

RESOLUTION NO. PC 25-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. PLN24-0071 FOR THE ROCKPORT GOLF COURSE COMMUNICATION FACILITY LOCATED AT 29875 MENIFEE LAKES DRIVE, CITY OF MENIFEE (APN 340-030-003)

WHEREAS, on April 29, 2024, Verizon Wireless submitted Conditional Use Permit (CUP) No. PLN24-0071 to the City of Menifee for the construction of a disguised wireless telecommunications facility on a 327.5-acre parcel at 29875 Menifee Lakes Drive to increase service coverage in the area; and

WHEREAS, the Project proposes the development of a new 70-foot-tall mono-eucalyptus unmanned wireless telecommunication cell site including an equipment enclosure and 347.5 square-foot lease area enclosed by an eight-foot-tall decorative precision block wall with cap covered in faux ivy to minimize the appearance of the wall; and

WHEREAS, the proposed wireless facility will be required to meet all Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) regulatory requirements; and

WHEREAS, Conditions of Approval have been prepared and attached hereto as Exhibit "A" of the resolution; and

WHEREAS, on April 9, 2025 the Planning Commission of the City of Menifee held a public hearing on CUP No. PLN24-0071, considered all public testimony as well as materials in the staff report and accompanying documents. The hearing was publicly noticed by a publication in the Press Enterprise, a newspaper of general circulation, an agenda posting, on-site posting, and notice to property owners within 300 feet of the Project boundaries, and to persons requesting public notice; and,

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Menifee make the following Findings:

Section 1: *Consistency with the proposed design and location of the conditional use is consistent with the specific plan:*

Consistency with Specific Plan

The property in question is designated as a golf course and the surrounding properties are existing single-family residential, part of the Menifee Village Specific Plan. The intent of this land use is a 327.5-acre golf course located within the Specific Plan surrounded by residential communities.

Although the construction and operation of an unmanned wireless communication facility is not explicitly addressed within the Specific Plan, it is still permissible under the current regulations. According to Table 9.290.060.-1, item 2 of the Menifee Municipal Code (MMC), the submittal of a wireless facility requires the submittal of a CUP. This permit process is essential to ensure that the proposed wireless facility aligns with the

community's land use objectives. It also allows for the potential enhancement of coverage in designated areas, providing an opportunity to expand service while adhering to the zoning and regulatory requirements.

The Project proposes a 70-foot-tall mono-eucalyptus wireless communication facility and 347.5 square-foot equipment enclosure. To minimize visual impact, the facility equipment will be surrounded by an eight-foot-tall decorative block wall, which will be further enhanced with faux ivy to blend with the surrounding environment of the golf course.

In addition, the Project is consistent with the following City of Menifee General Plan policies:

Goal: LU-3: *A full range of public utilities and related services that provide for the immediate and long-term needs of the community.*

- **LU-3.1** – *Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.*

The proposed Project has been designed and sited to comply with the development standards of the Menifee Municipal Code and General Plan guidelines.

- **LU-3.2** – *Work with utility providers to increase service capacity as demand increases.*

The propagation maps for the Project clearly demonstrate that the implementation of the proposed wireless communication facility will effectively eliminate existing coverage gaps, which will enhance service reliability. By filling these voids, the facility will not only provide improved connectivity in previously underserved areas but also support the increasing demand for wireless services. This expansion will lead to more seamless communication, better network performance, and enhanced support for both residential and commercial users, ensuring a more robust and future-ready wireless infrastructure.

- **CD-3.3** – *Minimize visual impacts of public and private facilities and support structures through sensitive site design and construction. This includes, but not limited to: appropriate placement of facilities; undergrounding, where possible; and aesthetic design (e.g., cell tower stealthing).*

The proposed faux tree design for the wireless facility will take the form of a mono-eucalyptus, blending with the natural environment. Strategically located within an existing golf course, the cell site will be positioned within a tree line to effectively minimize visual impact on surrounding residences. Additionally, the equipment enclosure will be designed with faux ivy affixed to the exterior of the block wall, further enhancing its ability to blend into the landscape and reducing any potential aesthetic disruption.

Consistency with the Multiple Species Habitat Conservation Plan (MSHCP)

The City of Menifee has two active conservation plans within the City's boundary, the Western Riverside County MSHCP, and the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR-HCP). The subject site is within the jurisdiction of the SKR-HCP and the Western Riverside County MSHCP. The proposed Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan; however, the Project is not located with a Criteria Cell or Cell Group. The Project is subject to payment of the MSHCP mitigation fee as determined by the Regional Conservation Authority based on the project area. Therefore, the Project would not conflict with the provisions of the adopted HCP, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan and the impact is considered less than significant.

Section 2: *Consistency with Chapter 2.290, Wireless Communication Facilities.*

According to Table 9.290.060-1, Item 2, wireless communication facilities are permitted with the approval of a CUP, in accordance with the requirements outlined in Chapter 9.295 for Wireless Communication Facilities. The approval process for a CUP requires review and approval by the Planning Commission.

The Project proposes a 70-foot-tall mono-eucalyptus wireless communication facility, and 347.5 square-foot equipment enclosure comprised of an eight-foot-tall decorative block wall. The Project meets the minimum development standards including but not limited to, minimum setbacks, maximum height, and lot coverage. Furthermore, the proposed wireless communication facility is consistent with the development standards of Chapter 9.295 – "Wireless Communication Facilities," including, but not limited to, siting, height limitations, stealth/concealment, and landscape screening.

The facility has been strategically positioned within the site to minimize any potential impact on surrounding neighbors while maintaining the integrity of the area. The proposed design, along with existing landscaping, will blend with the environment and enhance the overall aesthetic of the location. As a result, the Project will not create conditions that are materially detrimental to public health, safety, or general welfare, nor will it be injurious to or incompatible with nearby properties or land uses.

Section 3: *Compliance with California Environmental Quality Act (CEQA). Processing and approval of the permit application are in compliance with the requirements of CEQA.*

The proposed Project has been determined to be Categorically Exempt under the CEQA and CEQA Guidelines, Section 15303 ("New Construction or Conversion of Small Structures"). This section consists of construction and location of limited numbers of new small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

The proposed Project is for a new wireless communication facility disguised as a 70-foot-tall mono-eucalyptus and associated mechanical equipment and equipment enclosure. The Project falls under 2,500 square feet and does not involve significant amounts of hazardous substances while all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, the Project is exempt per Section 15303, "New Construction or Conversion of Small Structures," of the CEQA Guidelines and no further CEQA analysis is required.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Menifee hereby approves CUP No. PLN24-0071 subject to the following:

1. The Findings set out above are true and correct.
2. CUP No. PLN24-0071 is hereby approved subject to the Conditions of Approval set forth in Exhibit "A" to this resolution.
3. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this resolution has been based are located at the Community Development Department – Planning Division, 29844 Haun Road, Menifee, CA 92586. This information is provided in compliance with Public Resources Code section 21081.6.

PASSED, APPROVED AND ADOPTED this the 9th day of April 2025.

Randy Madrid, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney