



December 1, 2011

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San Bernardino County Land Use Services Department

**RE: P201100310/CUP – Victor Dry Farm Ranch, LLC (solar field)**

The City of Victorville fully supports efforts to utilize renewable energy and has been receptive to many of the recent green initiatives. Our new city hall utilizes passive heating, cooling and lighting as well as energy efficient appliances. The City has also adopted a green code in accordance with State requirements and has worked with a number of projects to retrofit for better efficiency of resources. The subject site, APN 3097-361-05, is within the City of Victorville Sphere of Influence and has been pre-zoned for low density residential use. Several years ago, a number of property owners within this sphere area were pushing for annexation into the city, however, it was unable to be completed prior to the downturn in the economy.

The Planning Division met with representatives of Silverado Power on several sites within the City of Victorville boundaries. Unfortunately, only one of the proposed sites was properly zoned and re-zoning was not an option. At that time, the following message was relayed; "...the City's position on solar generation plants has been that they are only permitted within the SCLA Specific Plan, in the Industrial zone district. ....To allow solar fields on scattered parcels throughout the City is not good planning, as the sites do not contribute to the sense of neighborhood, do not add to the tax base, do not provide jobs, and could become nuisances in the future due to lack of maintenance, vandalism and vegetation (weeds). Victorville's future growth is planned in an urban manner, and solar generation fields are not a part of that equation."

The Planning Division recommends denial of the proposed solar field, as it is incompatible with the future residential zoning. If approved however, White Road is planned on our Circulation Element as an arterial roadway with a half-width of 42 feet. Additionally, it would be preferable to suspend the paving/street improvements until future development in the vicinity would need them, and not waive them indefinitely.

Thank you for the opportunity to comment.

Sincerely,

Chris Borchert  
Assistant Director of Planning