

NOTICE OF EXEMPTION



TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM:

City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
Attn: Erica S. Hong
Senior Planner
949-724-5439

SUBJECT Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File Nos.: Vesting Tentative Tract Map No. 19409, Conditional Use Permit 00956614-PCPU, and Park Plan 00956636-PPP for the Encore Residential Project

Project Location: 19712-19782 Macarthur Boulevard in Planning Area 36 (Irvine Business Complex), in the City of Irvine, (include County) County of Orange, CA

Project Description: Subdivision of a 14.21-gross-acre site into four lots for residential, landscaping, and public right-of-way purposes; a conditional use permit for an 830-unit residential project; and park plan for onsite recreation amenities.

Approving Public Agency: City of Irvine
Planning Commission
PO Box 19575
Irvine, CA 92623-9575

Approval Date: June 18, 2026
Resolution Nos. 26-4079; 26-4080; 26-4081

Project Applicant: Encore Centerpoint, LLC
17772 E. 17th Street, Ste 107
Tustin, CA 92780
Attn: Patrick Strader, Encore Centerpoint, LLC
ps@starpointventures.com

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☒ Statutory Exemption: **Assembly Bill 130**
- ☐ Categorical Exemption:
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: The project qualifies for a statutory exemption from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130. This exemption applies because the proposal meets the definition of an eligible urban infill housing project, satisfying the specific conditions and performance standards established in Public Resources Code Section 21080.66. These criteria include factors such as the project's location within an urbanized area, consistency with applicable planning and zoning regulations, and the absence of significant environmental effects that cannot be mitigated. As a result, the project is not subject to further CEQA review under this statutory provision.

Erica S. Hong, Senior Planner

Name and Title

Erica S. Hong

Signature

6/22/26

Date