

CITY OF
VICTORVILLE



DEVELOPMENT DEPARTMENT
Planning • Building • Code Enforcement
14343 Civic Drive
P.O. Box 5001
Victorville, CA 92395-5001

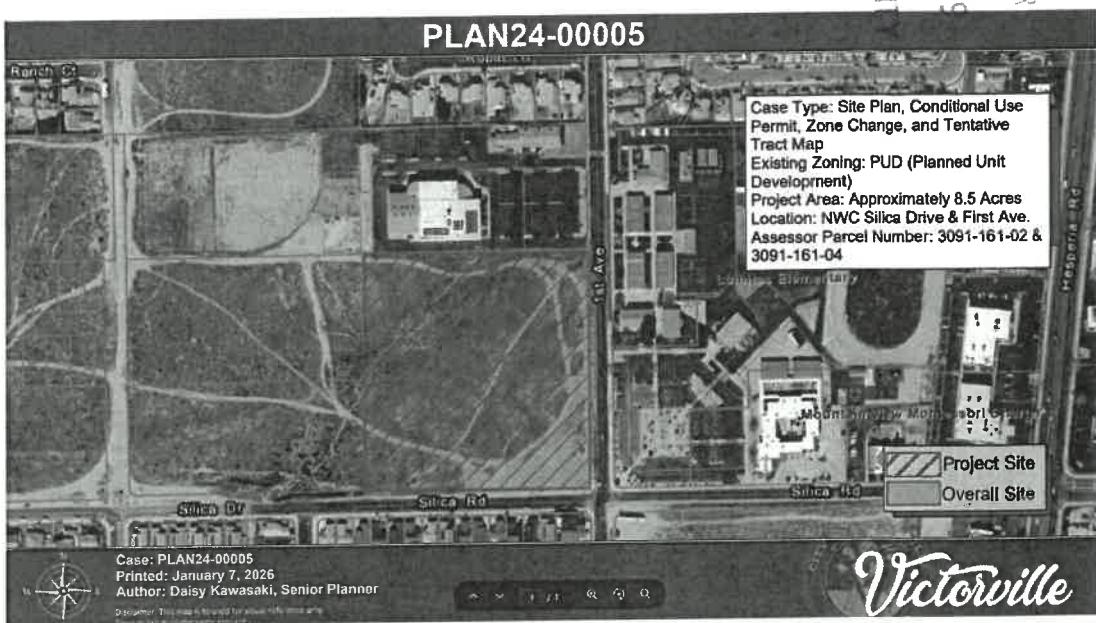
BOARD
OF SUPERVISOR
2026 JAN 14 PM 3:30
(760) 955-5135
Fax (760) 269-0070

Date: January 7, 2026

NOTIFICATION OF PLANNING COMMISSION ACTION

Dear Property Owner:

Bear Stone Realty, LLC is requesting a Site Plan and Conditional Use Permit with an Initial Study required to allow for development of 99-Unit Condominium development, a Tentative Tract Map for condominium purposes, and a zone change from Planned Unit Development to R-2 Low-Medium Density Residential on two parcels totaling 8.5 acres located at the northwest corner of Silica Drive and First Avenue. Inasmuch as your property is located within a 300-foot radius of property for the project, and pursuant to State Planning Law and/or Local Ordinance, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call Daisy Kawasaki, Senior Planner at (760) 955-5135 or email planning@victorvilleca.gov.



IN PERSON PARTICIPATION

The Public Hearing will be held before the Planning Commission of the City of Victorville at its meeting on Wednesday, February 11, 2026 at 5:00 p.m., in City Council Chambers, Victorville City Hall, 14343 Civic Drive, Victorville, California. Any person may be heard in support of, or in opposition to, the proposed item. Comments may be made via email to planning@victorvilleca.gov no later than 3 p.m. on February 11, 2026; by mail, prior to the meeting, to Planning Division, 14343 Civic Drive, Victorville, CA 92392; and/or by following the directions on the posted agenda notice for the February 11, 2026 meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 no later than 72 hours prior to the meeting.

CLERK OF THE BOARD

Received on: 01-14-26

Remove on: 02-19-26

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME: The Court (PLAN24-00005)

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review
(California Environmental Quality Act, CEQA)

LEAD AGENCY: City of Victorville
Planning Department
14343 Civic Drive
Victorville, California 92323

APPLICANT: Clark Yeung, Bear Stone Realty LLC. 133 Palencia, Irvine, CA 92618

CITY/COUNTY: City of Victorville, San Bernardino County

LOCATION: The proposed project site is located to the east of the Mojave Freeway (I-15) on the northwest corner of Silica Road and First Avenue. The site is bounded by Silica Road on the south and First Avenue on the east side. Currently, no legal address has been assigned to the project site. The corresponding Assessor Parcel Number (APN) is 3091-161-02 and 3091-161-04. The project site is located within the Hesperia, Calif., United States Geological Survey (USGS) 7 1/2 Minute Quadrangle (Township 5 North, Range 4 West, Section 33, San Bernardino Principal Meridian). The project site's latitude and longitude is 34°28'43.97" N; -117°17'46.68" W.

DESCRIPTION: The proposed project would involve the development of the 8.52-acre site with a new multiple-family residential development that would consist of 99-townhouse units with recreational amenities including a club house, pool area, game courts, and walkways. The proposed 99 unit townhome complex would include 20, 3 story buildings consisting of the following: 5 six-plex buildings with 6 units each, 13 five-plex buildings with 5 units each, 1 four-plex building with 4 units each, and 1 recreational building. Each of the 99 townhouse units would include an enclosed two or three-car garage. The 20 buildings would have a total floor area of 248,414 square feet. Each unit would have 1,138 square feet of common open space and between 175 to 354 square feet of private open space. The total site area is 8.52 acres or 371,131 square feet. Vehicular access to the project site would be provided by a new gated driveway connection with the north side of Silica Drive and a gated secondary connection with the west side of First Avenue. A total of 254 vehicle parking spaces and 38 bicycle parking stalls would be provided. Landscaping would total 112,714 square feet.

ENVIRONMENTAL INFORMATION:

The vegetation community present on site supports a moderately disturbed Mojave Desert Scrub habitat. The project site's General Plan designation is *Medium Low Density Residential* and the underlying zone is *Planned Unit Development (PUD)* however, a rezoning to *Low-Medium Density Residential (R-2)* is required to implement the proposed project. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* An existing Bible Baptist Church is located to the north of the project site. This area is designated as *Medium Low Density Residential* in the City of Victorville General Plan and is zoned as *Low-Medium Density Residential (R-2)* in the City of Victorville zoning map.
- *East of the project site:* First Avenue extends along the project site's east side. Lomitas Elementary School and a parking lot are located to the south of the project site, east of First Avenue. This area is designated as *Public Institutional* in the City of Victorville General Plan and is zoned as *Public and Civic (P-C)* in the City of Victorville zoning map.

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- *South of the project site:* Silica Drive extends along the project site's south side. Single family residences are located to the south of the project site, south of Silica Drive. This area is designated as *Low Density Residential* in the City of Victorville General Plan and is zoned as *Planned Unit Development (PUD-4-89)* in the City of Victorville zoning map.
- *West of the project site:* Vacant, undeveloped land is located to the west of the project site. This area is designated as *Medium Low Density Residential* in the City of Victorville General Plan and is zoned as *Medium Density Residential (R-2)* in the City of Victorville zoning map.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Victorville determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

REVIEW:

The City of Victorville invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins January 9, 2026 and ends on February 9, 2026. Written comments must be received at the City of Victorville Planning Division located at 14343 Civic Drive, Victorville, California 92323. Attention: Daisy Kawasaki, Senior Planner or via email at dkawasaki@victorvilleca.gov by 5:00 PM on February 9, 2026. This project will be considered on the Planning Commission meeting at February 11, 2026. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Victorville, Planning Division
14343 Civic Drive
Victorville, California 92323

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Copies of the IS/MND can also be found online at <https://www.victorvilleca.gov/>. Please send your comments to the attention of Daisy Kawasaki, Senior Planner, City of Victorville, Planning Division, 14343 Civic Drive, Victorville, California 92323. Your responses are requested by February 9, 2026. This project will be considered on the Planning Commission meeting at February 11, 2026.