

# City of Hesperia

## STAFF REPORT



**DATE:** March 20, 2018

**TO:** Mayor and Council Members

**FROM:** Nils Bentsen, City Manager

**BY:** Mike Blay, Assistant City Manager  
Jeff Codega, Principal Planner  
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**SUBJECT:** Resolution No. 2018-09 denying General Plan Amendment GPA17-00001 from Rural Residential with a minimum lot size of 2.5 acres (RR-2 1/2) to Public (P-GOVT) on 350 acres, and Resolution No. 2018-10 denying Conditional Use Permit CUP17-00008 to construct a solar farm on 4.7 gross acres located on the east side of Arrowhead Lake Road, south of Hesperia Lake Park (Applicant: Lake Arrowhead Community Services District; APNs: 0397-013-03, 04, 05, 17 thru 22).

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### RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution Nos. 2018-09 and 2018-10 denying GPA17-00001 from RR-2 1/2 to P-GOVT on 350 acres and CUP17-00008 to construct a solar farm on 4.7 gross acres.

### BACKGROUND

On January 16, 2018, the City Council voted to deny General Plan Amendment GPA17-00001 and Conditional Use Permit CUP17-00008. The attached resolutions support the Council decision to deny the General Plan Amendment and Conditional Use Permit (Attachments 1 and 2).

### ISSUES/ANALYSIS

The Resolutions find that the proposed land use within the proposed General Plan Amendment is inconsistent with the goals and policies of the General Plan, and that the 4.7 acre solar farm is not an appropriate use on Public (P-GOVT) designated property. The amendment would change a large parcel of land from Rural Residential (RR-2 ½) to P-GOVT in order to permit a project on a portion of subject property. The proposed project would be more comparable to, and compatible with commercial and industrial uses. The proposed private solar farm is out of place and unsightly, which burdens present and future residents by negatively altering the surrounding high desert landscape, and impacting views from the surrounding residential and recreational properties.

### ATTACHMENTS

1. Resolution No. 2018-09 (GPA17-00001)
2. Resolution No. 2018-10 (CUP17-00008)