

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

4223



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 25, 2006

SUBJECT: VARIANCE NO. 1767 / PLOT PLAN NO. 20201 – EA40005 – Applicant: Norman F. Busch – Engineer / Representative: Synergy Development Services, LLC - First Supervisorial District – Sedco-Wildomar Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Northerly of Bundy Canyon Road and Westerly of Harvest Way – 4.45 Gross Acres - Zoning: Mobilehome Subdivision and Mobilehome Parks (R-T) - **REQUEST:** The variance requests a facility height increase from 50 feet (the allowed maximum facility height in the R-T zone) to 75 feet to ensure maximum signal propagation. The plot plan proposes to install a 75 foot monopine with twelve antennas, one microwave dish and two GPS antennas, with an equipment shelter within a 1,144 square feet lease area of a 4.45 gross acre parcel.

RECOMMENDED MOTION:

The Planning Department recommended approval; and,
THE PLANNING DIRECTOR RECOMMENDED:

ADOPTION of **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40005**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **VARIANCE NO. 1767**, subject to the attached conditions of approval, and based upon by the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 20201**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:cv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE *Gmc* 11/16/06

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number: 1.2 - 10/24/06