

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

INITIATION OF AMENDMENT TO THE NORTH APPLE VALLEY INDUSTRIAL SPECIFIC PLAN

Summary Statement:

Recently, Town Staff has met with several solar energy companies that have shown interest in developing solar farms within the Town of Apple Valley. Due to the numerous days of sun light, the High Desert has become a beacon for future development of solar energy production. Currently, the Development Code requires a Conditional Use Permit for solar farms and, within the North Apple Valley Industrial Specific Plan (NAVISP), solar farms are not included as a permitted use (considered prohibited). Staff believes that consideration of this type of a development may lead to Town-wide development and job creation opportunities.

In addition to providing clean energy opportunities, there are other benefits to the Town in allowing solar farm development. The NAVISP could become a preferred location of solar equipment manufacturers and could also assist in developing needed infrastructure. There are areas within the Town, including the NAVISP, where development is currently cost prohibitive, due to location and lack of infrastructure. Solar farms can be located in these remote areas and also contribute to the overall infrastructure program within north Apple Valley.

Within the analysis of a Development Code and/or Specific Plan Amendment, the needs of these developers for Solar Energy will be weighed against the interests of the Town. One possibility is to develop an overlay area that would identify the most appropriate locations for solar farms. Areas on east side of NAVISP, within the Heavy Industrial designated areas, areas along the east side of the Apple Valley Airport's north/south runway and, possibly, areas outside the NAVISP, such as the dry lake bed would be included in the analysis of an overlay.

Staff would work with the Planning Commission and industry specialists to determine the best possible location for solar farms and consider the possible benefits to the Town. A recommendation, in the form of a Code Amendment, would then be forwarded to the Town Council for consideration of adoption.

Recommended Action:

Move to receive and file the report and to initiate the proposed North Apple Valley Industrial Specific Plan amendment.

Proposed by: Planning Division **Item Number** _____

Town Manager Approval: _____ **Budget Item** Yes No N/A