

# Bemus Landscaping Monitored Electrified Security Fence PR-2023-001488 (Conditional Use Permit)

Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
August 3, 2023



## LOCATION MAP



## EXISTING SITE PHOTOS



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Project Site



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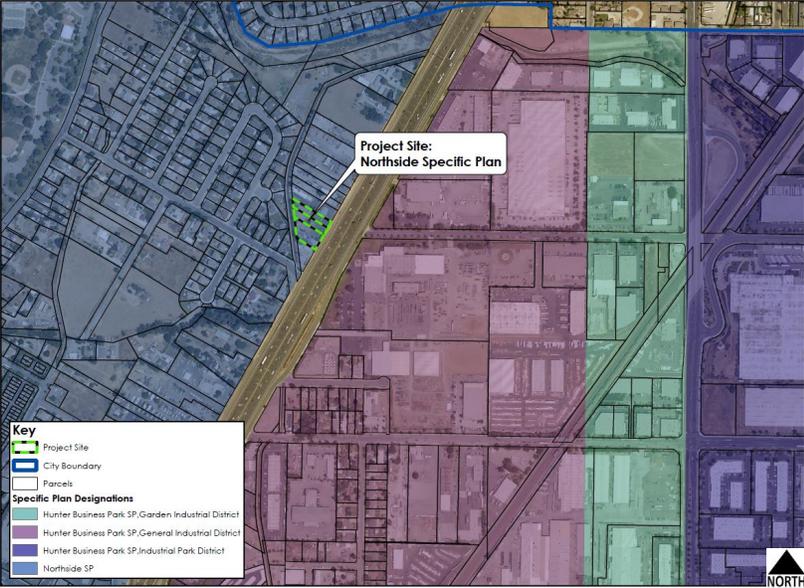


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## NORTHSIDE SPECIFIC PLAN MAP



**Key**

- Project Site
- City Boundary
- Parcels

**Specific Plan Designations**

- Hunter Business Park SP, Garden Industrial District
- Hunter Business Park SP, General Industrial District
- Hunter Business Park SP, Industrial Park District
- Northside SP

Project Site:  
Northside Specific Plan



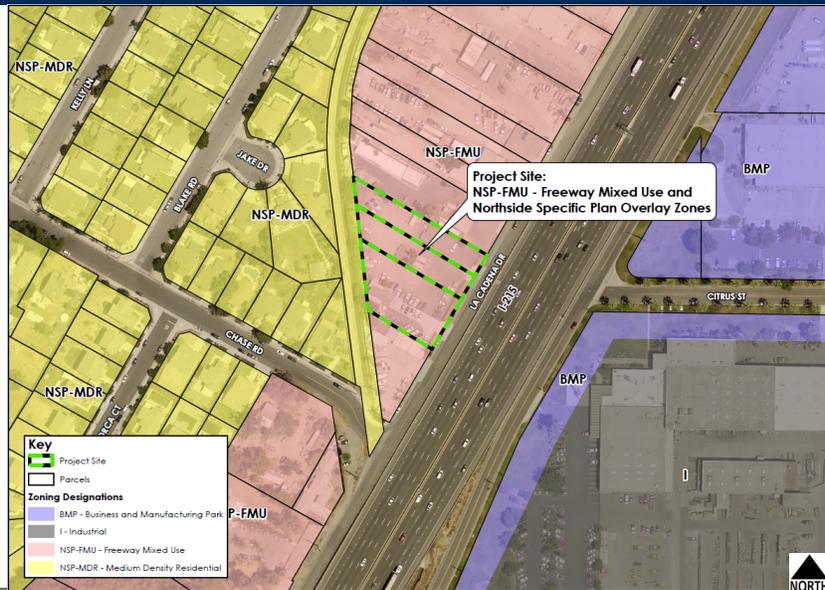
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# NORTHSIDE SPECIFIC PLAN ZONING

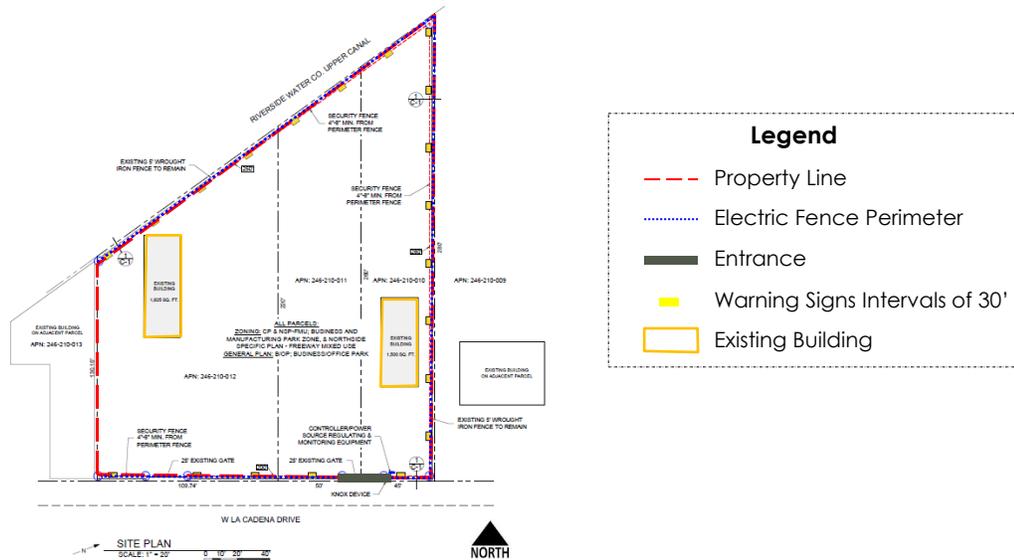


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# PROPOSED ELECTRIC FENCE SITE PLAN



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## PROPOSED ELECTRIC FENCE ELEVATIONS

**WROUGHT IRON FENCE ELEVATION**  
NTS. - NOTE SEPARATION BETWEEN WROUGHT IRON RODS IS 4" THEREFORE MESH TO DECREASE THE OPENING TO 1" MAX

**PROPOSED SECURITY FENCE**  
4'-8" MIN.  
**EXISTING WROUGHT IRON FENCE**  
EXISTING ONSITE GRADE

1x1 STEEL MESH

**Nearby electric fence at 3275 Columbia Ave**

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## STRATEGIC PLAN ALIGNMENT

**ENVISION RIVERSIDE 2025**  
**METRICS ACTIONS GOALS**

**STRATEGIC PRIORITIES**

- Arts, Culture and Recreation
- Community Well-Being
- Economic Opportunity
- Environmental Stewardship
- High Performing Government
- Infrastructure, Mobility and Connectivity

### Strategic Priority 2 – Community Well-Being

**Goal 2.5** – Foster relationships between community members, partner organizations, and public safety professionals to define, prioritize, and address community safety and social service needs; and

### Strategic Priority 3 – Economic Opportunity

**Goal 3.3** - Cultivate a business climate that welcomes innovation, entrepreneurship, and investment

### Cross-Cutting Threads

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# RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
  - **APPROVE** Planning Case PR-2023-001488 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



## GENERAL PLAN MAP (Reference Only)

