SUPERVISOR BOB BUSTER: But if you could -- if you  
 25 could look at that with a three-way -- three-way look

1 here with Supervisor Venable's office, of course our  
 2 staff, and the vintners, sit down and then come back to  
 3 us, that's the kind of thing I'd like to see here for --  
 4 PASTOR CLARK VAN WICK: Citrus wouldn't be out of  
 5 line, except for the freeze zone, of course, and it  
 6 would be a financial hardship for the church.  
 7 And that's why we were -- we were hoping to  
 8 suggest a third alternative, sir, and that would be  
 9 flowers or Christmas trees. There's two beautiful  
 10 Christmas tree farms in the area already, and it's just  
 11 glorious, just beautiful, you know. And this would be  
 12 something that the kids would be able to partake in and  
 13 sell Christmas trees and make everyone happy.  
 14 And even we were thinking along the -- the east  
 15 and the west sides where it's both residential, there's  
 16 five houses and one vacant lot, as you can see by the  
 17 map, we were thinking along those two perimeter sides on  
 18 the long sides or even planting some type of another  
 19 beautiful type of citrus tree that might not be imp --  
 20 that would be impervious to a freeze -- apples would do  
 21 well -- and to create a beautiful buffer zone from  
 22 actually being able to view the property. And then on  
 23 the property, we can do some other type of greenery  
 24 planting, grassy areas, Christmas trees.  
 25 We're trying to -- and honestly I'd like to

1 just say this. We're trying to cut down the cost outlay  
2 and the maintenance standpoint.

3 And I just want to assure our gracious neighbor  
4 who owns the vacant lot that there is no road actually  
5 next to us. It's on the other side of the property.

6 Yeah, there is no road, just a fence between us.

7 And according to the proposed plan, the  
8 workshop is actually at the back end of the property, so  
9 that won't be a problem for you at all.

10 CHAIRMAN ROY WILSON: Thank you very much.

11 SUPERVISOR BOB BUSTER: What I was getting at is  
12 some suggestion, what we usually call "off-site  
13 mitigation." But if you could work, work on that, that  
14 would go a long way to satisfying my concerns.

15 PASTOR CLARK VAN WICK: Whatever you gentlemen would  
16 like to do. I'd be glad to sit down with Mr. Venable,  
17 and -- and we can --

18 SUPERVISOR JIM VENABLE: Let me -- could I maybe  
19 ask. Forgive me, Mr. Chairman.

20 I'd like to ask the vintners if they were  
21 agreeable to the restrictions on the school. I mean,  
22 we'd put it, you know, in contractual language, the --  
23 agree to the --

24 PASTOR CLARK VAN WICK: ABC.

25 SUPERVISOR JIM VENABLE: -- ABC, agree to the

1 I really feel that there is no increase in the  
2 traffic because most of the people that are attending  
3 the church are coming from the countryside and not from  
4 the city side driving past the wineries.

5 And another thing that I just wanted to bring  
6 to your attention is that I don't think that we're going  
7 to be causing any problems.

8 The only problem that I've ever had  
9 traffic-wise, because I'm 17 and I do drive, is that  
10 there are accidents that do occur from drunk drivers  
11 from the winery.

12 And my father was almost in one of those. And  
13 we stopped. It was on a Sunday afternoon. My father  
14 stopped and directed the traffic until the ambulance got  
15 there to help the people. And it was a drunk driving  
16 accident.

17 And I don't think that there are a lot of  
18 those, but I just feel that the traffic is really not an  
19 issue.

20 And the pesticides, I've lived there for 14  
21 years, and I've never been affected.

22 So I just thank you for your time. Thanks.

23 CHAIRMAN ROY WILSON: Thank you.

24 Supervisor Venable.

25 SUPERVISOR JIM VENABLE: No. I guess -- you know,

1 (unintelligible) plant not Christmas trees but grapes,  
2 make some deal. I wouldn't expect them to grow it, but  
3 maybe make some deal so that you've cut the profits.  
4 That's what I think generally happens, at least  
5 farming.

6 I mean, why wouldn't that work?

7 (Unintelligible) everything you want  
8 (unintelligible).

9 MAN IN AUDIENCE: It's already been (unintelligible)  
10 75 percent planting.

11 I mean, what's the difference?

12 SUPERVISOR JIM VENABLE: Well, that's what I'm  
13 talking about, 75 percent. That's there --

14 MAN IN AUDIENCE: If we establish an agreement now,  
15 what (unintelligible) a year from now, two years from  
16 now looking for a variance for -- to change the law  
17 again or change the agreement.

18 CHAIRMAN ROY WILSON: Why don't we move on with the  
19 speakers, and then we'll get back to discussion and you  
20 can call on a spokesman from the vineyards at the  
21 appropriate time.

22 Kelly Wildman, to be followed by Lauren  
23 Stevens.

24 KELLY WILDMAN: Hi. My name Kelly Wildman, and I'm  
25 just -- I'm going to address the traffic issue.

1 I -- I'd just ask how many more we had. You're talking  
2 like 20 more people are going to talk, and I'm just  
3 wondering, is it really necessary?

4 We really have the message. We really know  
5 what we're doing here I think, and we're just hearing  
6 the same thing over and over. Unless someone has got  
7 something brand spanking new that they would like to  
8 bring forward, I think -- I would just like to see if  
9 anybody would like to give up their time.

10 It's three o'clock in the afternoon. I'd like  
11 to move on. We've got other issues to make --

12 MAN IN AUDIENCE: There is somebody with something  
13 different (unintelligible).

14 CHAIRMAN ROY WILSON: We will go through these, but  
15 again, like many of you have done, we appreciate if  
16 you're in support, just say so, and if your testimony  
17 has already been given.

18 Lauren Stevens, followed by Michael Mack.

19 ED ELDER: Mr. Chairman, my name is Ed Elder.  
20 Lauren Stevens has yielded to me.

21 I was one of the first ones here today. I have  
22 a school board meeting in Temecula tonight. Somehow  
23 mine has been replaced.

24 CHAIRMAN ROY WILSON: What's your name?

25 ED ELDER: Ed Elder.

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1        Somehow it got lost in the shuffle.  
2        CHAIRMAN ROY WILSON: Wait a minute.  
3        Right here on the bottom.  
4        ED ELDER: Okay. But Lauren did yield to me.  
5        I'd just like to --  
6        And thanks, Supervisors, for the opportunity to  
7        speak. And I will keep it brief. I know you've heard a  
8        lot, and it's been a long day for you.  
9        Sitting on a Board myself very often, you know,  
10       you get into these situations where you're trying to  
11       balance too very emotional issues.  
12       But I would just submit to you as a school  
13       board member that there's nothing better for our  
14       community than to have churches.  
15       I wrote some notes on this brochure here.  
16       I was at a church this weekend where I had the  
17       honor to speak at an Eagle Scout Council of Honor.  
18       One of the reasons ten years ago I came to  
19       Temecula when I was stationed at Camp Pendleton is, as I  
20       looked around the area, I found this special little  
21       community that had churches everywhere.  
22       Unfortunately they were in warehouses and they  
23       were in -- in the association clubhouses and all that  
24       kind of thing because we got in the situation in  
25       California where we quit seeing churches as a vital part

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1       of a community, where they were actually zoned and  
2       planned in. Our -- our earliest churches, Rancho  
3       Community and First Baptist on (unintelligible), some of  
4       those were.  
5       But we're in a real problem now where the  
6       government has overlooked the need for that, but yet  
7       those of us that live in Temecula, most of the people  
8       filling this room here, understand that the churches  
9       bring a vitality and they bring something unique to the  
10       community.  
11       And, you know, I grew up in Oregon and I was  
12       involved in agriculture, and I've heard a lot of -- you  
13       know, the church certainly has a special interest, the  
14       vintners have a special interest, but the problem is, if  
15       we don't look at the greater good of the people, we  
16       could have all kinds of wine growing there and we could  
17       have an out of control crime rate.  
18       Sitting on the school board I see expulsions  
19       and I see the best kids -- the best kids that I see are  
20       kids that come from church families, from temples and  
21       houses of worship and a close family atmosphere.  
22       And I -- to take excepting of what some of the  
23       vintners have said today is they act like this church  
24       would destroy that area. I think some of the vintners  
25       have made it perfectly clear that they'll stop any

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1       church in the future before it can even get started. I  
2       mean, there's a lot of emotional here. So I don't think  
3       we need to worry about that.  
4       I would also encourage the churchgoers  
5       (unintelligible) --  
6       CHAIRMAN ROY WILSON: Could you address the  
7       microphone, please.  
8       ED ELDER: Well, I -- I think everybody can hear  
9       me. I was in the Marine Corps for 22 years.  
10       I would just address the (unintelligible)  
11       people.  
12       CHAIRMAN ROY WILSON: Please address the Board  
13       rather than the audience.  
14       ED ELDER: Sure.  
15       I -- I would just suggest that I think this  
16       would be the best thing for our community if you guys  
17       deny this church, ran them out, because in our culture  
18       today there is a tendency we're facing in our schools  
19       and everywhere for church and especially Christianity to  
20       be driven out, and I think it's affected our culture,  
21       and I think if churches -- they have a special interest  
22       today. Most of these people don't come to school board  
23       meetings. They're not involved. They're trying to  
24       raise their families. But if people -- if the churches  
25       don't wake up, they're going to lose not only their

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1       houses of worship --  
2       CHAIRMAN ROY WILSON: Thank you, sir.  
3       ED ELDER: -- but they're going to lose their  
4       children.  
5       CHAIRMAN ROY WILSON: Your time has elapsed.  
6       ED ELDER: Thank you.  
7       CHAIRMAN ROY WILSON: Michael Mack, to be followed  
8       by Nick Norris.  
9       MICHAEL MACK: Yes. Mr. Chairman, members of the  
10       Board, my name is Michael Mack, and I'm a resident of  
11       Temecula. I'm also a registered professional civil  
12       engineer and have about 25 years of experience in the  
13       design of highway, freeway and transit projects, so I'd  
14       like to just focus on traffic safety.  
15       And if you look at the roadway, Rancho  
16       California Road, it's really a two-lane highway. The  
17       speed limit is 55 miles an hour. And as other testimony  
18       have said, it has great capacity still remaining.  
19       I don't think that the problem that we have on  
20       that road is traffic congestion. What we really have is  
21       free-flow problems, and the free-flow problems is that  
22       it's so beautiful out there to drive in God's country  
23       that you can get lost in the surroundings.  
24       And I just know that in approving Calvary's  
25       application that you in turn will be saving lives both

1 spiritually and physically.  
2 In looking at it from a physical standpoint, we  
3 have signage along the roadway. Some sign say "Wine  
4 tasting," and there's a subliminal message that's given  
5 that says, "Drinking and driving is okay."

6 The wise individuals come by limousine or  
7 (unintelligible) groups that there may be a designated  
8 driver, but not all.

9 The signage for the church I think is a message  
10 that reinforces the Vehicle Code that drinking and  
11 driving is not okay, so it's a -- it's -- it's a -- it's  
12 an item on the roadway, it's almost an enforcement area,  
13 if you will, to -- for people to take that second look,  
14 either consciously or subconsciously, as to how they're  
15 driving.

16 And I think that the affect of the church being  
17 there for the last two years has probably caused the  
18 maybe safe driving record that there is. And I would  
19 hope that you would support and enforce the -- the  
20 opportunity to have that image passed on in the future,  
21 that -- that drinking and driving is not okay.

22 Thank you.

23 CHAIRMAN ROY WILSON: Sir, your time is up.

24 Thank you.

25 Nick Norris, to be followed by Mary Norris.

1 JEFF DORMAN: Thank you. My name is Jeff Dorman.  
2 Mr. Norris has yielded to me.

3 I work for Calvary Chapel of Costa Mesa and  
4 Pastor Chuck Smith. In addition, I am involved by  
5 default with the construction of churches and assisting  
6 other churches, although we're non-denomination. The  
7 resources of most churches do not enable them to go  
8 through entitlements and the like.

9 And we want to thank you. I've appeared before  
10 you before with our conference center, as well as before  
11 your Planning Commission with Calvary Chapel in Menifee,  
12 and we appreciate the legacy that the Board has of  
13 supporting churches in the community and the value of  
14 that.

15 There are some issues that haven't been  
16 addressed here, and that is -- one of them is this, is  
17 that the church is constrained in its growth by the  
18 septic requirements that exist on site. There's no  
19 public sewer, so the size of the septic will only allow  
20 the church to grow to some 450 members.

21 That is the premise upon which the 48 percent  
22 planting variance is based. Once that maximum is met,  
23 that is what is the residual. So there is no  
24 possibility of the church growing beyond that amount.  
25 So that's one issue.

1 The second issue is in general is that, as with  
2 Menifee, the cost of building churches is getting more  
3 and more expensive. Regrettably the cost of land has  
4 gone up. Construction costs have gone up alone 20  
5 percent in the last year. Our wood for Menifee has gone  
6 up 10 percent since I appeared before your Planning  
7 Commission two -- two months ago, and we're arranging  
8 additional financing.

9 Including with that is entitlements. Unlike a  
10 commercial enterprise, whether it's residential, retail  
11 or otherwise, that can pass on its increased costs, the  
12 church cannot do that. So maintaining a vineyard or a  
13 thing of that nature is a financial burden that I don't  
14 know if the church has the ability to undertake.

15 That's the first issue.

16 The second issue is, I think the overall  
17 intent -- and I don't want to state for the vintners  
18 because I've not communicated with them -- is to set up  
19 the aesthetics and maintain the integrity of the area.

20 The difference between a 48 percent plant and a  
21 75 percent plant here, I would suggest, is probably a  
22 little over 2 acres, if that. But the difference to the  
23 church is this, is that if they're constrained to 75  
24 percent, they have to leave. There isn't enough for  
25 what even exists now for them.

1 It's effectively something that zones churches  
2 out of the area, intended or otherwise.

3 The second concern is this, is that if there's  
4 such a concern for the aesthetics and the integrity,  
5 isn't it possible -- this was suggesting I think from  
6 Supervisor Mullen -- that the parties get together and  
7 discuss how a hedging approach around the property can  
8 give it the appearance of still being a vineyard or  
9 still being in part a fruit-growing orchard but the  
10 integrity or the interior of the property maintained for  
11 such activities as picnic grounds, places for the kids  
12 that we talk about and the youth that people talk about  
13 to play volleyball?

14 So if that is to be accomplished, isn't --  
15 isn't the church there to have those sort of grounds for  
16 that use?

17 So the 48 percent is not an arbitrary  
18 decision. It's based on the restriction of the sewer,

19 and the church, frankly, has a desire, although it's --  
20 CHAIRMAN ROY WILSON: Sir, your time has elapsed.

21 JEFF DORMAN: I'm sorry. Thank you.

22 CHAIRMAN ROY WILSON: Thank you.

23 Mary Norris, to be followed by Ed Steffans  
24 [phonetic].

25 SUPERVISOR JOHN TAVAGLIONE: Mr. Chair, I have a



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1 question for the --  
 2 CHAIRMAN ROY WILSON: Yes. Supervisor Tavaglione.  
 3 SUPERVISOR JOHN TAVAGLIONE: -- prior speaker.  
 4 MAN IN AUDIENCE: Can't (unintelligible).  
 5 WOMAN IN AUDIENCE: Speak up.  
 6 JEFF DORMAN: I'm sorry.  
 7 SUPERVISOR JOHN TAVAGLIONE: You mentioned that  
 8 entitlements cost for a church cannot be passed on to  
 9 anyone.  
 10 Can you expand upon that, please?  
 11 JEFF DORMAN: Well, it used to be a while ago, and  
 12 we're going back a number of years, plot plans used to  
 13 be used, which typically for processing for civil  
 14 engineers and the like and from the County were like  
 15 1,000, \$2,000.  
 16 SUPERVISOR JOHN TAVAGLIONE: Okay. But let me --  
 17 let me just maybe qualify it a bit more.  
 18 JEFF DORMAN: Yes. Maybe I didn't understand. I'm  
 19 sorry.  
 20 SUPERVISOR JOHN TAVAGLIONE: You finance a church;  
 21 correct? You -- you indicated that you --  
 22 JEFF DORMAN: I assist churches in finding  
 23 financing. Yes.  
 24 SUPERVISOR JOHN TAVAGLIONE: You're arranging  
 25 financing.

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1 How are those -- how is the debt service of the  
 2 financing covered?  
 3 JEFF DORMAN: How is the debt service? It's through  
 4 the contributions and the tithing of the church.  
 5 SUPERVISOR JOHN TAVAGLIONE: Why would not  
 6 entitlement costs be covered through the contributions  
 7 of the parishioners of the church as well?  
 8 JEFF DORMAN: That's correct. But I'm trying to  
 9 make the point that, when we used to have land that was  
 10 less expensive and when the plot plan used to be 2,000,  
 11 instead of a public use permit which cost 12- and  
 12 probably almost 20,000 in additional costs, most  
 13 churches never get off the ground because they can never  
 14 make it to the front door.  
 15 SUPERVISOR JOHN TAVAGLIONE: And as you said, all  
 16 other costs have gone up as well: land costs, cost of  
 17 operating and --  
 18 JEFF DORMAN: Yeah. That's the tragedy of it. Just  
 19 a point --  
 20 SUPERVISOR JOHN TAVAGLIONE: Okay.  
 21 JEFF DORMAN: -- it's something that's disappearing  
 22 like the vintners.  
 23 SUPERVISOR JOHN TAVAGLIONE: I appreciate it. I  
 24 just wanted to clarify.  
 25 JEFF DORMAN: Churches are disappearing too.

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1 CHAIRMAN ROY WILSON: Thank you.  
 2 Mary Norris.  
 3 MARY NORRIS: My name is Mary Norris and I am a  
 4 dedicated mom and wife.  
 5 And it's sadly ironic to me that there seems to  
 6 be a concern whether the presence of a church is  
 7 compatible within an agriculturally zoned area,  
 8 specifically an agricultural area that is filled with  
 9 vineyards for in California this combination has been  
 10 historically noted and appreciated since before  
 11 statehood.  
 12 Let me illustrate.  
 13 I checked out this lovely book from the  
 14 library. It was donated by the Temecula Valley Wine  
 15 Society and it's a photographic profile of California  
 16 wineries in San Luis Obispo, Santa Barbara and Ventura  
 17 Counties. It's divided into six geographical areas and  
 18 each geographical area is highlighted first by the local  
 19 mission. Out of the six missions that are designated in  
 20 this book and highlighted, five of them are completely  
 21 working churches.  
 22 Temecula is a valley of families, and it  
 23 strikes me as odd that they don't wish to embrace both  
 24 the church and the vineyard in the same local.  
 25 The young man that relinquished his time so the

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1 gentleman could speak was my son, and he's 14, and he at  
 2 this church was able to accomplish his Eagle Scout  
 3 project.  
 4 This is not just talking about business as  
 5 usual. We're talking about families and families that  
 6 need areas to worship God and develop their young people  
 7 in safe communities.  
 8 We desperately need help as parents to  
 9 accomplish this. Please don't let this church fold.  
 10 Thank you.  
 11 CHAIRMAN ROY WILSON: Thank you.  
 12 Ed Steffans, to be followed by Adrian McGregor.  
 13 Again, a reminder. If you -- if the testimony  
 14 has been given, just tell us you support the --  
 15 ED STEFFANS: Yeah, I do support the church on  
 16 behalf of my wife and my children and my parents that  
 17 also attend the church.  
 18 But I just have one question, and that question  
 19 is, is how can a 75 percent rule or a code apply to a  
 20 facility and/or a plot of land that's been in existence  
 21 for a long time?  
 22 CHAIRMAN ROY WILSON: Thank you.  
 23 Adrian McGregor, to be followed by Belinda  
 24 Wildman.  
 25 ADRIAN MCGREGOR: Thank you.

1 I've lived in Temecula 22 1/2 years. We are  
2 unusual in that my grandfather rode with Father Serra  
3 that everybody is talking about. My grandfather is  
4 Sergeant Jose Ortega. My family has been in  
5 ranching/farming for 79 years.

6 And I feel both sides are wonderful that are  
7 here today. And the one thing that I haven't heard here  
8 today is that agriculture, hard work, community bonds,  
9 all the things that make a community, which the ranch  
10 area is, in its zoning and the people who chose to live  
11 there working hard make it.

12 And you just changed my street, which I think  
13 my neighbors were upset about. I didn't go to the  
14 hearings because I knew that at the end of Madera de  
15 Playa we did need a new school; we did need the hospital  
16 that you say our County needs.

17 And since I've lived and ridden up and down the  
18 street 24 miles roundtrip for the last 22 1/2 years, I  
19 see a need to help the EIR, to support you and not  
20 adding the ozone.

21 But my daughter-in-law, my son worked for the  
22 vintners for two years, and they are never irresponsible  
23 with their serving of wine, and I would like to state  
24 that. They're always responsible with their employees  
25 and they watch what people do, as the church does too.

1 My husband and I wanted to say that we feel  
2 living in the Wine Country is a "church." We feel it's  
3 a blessing.

4 We've planted over 2,000 trees on my 5 1/2  
5 acres. I have endangered species. They eat my rabbits;  
6 they eat my cats. But we love being there because it's  
7 a balance of nature as is it a balance to be spiritual  
8 and hard work.

9 One of the things with planting grapes, I've  
10 cut down my mini vineyard from 500 to 150 now because I  
11 didn't know that it takes 24 hours of watering each  
12 time, sometimes every ten days, sometimes every five  
13 days so my grapes don't go kapoof before I make my  
14 raisins and my own juice to feed the birds.

15 And so water is an issue versus the Christmas  
16 tree farm that my husband was going to make me take care  
17 of because the sprinkler system, you use less water, and  
18 since we already know that we have a shortage of water,  
19 I'm sure that was a consideration, not a slam against  
20 the planting of grapes, which my grandfather first  
21 planted in our country.

22 And some of our wineries are grandfathered  
23 clause.

24 Callaway has one 1,000 acres, only 350 are  
25 planted. That was wise judgment, since when I bought

1 and the first plantings of grapes were done by Audrey  
2 and Vince when Audrey was pregnant with their son --

3 CHAIRMAN ROY WILSON: Ma'am, your time is up.

4 Thank you very much for your testimony.

5 ADRIAN MCGREGOR: Thank you.

6 CHAIRMAN ROY WILSON: Belinda Wildman, followed by  
7 John Wildman.

8 KELLY WILDMAN: My (unintelligible) is not here, and  
9 they just want to say that we support the church.

10 CHAIRMAN ROY WILSON: Thank you very much.

11 Clark Van Wick, to be followed by Steve Capley  
12 [phonetic].

13 PASTOR CLARK VAN WICK: I -- I support the church  
14 too.

15 AUDIENCE: (Laughter).

16 CHAIRMAN ROY WILSON: Thank you very much.

17 Steve Capley, to be followed by Jeff Dorman.

18 GEORGE: Could I speak to the Board, please, in  
19 place of Clark Van Wick?

20 CHAIRMAN ROY WILSON: Do you have a speaker slip?

21 PASTOR CLARK VAN WICK: Hey, George, you know what?  
22 We've got to get these guys rolling. Let's go ahead and  
23 just finish up the last couple ones.

24 GEORGE: I support the church.

25 PASTOR CLARK VAN WICK: There you go.

1 CHAIRMAN ROY WILSON: Jeff Dorman.

2 JEFF DORMAN: I've already spoken. Thank you.

3 CHAIRMAN ROY WILSON: Thank you.

4 STEVE CAPLEY: I think you missed me. I'm Steve  
5 Capley.

6 CHAIRMAN ROY WILSON: Oh, I'm sorry.

7 STEVE CAPLEY: I own a citrus grove in that area.  
8 It is marginally profitable. I considered buying  
9 acreage and planting a vineyard installed by one of the  
10 major growers. That was not a wise decision because of  
11 crop prices and market and water.

12 So I think that to require the church to plant  
13 a vineyard would probably be a mistake. I support the  
14 church and the Wine Country.

15 I don't see a problem with traffic. I don't  
16 see a problem with pesticides.

17 The other issue that troubles me a little bit,  
18 the property the church is on, it was owned by a  
19 vintner, leased to the church with an option to buy.

20 Now, if the vintners are all against the  
21 church, why did they ever allow that to happen?

22 Thank you.

23 CHAIRMAN ROY WILSON: Thank you.

24 And our last speaker will be Larry Markham.

25 LARRY MARKHAM: Larry Markham, representing the

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1 Temecula Valley Winery & Growers Association and also  
 2 the Vintners Association.  
 3 Just first of all, the church I think has done  
 4 an excellent job of -- of cleaning up the facility. It  
 5 did set there vacant for a number of years and it -- it  
 6 looks beautiful. There's absolutely no question.  
 7 A little history. You heard a lot of history  
 8 already with regard to the SWAP plan. I won't go into  
 9 that.  
 10 But the nursery that was approved here was  
 11 approved as a plot plan in 1987, which was pre-C/V  
 12 policy, C/V zone.  
 13 The other case referred to was Public Use  
 14 Permit 642, which was in fact approved February 28th of  
 15 1989, also before the C/V zone and the C/V policy area.  
 16 That property since then was never built and has since  
 17 purchased by Bailey Winery, and they are in the process  
 18 of constructing a tasting room on that facility, that  
 19 parcel as we speak.  
 20 Also, we dealt with and worked with the  
 21 school. They originally wanted to locate in the Wine  
 22 Country. They came and met with the vintners. The  
 23 vintners outlined their concerns.  
 24 I think there is a letter in your packet from  
 25 the owner of that parcel who is in opposition to the

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1 church. It was a copy of the letter from the sisters  
 2 outlining their reasons for their move. Also -- and  
 3 they were very -- they worked with us very closely. We  
 4 actually helped them find another site outside of the  
 5 C/V zone.  
 6 Also, it has been -- it has been purported  
 7 that -- and it was -- the two individual cited during  
 8 the Planning Commission were Newt Oelon [phonetic], a  
 9 land use technician at the time, and also Richard McCott  
 10 [phonetic], a long-time employee, both long-time  
 11 employees at the County. Both have since left the -- in  
 12 the last few years have left the employee of the  
 13 County.  
 14 Newt Oelon works for the City of Temecula and  
 15 remembers this very distinctly. He did the -- the  
 16 occupancy inspection on the nursery back in the late  
 17 eighties, so he remembers it very distinctly, remembers  
 18 the conversation, and he has provided me with a letter,  
 19 which I will just highlight his -- the -- the bold  
 20 portion of:  
 21 "At no time did I ever indicate to those  
 22 individuals or any other persons from this church  
 23 that they could occupy the structure in any manner  
 24 prior to the approval of a public use permit by  
 25 the County of Riverside."

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1 And this is a copy for the Board's benefit.  
 2 I've also spoken to Richard McCott, and  
 3 although he does not recall speaking with the church  
 4 (unintelligible) I think his 19- or 20-year tenure with  
 5 the County, said that he would never state that anybody  
 6 could occupy a facility without a public use permit.  
 7 I also would note in the package that you do  
 8 have, I believe between testimony at the Planning  
 9 Commission and by letters, you do have three or four --  
 10 I think five of the adjacent owners out of about the  
 11 nine that are opposed to the use, in addition three of  
 12 which -- two or three of which are in addition to the --  
 13 the wine grape growers.  
 14 I think it's also important to notes that we  
 15 have a substantial investment in a new planting out in  
 16 the C/V zone of about 350 acres in the last couple of  
 17 years. We will have three wineries that will probably  
 18 be submitted for application within the next calendar  
 19 year, two of which are on virtually adjacent parcels,  
 20 adjacent or diagonally or contiguous parcels.  
 21 Economically speaking, in the most recent year  
 22 of record, between retail and wholesale sales, you have  
 23 \$23 million in wine sales with an assessed value out  
 24 there of just -- just from the grape perspective of \$103  
 25 million.

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1 So it's a going concern and we're very  
 2 interested in protecting it.  
 3 If I may have a minute or so additional.  
 4 CHAIRMAN ROY WILSON: No. Your time is up, and  
 5 we've held everyone else to the line.  
 6 Thank you very much.  
 7 LARRY MARKHAM: Okay.  
 8 VICE CHAIRMAN TOM MULLEN: Let me, Mr. Chairman, if  
 9 I may ask --  
 10 CHAIRMAN ROY WILSON: Go ahead.  
 11 VICE CHAIRMAN TOM MULLEN: -- Mr. Markham a  
 12 question.  
 13 You know, in representing, you know, the  
 14 vintners and growers, is there any room for a compromise  
 15 here?  
 16 LARRY MARKHAM: No.  
 17 VICE CHAIRMAN TOM MULLEN: And let me say, if I  
 18 could, a couple of other things.  
 19 I was very disturbed initially about the idea  
 20 that a church would move on to a piece of property,  
 21 occupy it, build things, improve it, without in fact the  
 22 necessary permits. I just -- I -- it just fundamentally  
 23 is wrong.  
 24 And I respect clearly what the pastor had to  
 25 say and I am familiar with the gentleman that formerly

1 was with the Planning Department, and that dispute may  
2 go unresolved.

3 I'm also appreciative of the vintners' fear  
4 with regard to the encroachment, their livelihood, what  
5 in fact may-- may come.

6 Likewise, on the other side of the coin, and  
7 I'll be very frank, based upon really the fruit of --  
8 the poison fruit doctrine, if you will, but, I mean, if  
9 we fundamentally stop -- if we end up supporting the  
10 theory that the means justifies the end, then I think  
11 we're all in trouble. And that's -- that's why I -- I  
12 had this very (unintelligible) problem of -- of how the  
13 church got there to begin with.

14 But that aside, it doesn't seem certainly on  
15 the face -- I recognize the complexities of the issue  
16 that -- but on the face, it doesn't seem that a church  
17 ought to be incompatible with a rural area. I come from  
18 Nebraska and, God knows, we wouldn't have had any  
19 churches there if it didn't move into, you know, the  
20 farming areas.

21 But is there any of way that we can --

22 LARRY MARKHAM: I'd probably --

23 VICE CHAIRMAN TOM MULLEN: -- end up with a bowl of  
24 fruit and a half a loaf?

25 LARRY MARKHAM: I'd probably prefer to defer to

1 is, I certainly have all the faith in the world in the  
2 church, that they would accept a condition relative to  
3 ABC regs and -- and relative to a future school, but the  
4 approval runs with the land. We cannot -- I don't think  
5 and I'd defer to your counsel sell. We cannot -- you  
6 know, I typically -- I know in my cases I typically  
7 cannot, you know, obligate away my future right of  
8 protest. So I don't know whether that --

9 VICE CHAIRMAN TOM MULLEN: You could, though, by a  
10 contract, you know, between the parties.

11 LARRY MARKHAM: I will defer to Mr. Vickers on that  
12 topic. But certainly the thought is well-placed and we  
13 appreciate that. But once again, churches do change  
14 hands and churches do move on to other sites if they get  
15 bigger and wish to sell to another smaller  
16 congregation.

17 So that -- that I'll defer to. I'm not going  
18 to play attorney from that perspective, but -- but we'll  
19 certainly be more happy to work with the church. We --  
20 we've offered to in the past to try to see if we could  
21 reach some middle ground.

22 I think Supervisor Venable has -- has tried  
23 very -- very hard in that respect and we've -- we  
24 certainly appreciate that. And -- and I think we will  
25 continue to work in that -- in that direction.

1 Mr. Ponte and Dr. Filsinger who are the presidents of  
2 the two respective organizations.

3 I can tell you by research on this particular  
4 property in the past and the reason it sat vacant  
5 primarily is because it's not 10 acres and 10 acres was  
6 required for a winery.

7 And I'm sure they're having the same problem.  
8 The church is just a little too big for this particular  
9 parcel to be able to get the parking they need and --  
10 and to meet the planting that they need, so --

11 And I think one of their representatives  
12 stated, they have a septic issue. It was one of our  
13 concerns.

14 So possibly that can be worked out and it's  
15 something I think that the -- that the -- the vintners  
16 and the growers can reach agreement on. I'd certainly  
17 think they would be willing to -- to work with the  
18 church to try to resolve that.

19 VICE CHAIRMAN TOM MULLEN: Assuming all of the other  
20 caveats were there to the vintners' satisfaction,  
21 because I really understand the problem with -- you're  
22 there. I mean, once you're there, you're there and the  
23 ABC rules. I'm not at all familiar with the ATF, but I  
24 know that they are --

25 LARRY MARKHAM: Well, the other concern I would have

1 CHAIRMAN ROY WILSON: Thank you.  
2 Supervisor Venable.

3 VICE CHAIRMAN TOM MULLEN: I'm fine, Larry.  
4 Thank you.

5 SUPERVISOR JIM VENABLE: I just have a couple of  
6 things I guess I want to say.

7 First of all, first -- first of all, I think  
8 the -- you know, working with the vintners and working  
9 with the church, I don't know what that would real- --  
10 really accomplish because the -- the restraint that the  
11 church has and the -- it's going to come down to a mere  
12 fact of, "Can you plant 75 percent or can you not plant  
13 75 percent?"

14 All the rest of the stuff the church has agreed  
15 to do. They're going to get the permits and they're  
16 going to pay -- pay and what have you.

17 The whole thing is that if they planted every  
18 single nick and corner of that church -- and I've walked  
19 almost every ounce of it -- some -- we estimated  
20 somewhere between 40 and 60 percent that they would  
21 probably be able to plant as it is right now.

22 And they're offering to here to come in and  
23 plant 48 percent, and maybe it will be a little more or  
24 what- -- but anywhere in that area, you know, I would --  
25 we would consider that it would be about as much as they

1 could possibly do.  
 2 Now, we started working on this back in  
 3 September of 19-- September 20th, 1998, and I have a  
 4 whole list of every move we've made listed here. And I  
 5 was originally going to read it, but I don't think I  
 6 need to do that.  
 7 You don't want to hear that; right?  
 8 I didn't think so.  
 9 AUDIENCE: (Laughter).  
 10 SUPERVISOR JIM VENABLE: Basically what we did do,  
 11 though, to get down to the bottom line is after we -- I  
 12 had my staff working with both sides seeing what could  
 13 really be worked out here.  
 14 My biggest problem in all of this, and I -- and  
 15 I'm going to come right out and say it, and I don't know  
 16 know if Louie Dee [phonetic] is here or now. I doubt if  
 17 he is. I doubt if his partner Carl Keys is here.  
 18 Are they here?  
 19 WOMAN IN AUDIENCE: No.  
 20 MAN IN AUDIENCE: Carl's here.  
 21 WOMAN IN AUDIENCE: Carl's here.  
 22 SUPERVISOR JIM VENABLE: Stand up, Carl, so they can  
 23 all see you.  
 24 Carl tells me just a few days ago that he  
 25 offered to buy this property back from the church, and

1 also he tells me that they did not purchase this piece  
 2 of property.  
 3 They're saying they purchased it.  
 4 WOMAN IN AUDIENCE: No.  
 5 MAN IN AUDIENCE: No.  
 6 SUPERVISOR JIM VENABLE: Well, they're saying that  
 7 it's a slam dunk deal.  
 8 I was told that they will not -- that they --  
 9 their option will not be exercised until October.  
 10 MAN IN AUDIENCE: (Unintelligible).  
 11 SUPERVISOR JIM VENABLE: They have an option on it,  
 12 that they have not exercised any option, and they could  
 13 move and nothing would happen.  
 14 Is that correct?  
 15 DAVID JEFFERS: Well, actually we're about five days  
 16 away from closing escrow.  
 17 CARL KEYS: I haven't -- I haven't been notified.  
 18 SUPERVISOR JIM VENABLE: Okay. Okay. I didn't want  
 19 to start an argument here, who -- who has been notified,  
 20 who hasn't been notified.  
 21 If you're in escrow and you're going to close  
 22 in five days and it's your property and if we turn you  
 23 down, you're stuck with it, period, you're going to have  
 24 to sell it or whatever.  
 25 Is that correct?

1 DAVID JEFFERS: Yes, sir.  
 2 SUPERVISOR JIM VENABLE: Okay. I just -- I just --  
 3 I don't mean that may be the case, but --  
 4 CARL KEYES: (Unintelligible).  
 5 SUPERVISOR JIM VENABLE: No, no. I'm sorry, Carl,  
 6 but I got to do some things that I want to get off of my  
 7 chest.  
 8 (End of Audiotape 4, Side B.  
 9 (Beginning of Audiotape 5, Side A.)  
 10 SUPERVISOR JIM VENABLE: -- that's the deal with  
 11 them and said, "Okay. If you can plant somewheres  
 12 between 40 and 60 percent and you do all the other  
 13 things that the County is going to require you to do and  
 14 if you can pay" --  
 15 I think some of the fees for all of those was  
 16 going to be somewheres between 8- and \$10,000 and we  
 17 knocked the fees down to \$3,000.  
 18 Is that correct, Aleta?  
 19 If I made all these statements, I said, "And  
 20 I'll take that to the vintners because I'm leaving this  
 21 place right now. This is one morning I'm going straight  
 22 to the vintners. I'm going to meet with all of them and  
 23 I'll put -- and I'll lay the same thing on them and see  
 24 what I get. They agreed to that. I went straight down  
 25 to the vintners to Mr. Moramarco's place and I sat with

1 30 or 40 of them and I explained exactly what that  
 2 church could do and what it could not do. I explained  
 3 that they could not plant 75 percent. They would get  
 4 somewheres between 40 and 60, and they would give me a  
 5 number at some point in time, and other than that  
 6 (unintelligible) every ounce of what was going to  
 7 happen, and they were going to only pay \$3,000 in their  
 8 fees, and they did he ever bit of that," not one  
 9 vintner -- and I think all of you are here -- not one of  
 10 you stood up and said one word to me, not one lousy  
 11 word. All morning long I sat there with you folks. And  
 12 then we went into your streets that we're going to put  
 13 in and the offramps or whatever. But not one person  
 14 stood up and said a word. So my assumption at that time  
 15 is we had a deal.  
 16 Now, all of a sudden and you go to the Planning  
 17 Department, and I sit down with my Planning Commissioner  
 18 and I explained, "This is the deal."  
 19 The Planning Commission cannot approve that. I  
 20 mean, that's just not their job. And that's why I moved  
 21 it from the Planning Commission directly up here,  
 22 although a lot of stuff was said at the Planning  
 23 Commission that didn't need to be said.  
 24 And now the room is packed here. And I don't  
 25 know why that is. It's taken up all of our time, all

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1 afternoon. I don't understand any of this. I don't  
 2 understand who started it or why.  
 3 But -- but as far as I'm concerned, the church  
 4 has said they'll do what they've told me they would do,  
 5 and -- and so I'm going with what my original deal was.  
 6 And I just said exactly what I said I would do.  
 7 And I would be more than happy to make that  
 8 motion, if the Board would like to hear it, or if the  
 9 Board would like to ask some questions. That's kind of  
 10 where we are.  
 11 I (unintelligible). I was surprised this  
 12 morning when I heard that the church has not handled  
 13 their fire and transportation in the Planning Department  
 14 and the planning as far as the -- the exhibits or hadn't  
 15 submitted anything.  
 16 Is that correct? They have not done that?  
 17 ALETA LAURENCE, PLANNING STAFF: We still have  
 18 issues regarding the exhibit and the conditions of  
 19 approval that have not been resolved. And therefore we  
 20 have been able to prepare final conditions of approval.  
 21 DAVID JEFFERS: Mr. Chairman, request permission to  
 22 address that issue.  
 23 SUPERVISOR JIM VENABLE: Can you just make it quick,  
 24 because we want to finish this thing. We've been here  
 25 all day long.

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1 DAVID JEFFERS: Very quick.  
 2 The exhibit was submitted May 4th.  
 3 Unfortunately before the day of the Planning Commission  
 4 hearing, which we received a denial, as Mr. Vickers  
 5 mentioned --  
 6 SUPERVISOR JIM VENABLE: So you stopped it right  
 7 there?  
 8 DAVID JEFFERS: Stopped it.  
 9 SUPERVISOR JIM VENABLE: Okay. You're ready to  
 10 submit that right away?  
 11 DAVID JEFFERS: No, no. It's already submitted.  
 12 We're just ready to go back and -- and clean up the  
 13 details.  
 14 SUPERVISOR JIM VENABLE: Okay. Thank you.  
 15 I want to make one other little statement here  
 16 quickly, that -- and I don't know why this happened.  
 17 Oh, never mind. I don't want to make that  
 18 statement.  
 19 Anyway, anybody else have anything else --  
 20 CHAIRMAN ROY WILSON: Supervisor Tavaglione does.  
 21 SUPERVISOR JOHN TAVAGLIONE: Well, and I had many  
 22 more comments, but just in the interest in time, for,  
 23 Supervisor Mullen, I go along with you. A bowl of  
 24 fruit, a half a loaf, except I'd add to it a glass of  
 25 wine.

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1 AUDIENCE: (Laughter). (Applause).  
 2 SUPERVISOR JOHN TAVAGLIONE: And I'm -- I'm very,  
 3 very, very pleased that this is not in my district.  
 4 You're all very nice people, but I'm still happy that  
 5 you're not -- this issue --  
 6 AUDIENCE: (Laughter).  
 7 SUPERVISOR JOHN TAVAGLIONE: -- is not in my  
 8 district.  
 9 I have to believe based on hearing both sides  
 10 that, you know, you had some great people here on both  
 11 sides, there has to be a level of compromise. I'm sure  
 12 there can be. And I'm going to support whatever  
 13 Supervisor Venable proposes here that will reach that  
 14 compromise.  
 15 Yes, we do need churches and, yes, we do need  
 16 more activities for our kids. And this Board I know  
 17 supports that completely.  
 18 CHAIRMAN ROY WILSON: Supervisor Buster.  
 19 SUPERVISOR BOB BUSTER: Well, I don't want to scotch  
 20 a good deal either, but I do hope that the church and  
 21 the church members get together with the vintners and --  
 22 and the 3rd District and come up with a nice -- nice  
 23 project off-site that will enhance both the area around  
 24 the church and the general Wine County. I think that  
 25 would go a long way toward calming the waters here and

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1 making everyone feel --  
 2 I mean, obviously -- obviously there's a lot of  
 3 feeling that led to so many people coming here. And I  
 4 hope that there can be some reconciling project that can  
 5 take place that -- that would in a way would be  
 6 compensation for is a very large -- large variance  
 7 here.  
 8 CHAIRMAN ROY WILSON: Okay. I am going to formally  
 9 close the Public Hearing and ask the Board to make a  
 10 decision.  
 11 Supervisor Mullen.  
 12 VICE CHAIRMAN TOM MULLEN: Thank you, Mr. Chairman.  
 13 I was not aware at a community hearing that  
 14 there had been a deal made such as you had outlined,  
 15 and, I mean, clearly, you know, a deal has got to be a  
 16 deal.  
 17 I support you, Supervisor.  
 18 CHAIRMAN ROY WILSON: Supervisor Venable.  
 19 SUPERVISOR JIM VENABLE: Well, I -- I certainly want  
 20 to -- the vintners, I mean, I love every one of these  
 21 guys, everybody in here, I just absolutely do.  
 22 AUDIENCE: (Applause).  
 23 SUPERVISOR JIM VENABLE: I -- I -- I want to do  
 24 exactly what's right.  
 25 My understanding, and I want to make sure that

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1 we all have an understanding here, that we're changing  
 2 the ordinance in the -- out there in that zone.  
 3 Is that correct?  
 4 RON GOLDMAN, PLANNING STAFF: Supervisor, this Board  
 5 approved a change of zone --  
 6 SUPERVISOR JIM VENABLE: No, no. No. We're working  
 7 on a new one.  
 8 Larry --  
 9 ALETA LAURENCE, PLANNING STAFF: Yes. That's  
 10 correct.  
 11 SUPERVISOR JIM VENABLE: Okay. We're changing the  
 12 ordinance.  
 13 ALETA LAURENCE, PLANNING STAFF: We are working on  
 14 modifications which will come to the Commission and the  
 15 Board.  
 16 SUPERVISOR JIM VENABLE: How soon will that come to  
 17 the Board?  
 18 ALETA LAURENCE, PLANNING STAFF: I don't have a  
 19 calendar for that at this time.  
 20 SUPERVISOR JIM VENABLE: Has it come to you yet?  
 21 ALETA LAURENCE, PLANNING STAFF: I have a draft.  
 22 Yes.  
 23 SUPERVISOR JIM VENABLE: You have a draft of it?  
 24 ALETA LAURENCE, PLANNING STAFF: Uh-huh.  
 25 SUPERVISOR JIM VENABLE: It could come to the Board

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1 in -- it was supposed to come in line with what we're  
 2 doing here.  
 3 ALETA LAURENCE, PLANNING STAFF: The soonest it  
 4 could possibly be at the Commission would be, say, two  
 5 months or so.  
 6 SUPERVISOR JIM VENABLE: Uh-huh.  
 7 ALETA LAURENCE, PLANNING STAFF: And I don't know  
 8 what the Commission would need, to have more than one  
 9 meeting or not.  
 10 SUPERVISOR JIM VENABLE: Well, why would the  
 11 Commission have to hear this?  
 12 Is the cha-- oh, the change in ordinance they  
 13 would have to (unintelligible)?  
 14 ALETA LAURENCE, PLANNING STAFF: There's an  
 15 amendment to Ordinance 348.  
 16 SUPERVISOR JIM VENABLE: I see. Okay.  
 17 ALETA LAURENCE, PLANNING STAFF: And therefore it  
 18 has to go to the Planning Commission.  
 19 SUPERVISOR JIM VENABLE: Okay. I understand.  
 20 Okay. My question mainly is going to be -- and  
 21 I'm going to be looking at the church here -- is my  
 22 understanding is the church absolutely is going to  
 23 support the change in this new ordinance because the new  
 24 ordinance is -- and I haven't read it either, but my  
 25 understanding is, we'll tighten it down to where we will

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1 not have a church or a school problem in this particular  
 2 area again.  
 3 Is that correct?  
 4 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Supervisor,  
 5 there is currently one change of zone that has been  
 6 approved by the Board that I was requested to hold.  
 7 It's been approved. All it has to do is come in for  
 8 final adoption. It will be effective in 30 days.  
 9 The change of zone that this Board has approved  
 10 would not allow churches, temples, synagogues in this  
 11 zone in the future, even with a public use permit.  
 12 SUPERVISOR JIM VENABLE: Okay. But that -- but that  
 13 has nothing to do with this new ordinance that we're  
 14 going to (unintelligible) --  
 15 ALETA LAURENCE, PLANNING STAFF: That action is --  
 16 SUPERVISOR JIM VENABLE: -- which is the main thing.  
 17 ALETA LAURENCE, PLANNING STAFF: -- drafted in the  
 18 new draft also.  
 19 SUPERVISOR JIM VENABLE: Okay. Now, so my question  
 20 is directed right at the church.  
 21 The church is not going to oppose what we're  
 22 doing here; is that correct?  
 23 PASTOR CLARK VAN WICK: Well, Jim, as I -- as I  
 24 mentioned in our previous conversations, I was neither  
 25 for nor against it. I remain totally neutral originally

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1 as I do now and as I will in the future. That's me.  
 2 I've always been neutral, and I'll continue to remain  
 3 that way.  
 4 SUPERVISOR JIM VENABLE: Well, you weren't neutral  
 5 on this particular iss-- I'm kidding. I'm kidding,  
 6 Clark.  
 7 PASTOR CLARK VAN WICK: Well, actually -- actually,  
 8 Jim, I was. I was totally neutral. I -- I didn't ask  
 9 anybody to be here today.  
 10 SUPERVISOR JIM VENABLE: I just want some assurance,  
 11 you know, because that was the deal because I went  
 12 straight to the vintners and said, "Okay. We got to  
 13 make this change here," because we don't want this  
 14 problem again. I don't want to pack this room again. I  
 15 don't need this again.  
 16 ROBERT TYLER, ESQ.: I'd like to as counsel for the  
 17 church, the church has no standing in the event that  
 18 there was (unintelligible).  
 19 SUPERVISOR JIM VENABLE: Okay. Let's talk to the  
 20 people then.  
 21 Is there anybody here that's going to oppose  
 22 anything that we may do in the future?  
 23 WOMAN IN AUDIENCE: No.  
 24 SUPERVISOR JIM VENABLE: Raise your hand if you're  
 25 going to oppose anything.

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1       SPEAKERS IN AUDIENCE: (Unintelligible).  
2       SUPERVISOR JIM VENABLE: So you will oppose it?  
3       SPEAKERS IN AUDIENCE: (Unintelligible).  
4       ROBERT TYLER, ESQ.: Supervisor Venable, the --  
5       WOMAN IN AUDIENCE: (Unintelligible).  
6       ROBERT TYLER, ESQ.: Supervisor Venable, and I'd  
7 like to address this to Counsel Vickers, the -- the  
8 church -- Calvary Chapel Bible Fellowship does not have  
9 standing to --  
10       SUPERVISOR JIM VENABLE: No, I'm not talking to the  
11 church. I was talking to the folks that are here that  
12 could come right back in this room and make -- and be  
13 opposed to our new ordinance that we want to pass.  
14       SPEAKERS IN AUDIENCE: (Unintelligible).  
15       ROBERT TYLER, ESQ.: They would not have standing  
16 either, unless -- unless a future church were to come --  
17       SUPERVISOR JIM VENABLE: Okay.  
18       ROBERT TYLER, ESQ.: -- and want to establish.  
19       SUPERVISOR JIM VENABLE: I'm talking about this  
20 particular church.  
21       ROBERT TYLER, ESQ.: This particular church does not  
22 have standing nor this particular church's members, but  
23 we cannot say --  
24       SUPERVISOR JIM VENABLE: I understand.  
25       ROBERT TYLER, ESQ.: -- what would happen with a

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1 future church.  
2       SUPERVISOR JIM VENABLE: I understand.  
3       ROBERT TYLER, ESQ.: They may oppose it.  
4       SUPERVISOR JIM VENABLE: I understand.  
5       ROBERT TYLER, ESQ.: And this church cannot take a  
6 position because legally --  
7       SUPERVISOR JIM VENABLE: I understand.  
8       ROBERT TYLER, ESQ.: -- legally we don't have --  
9       SUPERVISOR JIM VENABLE: No. We understand what  
10 you're saying. You're fine.  
11       Thank you.  
12       I -- I would like to make a motion.  
13       CHAIRMAN ROY WILSON: We're ready for one.  
14       AUDIENCE: (Laughter).  
15       SUPERVISOR JIM VENABLE: I forgot what it was.  
16       I would like to refer to -- I would like to  
17 make a motion that we approve the -- the -- the church's  
18 stay in there with a 48 percent -- minimum of 48 or  
19 more, whatever they could do, of planting. And I do not  
20 mind them planting Christmas trees either. I don't have  
21 a problem with that. I don't know if anybody else has a  
22 problem with that. I think that that would be something  
23 good. And I think -- we -- we did check the ordinance  
24 and we can find where we could make -- we could look at  
25 the ordinance and say, "Christmas trees are allowed."

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1 along with the vineyards and what have you. There's a  
2 lot of things in there.  
3       County Counsel is telling me that we can make  
4 that argument.  
5       So I would -- so I would also then in my  
6 ordinance -- or in my recommendation the approval of the  
7 planting of Christmas trees, a minimum of 48 percent in  
8 that particular, and then meet all the other things in a  
9 timely fashion.  
10       I want to find out now the time frame. I don't  
11 want this thing to drag out and out and out or come back  
12 and want to pick away at different things. I just want  
13 a clean (unintelligible), just get it done and get on  
14 with our business because we've got other things to do,  
15 or however you want to word that.  
16       JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Given the  
17 present status of the record, Supervisor, I think what  
18 we'd like to do is to move for tentative approval of  
19 Public Use Permit 798, subject to the Planning  
20 Commission coming in with appropriate planting  
21 conditions of approval, given the fact that we don't  
22 have everything we need at this point, tentative  
23 approval of Variance Case No. 1665 down to 48 percent  
24 planting and allow Christmas trees in lieu of the citrus  
25 or the vineyard, and direct County Counsel to prepare

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1 findings and conclusions that would support that type of  
2 a decision with a report back to the Board in three  
3 weeks, and that would normally be heard on your nine  
4 o'clock agenda.  
5       UNIDENTIFIED SUPERVISOR: Second.  
6       CHAIRMAN ROY WILSON: A motion and a second.  
7       Direction clear? Any questions?  
8       SUPERVISOR JOHN TAVAGLIONE: That includes the  
9 caveats, the restrictions, the language concerning the  
10 schools and the ABC and all of that?  
11       JAY G. VICKERS, DEPUTY COUNTY COUNSEL: Supervisor,  
12 we will attempt to draft a condition, but we will -- we  
13 will draft a condition to that effect.  
14       Please remember that those conditions do run  
15 with the land, and we cannot promise what some future  
16 (unintelligible). I -- I --  
17       SUPERVISOR JOHN TAVAGLIONE: What was -- was that --  
18 What was the originally deal, Supervisor?  
19       SUPERVISOR JIM VENABLE: The original deal with the  
20 church, with the vintners?  
21       SUPERVISOR JOHN TAVAGLIONE: With the vintners.  
22       MAN IN AUDIENCE: They'd sign off on ABC's rules and  
23 all (unintelligible).  
24       SUPERVISOR JIM VENABLE: Well, they sign off on  
25 everything.



1 SUPERVISOR JOHN TAVAGLIONE: They'll sign it --  
 2 SUPERVISOR JIM VENABLE: They'll sign off on every  
 3 single thing we do.  
 4 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: We will  
 5 include such a condition.  
 6 AUDIENCE: (Laughter).  
 7 MAN IN AUDIENCE: Jim, I'd like (unintelligible).  
 8 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: We'll do the  
 9 best we can to impose those conditions.  
 10 SUPERVISOR JOHN TAVAGLIONE: Yeah. I would ask for  
 11 maybe some contractual agreement between the association  
 12 and the church. I mean, we don't want any ambiguity  
 13 here.  
 14 CHAIRMAN ROY WILSON: Okay. Please cast your vote.  
 15 VICE CHAIRMAN TOM MULLEN: Well, is that -- is that  
 16 satisfactory, some kind of a contractual agreement  
 17 between the association and the church?  
 18 Is that okay with the association?  
 19 MAN IN AUDIENCE: (Unintelligible). I think you  
 20 have a problem of adjacent property owners on a BATF  
 21 issue because a deal with the church and the association  
 22 doesn't cover property owners.  
 23 JAY G. VICKERS, DEPUTY COUNTY COUNSEL: We'll  
 24 attempt to try and craft a condition.  
 25 VICE CHAIRMAN TOM MULLEN: Okay.

CERTIFICATE

1  
 2  
 3 I, Melanie M. Faulconer, certify  
 4 that the foregoing transcript is a true  
 5 record of said proceedings, that I am not  
 6 connected by blood or marriage with any of  
 7 the parties herein, nor interested directly  
 8 or indirectly in the matter in controversy,  
 9 nor am I in the employ of counsel.

10 I have hereunto subscribed my name  
 11 this 14th day of January, 2013. \*

12  
 13  
 14 \_\_\_\_\_  
 15 MELANIE M. FAULCONER  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 CHAIRMAN ROY WILSON: Please cast your ballots.  
 2 (Voting.)  
 3 CHAIRMAN ROY WILSON: The motion carries  
 4 unanimously. It concludes Item 12.1.  
 5 We'll go to 12.2.  
 6 AUDIENCE: (Applause).  
 7 (Other matters heard.)  
 8 ---0---

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**Exhibit D**  
**Calvary Chapel Traffic Study**



KUNZMAN ASSOCIATES, INC.

**CALVARY CHAPEL BIBLE FELLOWSHIP**

**TRAFFIC IMPACT ANALYSIS**

**September 20, 2011**

Prepared by:

Amy Leung, E.I.T.,  
Robert Kunzman,  
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# Calvary Chapel Bible Fellowship

## Traffic Impact Analysis

This report contains the traffic impact analysis for the proposed Calvary Chapel Bible Fellowship. The project site is located east of Calle Contento and north of Rancho California Road in the County of Riverside. The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use. During Phase I the project is proposed open a 120 student private school. During Phase II the existing 500 occupant church south of the project site will be relocated to project site and be expanded to 936 occupants. The 120 student private school will move from the project site to the vacated 500 occupant church building to the south. The student count will remain the same. During Phase II project traffic is redistributed and the conflicting traffic at Bucharest Lane (NS) at Rancho California Road (EW) will decrease.

The traffic report contains documentation of existing traffic conditions, traffic generated by the project, distribution of the project traffic to roads outside the project, and an analysis of future traffic conditions. Each of these topics is contained in a separate section of the report. The first section is "Findings", and subsequent sections expand upon the findings. In this way, information on any particular aspect of the study can be easily located by the reader.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

## I. Findings

---

This section summarizes the existing traffic conditions, project traffic impacts, and the proposed mitigation measures.

### A. Definition of Deficiency and Significant Impact

The following definitions of deficiencies and significant impacts have been developed in accordance with the County of Riverside requirements:

The definition of an intersection deficiency has been obtained from the County of Riverside General Plan. The General Plan states that peak hour intersection operations of Level of Service C or better are generally acceptable along all County maintained roads and conventional state highways. As an exception, Level of Service D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, conventional state highways or freeway ramp intersections.

### B. Existing Traffic Conditions

1. The project site is currently undeveloped and not generating significant traffic.
2. Existing roadways in the vicinity of the project include Margarita Road, Meadows Parkway, Butterfield Stage Road, La Serena Way, Calle Contento, Bucharest Lane, Anza Road, and Rancho California Road.
3. The study area intersections currently operate at acceptable Levels of Service during the peak hours for existing traffic conditions, except for the following study area intersections that appear to currently operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

C. Traffic Impacts

1. The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use.
2. As shown in Table 2, the proposed development is projected to generate approximately 406 additional weekday daily vehicle trips, 118 of which will occur during the weekday morning peak hour and 460 additional of which will occur during the Sunday mid-day peak hour.
3. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions, with improvements.

4. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:  
Rancho California Road (EW) - #1

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected, to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, with improvements.

5. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions, with improvements.

6. The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:  
Rancho California Road (EW) - #1

Meadows Parkway (NS) at:  
Rancho California Road (EW) - #2

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project - Phase II plus cumulative traffic conditions, with improvements.

7. Traffic signals appear to currently be warranted at the following study area intersections for existing traffic conditions (see Appendix F):

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

8. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project - Phase I traffic conditions (see Appendix F):

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

9. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project - Phase I plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

10. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II traffic conditions (see Appendix F):

Calle Contento (NS) at:  
Project Access (EW) - #5

Anza Road (NS) at:  
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

11. Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Project Access (EW) - #5  
Rancho California Road (EW) - #6

Anza Road (NS) at:  
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

**D. Mitigation Measures**

The following measures are recommended to mitigate the impact of the project on traffic circulation:

1. Site-specific circulation and access recommendations are depicted on Figure 41.
2. Construct Calle Contento from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.
3. Sufficient on-site parking should be provided to meet the County of Riverside parking code requirements.

4. Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.
5. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
6. Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.
7. As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.



## II. Project Description

---

This section discusses the project's location and proposed development. Figure 1 shows the project location map and Figure 2 illustrates the site plan.

### A. Location

The project site is located east of Calle Contento and north of Rancho California Road in the County of Riverside.

### B. Proposed Development

The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use.

The following describes the proposed land uses from a traffic engineering viewpoint:

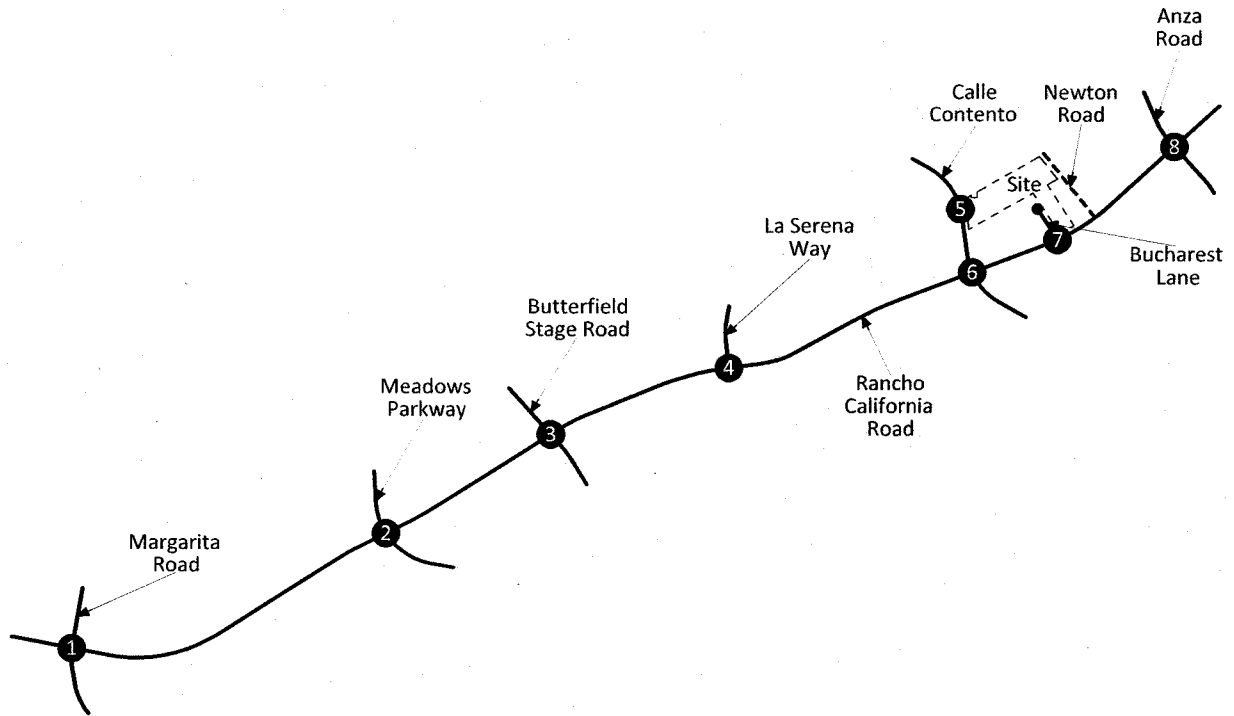
Church: Churches without parochial schools generate traffic primarily in the evening and on weekends. Few peak traffic hour trips are generated.

Private School: As a result of their morning starting and early afternoon quitting times, they do not appreciably effect the street peak hour traffic flow. On a daily basis, student drop-off and pick-up will generate more traffic than teachers commuting.

### C. Project Phasing

During Phase I the project is proposed open a 120 student private school. During Phase II the existing 500 occupant church south of the project site will be relocated to project site and be expanded to 936 occupants. The 120 student private school will move from the project site to the vacated 500 occupant church building to the south. The student count will remain the same. During Phase II project traffic is redistributed and the conflicting traffic at Bucharest Lane (NS) at Rancho California Road (EW) will decrease.

Figure 1  
Project Location Map



Legend

① = Intersection Reference Number

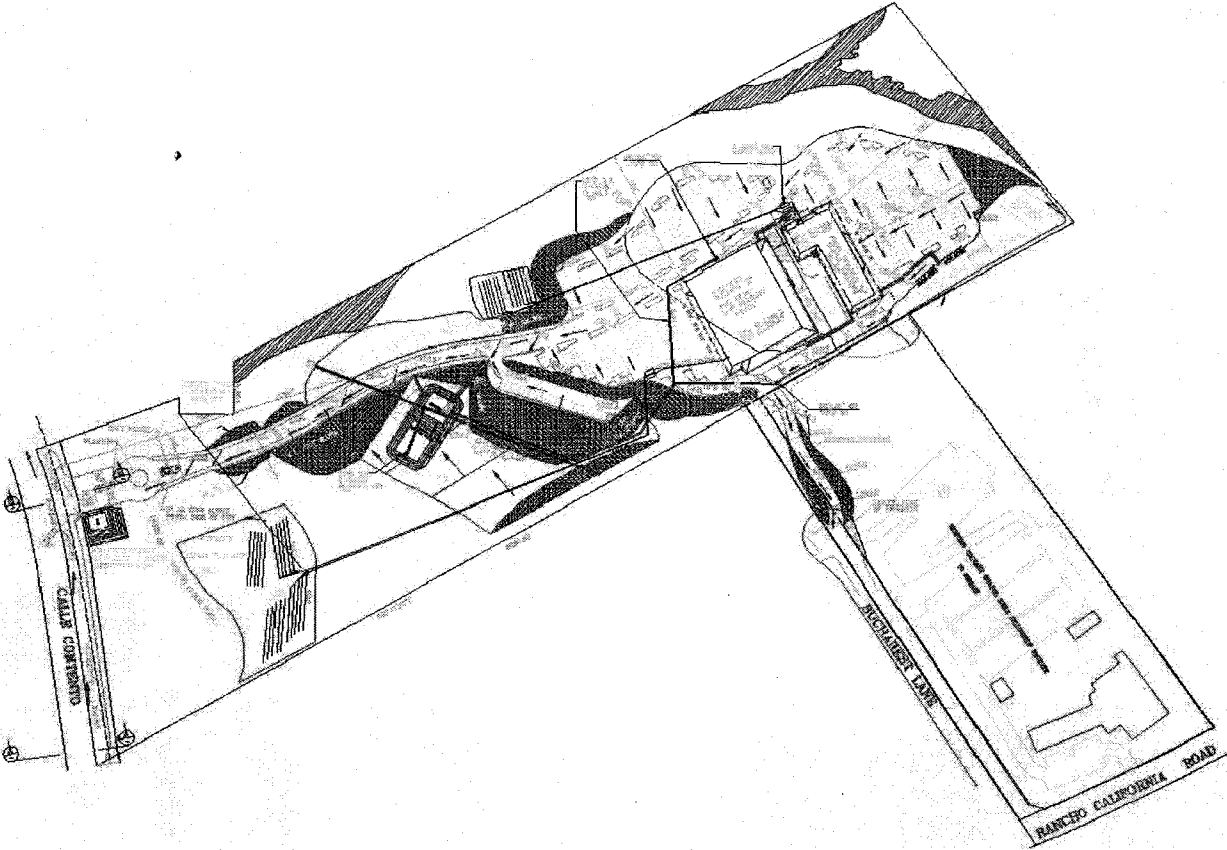


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Figure 2  
Site Plan



### III. Existing Traffic Conditions

---

The traffic conditions as they exist today are discussed below and illustrated on Figures 3 to 8.

#### A. Study Area

Pursuant to the scoping agreement with County of Riverside staff (see Appendix B), the study area includes the following intersections:

Margarita Road (NS) at:  
Rancho California Road (EW) - #1

Meadows Parkway (NS) at:  
Rancho California Road (EW) - #2

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Project Access (EW) - #5  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

#### B. Surrounding Street System

Roadways that will be utilized by the development or included in the study area include: Margarita Road, Meadows Parkway, Butterfield Stage Road, La Serena Way, Calle Contento, Bucharest Lane, Anza Road, and Rancho California Road.

Margarita Road: This north-south four lane divided roadway is classified as an Arterial (128 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 19,600 to 19,800 vehicles per day in the study area.

Meadows Parkway: This north-south four lane divided roadway is classified as a Major (118 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 7,200 to 10,500 vehicles per day in the study area.

**Butterfield Stage Road:** This north-south two lane undivided to four lane divided roadway is classified as an Arterial (128 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 4,600 to 9,900 vehicles per day in the study area.

**La Serena Way:** This north-south two lane undivided roadway is classified as a Secondary (100 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 100 vehicles per day in the study area.

**Calle Contento:** This north-south two lane undivided roadway is classified as a Major (118 foot right-of-way) south of Rancho California Road and it is not classified north of Rancho California Road on the County of Riverside General Plan Circulation Element. It currently carries approximately 500 to 1,000 vehicles per day in the study area.

**Bucharest Lane:** This north-south two lane undivided roadway is not classified on the County of Riverside General Plan Circulation Element. It currently carries approximately 200 vehicles per day in the study area.

**Anza Road:** This north-south two lane undivided roadway is classified as a Major (118 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 900 to 4,100 vehicles per day in the study area.

**Rancho California Road:** This east-west two lane undivided to four lane divided roadway is classified as an Arterial (128 foot right-of-way) to the west of Butterfield Stage Road and as a Mountain Arterial (110 foot right-of-way) to the east of Butterfield Stage Road on the County of Riverside General Plan Circulation Element. It currently carries approximately 10,000 to 23,200 vehicles per day in the study area.

It should be noted that a large portion of the traffic in the area during the weekends is related to the commercial wineries within the area.

**C. Existing Travel Lanes and Intersection Controls**

Figure 3 identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

**D. Existing Average Daily Traffic Volumes**

Figure 4 depicts the existing average daily traffic volumes. The existing average daily traffic volumes were obtained from the County of Riverside Transportation Department, Traffic Counts – 2010, the City of Temecula’s Traffic Count Database, and by Kunzman Associates, Inc. by factoring existing peak hour counts (see Appendix C) by a determined “K” factor for the study area using the following formula for each intersection leg:

$$\text{AM Peak Hour (Approach + Exit Volume)} \times 15.9 = \text{Leg Volume}$$

The “K” factor has been obtained from existing average daily vehicle counts conducted by Kunzman Associates, Inc. (see Appendix D). 24 hour vehicle counts were obtained and the

"K" factor has been calculated for the count locations. The calculated percentage of daily traffic is 6.28 percent for the weekday morning peak. A "K" factor of 15.9 means that the weekday morning peak hour vehicle count represents 6.28 percent of the daily total vehicles to pass by a specific point on a roadway ( $6.28\% \times 15.9 = 1.0$ ).

**E. Existing Intersection Delay**

The technique used to assess the capacity needs of an intersection is known as the intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection. The existing delay and Level of Service for intersections in the vicinity of the project are shown in Table 1.

Existing intersection traffic conditions were established through weekday morning and Sunday mid-day peak hour traffic counts obtained by Kunzman Associates, Inc. in June 2011 (see Figures 5 and 6). Traffic count worksheets are provided in Appendix C. Explicit peak hour factors have been calculated using the data collected for this effort as well. The weekday morning peak hour traffic volumes were identified by counting the period from 7:00 AM – 9:00 AM and Sunday mid-day peak hour traffic volumes were identified by counting the period from 9:00 AM – 1:00 PM.

The study area intersections currently operate at acceptable Levels of Service during the peak hours for existing traffic conditions, except for the following study area intersections that appear to currently operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

Existing delay worksheets are provided in Appendix E.

**F. Existing County of Riverside Circulation Plan**

Figure 7 shows the current County of Riverside General Plan Circulation Element. Both existing and future roadways are included in the Circulation Element of the General Plan and are graphically depicted on Figure 7. This figure shows the nature and extent of arterial highways that are needed to adequately serve the ultimate development depicted by the

land use element of the General Plan. The County of Riverside General Plan roadway cross-sections are illustrated on Figure 8.

**G. Traffic Signal Warrant Analysis**

Traffic signals appear to currently be warranted at the following study area intersections for existing traffic conditions (see Appendix F):

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

**H. Transit Service**

The study area is currently served by the Riverside Transit Agency Route 24 along Margarita Road and Rancho California Road.

**Table 1**

**Existing Intersection Delay and Level of Service**

Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	22.0-C	25.6-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	20.5-C	19.2-B
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	24.7-C	37.9-D
La Serena Way (NS) at: Rancho California Road (EW) - #4	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	12.1-B	29.0-D
Calle Contento (NS) at: Rancho California Road (EW) - #6	CSS	0	1	0	0	1	0	1	1	1	1	1	1	15.3-C	56.7-F
Bucharest Lane (NS) at: Rancho California Road (EW) - #7	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	13.0-C	99.9-F <sup>4</sup>
Anza Road (NS) at: Rancho California Road (EW) - #8	AWS	1	1	1	0	1	0	1	1	1	1	1	1	12.7-B	27.2-D

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicle to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto

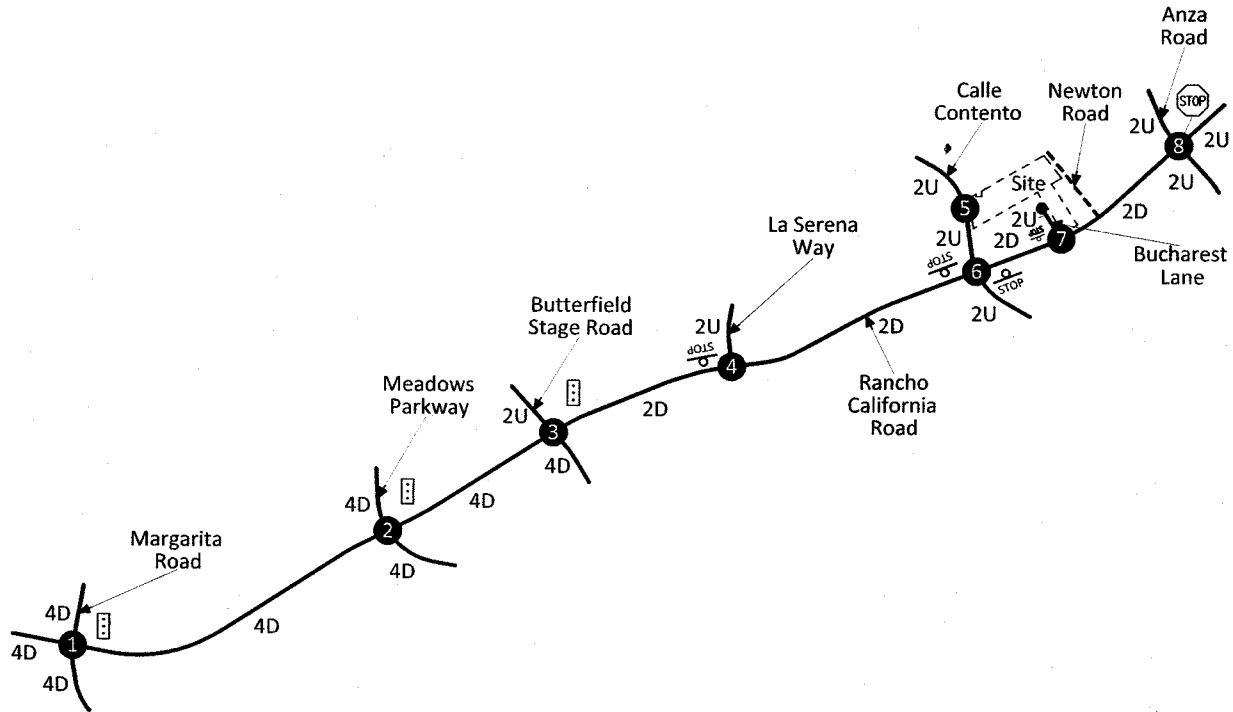
<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

<sup>4</sup> 99.9-F = Delay High, Intersection Unstable, Level of Service F.



Figure 3  
Existing Through Travel Lanes and Intersection Controls



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**Legend**

- = Traffic Signal
- = All Way Stop
- = Stop Sign
- 4 = Through Travel Lanes
- 4D = Divided Roadway
- 4U = Undivided Roadway
- D = Defacto Turn Lane

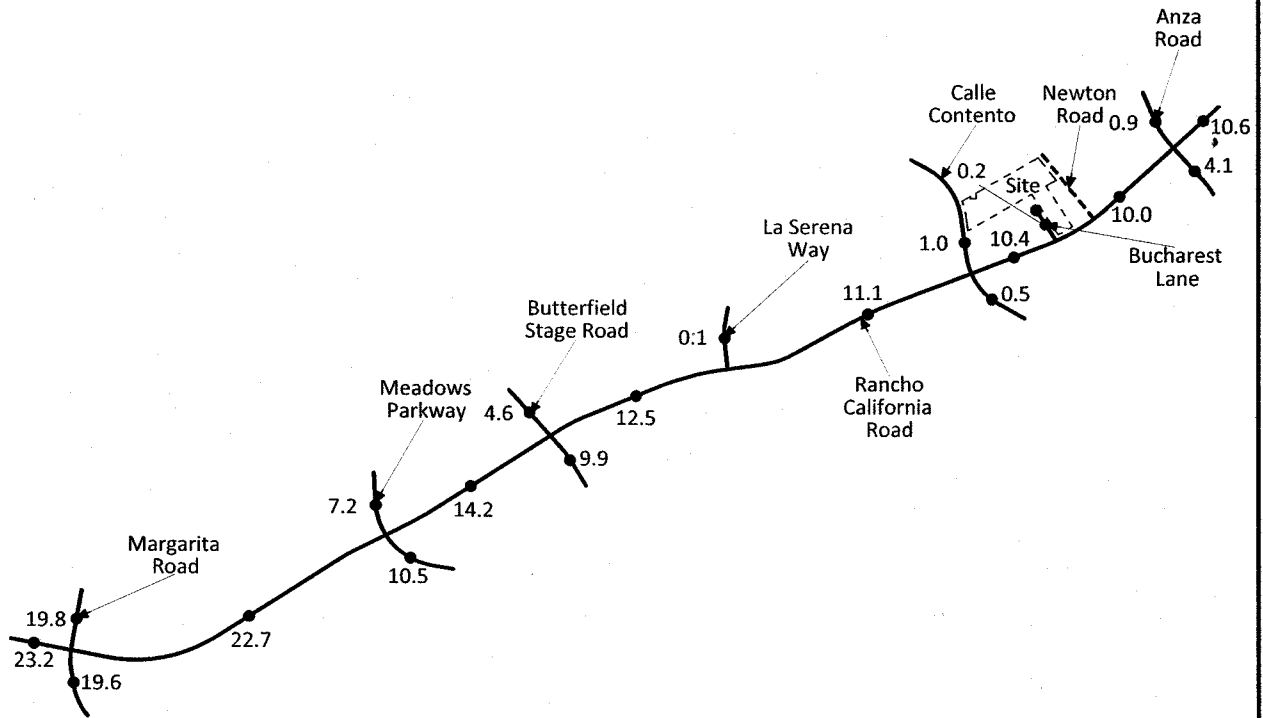


When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. All intersection geometry has been field verified.

KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes. 4905/3

OVER 30 YEARS OF EXCELLENT SERVICE

Figure 4  
Existing Average Daily Traffic Volumes

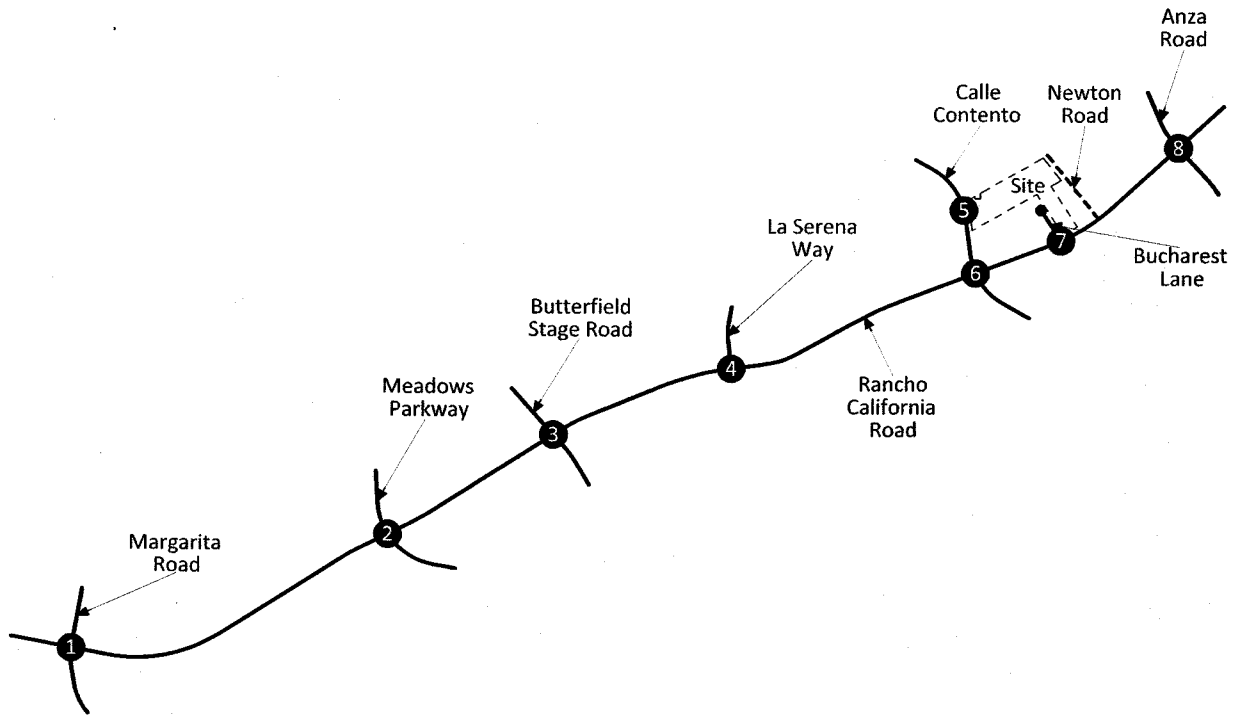


Legend

13.1 = Vehicles Per Day (1,000's)



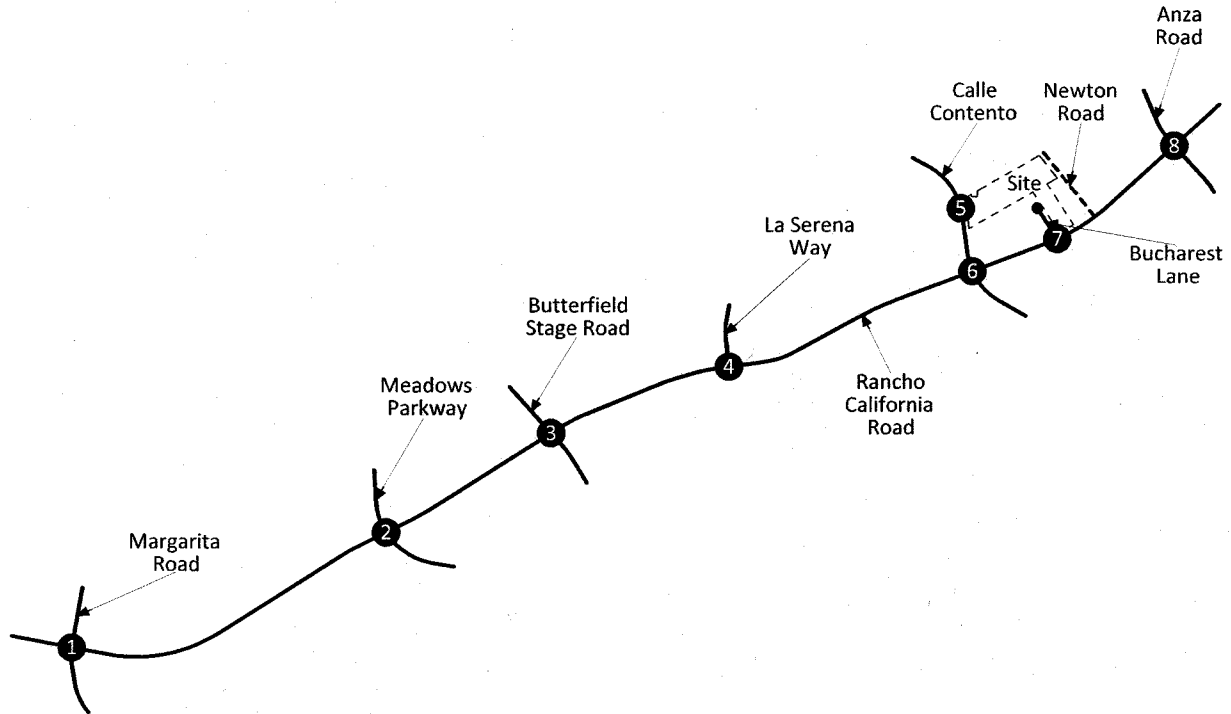
### Figure 5 Existing Weekday Morning Peak Hour Intersection Turning Movement Volumes



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## Figure 6 Existing Sunday Mid-day Peak Hour Intersection Turning Movement Volumes



1 861 ◁	2 257 ◁	3 188 ◁
90 ← 475 ← 286 ← 72 → 687 → 164 →	62 ← 142 ← 53 ← 53 → 747 → 137 →	15 ← 129 ← 44 ← 11 → 557 → 155 →
199 ↑ 560 ↑ 58 ↑ 253 ↑ 537 ↑ 75 ↑	23 ↑ 629 ↑ 36 ↑ 181 ↑ 151 ↑ 23 ↑	44 ↑ 485 ↑ 116 ↑ 148 ↑ 112 ↑ 83 ↑
917 ▷	688 ▷	645 ▷
4 12 ▷	5 49 ▷	6 50 ▷
7 ← 0 ← 5 ← 15 → 717 → 0 →	0 ← 49 ← 0 ← 0 → 0 → 0 →	37 ← 1 ← 12 ← 42 → 651 → 15 →
0 ← 0 ← 0 ← 0 → 0 →	0 ← 0 ← 0 ← 85 → 0 →	20 ↑ 551 ↑ 10 ↑ 7 → 3 → 7 →
622 ▷	65 ▷	89 ▷
7 246 ▷	8 20 ▷	
224 ← 0 ← 22 ← 227 → 398 → 0 →	13 ← 2 ← 5 ← 25 → 421 → 76 →	2 ↑ 341 ↑ 84 ↑ 9 → 11 →
52 ↑ 324 ↑ 0 ↑ 0 ↑ 0 ↑	5 ↑ 0 ↑ 0 ↑ 56 ↑ 9 ↑ 11 ↑	0 → 0 → 0 → 0 → 176 →
376 ▷	427 ▷	0 ▷

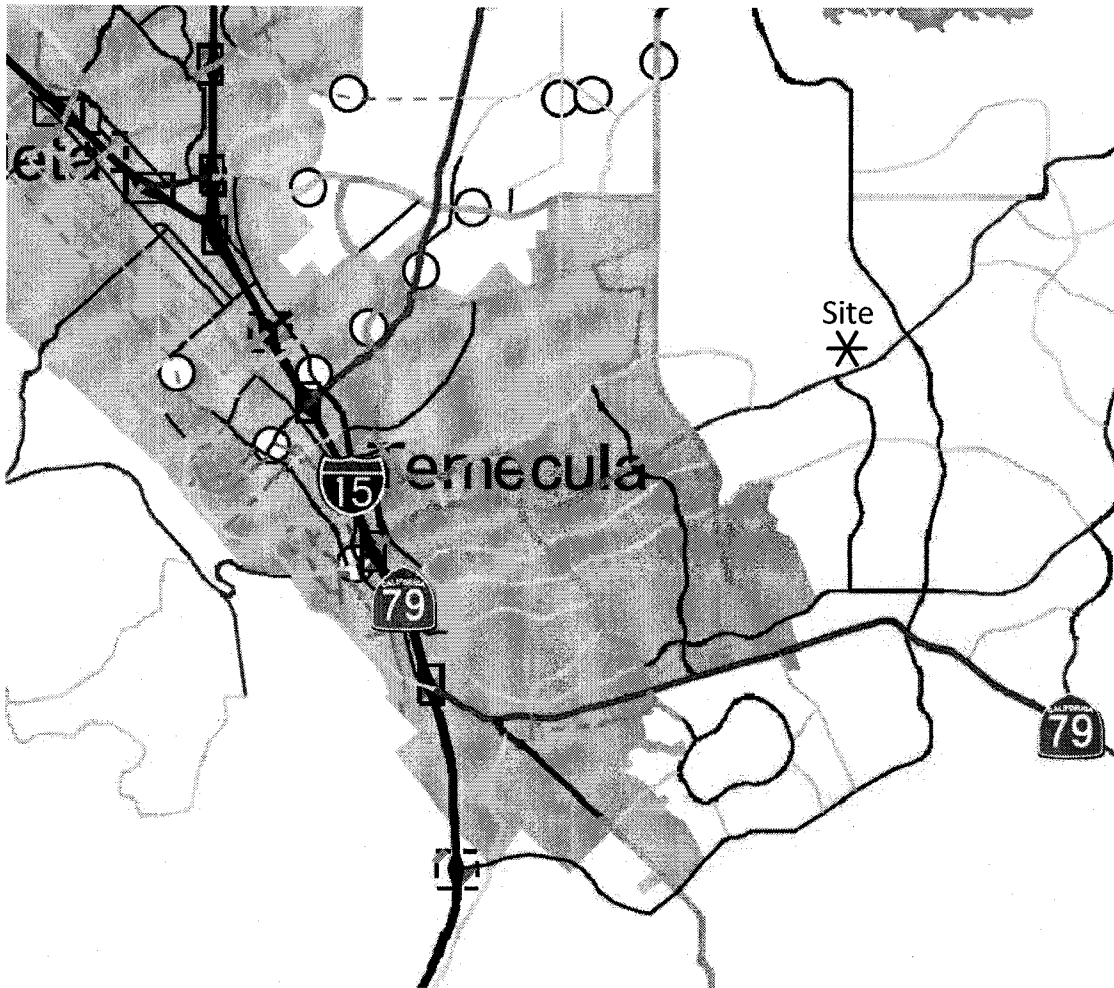


4905/6









KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes.

OVER 35 YEARS OF EXCELLENT SERVICE

Figure 7  
 Riverside County General Plan Circulation Element



Legend

-  Freeway
-  Expressway (220' ROW)
-  Urban Arterial (152' ROW)
-  Arterial (128' ROW)
-  Major (118' ROW)
-  Mountain Arterial (110' ROW)
-  Secondary (100' ROW)
-  Collector (74' ROW)



NTS

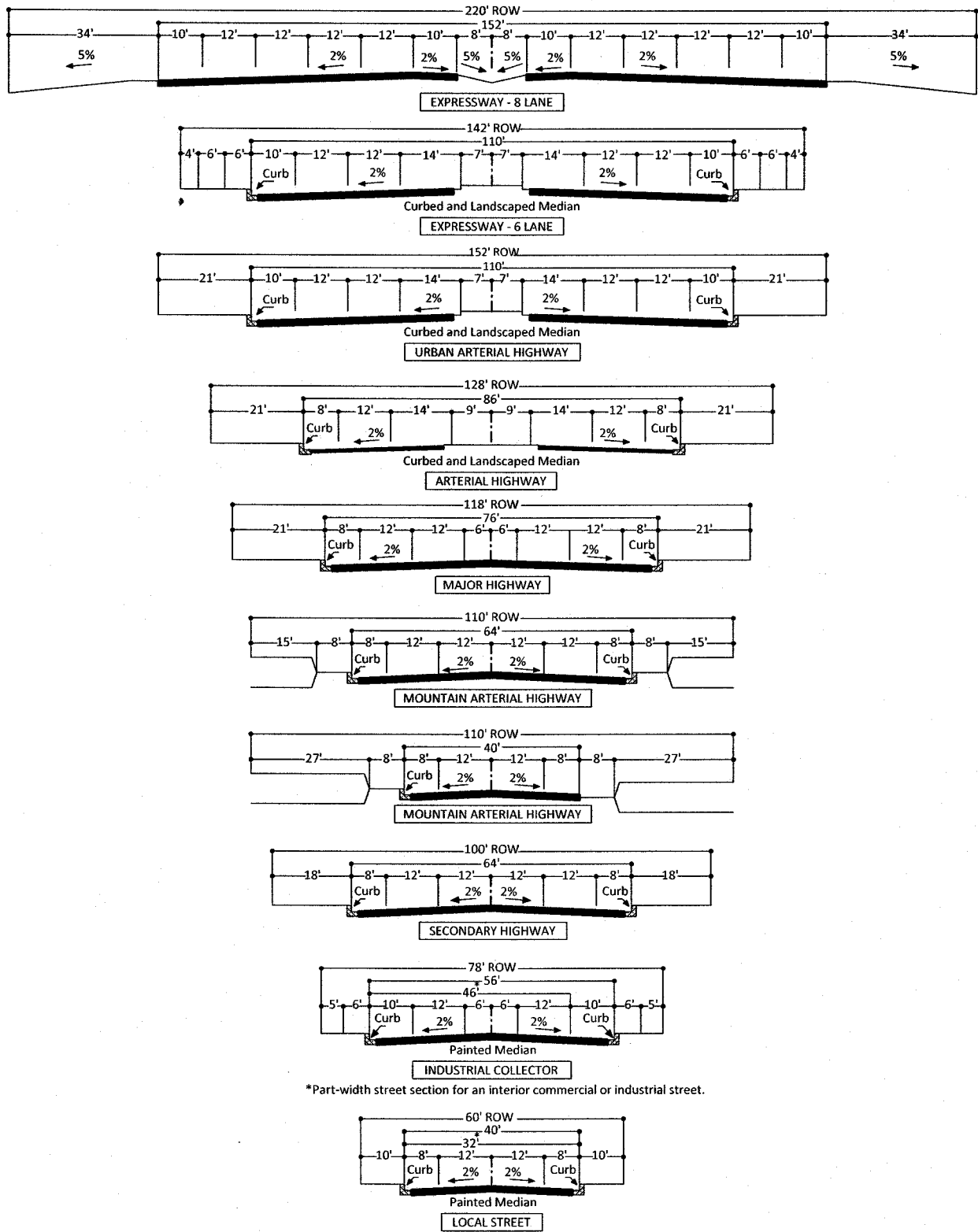
KUNZMAN ASSOCIATES, INC.

Source: County of Riverside

4905/7

OVER 35 YEARS OF EXCELLENT SERVICE

# Figure 8 Riverside County General Plan Roadway Cross-Sections



## **IV. Project Traffic**

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The project site is proposed to be developed with a 120 student private school and 436 additional occupants of church land use for a total of 936 occupants of church land use. During Phase I the project is proposed open a 120 student private school. During Phase II the existing 500 occupant church south of the project site will be relocated to project site and be expanded to 936 occupants. The 120 student private school will move from the project site to the vacated 500 occupant church building to the south. The student count will remain the same. During Phase II project traffic is redistributed and the conflicting traffic at Bucharest Lane (NS) at Rancho California Road (EW) will decrease.

### **A. Trip Generation**

The traffic generated by the project is determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates are predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and our life styles remain similar to what we know today. A major change in these variables may affect trip generation rates.

Trip generation rates were determined for daily traffic, weekday morning peak hour inbound and outbound traffic, and Sunday mid-day peak hour inbound and outbound traffic for the proposed land uses. By multiplying the traffic generation rates by the land use quantities, the traffic volumes are determined. Table 2 exhibits the traffic generation rates, project peak hour volumes, and project daily traffic volumes. The traffic generation rates are calculated from existing traffic counts of the church facility and from the Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008.

As shown in Table 2, the proposed development is projected to generate approximately 406 additional weekday daily vehicle trips, 118 of which will occur during the weekday morning peak hour and 460 additional of which will occur during the Sunday mid-day peak hour.

### **B. Trip Distribution**

Figure 9 contains the directional distribution of the project traffic for the proposed land use for Phase I and Figures 10 and 11 contain the directional distributions of the project traffic for the proposed land uses for Phase II.

To determine the traffic distributions for the proposed project, peak hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the site, and other additional information on future development and traffic impacts in the area were reviewed.

### **C. Trip Assignment**

Based on the identified traffic generation and distributions, project average daily traffic volumes have been calculated and shown on Figure 11 for Phase I and Figure 12 for Phase II.

Weekday morning and Sunday mid-day peak hour intersection turning movement volumes expected from the project are shown on Figures 14 to 17, respectively.

**D. Modal Split**

The traffic reducing potential of public transit has not been considered in this report. Essentially the traffic projections are conservative in that public transit might be able to reduce the traffic volumes.

**E. Existing Traffic Redistribution**

For Phase II the traffic that is currently traveling to and from the existing 500 fixed seat church is redistributed from east of Calle Contento on Rancho California Road and north of Rancho California Road on Bucharest Lane to north of Rancho California Road on Calle Contento and east of Calle Contento into the project site.



**Table 2**

**Project Traffic Generation**

Land Use	Quantity	Units <sup>1</sup>	Weekday				Sunday		
			Morning Peak Hour			Daily	Mid-day Peak Hour		
			Inbound	Outbound	Total		Inbound	Outbound	Total
<u>Trip Generation Rates</u>									
Private School <sup>2</sup>		ST	0.50	0.40	0.90	2.58	NOM <sup>3</sup>	NOM	NOM
Church <sup>4</sup>		OC	0.004	0.018	0.022	0.220	0.492	0.558	1.050
<u>Trips Generated</u>									
<u>Phase I</u>									
Private School	120	ST	60	48	108	310	1	1	2
<u>Phase II</u>									
Private School	120	ST	60	48	108	310	1	1	2
Church - Proposed	936	OC	4	17	21	206	461	522	983
Church - Existing	-500	OC	-2	-9	-11	-110	-246	-279	-525
Subtotal			62	56	118	406	216	244	460

<sup>1</sup> ST = Student; OC = Occupants

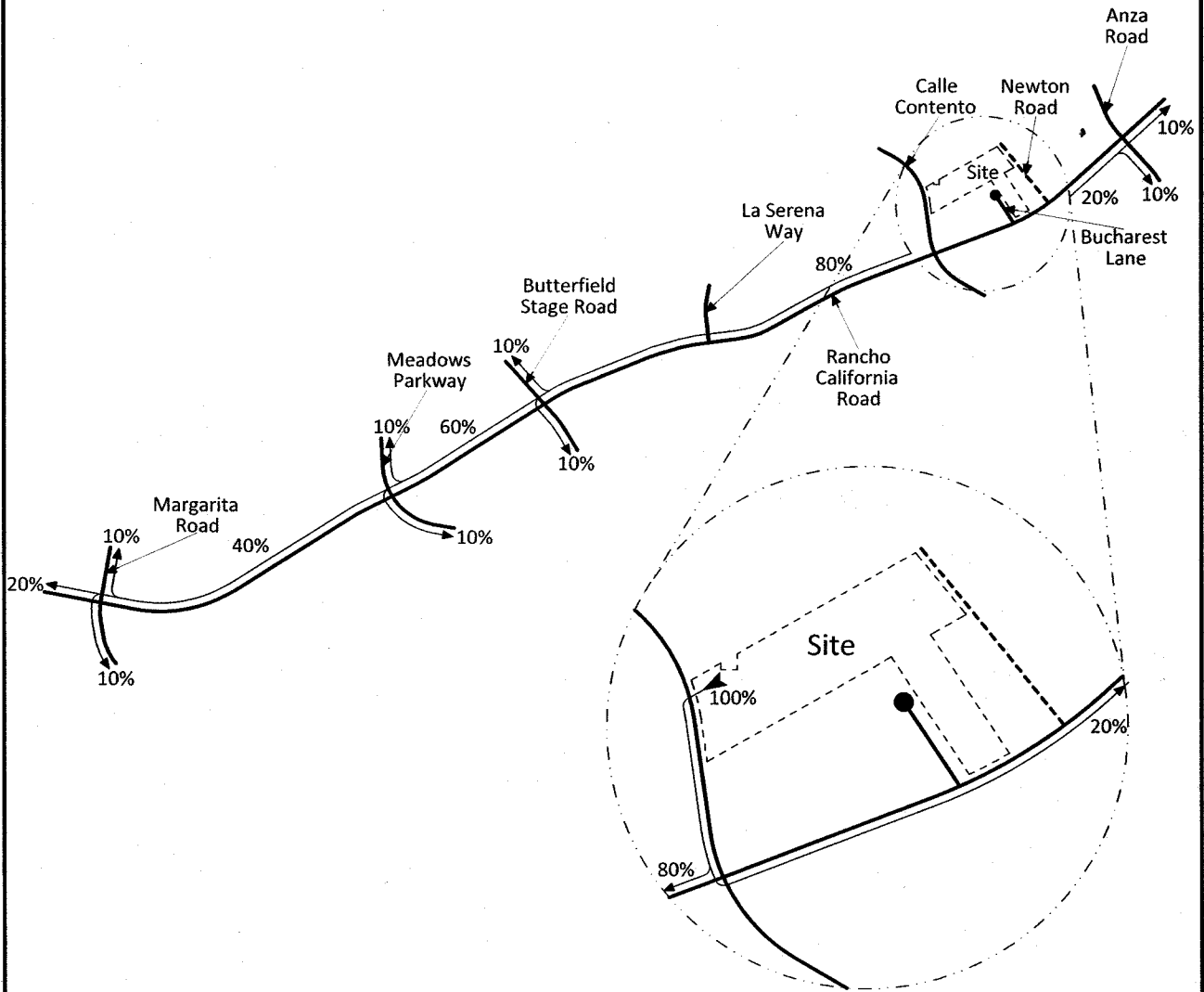
<sup>2</sup> Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Category 534 for the weekday morning peak hour and facotl for the weekday daily by the ratio and splits from Land Use category 520. Traffic generation assumed to be nominal during the Sunday mid-day peak hr

<sup>3</sup> NOM =Nominal

<sup>4</sup> Source: calculated from existing traffic counts of the church facility. Weekday morning peak hour assume ten (10) percent of the weekday daily volumes.

Figure 9

Project - Phase I Traffic Distribution - Proposed 120 Student Private School



Legend

10% = Percent To/From Project



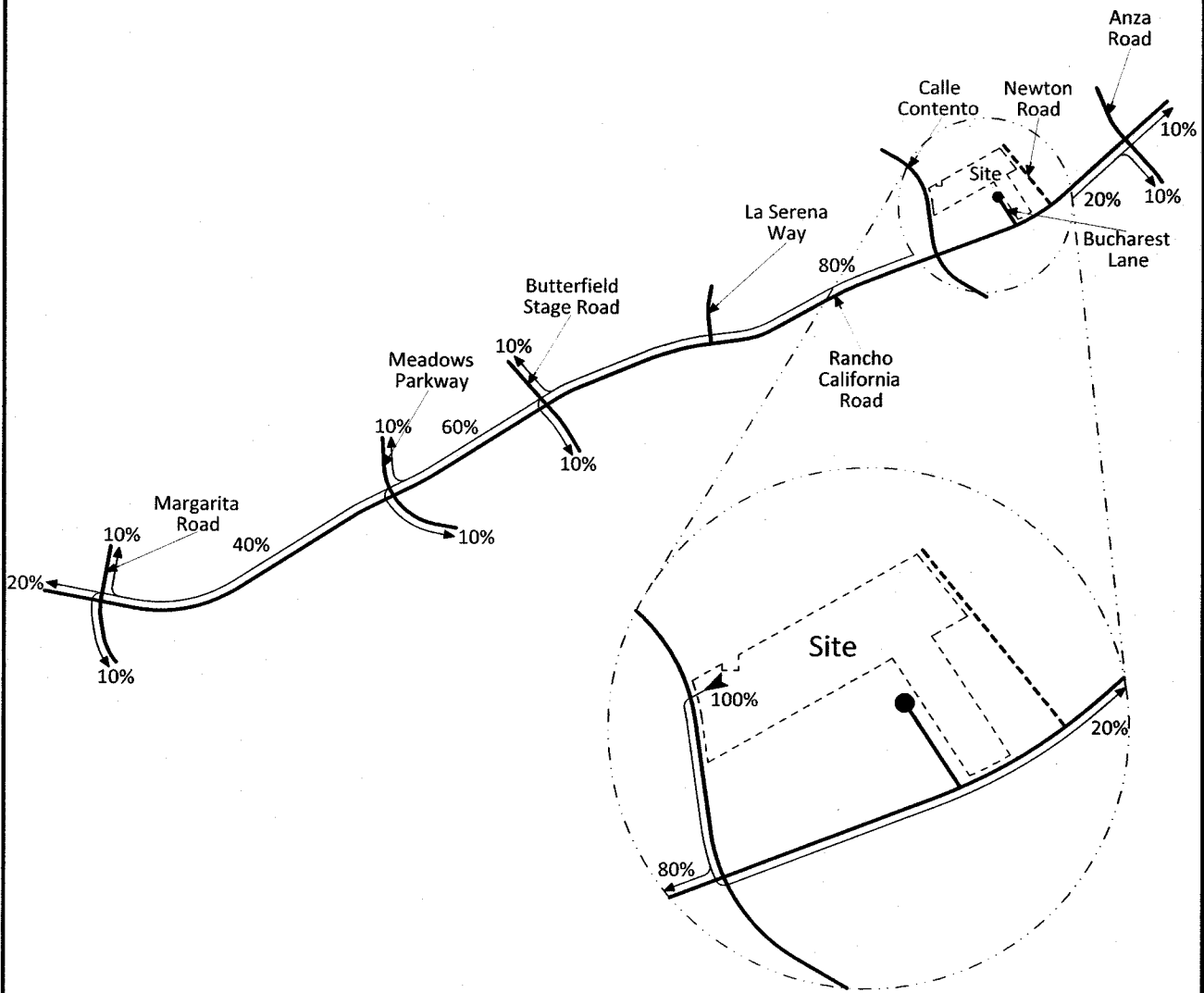
NTS

KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

4905/9

Figure 10  
 Project - Phase II Traffic Distribution - Proposed 936 Seat Church



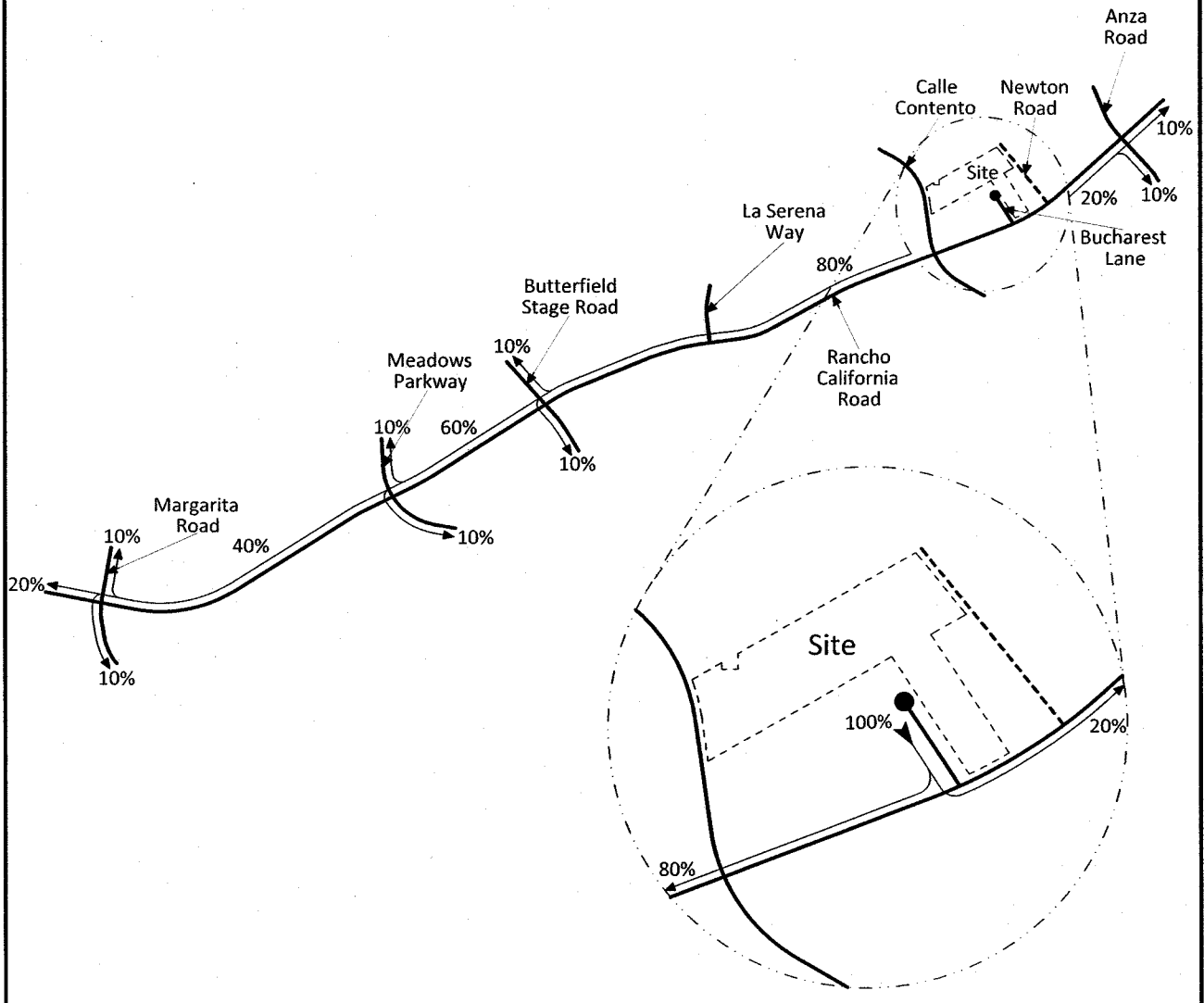
**Legend**

10% = Percent To/From Project



Figure 11

Project - Phase II Traffic Distribution - Proposed 120 Student Private School

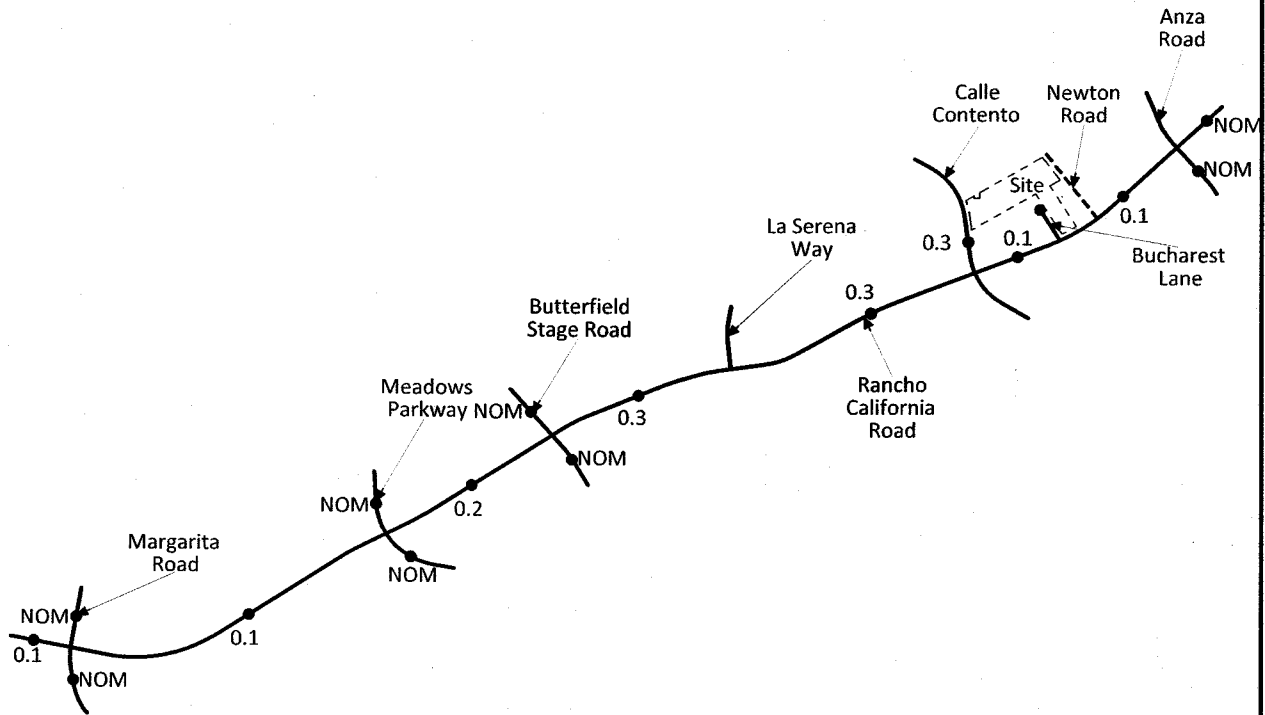


Legend

10% = Percent To/From Project



Figure 12  
 Project - Phase I Average Daily Traffic Volumes

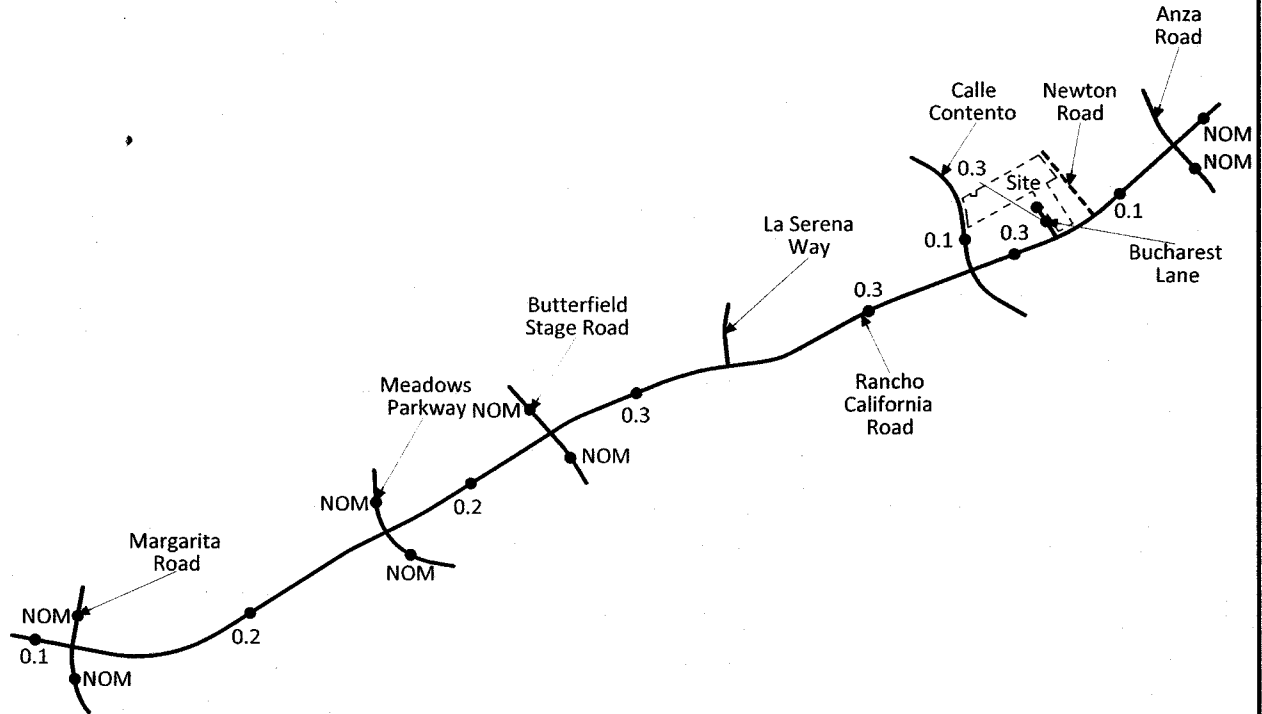


**Legend**

- 0.1 = Vehicles Per Day (1,000's)
- NOM = Nominal, Less Than 50  
Vehicles Per Day



Figure 13  
 Project - Phase II Average Daily Traffic Volumes

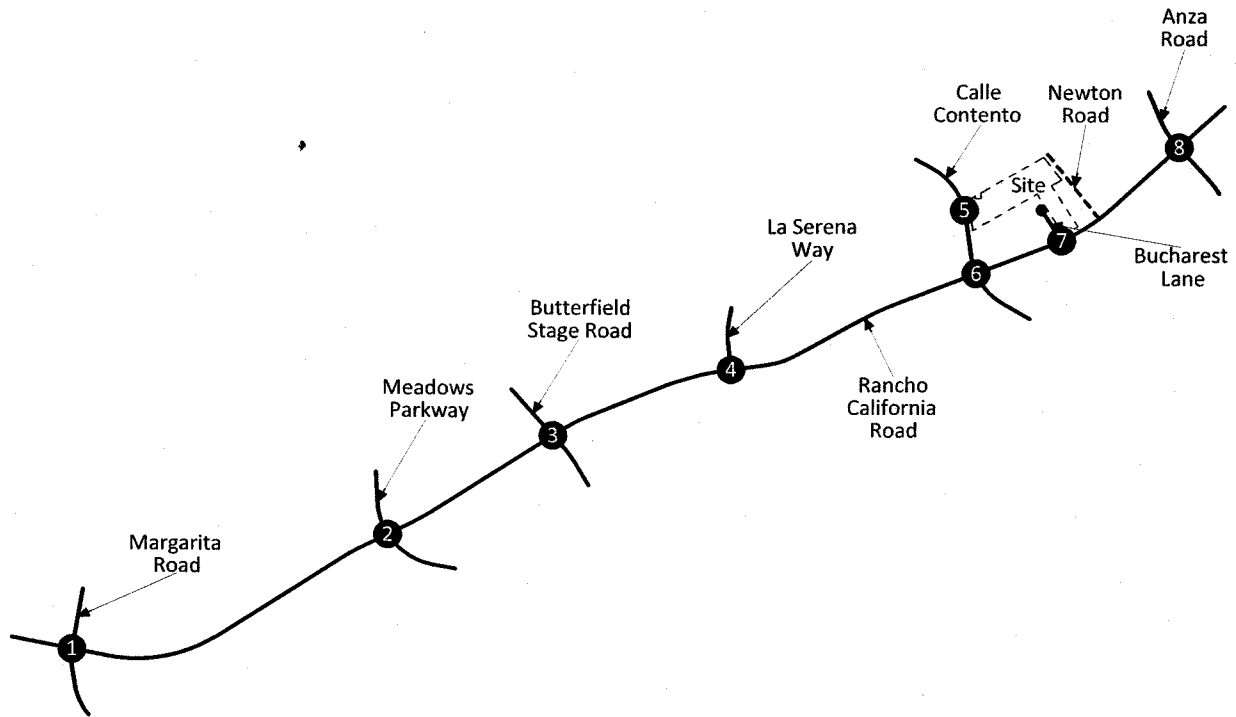


**Legend**

- 0.1 = Vehicles Per Day (1,000's)
- NOM = Nominal, Less Than 50  
Vehicles Per Day



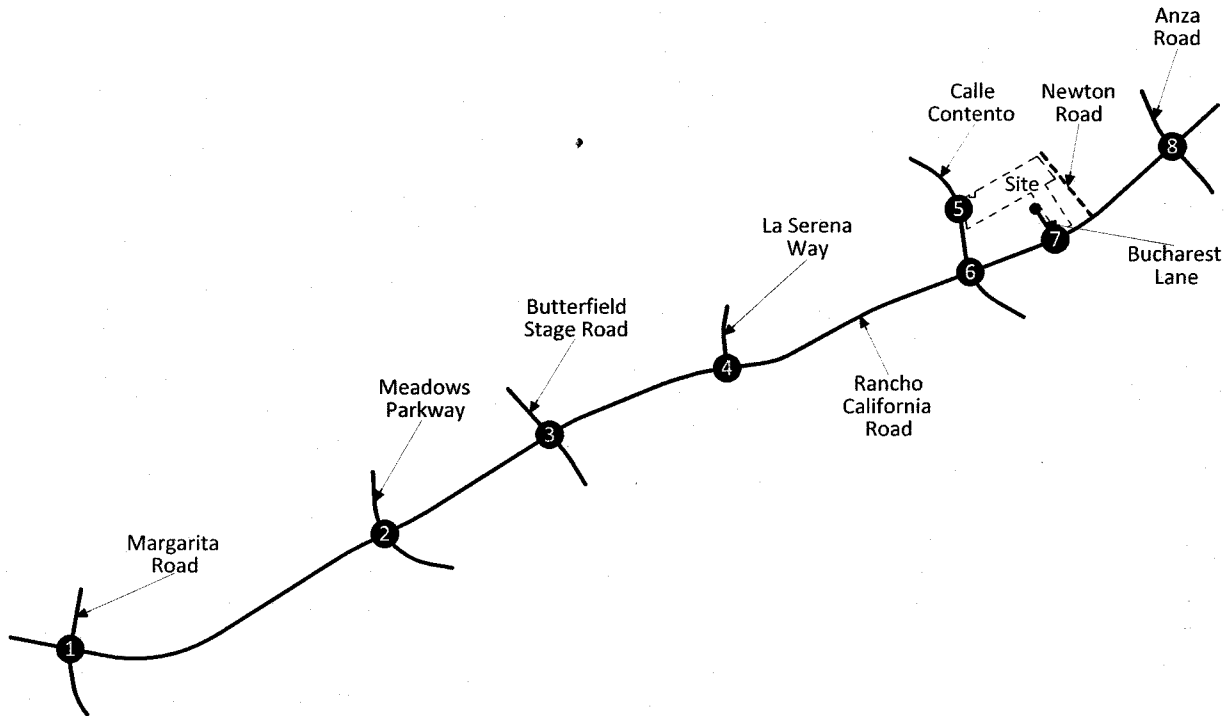
Figure 14  
 Project - Phase I Weekday Morning Peak Hour  
 Intersection Turning Movement Volumes



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Figure 15  
 Project - Phase I Sunday Mid-day Peak Hour  
 Intersection Turning Movement Volumes



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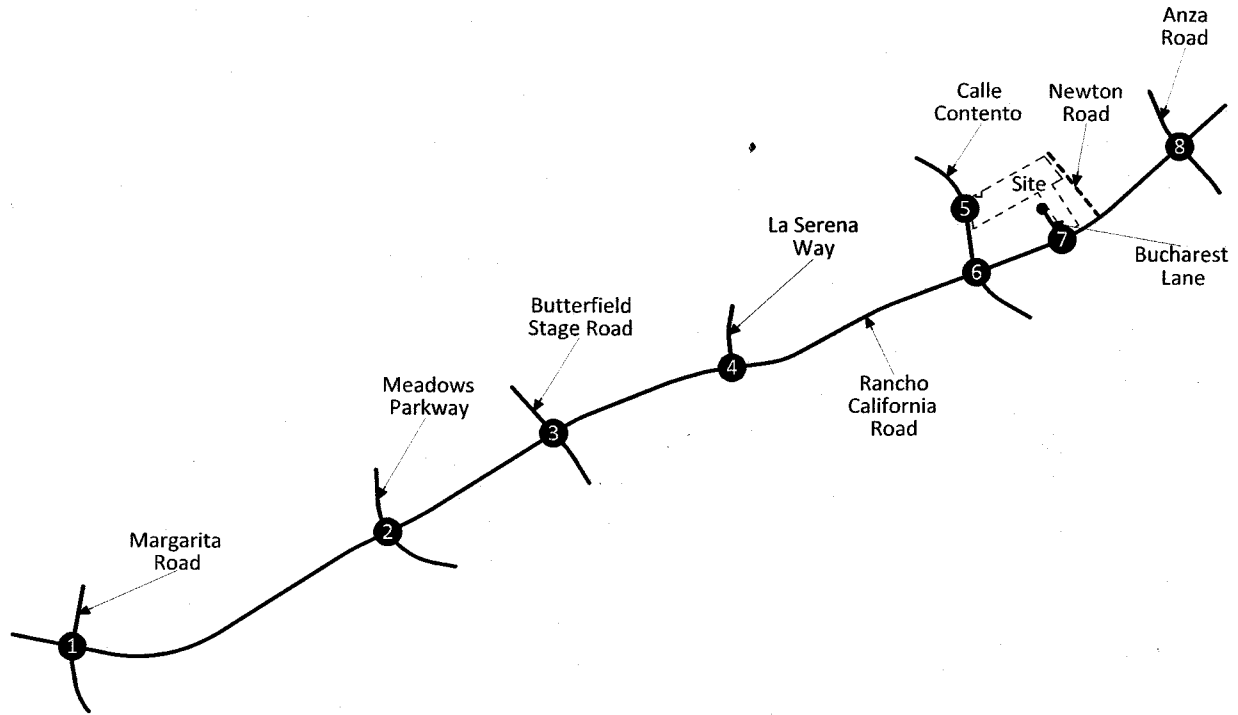


KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes.

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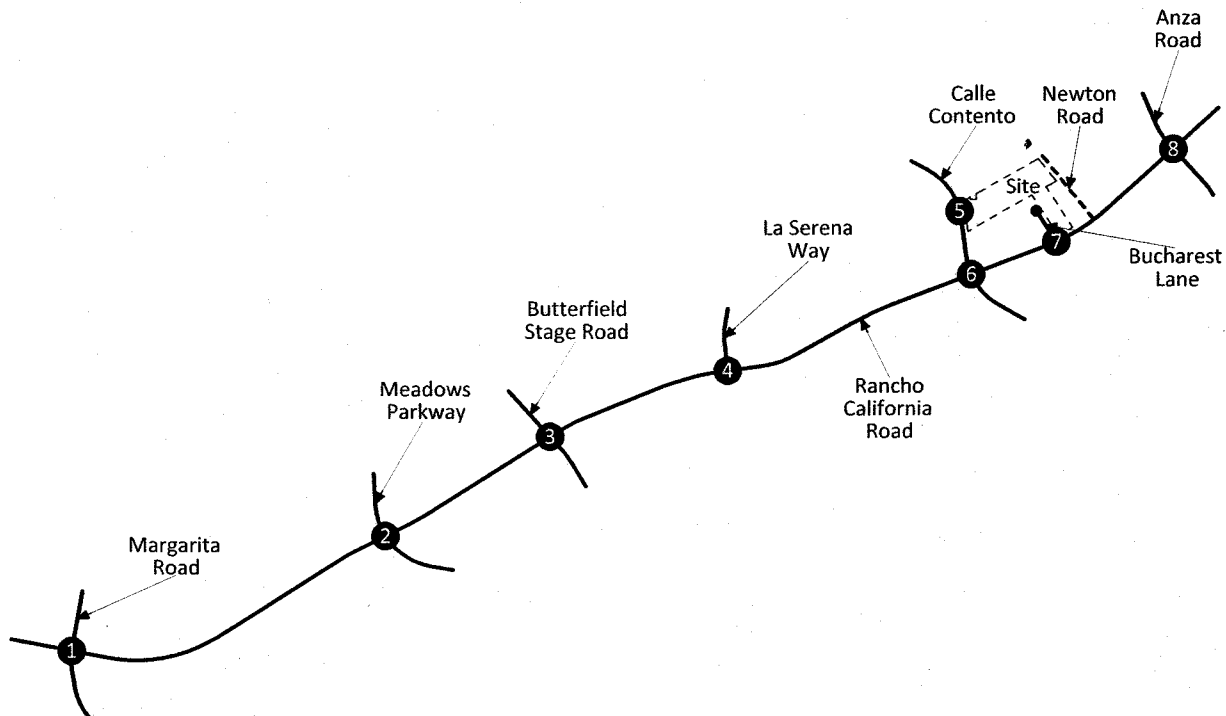
Figure 16  
 Project - Phase II Weekday Morning Peak Hour  
 Intersection Turning Movement Volumes



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Figure 17  
Project - Phase II Sunday Mid-day Peak Hour  
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## V. Future Traffic Conditions

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In this section existing plus ambient growth plus project - Phase I, existing plus ambient growth plus project - Phase I plus cumulative, existing plus ambient growth plus project - Phase II, and existing plus ambient growth plus project - Phase II plus cumulative are discussed. Figures 18 to 40 illustrate the future traffic conditions.

### A. Method of Projection

To assess existing plus ambient growth plus project traffic conditions, project traffic is combined with existing traffic, and areawide growth. To assess existing plus ambient growth plus project plus cumulative traffic conditions, project traffic is combined with existing traffic, areawide growth, and cumulative project traffic. The Opening Year for analysis purposes in this report is 2017 for Phase I and 2022 for Phase II.

To account for areawide growth on roadways, traffic volumes have been calculated based on a "conservative" 2.0 percent annual growth rate of existing traffic volumes over a six (6) year period for Phase I and over an eleven (11) year period for Phase II.

### B. Other Development

Table 3 lists the proposed land uses for the other development (see Figure 18) obtained from the County of Riverside Transportation Department. Table 3 shows the daily and peak hour vehicle trips generated by the other development in the study area. The other development traffic distributions are shown on Figures 19 to 25.

The other development average daily traffic volumes are shown on Figure 26. Other development weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 27 and 28, respectively.

### C. Existing Plus Ambient Growth Plus Project - Phase I Average Daily Traffic Volumes

Existing plus ambient growth plus project - Phase I average daily traffic volumes are as illustrated on Figure 29.

### D. Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative Average Daily Traffic Volumes

Existing plus ambient growth plus project - Phase I plus cumulative average daily traffic volumes are as illustrated on Figure 30.

### E. Existing Plus Ambient Growth Plus Project - Phase II Average Daily Traffic Volumes

Existing plus ambient growth plus project - Phase II average daily traffic volumes are as illustrated on Figure 31.

**F. Existing Plus Ambient Growth Plus Project – Phase II Plus Cumulative Average Daily Traffic Volumes**

Existing plus ambient growth plus project – Phase II plus cumulative average daily traffic volumes are as illustrated on Figure 32.

**G. Existing Plus Ambient Growth Plus Project – Phase I Intersection Delay**

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase I traffic conditions have been calculated and are shown in Table 4. Existing plus ambient growth plus project – Phase I weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 33 and 34, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I traffic conditions for, with improvements. Existing plus ambient growth plus project – Phase I delay worksheets are provided in Appendix E.

**H. Existing Plus Ambient Growth Plus Project – Phase I Plus Cumulative Intersection Delay**

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions have been calculated and are shown in Table 5. Existing plus ambient growth plus project – Phase I weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 35 and 36, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:  
Rancho California Road (EW) - #1

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions, with improvements. Existing plus ambient growth plus project – Phase I plus cumulative delay worksheets are provided in Appendix E.

**I. Existing Plus Ambient Growth Plus Project – Phase II Intersection Delay**

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase II traffic conditions have been calculated and are shown in Table 6. Existing plus ambient growth plus project – Phase II weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 37 and 38, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the Sunday mid-day peak hour:

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II traffic conditions for Phase II, with improvements. Existing plus ambient growth plus project – Phase II delay worksheets are provided in Appendix E.

**J. Existing Plus Ambient Growth Plus Project – Phase II Plus Cumulative Intersection Delay**

The technique used to assess the capacity needs of an intersection is known as the Intersection Delay Method (see Appendix E). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The delay and Level of Service for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions have been calculated and are shown in Table 7. Existing plus ambient growth plus project – Phase II weekday morning and Sunday mid-day peak hour intersection turning movement volumes are shown on Figures 39 and 40, respectively.

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions, except for the following study area intersections that are projected to operate at unacceptable Levels of Service during the peak hours:

Margarita Road (NS) at:  
Rancho California Road (EW) - #1

Meadows Parkway (NS) at:  
Rancho California Road (EW) - #2

Butterfield Stage Road (NS) at:  
Rancho California Road (EW) - #3

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

The study area intersections are projected to operate at acceptable Levels of Service during the peak hours for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions, with improvements. Existing plus ambient growth plus project – Phase II plus cumulative delay worksheets are provided in Appendix E.

**K. Traffic Signal Warrant Analysis**

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project– Phase I traffic conditions (see Appendix F):

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase I plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Rancho California Road (EW) - #6

Bucharest Lane (NS) at:  
Rancho California Road (EW) - #7

Anza Road (NS) at:  
Rancho California Road (EW) - #8

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II traffic conditions (see Appendix F):

Calle Contento (NS) at:  
Project Access (EW) - #5

Anza Road (NS) at:  
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.

Traffic signals are projected to be warranted at the following study area intersections for existing plus ambient growth plus project – Phase II plus cumulative traffic conditions (see Appendix F):

La Serena Way (NS) at:  
Rancho California Road (EW) - #4

Calle Contento (NS) at:  
Project Access (EW) - #5  
Rancho California Road (EW) - #6

Anza Road (NS) at:  
Rancho California Road (EW) - #8

It should be noted that the intersection of Bucharest Lane (NS) at Rancho California Road does not appear to warrant a traffic signal for Phase II.



Table 3

Other Development Traffic Generation<sup>1</sup>

Project	Traffic Analysis Zone	Land Use	Quantity	Units <sup>2</sup>	Weekday Peak Hour				Sunday Peak Hour		
					Morning			Daily	Mid-day		
					Inbound	Outbound	Total		Inbound	Outbound	Total
PP 23343	A	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Single-Family Detached Residential	15	DU	3	8	11	144	7	7	14
		Casitas	42	DU	14	9	23	343	17	13	30
		Subtotal			32	32	64	987	74	70	144
TR 32594	A	Single-Family Detached Residential	58	DU	11	32	43	555	28	26	54
PP 21375	B	Winery <sup>3</sup>			15	15	30	500	50	50	100
PP 22569	B	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Retail	0.48	TSF	0	0	0	21	1	1	2
		Subtotal			15	15	30	521	51	51	102
PP 24047	B	Winery <sup>3</sup>			15	15	30	500	50	50	100
PP 21570	C	Winery <sup>3</sup>			15	15	30	500	50	50	100
TR 31314	C	Single-Family Detached Residential	19	DU	4	11	15	182	9	8	17
TT 34466	C	Single-Family Detached Residential	216	DU	41	121	162	2,067	106	95	201
PP 23318	D	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Retail	3.60	TSF	2	1	3	155	9	8	17
		Quality Restaurant	3.60	TSF	1	2	3	324	23	16	39
		Hotel	60	RM	20	13	33	490	24	19	43
		Car Museum <sup>4</sup>	2.80	TSF	2	2	4	20	2	2	4
		Hair Salon	7.50	TSF	5	4	9	90	14	24	38
		Subtotal			45	37	82	1,579	122	119	241
PP 23215	E	Winery <sup>3</sup>			15	15	30	500	50	50	100
PP 23819	E	Winery <sup>3</sup>			15	15	30	500	50	50	100
PP 23017	F	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Retail	32.00	TSF	20	12	32	1,374	81	75	156
		Quality Restaurant	11.40	TSF	4	5	9	1,025	73	51	124
		Hotel	180	RM	61	40	101	1,471	72	58	130
		Casitas	39	DU	13	9	22	319	16	12	28
		Subtotal			113	81	194	4,689	292	246	538
PP 16891R2	G	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Banquet Hall	4.00	TSF	4	3	7	92	2	2	4
		Subtotal			19	18	37	592	52	52	104
PP 17269	G	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Quality Restaurant	4.00	TSF	1	2	3	360	26	18	44
		Casitas	74	DU	25	16	41	605	30	24	54
		Subtotal			41	33	74	1,465	106	92	198
PP 17269R1	G	Hotel	50	RM	17	11	28	409	20	16	36
PP 18824	G	Winery <sup>3</sup>			15	15	30	500	50	50	100
PP 22217	G	Winery <sup>3</sup>			15	15	30	500	50	50	100
PP 23376	G	Winery <sup>3</sup>			15	15	30	500	50	50	100
		Bed & Breakfast	10	DU	3	2	5	82	4	3	7
		Retail	3.52	TSF	2	1	3	151	9	8	17
		Subtotal			20	18	38	733	63	61	124
TR 31444M1	G	Single-Family Detached Residential	29	DU	6	16	22	278	14	13	27
TT 32819	G	Single-Family Detached Residential	12	DU	2	7	9	115	6	5	11
TT 34587	G	Single-Family Detached Residential	9	DU	2	5	7	86	4	4	8
<b>Total</b>					<b>473</b>	<b>542</b>	<b>1,015</b>	<b>17,758</b>	<b>1,297</b>	<b>1,208</b>	<b>2,505</b>

<sup>1</sup> Source: Institute of Transportation Engineers, Trip Generation, 8th Edition, 2008, Land Use Categories 210, 310, 495, 820, 918, and 931.

<sup>2</sup> TSF = Thousand Square Feet; DU = Dwelling Units; RM = Rooms

<sup>3</sup> Project trip generation developed in consultation with the Riverside County Transportation Department staff

<sup>4</sup> Project trip estimated based on characteristics of the project

Table 4

Existing Plus Ambient Growth Plus Project - Phase I Intersection Delay and Level of Service

Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	23.8-C	29.5-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	21.0-C	19.8-B
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	28.7-C	51.1-D
- With Improvements	TS	1	1	1	1	1	1	1	1	1	1	1	1	17.1-B	25.0-C
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	13.6-B	38.7-E
- With Improvements	TS	0	0	0	1	0	1	1	1	0	0	1	1	2.0-A	3.0-A
Calle Contento (NS) at: Project Access (EW) - #5	CSS	0	1	0	0	1	0	0	0	0	0	1	0	9.2-A	9.1-A
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	22.4-C	99.9-F <sup>4</sup>
- With Improvements	TS	1	1	1	1	1	1	1	1	1	1	1	1	6.7-A	4.8-A
Bucharest Lane (NS) at: Rancho California Road (EW) - #7															
- Without Improvements	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	14.3-B	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	1	0	0	1	1	4.1-A	35.2-D
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	15.4-C	99.9-F
- With Improvements	TS	1	1	1	1	1	1	1	1	1	1	1	1	7.1-A	7.6-A

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

<sup>4</sup> 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 5

Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative Intersection Delay and Level of Service

Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1															
- Without Improvements	TS	2	2	D	2 <sup>3</sup>	1.5	0.5	1	2	D	1	2	1	27.7-C	99.9-F <sup>4</sup>
- With Improvements	TS	2	3	D	2	3	1	1	3	D	1	3	1	20.3-C	30.8-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	22.0-C	29.9-C
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	50.8-D	99.9-F
- With Improvements	TS	1	2	1	1	2	1	1	2	1	1	2	1	17.5-B	31.5-C
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	45.4-E	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	2	0	0	2	1	10.5-B	19.4-B
Calle Contento (NS) at: Project Access (EW) - #5	CSS	0	1	0	0	1	0	0	0	0	0	1	0	9.8-A	11.2-B
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	TS	1	1	1	1	1	1	1	2	1	1	2	1	15.4-B	28.5-C
Bucharest Lane (NS) at: Rancho California Road (EW) - #7															
- Without Improvements	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	29.3-D	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	2	0	0	2	1	4.1-A	20.4-C
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	TS	1	1	1	1	1	1	1	1	1	1	1	1	16.5-B	30.0-C

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto; > = Right Turn Overlap

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

<sup>4</sup> 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 6

Existing Plus Ambient Growth Plus Project - Phase II Intersection Delay and Level of Service

Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	25.2-C	33.5-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	21.5-C	21.2-C
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	32.0-C	99.9-F
- With Improvements	TS	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	1	1	1	1	<u>1</u>	<u>1</u>	17.7-B	36.5-D
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	14.6-B	99.9-F
- With Improvements	<u>TS</u>	0	0	0	1	0	1	1	1	0	0	<u>1</u>	<u>1</u>	2.1-A	6.0-A
Calle Contento (NS) at: Project Access (EW) - #5	<u>TS</u>	0	1	<u>1</u>	<u>1</u>	1	0	0	0	0	0	<u>1</u>	0	4.2-A	22.5-C
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	23.1-C	99.9-F
- With Improvements	<u>TS</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>	11.7-B	25.0-C
Bucharest Lane (NS) at: Rancho California Road (EW) - #7	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	22.1-C	15.6-C
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	18.5-C	99.9-F
- With Improvements	<u>TS</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	1	1	1	1	1	1	14.2-B	15.7-B

<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto; > = Right Turn Overlap

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

<sup>4</sup> 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 7

Existing Plus Ambient Growth Plus Project Plus - Phase II Cumulative Intersection Delay and Level of Service

Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Peak Hour Delay-LOS <sup>2</sup>	
		Northbound			Southbound			Eastbound			Westbound			Weekday	Sunday
		L	T	R	L	T	R	L	T	R	L	T	R	Morning	Mid-day
Margarita Road (NS) at: Rancho California Road (EW) - #1															
- Without Improvements	TS	2	2	D	2	1.5	0.5	1	2	D	1	2	1	30.4-C	99.9-F <sup>4</sup>
- With Improvements	TS	2	3	D	2	3	1	1	4	D	1	4	1	19.8-B	27.8-C
Meadows Parkway (NS) at: Rancho California Road (EW) - #2															
- Without Improvements	TS	2	1.5	0.5	1	2	D	1	2	D	1	2	D	23.5-C	40.6-D
- With Improvements	TS	2	1.5	0.5	1	2	D	1	3	D	1	3	D	20.7-C	22.9-C
Butterfield Stage Road (NS) at: Rancho California Road (EW) - #3															
- Without Improvements	TS	0.5	0.5	1	0.5	0.5	1	1	1	1	1	0.5	0.5	62.2-E	99.9-F
- With Improvements	TS	1	2	1	1	2	1	1	3	1	1	3	1	17.9-B	25.2-C
La Serena Way (NS) at: Rancho California Road (EW) - #4															
- Without Improvements	CSS	0	0	0	1	0	1	1	1	0	0	0.5	0.5	54.5-F	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	3	0	0	3	1	10.5-B	12.5-B
Calle Contento (NS) at: Project Access (EW) - #5	TS	0	1	1	1	1	0	0	0	0	0	1	0	3.0-A	22.6-C
Rancho California Road (EW) - #6															
- Without Improvements	CSS	0	1	0	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	TS	1	1	1	1	1	1>>	2	2	1	1	2	1	10.5-B	34.3-C
Bucharest Lane (NS) at: Rancho California Road (EW) - #7															
- Without Improvements	CSS	0	0	0	0.5	0	0.5	1	1	0	0	0.5	0.5	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	1	0	0	1	1	7.8-A	5.0-A
Anza Road (NS) at: Rancho California Road (EW) - #8															
- Without Improvements	AWS	1	1	1	0	1	0	1	1	1	1	1	1	99.9-F	99.9-F
- With Improvements	TS	1	1	1	1	1	1	1	1	1	1	1	1	16.8-B	34.8-C

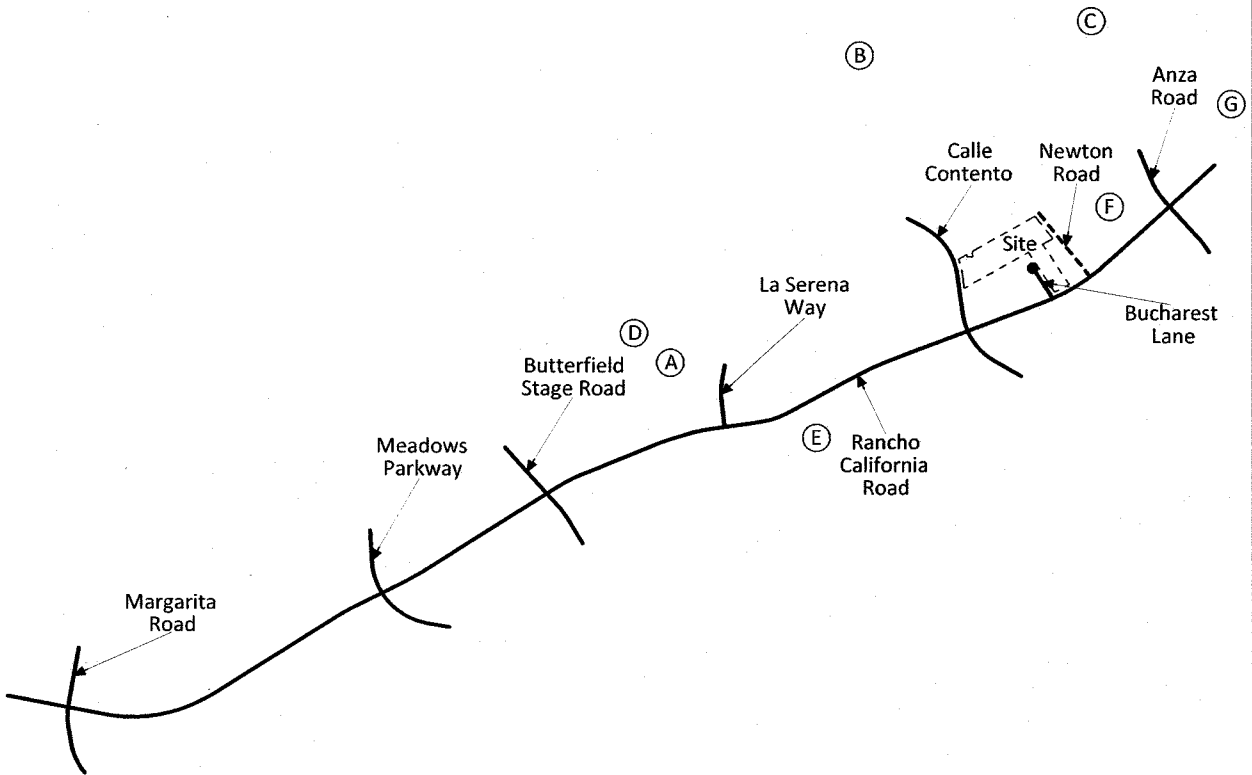
<sup>1</sup> When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; D = Defacto; >> Free Right Turn

<sup>2</sup> Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.8.0115 (2006). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> TS = Traffic Signal; CSS = Cross Street Stop; AWS = All Way Stop

<sup>4</sup> 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Figure 18  
Other Development Traffic Analysis Zone Map

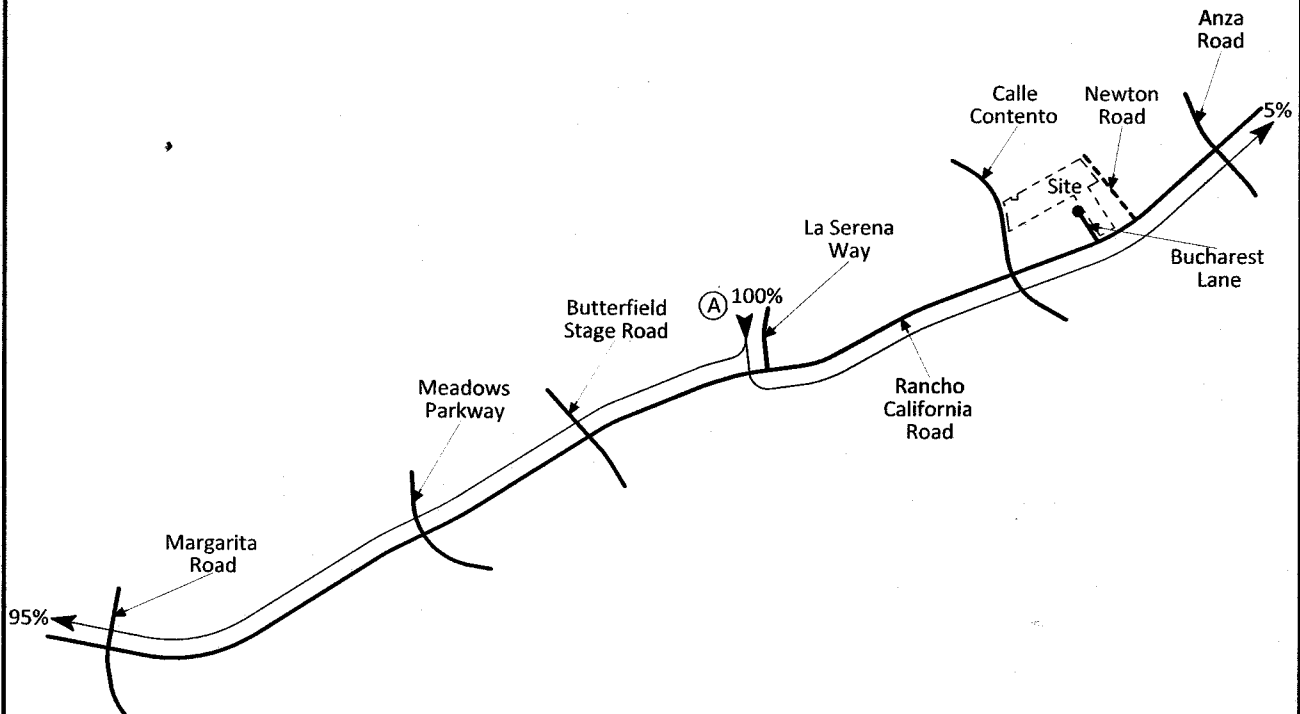


Legend

(A) = Traffic Analysis Zone



Figure 19  
 Other Development Traffic Analysis Zone A Traffic Distribution



Legend

10% = Percent To/From Project

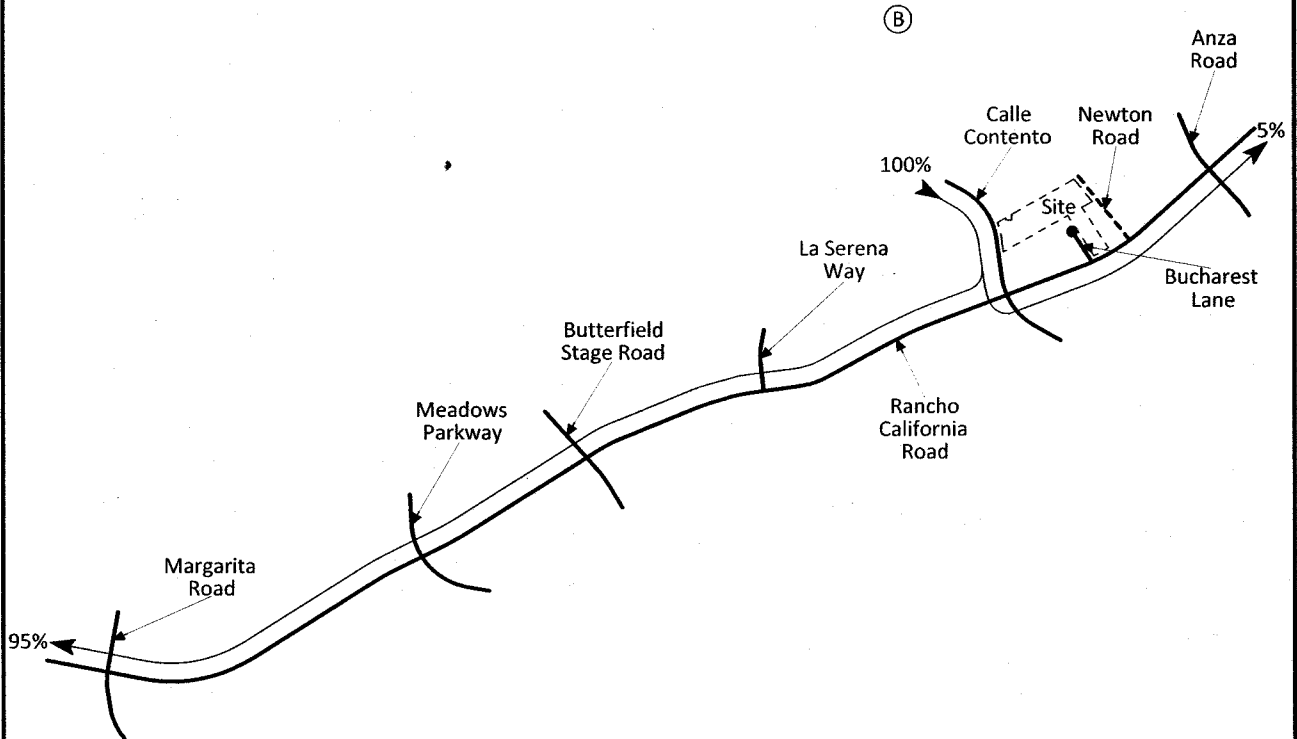


KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

4905/19

Figure 20  
 Other Development Traffic Analysis Zone B Traffic Distribution



**Legend**

10% = Percent To/From Project



NTS

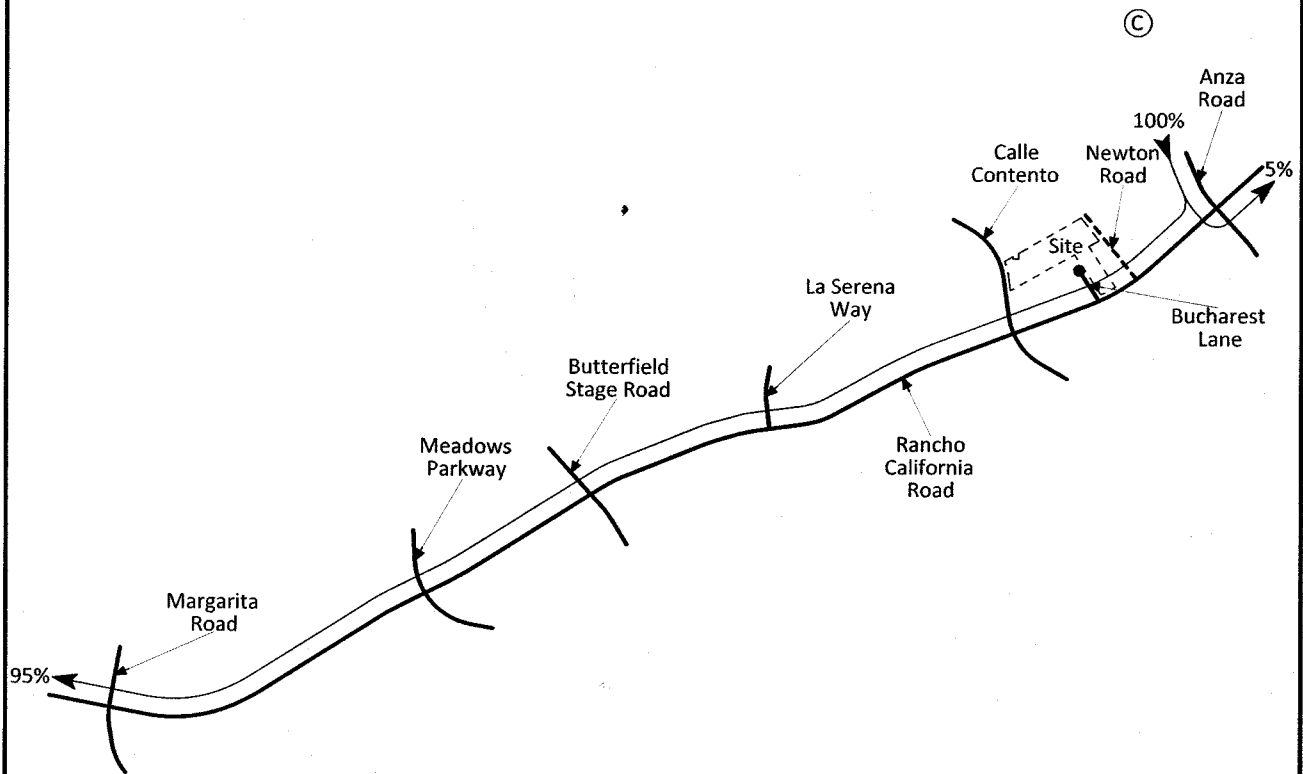
KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

4905/20



Figure 21  
Other Development Traffic Analysis Zone C Traffic Distribution



Legend

10% = Percent To/From Project



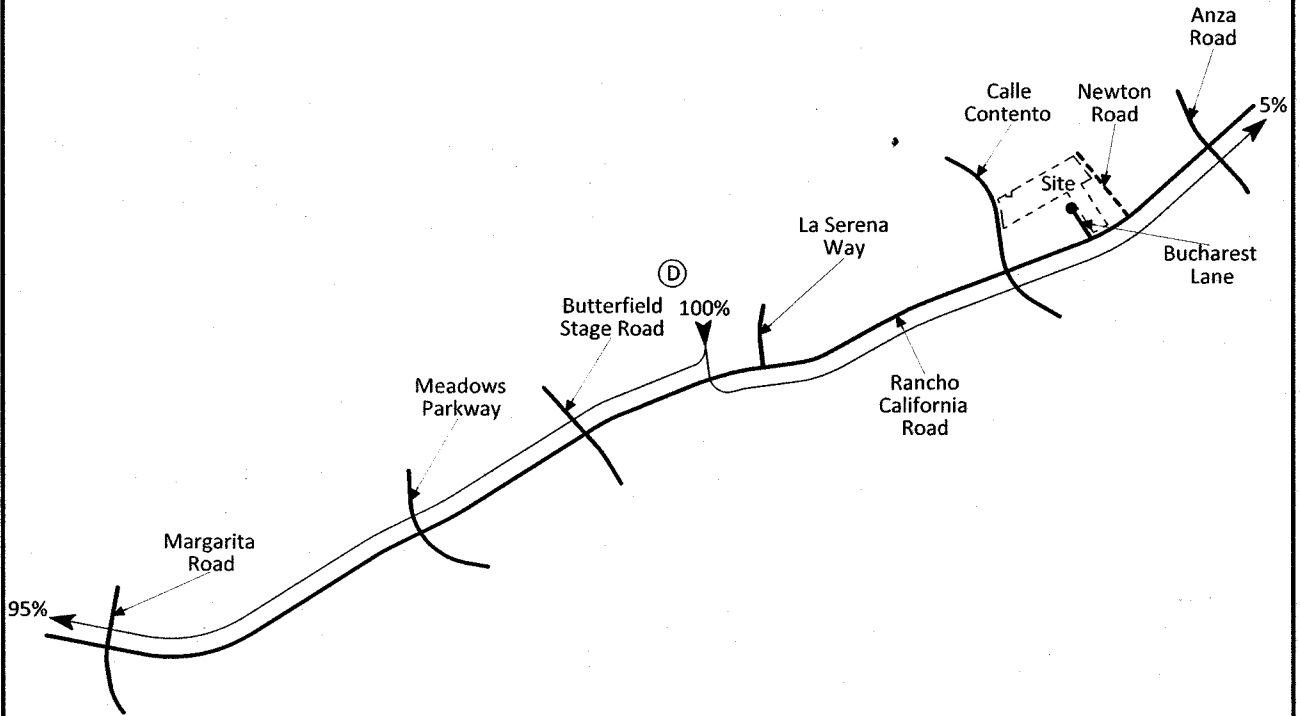
NTS

KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

4905/21

Figure 22  
 Other Development Traffic Analysis Zone D Traffic Distribution

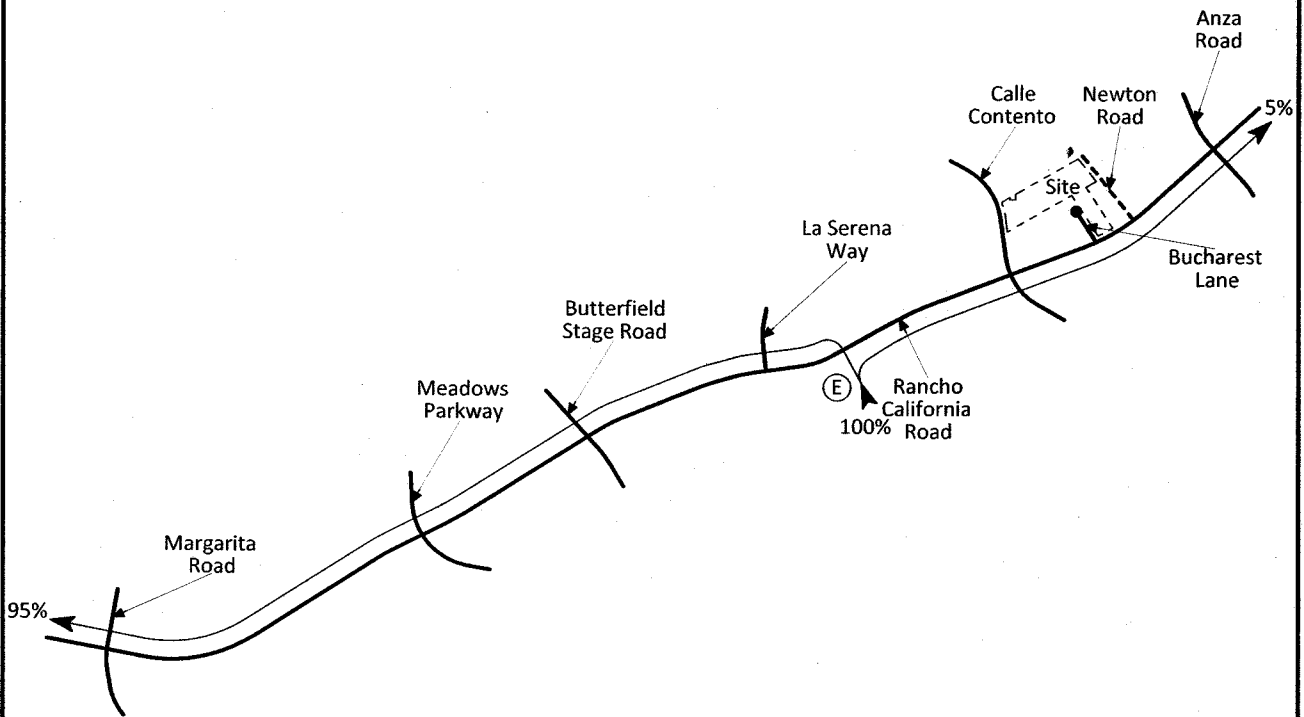


**Legend**

10% = Percent To/From Project



Figure 23  
 Other Development Traffic Analysis Zone E Traffic Distribution



Legend

10% = Percent To/From Project



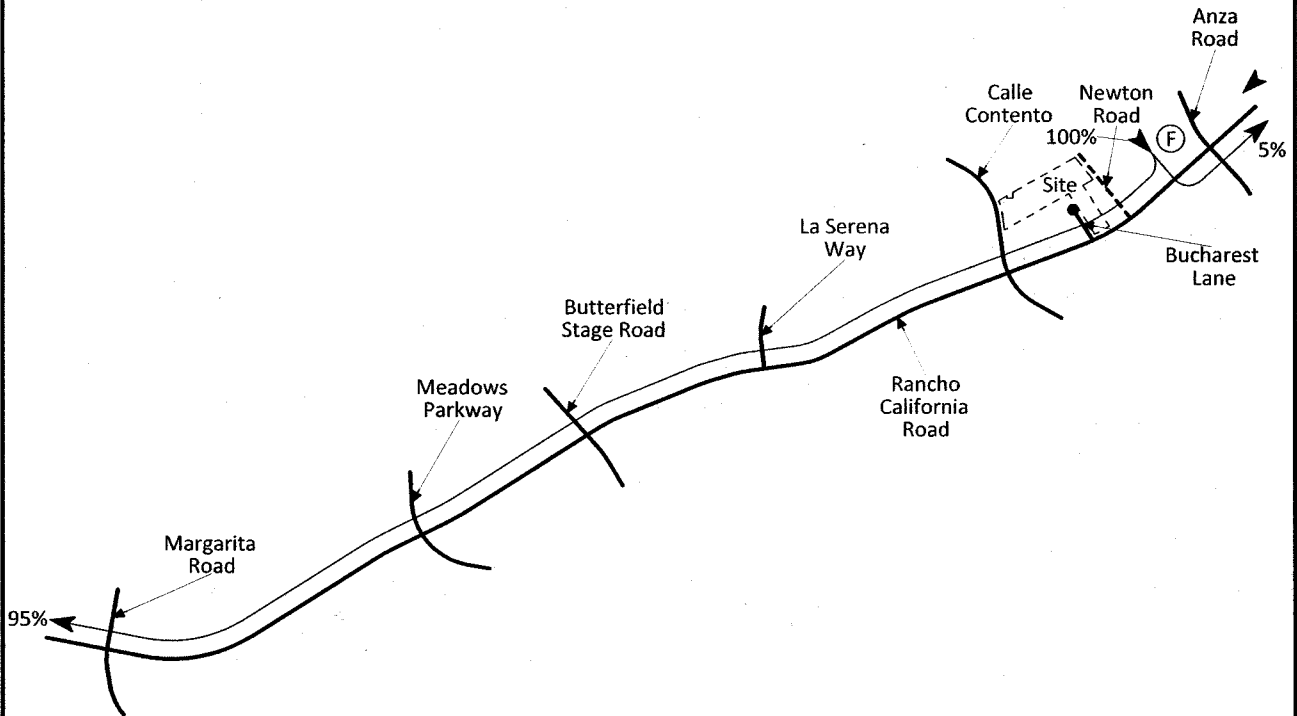
NTS

KUNZMAN ASSOCIATES, INC.

4905/23

OVER 35 YEARS OF EXCELLENT SERVICE

Figure 24  
 Other Development Traffic Analysis Zone F Traffic Distribution

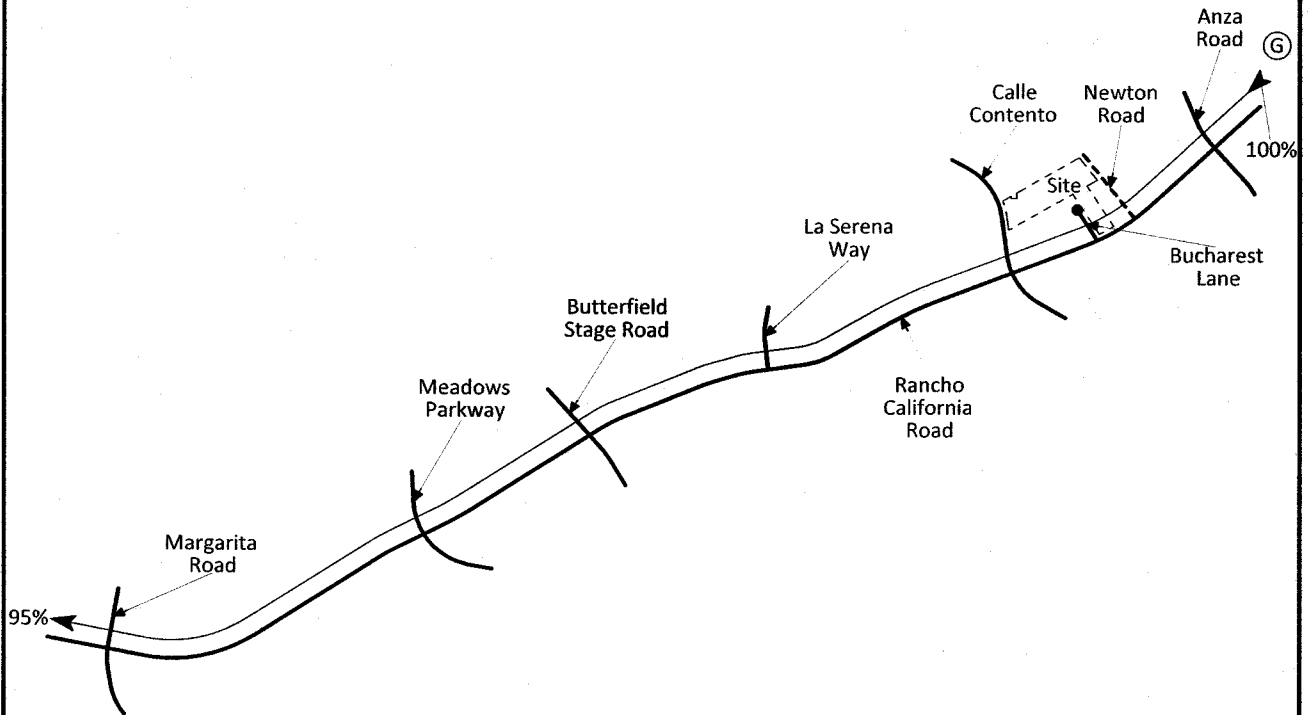


Legend

10% = Percent To/From Project



Figure 25  
 Other Development Traffic Analysis Zone G Traffic Distribution



Legend

10% = Percent To/From Project

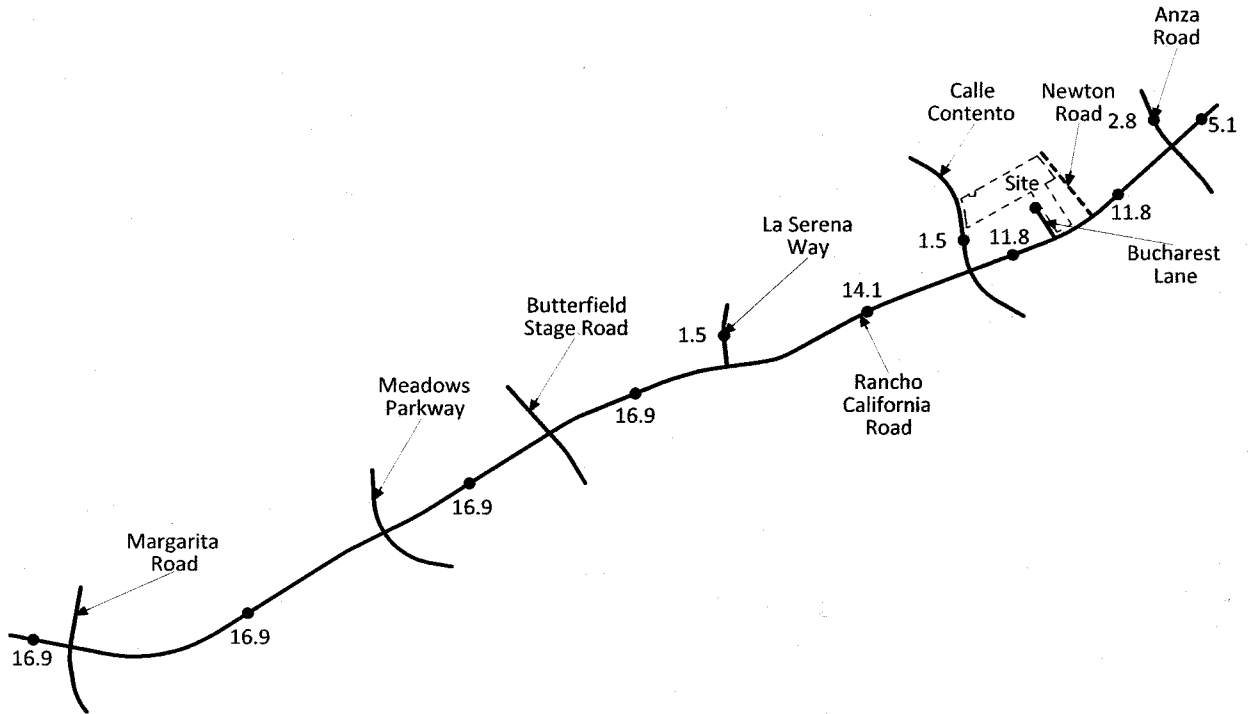


KUNZMAN ASSOCIATES, INC.

4905/25

OVER 35 YEARS OF EXCELLENT SERVICE

Figure 26  
Other Development Average Daily Traffic Volumes



Legend

16.9 = Vehicles Per Day (1,000's)

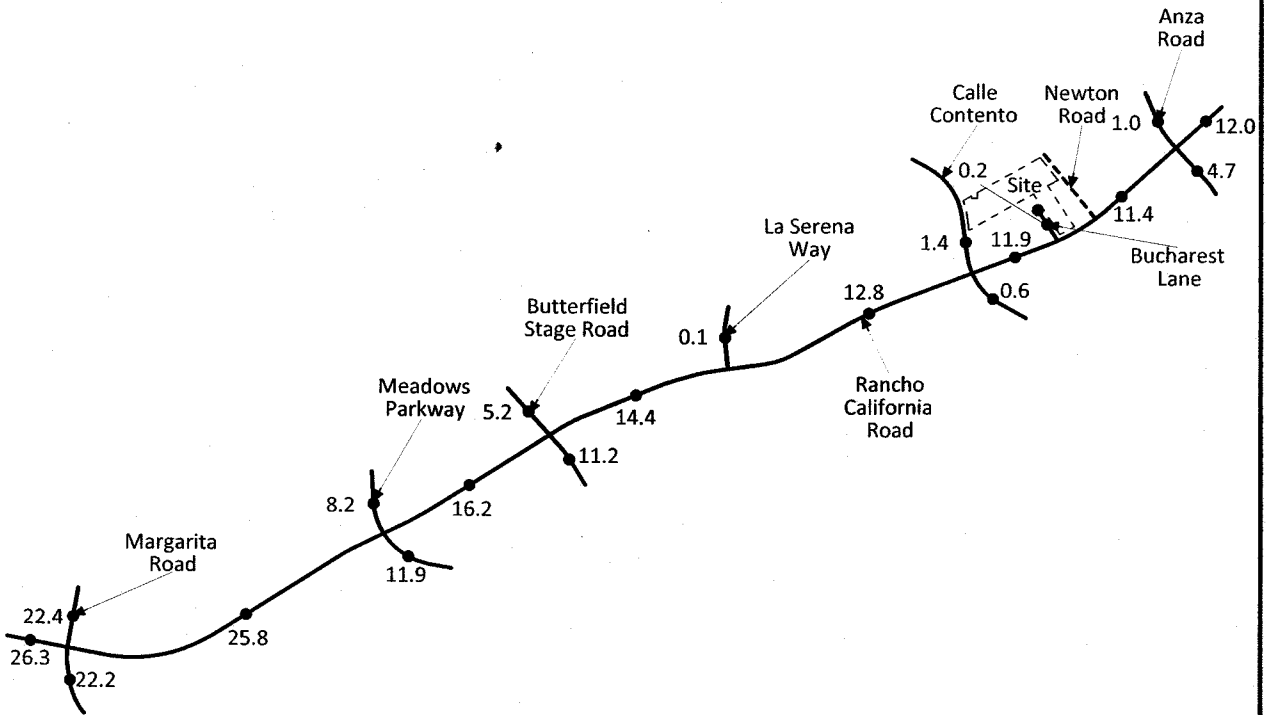








Figure 29  
 Existing Plus Ambient Growth Plus Project - Phase I  
 Average Daily Traffic Volumes



Legend

26.3 = Vehicles Per Day (1,000's)



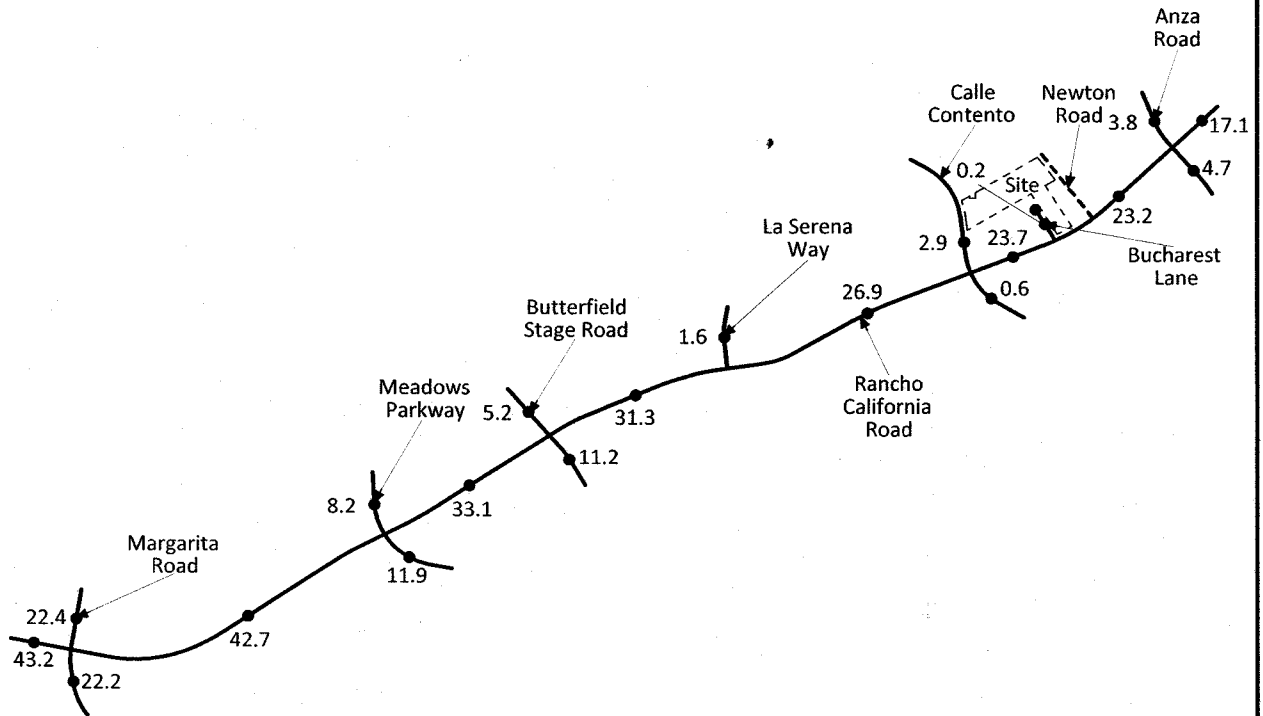
NTS

KUNZMAN ASSOCIATES, INC.

Over 35 Years of Excellent Service

4905/29

Figure 30  
Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative  
Average Daily Traffic Volumes

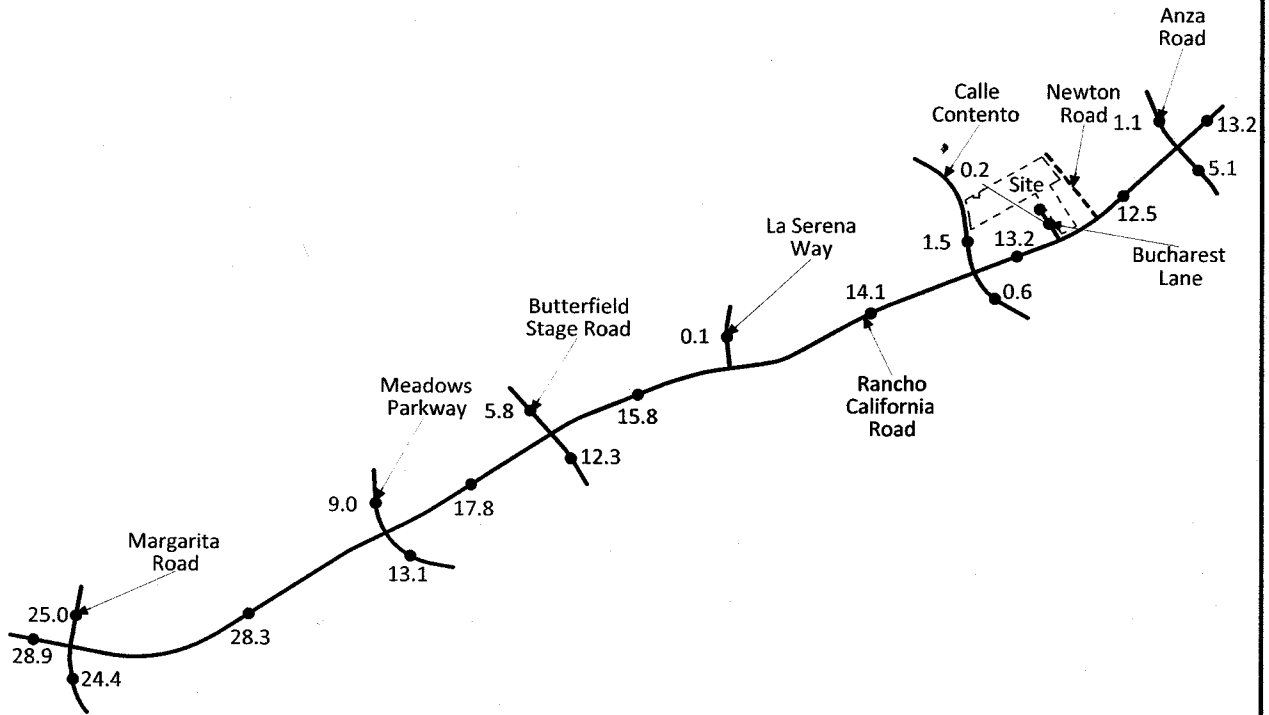


Legend

43.2 = Vehicles Per Day (1,000's)



Figure 31  
 Existing Plus Ambient Growth Plus Project - Phase II  
 Average Daily Traffic Volumes



Legend

28.9 = Vehicles Per Day (1,000's)

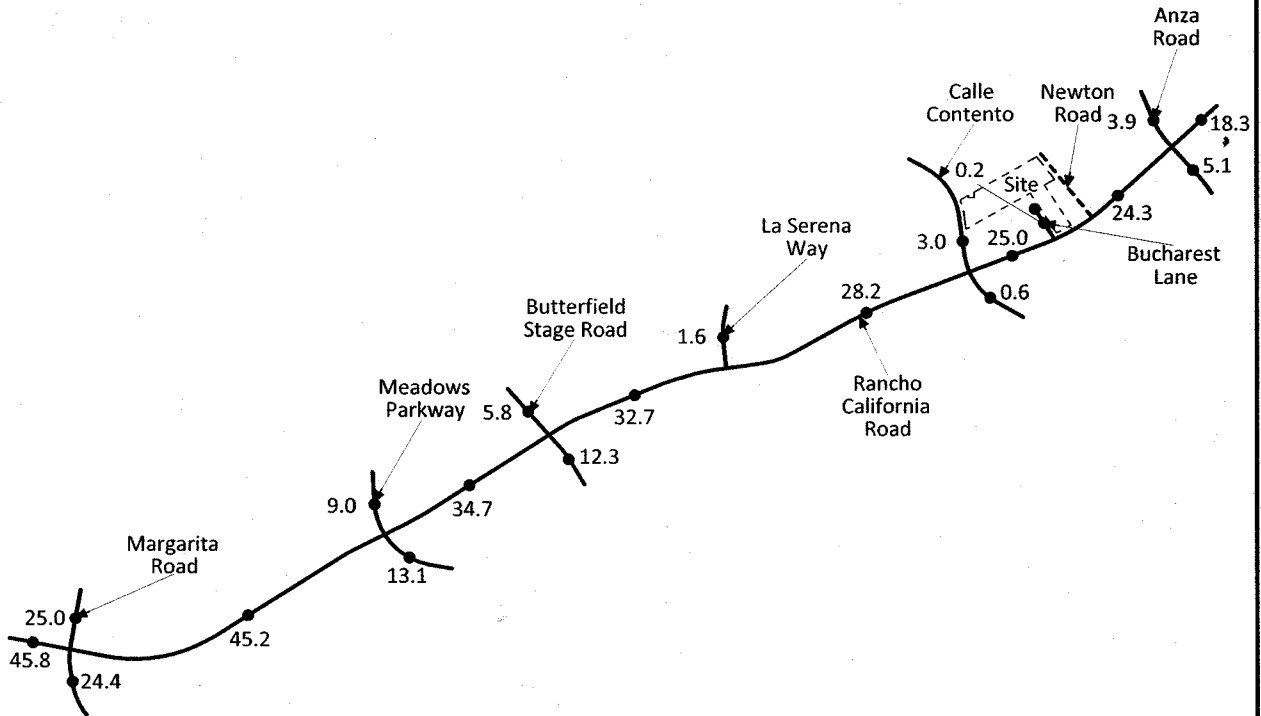


KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

4905/31

Figure 32  
 Existing Plus Ambient Growth Plus Project - Phase II Cumulative  
 Average Daily Traffic Volumes

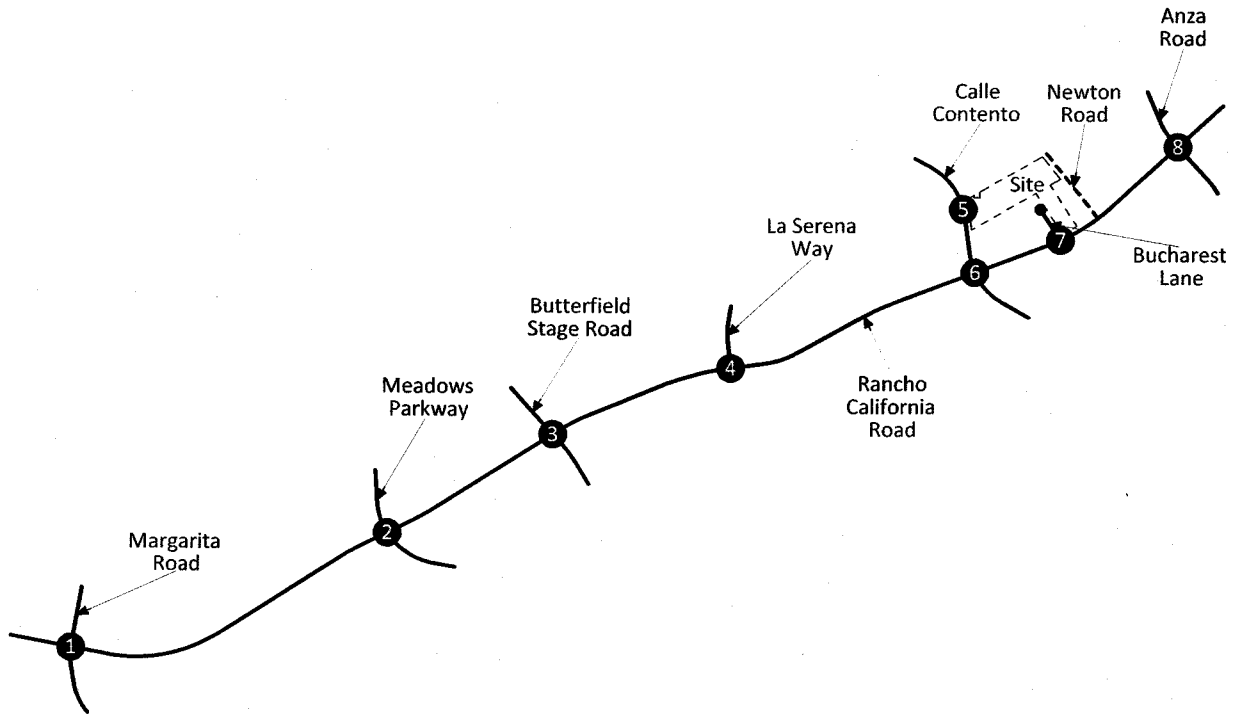


Legend

45.8 = Vehicles Per Day (1,000's)



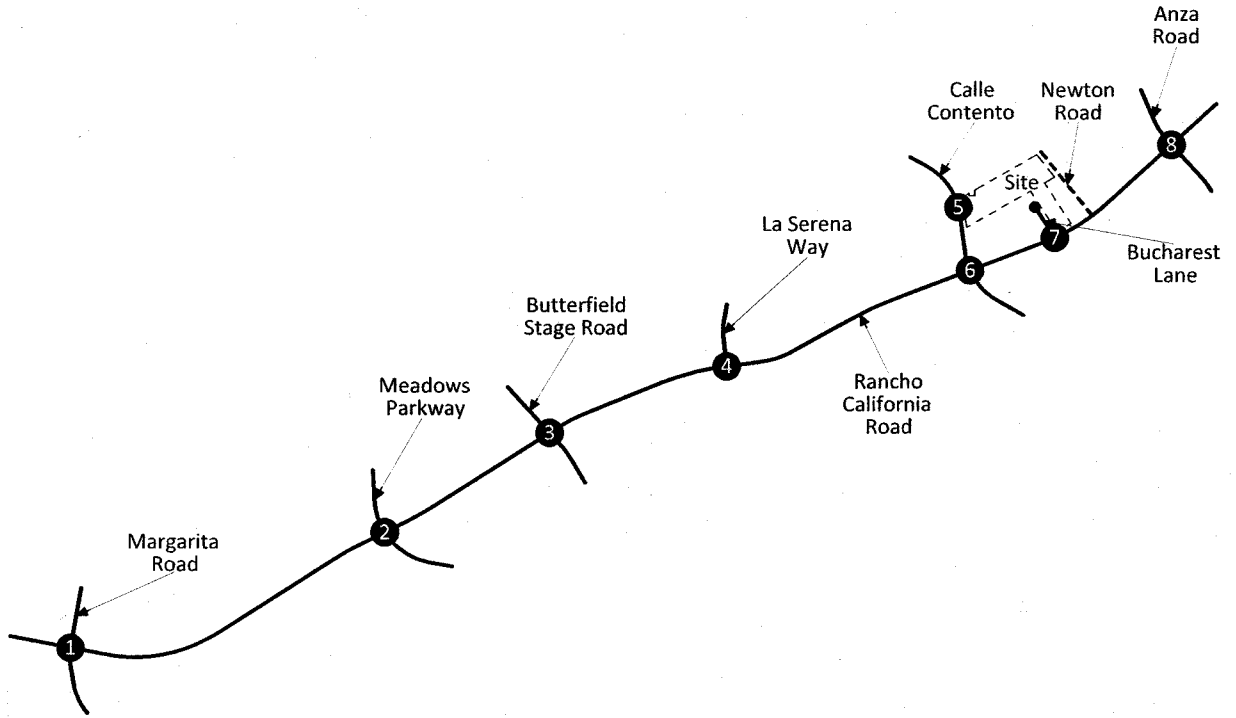
**Figure 33**  
**Existing Plus Ambient Growth Plus Project - Phase I**  
**Weekday Morning Peak Hour Intersection Turning Movement Volumes**



<table border="1"> <tr><td>1</td><td>497</td><td>127</td></tr> <tr><td>←</td><td>71</td><td>302</td></tr> <tr><td>→</td><td>124</td><td>891</td></tr> <tr><td>←</td><td>45</td><td>74</td></tr> <tr><td>→</td><td>155</td><td>234</td></tr> <tr><td>←</td><td>388</td><td>53</td></tr> <tr><td>→</td><td>121</td><td>442</td></tr> <tr><td>↑</td><td>554</td><td>1092</td></tr> <tr><td>↓</td><td></td><td></td></tr> </table>	1	497	127	←	71	302	→	124	891	←	45	74	→	155	234	←	388	53	→	121	442	↑	554	1092	↓			<table border="1"> <tr><td>2</td><td>253</td><td>22</td></tr> <tr><td>←</td><td>125</td><td>87</td></tr> <tr><td>→</td><td>41</td><td>583</td></tr> <tr><td>←</td><td>31</td><td>210</td></tr> <tr><td>→</td><td>371</td><td>98</td></tr> <tr><td>←</td><td>67</td><td>25</td></tr> <tr><td>→</td><td>469</td><td>333</td></tr> <tr><td>↑</td><td></td><td>636</td></tr> <tr><td>↓</td><td></td><td></td></tr> </table>	2	253	22	←	125	87	→	41	583	←	31	210	→	371	98	←	67	25	→	469	333	↑		636	↓			<table border="1"> <tr><td>3</td><td>134</td><td>37</td></tr> <tr><td>←</td><td>14</td><td>73</td></tr> <tr><td>→</td><td>47</td><td>491</td></tr> <tr><td>←</td><td>11</td><td>62</td></tr> <tr><td>→</td><td>277</td><td>90</td></tr> <tr><td>←</td><td>98</td><td>58</td></tr> <tr><td>→</td><td>386</td><td>351</td></tr> <tr><td>↑</td><td></td><td>500</td></tr> <tr><td>↓</td><td></td><td></td></tr> </table>	3	134	37	←	14	73	→	47	491	←	11	62	→	277	90	←	98	58	→	386	351	↑		500	↓		
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**Figure 34**  
**Existing Plus Ambient Growth Plus Project - Phase I**  
**Sunday Mid-day Peak Hour Intersection Turning Movement Volumes**

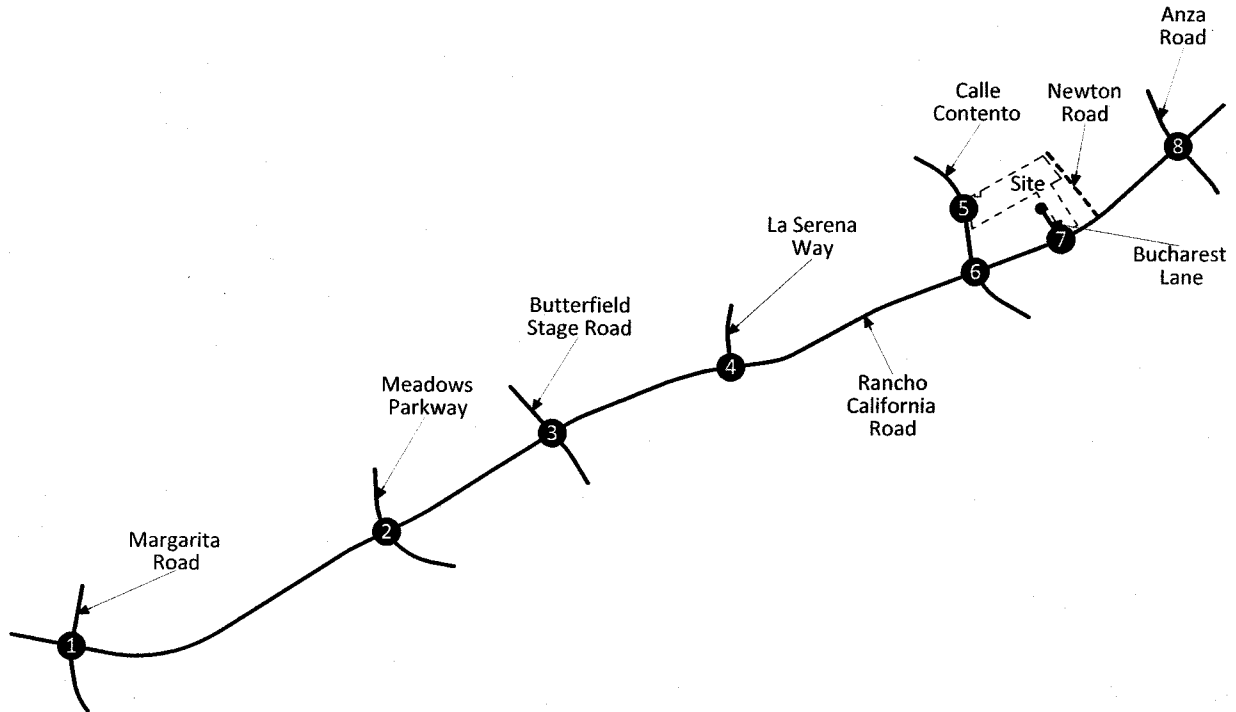


<table border="1"> <tr><td>973</td><td>↙</td></tr> <tr><td>← 102</td><td>↖</td></tr> <tr><td>← 537</td><td>↖</td></tr> <tr><td>← 334</td><td>↖</td></tr> <tr><td>↖ 225</td><td>↖</td></tr> <tr><td>↖ 746</td><td>↖</td></tr> <tr><td>↖ 66</td><td>↖</td></tr> <tr><td>↖ 1037</td><td>↖</td></tr> <tr><td>↖ 1042</td><td>↖</td></tr> <tr><td>↖ 81</td><td>↖</td></tr> <tr><td>↖ 776</td><td>↖</td></tr> <tr><td>↖ 185</td><td>↖</td></tr> <tr><td>↖ 286</td><td>↖</td></tr> <tr><td>↖ 596</td><td>↖</td></tr> <tr><td>↖ 86</td><td>↖</td></tr> <tr><td>↖ 968</td><td>↖</td></tr> </table>	973	↙	← 102	↖	← 537	↖	← 334	↖	↖ 225	↖	↖ 746	↖	↖ 66	↖	↖ 1037	↖	↖ 1042	↖	↖ 81	↖	↖ 776	↖	↖ 185	↖	↖ 286	↖	↖ 596	↖	↖ 86	↖	↖ 968	↖	<table border="1"> <tr><td>290</td><td>↙</td></tr> <tr><td>← 70</td><td>↖</td></tr> <tr><td>← 160</td><td>↖</td></tr> <tr><td>← 60</td><td>↖</td></tr> <tr><td>↖ 26</td><td>↖</td></tr> <tr><td>↖ 711</td><td>↖</td></tr> <tr><td>↖ 41</td><td>↖</td></tr> <tr><td>↖ 778</td><td>↖</td></tr> <tr><td>↖ 1069</td><td>↖</td></tr> <tr><td>↖ 60</td><td>↖</td></tr> <tr><td>↖ 844</td><td>↖</td></tr> <tr><td>↖ 155</td><td>↖</td></tr> <tr><td>↖ 205</td><td>↖</td></tr> <tr><td>↖ 171</td><td>↖</td></tr> <tr><td>↖ 26</td><td>↖</td></tr> <tr><td>↖ 402</td><td>↖</td></tr> </table>	290	↙	← 70	↖	← 160	↖	← 60	↖	↖ 26	↖	↖ 711	↖	↖ 41	↖	↖ 778	↖	↖ 1069	↖	↖ 60	↖	↖ 844	↖	↖ 155	↖	↖ 205	↖	↖ 171	↖	↖ 26	↖	↖ 402	↖	<table border="1"> <tr><td>213</td><td>↙</td></tr> <tr><td>← 17</td><td>↖</td></tr> <tr><td>← 146</td><td>↖</td></tr> <tr><td>← 50</td><td>↖</td></tr> <tr><td>↖ 56</td><td>↖</td></tr> <tr><td>↖ 549</td><td>↖</td></tr> <tr><td>↖ 131</td><td>↖</td></tr> <tr><td>↖ 730</td><td>↖</td></tr> <tr><td>↖ 817</td><td>↖</td></tr> <tr><td>↖ 12</td><td>↖</td></tr> <tr><td>↖ 630</td><td>↖</td></tr> <tr><td>↖ 175</td><td>↖</td></tr> <tr><td>↖ 167</td><td>↖</td></tr> <tr><td>↖ 127</td><td>↖</td></tr> <tr><td>↖ 94</td><td>↖</td></tr> <tr><td>↖ 388</td><td>↖</td></tr> </table>	213	↙	← 17	↖	← 146	↖	← 50	↖	↖ 56	↖	↖ 549	↖	↖ 131	↖	↖ 730	↖	↖ 817	↖	↖ 12	↖	↖ 630	↖	↖ 175	↖	↖ 167	↖	↖ 127	↖	↖ 94	↖	↖ 388	↖
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### Figure 35

## Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative Weekday Morning Peak Hour Intersection Turning Movement Volumes



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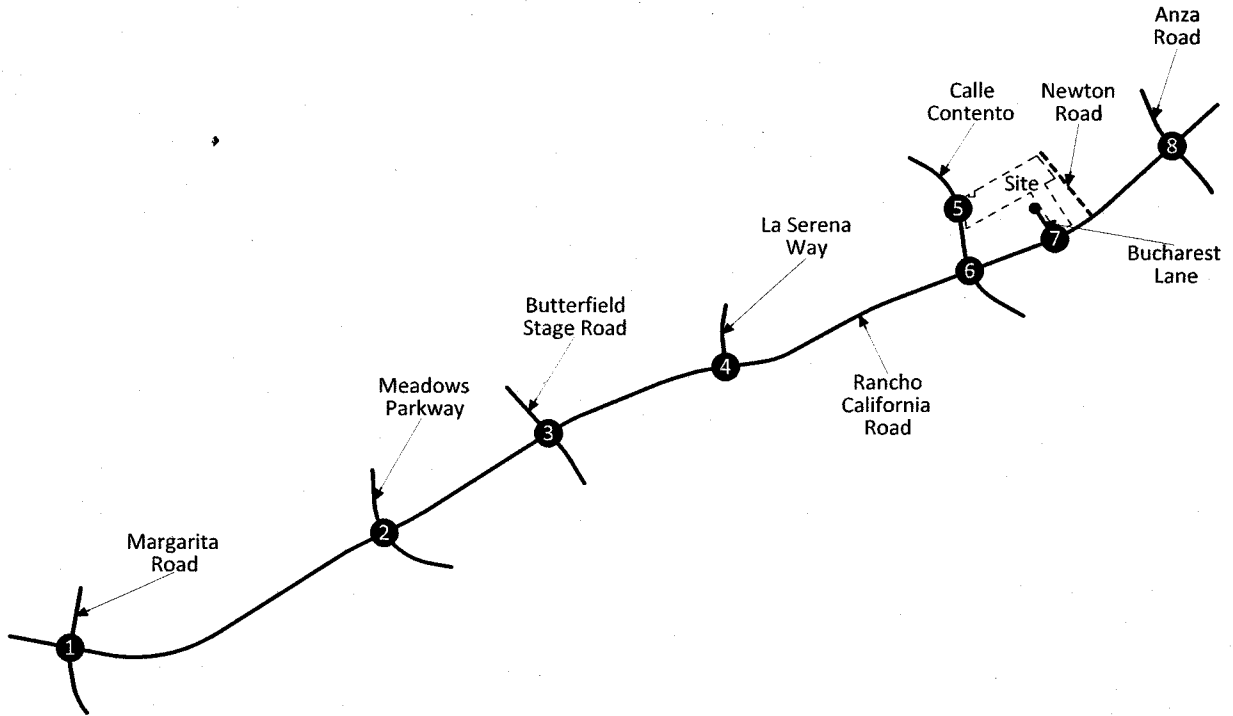


KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes.

4905/35

OVER 35 YEARS OF EXCELLENT SERVICE

### Figure 36 Existing Plus Ambient Growth Plus Project - Phase I Plus Cumulative Sunday Mid-day Peak Hour Intersection Turning Movement Volumes



1	973 ↙ 102 ↔ 537 ↘ 334 ↑ 225 ← 1894 ↓ 66 ↗ 2165	2	290 ↙ 70 ↔ 160 ↘ 60 ↑ 26 ← 1859 ↓ 41 ↗ 1928	3	213 ↙ 17 ↔ 146 ↘ 50 ↑ 50 ← 1696 ↓ 131 ↗ 1877
2	2274 ↙ 81 ↔ 2008 ↘ 185 ↑ 286 ← 596 ↓ 86 ↗ 968	3	2282 ↙ 60 ↔ 2077 ↘ 155 ↑ 205 ← 171 ↓ 26 ↗ 402	4	2048 ↙ 12 ↔ 1862 ↘ 175 ↑ 167 ← 127 ↓ 94 ↗ 388
4	110 ↙ 99 ↔ 0 ↘ 11 ↑ 13 ← 1645 ↓ 0 ↗ 1658	5	206 ↙ 0 ↔ 206 ↘ 0 ↑ 0 ← 0 ↓ 1 ↗ 225	6	209 ↙ 186 ↔ 1 ↘ 22 ↑ 31 ← 1344 ↓ 11 ↗ 1386
7	278 ↙ 253 ↔ 0 ↘ 25 ↑ 59 ← 1095 ↓ 0 ↗ 1154	8	176 ↙ 160 ↔ 2 ↘ 14 ↑ 10 ← 749 ↓ 95 ↗ 854	8	1123 ↙ 185 ↔ 858 ↘ 86 ↑ 63 ← 10 ↓ 125 ↗ 198



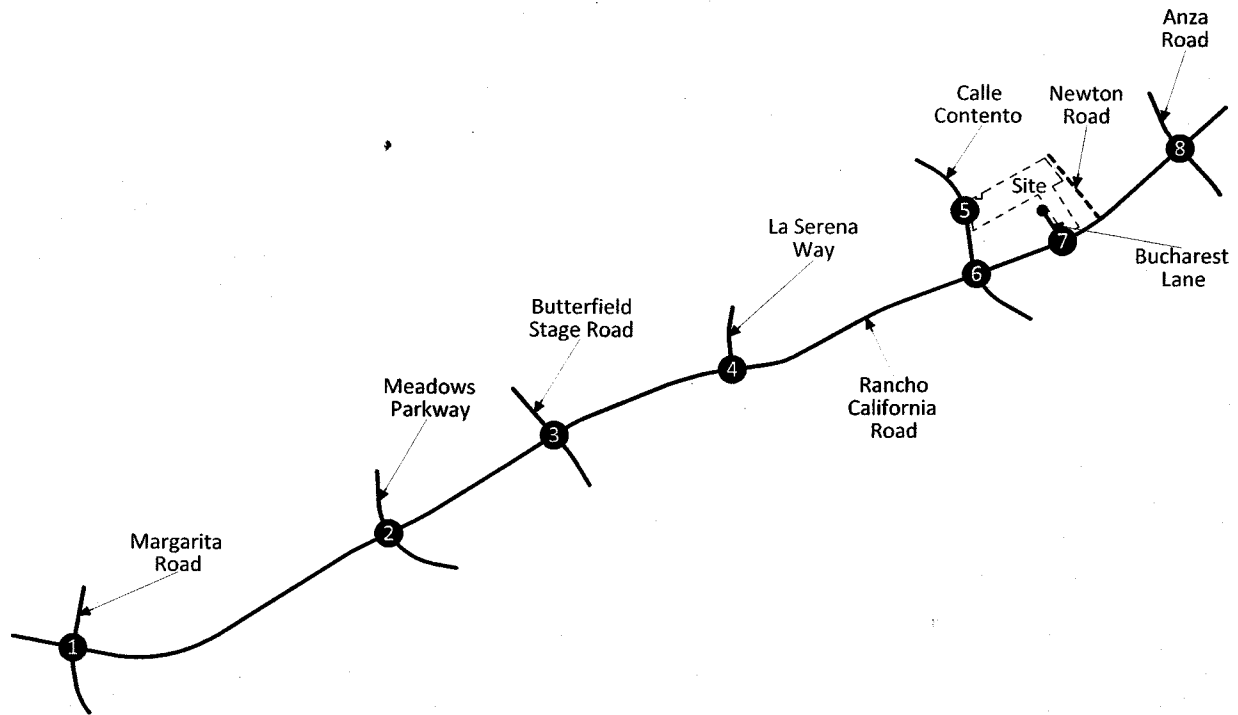
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KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes.

OVER 35 YEARS OF EXCELLENT SERVICE



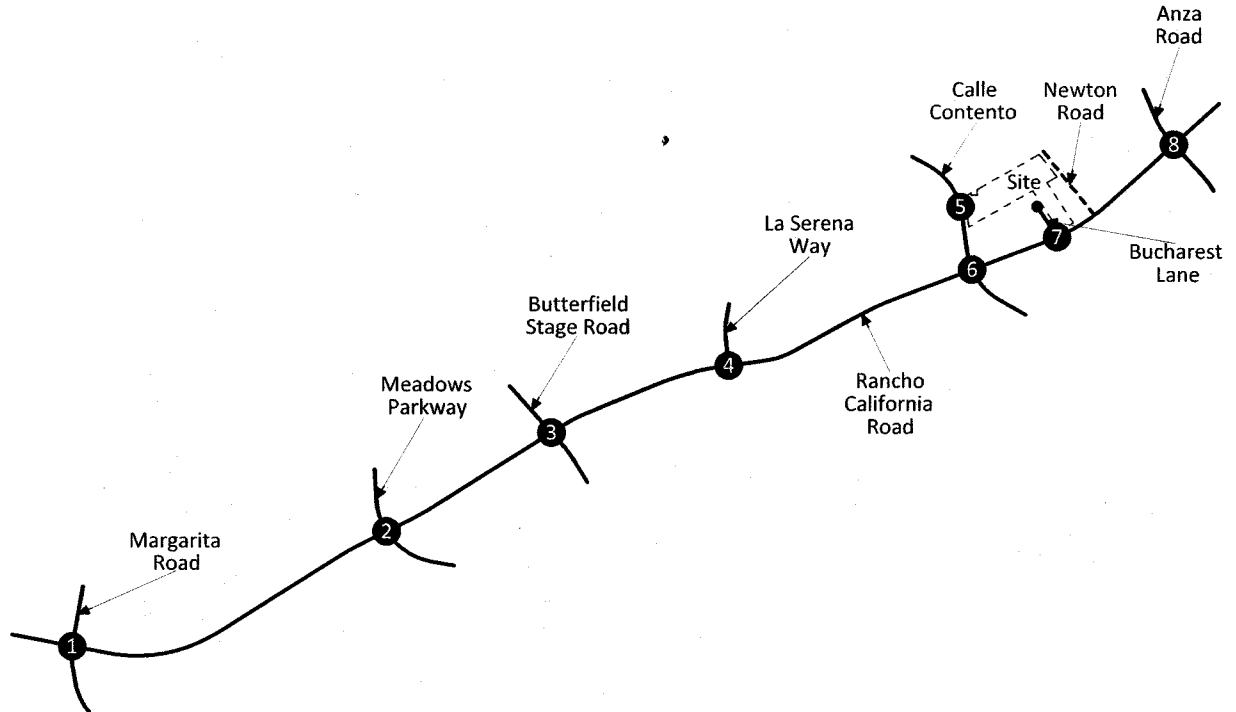
**Figure 37**  
**Existing Plus Ambient Growth Plus Project - Phase II**  
**Weekday Morning Peak Hour Intersection Turning Movement Volumes**



<table border="1"> <tr><td>1</td><td>544</td><td>140</td></tr> <tr><td>78</td><td>331</td><td>978</td></tr> <tr><td>135</td><td>82</td><td>485</td></tr> <tr><td>50</td><td>170</td><td>257</td></tr> <tr><td>425</td><td>58</td><td>56</td></tr> <tr><td>133</td><td></td><td></td></tr> <tr><td>608</td><td></td><td>1200</td></tr> </table>	1	544	140	78	331	978	135	82	485	50	170	257	425	58	56	133			608		1200	<table border="1"> <tr><td>2</td><td>277</td><td>25</td></tr> <tr><td>138</td><td>95</td><td>641</td></tr> <tr><td>44</td><td>35</td><td>366</td></tr> <tr><td>33</td><td>406</td><td>231</td></tr> <tr><td>73</td><td>73</td><td>108</td></tr> <tr><td>512</td><td></td><td>27</td></tr> <tr><td></td><td></td><td>701</td></tr> </table>	2	277	25	138	95	641	44	35	366	33	406	231	73	73	108	512		27			701	<table border="1"> <tr><td>3</td><td>147</td><td>41</td></tr> <tr><td>15</td><td>81</td><td>442</td></tr> <tr><td>51</td><td>68</td><td>551</td></tr> <tr><td>12</td><td>223</td><td>99</td></tr> <tr><td>301</td><td>99</td><td>63</td></tr> <tr><td>108</td><td></td><td></td></tr> <tr><td>421</td><td></td><td>385</td></tr> </table>	3	147	41	15	81	442	51	68	551	12	223	99	301	99	63	108			421		385
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**Figure 38**  
**Existing Plus Ambient Growth Plus Project - Phase II**  
**Sunday Mid-day Peak Hour Intersection Turning Movement Volumes**

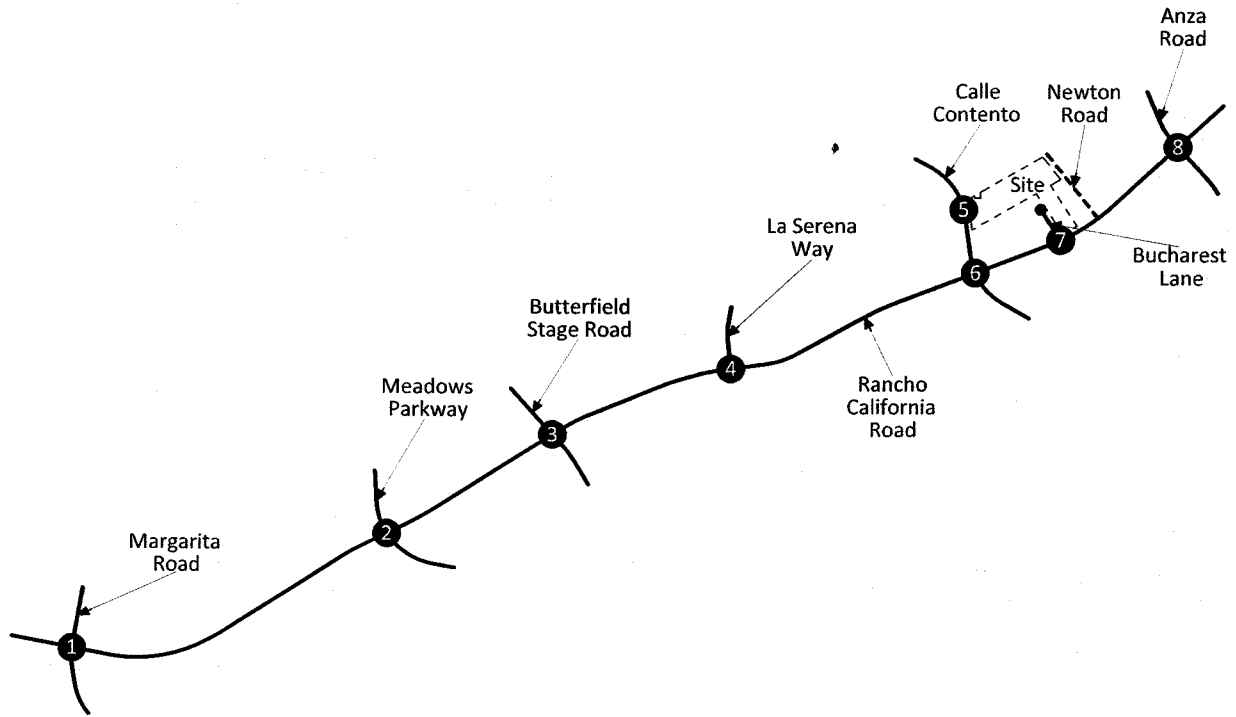


<table border="1"> <tr><td>1090</td><td>▽</td></tr> <tr><td>← 112</td><td>↑ 271</td></tr> <tr><td>← 589</td><td>← 867</td></tr> <tr><td>← 389</td><td>← 96</td></tr> <tr><td>▷ 89</td><td>▷ 314</td></tr> <tr><td>895</td><td>853</td></tr> <tr><td>203</td><td>116</td></tr> <tr><td>▷ 1187</td><td>▷ 1083</td></tr> </table>	1090	▽	← 112	↑ 271	← 589	← 867	← 389	← 96	▷ 89	▷ 314	895	853	203	116	▷ 1187	▷ 1083	<table border="1"> <tr><td>341</td><td>▽</td></tr> <tr><td>← 77</td><td>↑ 53</td></tr> <tr><td>← 176</td><td>← 878</td></tr> <tr><td>← 88</td><td>← 69</td></tr> <tr><td>▷ 66</td><td>▷ 224</td></tr> <tr><td>1012</td><td>187</td></tr> <tr><td>170</td><td>51</td></tr> <tr><td>▷ 1248</td><td>▷ 462</td></tr> </table>	341	▽	← 77	↑ 53	← 176	← 878	← 88	← 69	▷ 66	▷ 224	1012	187	170	51	▷ 1248	▷ 462	<table border="1"> <tr><td>256</td><td>▽</td></tr> <tr><td>← 19</td><td>↑ 79</td></tr> <tr><td>← 160</td><td>← 747</td></tr> <tr><td>← 77</td><td>← 168</td></tr> <tr><td>▷ 14</td><td>▷ 184</td></tr> <tr><td>821</td><td>139</td></tr> <tr><td>192</td><td>125</td></tr> <tr><td>▷ 1027</td><td>▷ 448</td></tr> </table>	256	▽	← 19	↑ 79	← 160	← 747	← 77	← 168	▷ 14	▷ 184	821	139	192	125	▷ 1027	▷ 448
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### Figure 39

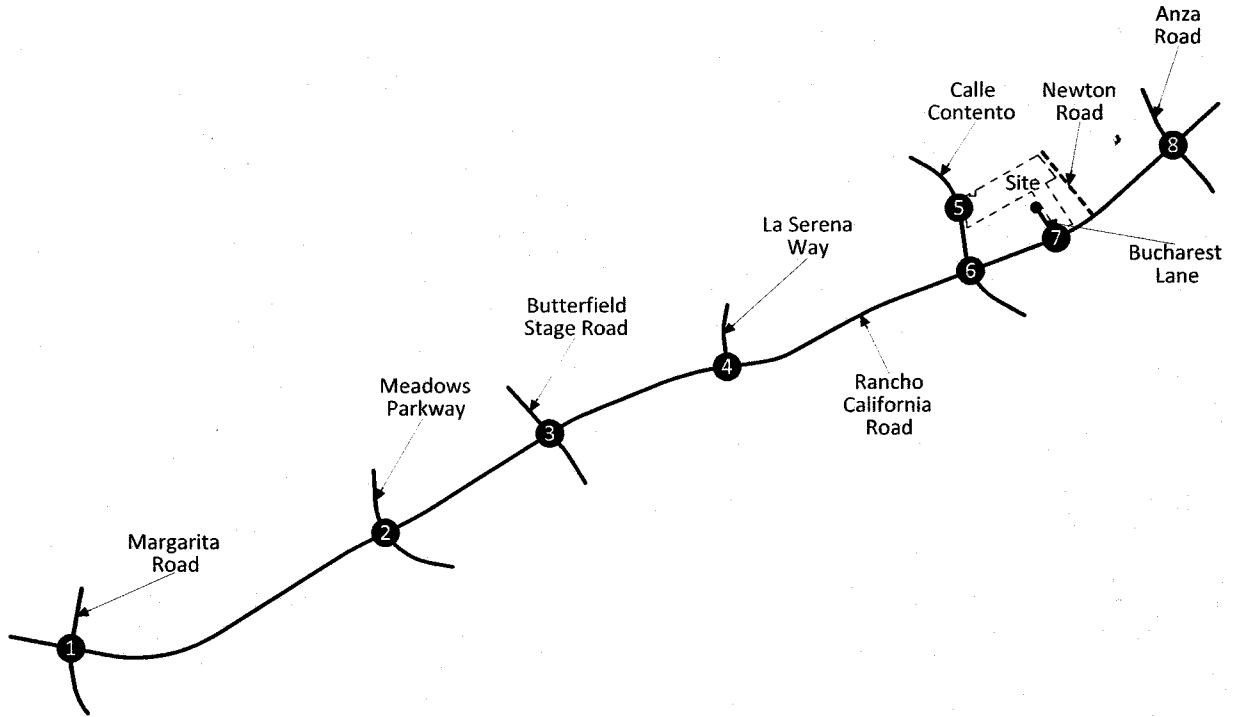
## Existing Plus Ambient Growth Plus Project - Phase II Plus Cumulative Weekday Morning Peak Hour Intersection Turning Movement Volumes



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="4" style="text-align: right;">544</td></tr> <tr><td style="text-align: right;">78</td><td style="text-align: right;">331</td><td style="text-align: right;">140</td><td style="text-align: right;">1715</td></tr> <tr><td style="text-align: right;">133</td><td style="text-align: right;">135</td><td style="text-align: right;">82</td><td></td></tr> <tr><td style="text-align: right;">1058</td><td style="text-align: right;">50</td><td style="text-align: right;">170</td><td style="text-align: right;">485</td></tr> <tr><td style="text-align: right;">875</td><td style="text-align: right;">133</td><td style="text-align: right;">257</td><td style="text-align: right;">58</td></tr> </table>	544				78	331	140	1715	133	135	82		1058	50	170	485	875	133	257	58	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="4" style="text-align: right;">277</td></tr> <tr><td style="text-align: right;">138</td><td style="text-align: right;">95</td><td style="text-align: right;">25</td><td style="text-align: right;">1216</td></tr> <tr><td style="text-align: right;">44</td><td style="text-align: right;">35</td><td style="text-align: right;">1156</td><td></td></tr> <tr><td style="text-align: right;">961</td><td style="text-align: right;">33</td><td style="text-align: right;">231</td><td style="text-align: right;">366</td></tr> <tr><td style="text-align: right;">855</td><td style="text-align: right;">73</td><td style="text-align: right;">108</td><td style="text-align: right;">27</td></tr> </table>	277				138	95	25	1216	44	35	1156		961	33	231	366	855	73	108	27	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="4" style="text-align: right;">147</td></tr> <tr><td style="text-align: right;">15</td><td style="text-align: right;">81</td><td style="text-align: right;">41</td><td style="text-align: right;">1066</td></tr> <tr><td style="text-align: right;">51</td><td style="text-align: right;">68</td><td style="text-align: right;">957</td><td></td></tr> <tr><td style="text-align: right;">871</td><td style="text-align: right;">12</td><td style="text-align: right;">223</td><td style="text-align: right;">385</td></tr> <tr><td style="text-align: right;">751</td><td style="text-align: right;">108</td><td style="text-align: right;">99</td><td style="text-align: right;">63</td></tr> </table>	147				15	81	41	1066	51	68	957		871	12	223	385	751	108	99	63
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**Figure 40**  
**Existing Plus Ambient Growth Plus Project - Phase II Plus Cumulative**  
**Sunday Mid-day Peak Hour Intersection Turning Movement Volumes**



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## VI. Recommendations

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### A. Site Access

The proposed project will have access to Calle Contento and continue to have access to Rancho California Road.

### B. Roadway Improvements

#### 1. On- Site

Site-specific circulation and access recommendations are depicted on Figure 41.

Construct Calle Contento from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.

Sufficient on-site parking should be provided to meet the County of Riverside parking code requirements.

Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/County of Riverside standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.

#### 2. Off-Site

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

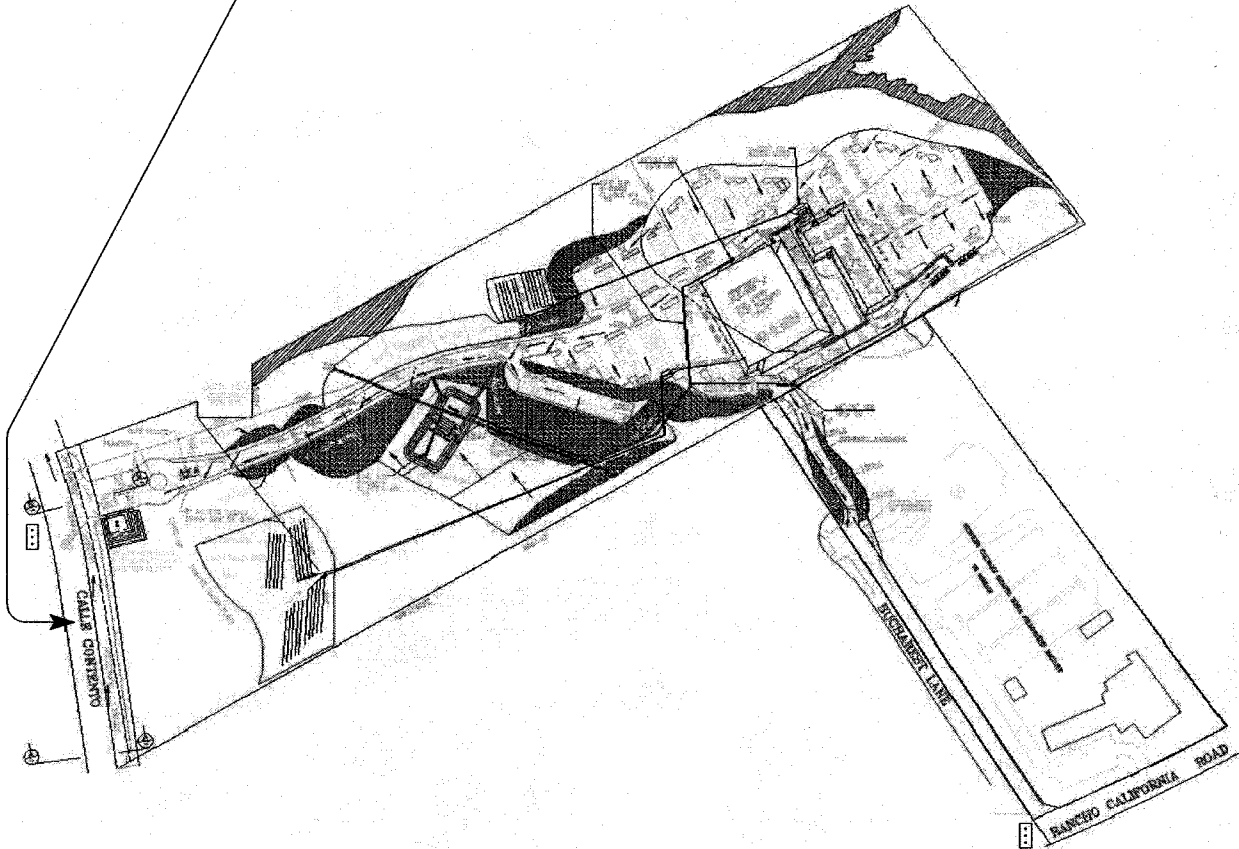
As is the case for any roadway design, the County of Riverside should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

#### 3. Phasing

For the purposes of this traffic impact analysis, it is assumed that the project will be implemented in two phases, Phase I (2017) and Phase II (2022).

Figure 41  
Circulation Recommendations

Construct Calle Contento from the north project boundary to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.



Sufficient on-site parking should be provided to meet the County of Riverside parking code requirements.

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**Legend**

☒ = Traffic Signal



## **Appendices**

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**Appendix A – Glossary of Transportation Terms**

**Appendix B – Scoping Agreement**

**Appendix C – Traffic Count Worksheets**

**Appendix D – Average Daily Traffic “K” Factor Calculations**

**Appendix E – Explanation and Calculation of Intersection Delay**

**Appendix F – Traffic Signal Warrant Worksheets**