



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: Brett Cannon
Senior Planner
949-724-6687

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. 19449 (File No. 00969196-PTT), Master Plan 00969194-PMP, and Park Plan 00969195-PPP for the 16842 Von Karman Residential Project

Project Location: (include County) 16842 Von Karman Avenue in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange, CA

Project Description: Subdivision of a 4.98-gross-acre site into one lot for residential condominium purposes, landscaping, and public right-of-way purposes; master plan for a 108-unit for-sale residential project; and park plan for on-site recreational amenities.

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

Approval Date: September 17, 2026
Resolution Nos. 26-4093, 26-4094, 26-4095

Project Applicant: KB Home
9915 Mira Mesa Boulevard, Suite 100
San Diego, CA 92131
Attn: John Deggelman, KB Home
[REDACTED]

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.

Brett Cannon, Senior Planner

Name and Title

Brett Cannon

Signature

October 1, 2026

Date