



# Building Industry Association of Southern California, Inc.

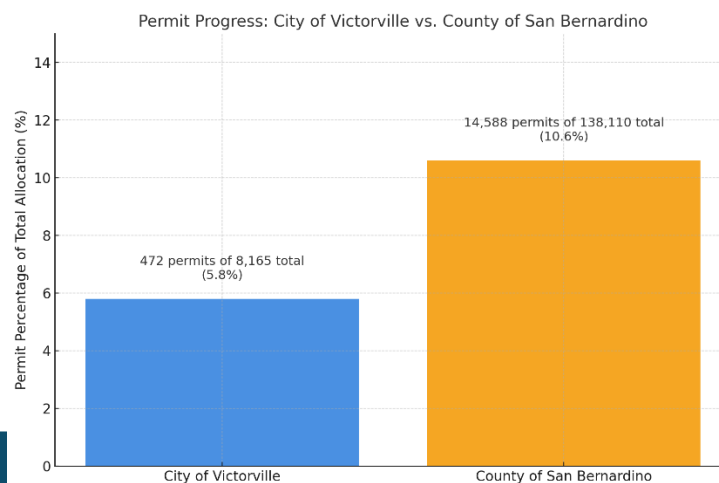
August 12, 2025  
City of Victorville  
Planning Commission  
14343 Civic Dr.  
Victorville, CA 92392

## RE: BIA request to consider vinyl fence option for 24-month pilot review on September agenda

Dear Chair Kurth and Honorable Planning Commissioners,

On behalf of the Building Industry Association of Southern California San Bernardino County Chapter (BIA) we respectfully request the Planning Commission take immediate action to bring an agenda item for your September meeting that would permit **the limited use of vinyl fencing within tract boundaries as side yard and rear yard fencing for new residential homes as a pilot policy program to evaluate over the next 24-months.**

We respectfully request support of the proposed pilot program to evaluate the use of the highly durable vinyl fencing in your local housing market. This is the same high quality fencing installed as the preferred industry standard across Southern California including markets with homes prices well above the \$1.0M - \$1.5M range. In addition to providing residents with durable fencing, the proposed 24-month pilot program will reduce the costs of housing by up to \$6,000 to \$13,000 per unit. With more attainable pricing, Victorville can avoid falling farther behind in the lagging home construction trends evident throughout San Bernardino County. For example, as we approach the halfway point of the 6<sup>th</sup> RHNA cycle, the County of San Bernardino as reported by HCD has attained 14,588 permits or 10.6% of the total 138,110 RHNA allocation. In contrast, Victorville as reported by HCD, has attained 472 permits or 5.8% of the total 8,165 RHNA allocation – approximately 50% below the county average.



*San Bernardino County  
Los Angeles/Ventura  
Orange County  
Riverside County*



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Moreover, the city is on pace to achieve less housing production than in the previous 5<sup>th</sup> RHNA cycle despite adopting a Housing Element with a larger RHNA allocation. Victorville attained 1,093 permits or 14.8% of the city's previous 5<sup>th</sup> cycle total 7,371 RHNA allocation – a higher percentage (14.8% 5<sup>th</sup> Cycle vs 5.8% 6<sup>th</sup> Cycle) attained despite a lower overall RHNA allocation (7,371 units - 5<sup>th</sup> Cycle vs 8,165 units - 6<sup>th</sup> Cycle). [Click here to view dashboard - pg 10](#)

**With your support, this temporary revision to the building code would only allow the use of vinyl fencing within tract boundaries as side yard and rear yard fencing.** To be clear, this **WOULD NOT** eliminate block walls for a new residential community. Rather, this narrow and targeted code change would instead focus block wall use to the perimeter community boundary wall along with side yard walls at the end of streets, facing the public right of way including any street facing walls including front yard returns.

In contrast, the current city mandate requiring block walls exclusively is atypical of industry best planning practices which instead incorporates the modest use of vinyl fencing into the careful planning of thousands of homes communities across Southern California. The current block wall requirement also imposes an approximately \$6,000-\$13,000 per unit cost burden on homebuyers which results in the unintentional consequence of an added barrier to access attainable housing prices.

As proven throughout Southern California, modern vinyl fencing is not only cost-effective but also proven to be highly durable and suitable for desert climate. Scientific advances in materials manufacturing have led to vinyl fence products that can withstand extreme environmental conditions, including sustained high winds. Many leading manufacturers engineer their fencing to resist wind speeds exceeding 100 miles per hour, a critical consideration for Victorville's wind-prone environment. Additionally, these high-quality vinyl fence systems come with 20-year or lifetime warranties, demonstrating long-term durability and minimal maintenance requirements.

Scientifically, vinyl fencing materials are designed for impact resistance, UV protection, and weathering performance. Vinyl does not rot, rust, splinter, or require painting or staining, making it especially attractive for homeowners seeking low-maintenance solutions. These features also help ensure the long-term aesthetic appeal of neighborhoods without ongoing upkeep costs.

Additionally, the BIA recommends a specially enhanced design of vinyl fencing with reinforced posts and footings to add durability. In addition, the enhanced design includes an integrated metal barrier installed eight inches underground. This innovative design addresses previous concerns raised by city staff regarding the potential of dogs digging under fences and provides a proven and proactive solution. The metal barrier acts as a physical deterrent, effectively discouraging pets from escaping yards and reducing potential nuisance calls to city departments.



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Beyond pet safety, this design has been successfully implemented in other desert communities to discourage the intrusion of snakes and other ground-level wildlife into residential areas. The combination of durable vinyl fencing—engineered to withstand winds over 100 mph and backed by warranties of up to 20 years—with a metal barrier creates a long-lasting and functional solution suited to the weather in Victorville.

A 24-month pilot program allowing this hybrid design would enable the city to evaluate its effectiveness without committing to a permanent code change. This approach encourages innovation, addresses previous staff concerns, and enhances public safety while maintaining affordability and visual consistency.

Additionally, our request aligns with the goals for local housing elements underscoring the “public duty” to encourage housing including:

- *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, is a priority of the highest order.*
- *The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.*
- *The access to attainable housing requires the cooperation of all levels of government.*
- *Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.*

In conclusion, we urge the Planning Commission to consider this 24-month pilot program on the September agenda. Support of this pilot program will allow the Planning Commission and city staff to evaluate whether the high standards of vinyl fence durability incorporated into the careful design of thousands of communities across Southern California are also a good fit in Victorville. In addition to providing builders with the preferred industry standard for planning, the pilot program will help make housing more attainable for families aspiring to afford the American Dream of homeownership during these challenging economic times. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Carlos Rodriguez'.

Carlos Rodriguez  
Chief Policy Officer