

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
KASBERGEN SINGLE FAMILY SUBDIVISION – TTM-34271/ &
ANNEXATION (P22-004)**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of San Jacinto
Planning Department
595 S. San Jacinto Avenue
San Jacinto, CA 92583

May 13, 2026

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of San Jacinto (City) (as lead agency) has prepared a Mitigated Negative Declaration (MND) to evaluate the environmental effects associated with the proposed Kasbergen Single Family Subdivision and Annexation. The Applicant is initiating the annexation of three parcels totaling approximately 43.68-acres. Additionally, the Applicant is requesting approval to subdivide the 43.68-acre site (TTM 34271) into 152 residential lots (minimum lot size of 7,200 square feet) and seven letter lots (see Figure 3 Site Plan). In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent (NOI) to provide responsible and interested parties with updated information about the Project details regarding the public comment period and document availability. A public hearing notice will be sent prior to public hearing. The Environmental document and associated studies can be found at

<https://www.sanjacintoca.gov/cms/one.aspx?portalId=10384430&pageId=13697858>.

Project Title: Kasbergen Single Family Subdivision – TTM-34271/ & Annexation (P22-004)

Project Applicant: Cornell and Annette T. Kasbergen

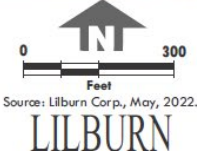
Project Description:

The Applicant is initiating the annexation of three parcels totaling approximately 43.68-acres. Additionally, the Applicant is requesting approval to subdivide the 43.68-acre site (TTM 34271) into 152 residential lots (minimum lot size of 7,200 square feet) and seven letter lots (see Figure 3 Site Plan). The lettered lots include Lot A through Lot G and would provide parks, basins, and dedications for drainage easements. A total of 4.13 acres of the lettered lots would provide usable park space. Lettered Lot F includes a portion of APN 433-070-031 which is owned by EMWD and a portion of APN 433-060-024 owned by the City of San Jacinto, which will be combined and dedicated for public use.

Annexation of the Project Site into the City of San Jacinto is required for the purposes of receiving land use approvals from the City. The existing residence on-site is currently served by a private on-site well. The Project Site is currently located within the County of Riverside Agriculture land use designation and is zoned A-2-10 (Heavy Agriculture, minimum 10-acre). The Project Site was previously pre-zoned by the City of San Jacinto as Residential, Low Density (RL). The City is currently processing another pre-zone to apply the RL Zone to most of the Project Site and Public Institution (PI) for the 0.37-acre area north of Ramona Expressway. The PI designation will allow for the drainage improvements proposed on Lot F. Annexation of the 43.68-acre Project Site requires that the area is pre-zoned.

The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban parcels, together with appropriate accessory structures and uses. The RL zone may also allow mobile and modular homes, condominiums, townhomes, public facilities, and other uses that are compatible with low density single-family neighborhoods. This zone allows a density ranging from 2.1 to 7.0 dwelling units per net acre. The RL zone is consistent with the Low Density Residential (LDR) land use designation of the General Plan. The LDR land use designation provides for the development of low density detached single-family dwellings at a density between 2 and 7 dwelling units per gross acre.

Future homes would be required to meet the standards of the RL Zone, with one- and two-story single-family homes ranging in size from 1,600-square-feet to 3,000-square-feet. The maximum height of the residential units would be 25-feet and would include two and three car garages. Access to the proposed development will include two new access points from Alessandro Avenue, and a new access point from Vernon Street.



PROJECT VICINITY
Tentative Tract No. 34271
City of San Jacinto, California

Project Location:

The Project Site is located within the unincorporated portion of Riverside County within the City of San Jacinto's Sphere of Influence (see Figure 1 Regional Location and Figure 2 Vicinity Map) and encompasses an approximate 43.68-acre area, the majority of which is located south of Ramona Expressway, north of Field Maple Place, east of Alessandro Avenue and west of Vernon Street. A small 0.37-acre portion of the Project Site is located north of Ramona Expressway and area described above. The Project Site occurs within Section 26 of Township 4 South, Range 1 West, Lakeview 7.5 Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) and is comprised of Assessor Parcel Numbers (APNs) 433-070-030, 433-070-050, and 434-180-007.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072, the Project site:

1. **IS NOT** listed as hazardous property as designated under Section 65962.5 of the Government Code.
2. **IS NOT** a Project of statewide, regional or areawide significance as designated in CEQA Guidelines Section 15206;
3. **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of Transportation; and
4. A scoping meeting **WILL NOT** be held by the City of San Jacinto. A public hearing will be held and noticed at a later date.

Public Comment Period:

A 30-day public comment period for the Mitigated Negative Declaration begins on Wednesday May 20, 2026, and closes on June 23, 2026. Please submit comments no later than 5:00 p.m. on Monday June 23, 2026, to Kevin White, Planning Manager, at 595 S. San Jacinto Avenue, San Jacinto, California 92583 or by email at kwhite@sanjacintoca.gov.

Document Availability:

Copies of the Draft Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of San Jacinto Website:**
<https://www.sanjacintoca.gov/cms/one.aspx?portalId=10384430&pageId=13697858>
- **City of San Jacinto Planning Division**
595 S. San Jacinto Avenue
San Jacinto, CA 92583

City Hall Hours 8:00 a.m. – 5:00 p.m. Monday - Thursday

Any interested party may submit written comments prior to the end of public circulation period or submit any information which may be of assistance to the Planning Commission. A copy of the application and environmental document is available for inspection in the Planning Division at 595 S. San Jacinto Avenue, San Jacinto, CA 92583 or call at (951) 487-7330. As a result of this environmental review and comments, the proposed Project may be either conditionally approved, modified, or denied.

Contact Planner: If you need additional information or have any questions concerning this project, please contact Kevin White at (951) 487-7330 or kwhite@sanjacintoca.gov.