

PC RESOLUTION NO. 2021-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF TEMECULA APPROVING PLANNING
APPLICATION NO. PA19-0622, A WIRELESS FACILITIES
APPLICATION TO ALLOW J5 INFRASTRUCTURE
PARTNERS TO INSTALL A NEW 50' HIGH WIRELESS
TELECOMMUNICATION FACILITY LOCATED AT 42069
DLR DRIVE AND MAKING A FINDING OF EXEMPTION
UNDER SECTION 15332 OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES
(APN 921-730-059)**

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On April 19, 2019, Cameron Dancho, on behalf of AT&T, filed Planning Application No. PA19-0622, a Wireless Facility Application in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. The Planning Commission, at a regular meeting, considered the Application and environmental review on January 20, 2021, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA19-0622 subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Application hereby finds, determines and declares that:

Conditional Use Permit, Development Code Section 17.04.010.E

A. The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed Conditional Use Permit is compatible with the surrounding land uses. The proposed use requires a minimal amount of servicing, which will create negligible traffic. The proposed use is consistent with and meets all the requirements stated in the Telecommunications Facility and Antenna Ordinance and Development Code. In addition, the project is consistent with the General Plan by adhering to Community Development Goal No. 2: Policy 2.1. This goal and policy require that appropriate design standards and

guidelines be incorporated into each project. This project will resemble a palm tree in an effort to match existing live palm trees located nearby. This design will reduce the visual impact created by the project.

B. The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

By designing the project to resemble a palm tree, the proposed project is intended to integrate with the surrounding built and natural environment. The adjacent uses, buildings and structures will not be adversely affected by the project.

C. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this Development Code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The project is consistent with the requirements stated in the Antenna Ordinance (Chapter 17.40), as well as the applicable sections of the Development Code. As a result, the proposed conditional use meets the design requirements of the Development Code and Planning Commission in order to integrate the use with other uses in the neighborhood.

D. The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

All antennas and their support equipment will be located within a faux palm tree and equipment enclosure. In addition, access to the project site will be restricted to authorized personnel only. In addition, the project has been reviewed for consistency with the Development Code, Building Code, and Fire Code, all of which contain provisions designed to protect the health, safety, and general welfare of the community.

E. That the decision to approve, conditionally approve, or deny the application for a Conditional Use Permit be based on substantial evidence in view of the record as a whole before the Planning Commission or City Council on appeal.

The decision to conditionally approve the application for a Wireless Facility Application has been based on substantial evidence in view of the record as a whole before the Planning Commission.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Conditional Use Permit Application:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, Class 32, In-Fill Development Projects)

The project consists of the installation of twelve cellular antennas within a proposed tower designed to resemble a palm tree. The project is located within an urbanized area surrounded by Interstate 15 and auto dealerships. Furthermore, the project is consistent with the City of Temecula General Plan and Development Code, occurs on a site that is less than five acres, has no value as habitat, and can be serviced by all major utilities. Finally, approval of the project will not result in any adverse impacts related to traffic, noise, water quality and air quality. The project will require minimal servicing so it will have a negligible impact on traffic. The project will have no impact on noise, water quality and air quality.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA19-0622, a Wireless Facilities Application to allow J5 Infrastructure Partners to install a new 50' high wireless telecommunication facility located at 42069 DLR Drive, subject to the Conditions of Approval set forth on Exhibit A, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission
this 20th day of January, 2021.

Ron Guerriero, Chairperson

ATTEST:

Luke Watson
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that
the forgoing PC Resolution No. 2021- was duly and regularly adopted by the Planning
Commission of the City of Temecula at a regular meeting thereof held on the 20th day of January
2021, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson
Secretary