



January 22, 2026

Mr. Derek Kegley
Lennar Homes of California
2000 FivePoint, 3rd Floor
Irvine, CA 92618

Sent Via Email:
derek.kegley@lennar.com

Subject: Approval of Modification 00969510-PPK to Park Plan 00959081-PPP for Von Karman Corporate Center Residential; Located at the Northwest Corner of Von Karman Avenue and Alton Parkway in Planning Area 36 (Irvine Business Complex)

Dear Mr. Kegley:

Staff reviewed Modification 00969510-PPP for refinements to the Von Karman Corporate Center (VKCC) residential park plan. The project site is located at the northwest corner of Von Karman Avenue and Alton Parkway in Planning Area 36 (Irvine Business Complex [IBC]). The project site is designated as Urban/Industrial in the General Plan Land Use Element and is zoned 5.1 IBC Multi-use per the Irvine Zoning Ordinance.

On September 18, 2025, the Planning Commission approved Park Plan 0095081-PPP, along with Vesting Tentative Tract Map No. 19424 (File No. 00959036-PTT) and Master Plan 00959034-PMP. The entitlement applications allowed for the future development of up to 426 for-sale residential condominium units, comprised of multiple product offerings including duplexes, attached townhomes, staked flats, and single-family detached units. The approved park plan outlined the various park spaces, improvements, and in-lieu fees required for the project site to comply with park dedication obligations.

Since the approval of the original entitlement, Lennar Homes has assumed the role of project applicant, and they are seeking to refine the product offering at VKCC. Specifically, the applicant intends to remove the staked flats product from the northwestern portion of the VKCC project site. In lieu of the staked flats, Lennar Homes intends to provide additional attached townhomes. The change in product types results in a reduction of 14 units on-site, adjusting the total VKCC unit count from 426 to 412 units.

The park plan modification has been filed in conjunction with this requested change to document the resulting changes to certain park areas on-site. Specifically, this park plan modification seeks to refine the sizes of the linear park and dog park amenities, provide a new a new 0.30-acre parklet area, and provide minor adjustments to quantity of

various park amenities throughout the project site. All of these adjustments stem from the revised site configuration resulting from the adjustments in product type.

The project will continue to comply with minimum park dedication obligation as set forth in the Irvine Municipal Code, California Subdivision Map Act, and Quimby Act. Table 1 summarizes the total provided park dedication obligations from the original park plan and the proposed modification.

Table 1. Park Requirement

		Per Approved Park Plan 00959081-PMP	Per Proposed Modification 00969510-PPK
Required	Neighborhood Park Community Park Subtotal:	2.88 acres 1.92 acres 4.80 acres	2.78 acres 1.85 acres 4.63 acres
Provided	Neighborhood Park Community Park Subtotal:	3.23 acres 1.92 acres 4.80 acres	3.32 acres 1.92 acres 5.24 acres
Net	Surplus:	0.35-acre	0.61-acre

Section 2-22-10 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the four criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

A. For park plans, a proposed change in ownership from private to public or vice versa.

The modification does not change park ownership from the original entitlement. The park spaces and amenities will continue to be privately owned and maintained.

B. For park plans, any change that would result in an overall reduction of recreational opportunities within the park plan area as a whole, including, but not limited to:

1. Any reduction in the total dedicated parkland acreage in the adopted park plan as a whole.

The modification includes refinements to certain private neighborhood park areas at the VKCC project site, but it does not reduce the total parkland dedication provided. The original park plan provided a total of 5.15 acres of dedication, including 3.23 acres neighborhood park and 1.92 acres equivalent in a community park in-lieu fee. The modification will provide 0.09-acre of additional neighborhood parkland dedication and maintain the same 1.92-acre community park in-lieu fee obligation. Therefore, the park plan does not reduce the total dedicated parkland acreage from the adopted park plan.

2. Any deletion or reduction in size of an amenity that received park credit and/or replacement of an amenity that received park credit with another amenity of lesser value, where such change results in a reduction of the total park improvement credit in the park plan as a whole.

The modification preserves the same suite of recreational areas and improvements, including continuing to offer a Central Park with a tot lot, activity lawn, barbeque area, and half basketball court, a Swim Club with pool, pool deck, spa, and multipurpose building, a linear park, lawn areas, and barbeques, and a dog park with lawn, benches, and drinking fountains. The modification does reduce the amount of improvement credit within certain neighborhood park amenity areas; however, the park plan as a whole offers an overall increase in the total neighborhood park dedication. Therefore, the modification does not result in any overall reduction in park amenities.

3. Any deletion or reduction in size of a major recreational amenity within the park plan as a whole. Major amenities include, but are not limited to, pool(s), multi-purpose room or other assembly space(s), fitness center(s), tot lot(s), and fields or courts.

The modification does not remove or substantially reduce the size of any major amenity from the project site. The modification continues to provide the same suite of major amenities, including the family lap pool, the tot lot, the multi-purpose room, and the half basketball court, at the sizes and locations originally anticipated during the original entitlement.

4. Moving of parkland or recreation area acreage, a park amenity, or a portion of a park amenity from one park to another within the park plan and replacement of an amenity with another amenity of equal or higher value may be processed as a minor modification within the discretion of the Director of Community Development or the Director of Community Services, except as provided under provision D below.

The modification involves the reconfiguration of park and open space amenity areas in response to site plan adjustments and product type refinements. Specifically, portions of the dog park area and linear park have been reduced to account for changes in building footprint on-site. However, the revised park plan

incorporates additional park areas, like the new 0.30-acre parklet at the north edge of the project site, and provides a net increase in the amount of parkland dedication provided. Additionally, the modification will provide the same type of recreational opportunities throughout the site, offering both active and passive recreational opportunities for residents of the project.

- C. For park designs and existing parks, any change resulting in the overall reduction of recreational amenities, altering a major amenity, and/or resulting in a negative impact to the existing residential neighborhood.

This modification is related to a park plan application for a future residential development. It does not affect a park design or an existing park.

- D. Proposed modifications that meet any of the criteria listed in Section 2-19-2 shall be processed as a major modification.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The modification proposes to refine certain amenity areas due to adjustments to the residential product offerings at the project site. The application does not introduce new land uses or substantially alter the overall residential development intensity of the site, and the project will continue to provide a variety of residential condominium product types across the project site. The project site is in a fully improved area that does not contain any sensitive habitats, and the modification will not cause any significant environmental impacts. Additionally, Pursuant to Section 15183 of the State California Environmental Quality Act (CEQA) Guidelines, this project is statutorily exempt from additional environmental review as it is part of a residential development that is consistent with the previously certified General Plan Update Environmental Impact Report (EIR) (SCH No. 2023070463). This modification does not result in any peculiar environmental effects or new significant impacts not previously analyzed within the original EIR or the project specific consistency analysis completed during the original entitlement, and no further environmental analysis is required. A Notice of Exemption has been prepared by staff and provided with this letter (Enclosure 2).

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The park plan modification is provided to document adjustments in park amenity areas that are resulting from a change in residential product type at the site. The project site will remain a residential development, and the park plan modification will continue to provide the same suite of amenities to the project's future

residents. The modification does not propose to add, remove, or modify any recreational amenities that would alter the traffic or site-circulation in any notable way. While certain park areas are shifting, the project site continues to provide the same primary vehicular access points off Von Karman Avenue and same internal site circulation hierarchy of private streets as originally approved. Therefore, the project does not cause significant or potentially significant on-site and/or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The modification to the park plan does not modify or otherwise alter the intended use of the site, which will continue to provide for-sale, residential condominium units within the mixed-use area of the IBC. The modification allows for slight refinements to park amenities to accommodate the conversion of certain product types, but the project remains a multi-family residential project that is consistent with the General Plan Housing Element. The site layout will continue to comply with all applicable development standards including setbacks, building height, parking, landscaping, and site coverage. Additionally, the park plan will continue to exceed the minimum park dedication requirement in conformance with the Irvine Subdivision Ordinance and established park dedication obligations. All park spaces will continue to be required to be developed with adherence to the City's Park and Park Standards Manual. Therefore, the modification is consistent with the intent of the findings and conditions of the original approval.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The modification does not introduce new sensitive uses that were not previously considered. The modification allows for adjustments to the park areas, but the project will continue to provide the same general type of park areas and same suite of recreation amenities within the park areas to serve the residents of the for-sale, residential condominium development as originally analyzed. Additionally, no new categories of sensitive uses, such as childcare centers, schools, or medical establishments, are being introduced, and the refinement of the park areas does not create conflict with any nearby sensitive uses in manners that were previously unconsidered. Therefore, there will be no impact to, or introduction of, sensitive uses.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The modification documents refinements in on-site recreation areas resulting from conversion of previously anticipated staked flats residential product type to

attached townhomes. All park areas are landscaped, and the park spaces will continue to be organized across the site in a manner that is coordinated and provides a cohesive landscape. The modification also provides a net increase in the total amount of neighborhood parkland dedication, thus increasing the amount of on-site landscaping. The modification does not alter or affect parking in any way, as the recreation areas are intended for use by residents and their guests. The site will continue to comply with established parking requirements by providing all required resident parking in homeowner garages and guest parking throughout the development and in close proximity to the park spaces. Therefore, the proposed modification does not result in a significant reduction of landscaping or change in parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Park Plan Modification 00969510-PPK.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The modification allows for minor adjustments to recreation areas and amenities at the VKCC site, but it does not substantially alter the suite of amenities or recreation opportunities available to residents. The project will continue to meet its community park dedication obligation through the payment of an in-lieu fee and meet its neighborhood park dedication obligation through a combination of land dedication and improvements. The project continues to provide the Central Park, Swim Club, Dog Park area, and the linear park and parklet areas have been reconfigured and/or introduced in response to site plan adjustments. The project will continue to provide the same active and passive recreation opportunities to the project residents. All applicable conditions of approval shall remain in full force and effect. Therefore, the modification will preserve the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

COMPLIANCE WITH PRIOR CONDITIONS

Development of this project shall comply with all applicable conditions of approval from Vesting Tentative Tract Map No. 19424 (File No. 00959036-PTT), Master Plan 00959034-PMP, and Park Plan 00959081-PPP, as established in Planning Commission Resolutions 25-4029, 25-4030, and 25-4031, respectively.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Thursday, January 29, 2026, the approval granted by this letter shall become effective Friday January 30, 2026.

The stamped-approved plans for Park Plan Modification 00969510-PPK are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Consultant Planner Calvin Mingione at 949-724-6089 or by email at cmingione@cityofirvine.org.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Frady". The signature is written in a cursive, flowing style.

Stephanie Frady, AICP
Director of Community Development

Mr. Derek Kegley
January 22, 2026
Page 8 of 8

Enclosures:

1. Approved Project Plans
2. Notice of Exemption

ec: Soul Parness, Lennar Homes, soul.parness@lennar.com
Robert Savosh, IRA Capital, rsavosh@iracapital.com
File(s): 00969510-PPK; 00959081-PPP

**Park Plan
for
VKCC Residential**

Located at:

16775 Von Karman Ave, Irvine, CA 92606
Planning Area 36 - Irvine Business Complex

Case #00969510-PPK

Private Neighborhood Park Plan

Applicant:

Lennar Homes

Prepared by:

C2 Collaborative Landscape Architecture



**CITY OF IRVINE
APPROVED**

Revised: December 03, 2025
December 04, 2025

BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

ENCLOSURE 1

This Park Plan submittal is intended to satisfy the City's Park Plan requirements for the residential development located on a 25.41 acre site at the existing VKCC Business Complex in Planning Area 36.

The total number of proposed market-rate for-sale residences is 412. No affordable units are proposed. The VKCC residential population is calculated to be a total of 927 residents. See Population and Park Credit Chart. All of the VKCC residents and their guests will have access to the neighborhood park facilities. The parks will be accessed via pedestrian walkways.

The neighborhood and community park dedication requirements for the project are **2.78 acres of neighborhood parks** and **1.85 acres of community parks** per the City of Irvine Park Standards Manual dated September 3, 2015.

The Central Park includes a children's playground, fitness stations, shade structures with picnic tables, barbecues, activity lawn, and one half-court basketball. The Swim Club features a swimming pool, spa, restrooms, showers, gathering areas, barbecues, and tables. The Parklet includes a shade structure with barbecues and dining tables, as well as a lawn area with benches and shade trees. The Linear Park consists of passive lawn areas, shade structure with barbecues and picnic tables. The Dog Park includes a lawn area, benches and drinking fountain.

Residential units within the VKCC Residential Development will be part of an HOA, POA or other special district. All parks will be privately owned and maintained, and they will be accessible to residents of the VKCC Residential Development.

The developer may improve the areas with additional items not identified in the Park Plan, however, recreational amenities identified in this document will be provided at a minimum. Any changes to the proposed amenities will be considered a modification to the Park Plan evaluated per Zoning Code Section 2-22-10 of the IZO. Required Private Recreational Area parking will utilize the available general visitor parking stalls provided on the site. The Swim Club will be private - only for the residents and their guest by use of a key card or similar method with dedicated access.

Pages 3-4: Provides calculations for Population and Park Credit Chart.

Page 5: Circulation Plan for the neighborhood.

Page 6: Site Plan delineating the park areas being counted for park credit.

Pages 7-10: The park exhibits illustrate the proposed amenities for each park per City of Irvine Public/Private Facility Standards.

Pages 11-14: Calculation tables which identify improvements and amenities providing improvements values.

Pages 15-16: Exhibit 5: Dog Park and calculation tables.

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BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

PARK PLAN

VKCC (#00969510-PPK)

Population and Park Credit Chart:

<u>Population:</u>	412 units	x	2.25 persons/dwelling unit	=	927 residents
Market rate for- sale residences					

<u>Required Neighborhood Park Credits:</u>	927 residents	x	3 acres/1000 people	=	2.78 acres
Market rate for- sale residences					

<u>Provided Neighborhood Park Credits:</u>	Central Park:	1.15 acres
<u>Land Dedication (No Land Use Above or Below)</u>	Swim Club:	0.50 acres
	Parklet:	0.30 acres
	Linear Park:	0.25 acres
	Dog Park:	0.14 acres
	Total Land Dedication:	2.34 acres

Improvement Credits:	Central Park: \$ 1,366,148.56	0.40 acres
	Swim Club: \$ 1,485,882.16	0.43 acres
	Parklet: \$ 265,859.92	0.08 acres
	Linear Park: \$ 213,739.59	0.07 acres
	Dog Park: \$ 140,727.74	0.05 acres
	Total Land Dedication: \$ 3,331,630.22	0.98 acres

Total Neighborhood Park Credits Provided:

The remaining Neighborhood Park dedication requirement will be met by payment of **\$0** in Neighborhood Park in-lieu fees.
This amount equals **0.00 acre** based on the land value of \$3,500,000 per acre (FMV).

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BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

PARK PLAN
VKCC (#00969510-PPK)
Population and Park Credit Chart:

<u>Population:</u>	412 units	x	2.25 persons/dwelling unit	=	927 residents
Market rate for- sale residences					

<u>Required Community Park Credits:</u>	927 residents	x	2 acres/1000 people	=	1.85 acres
Market rate for- sale residences					

<u>Provided Community Park Credits:</u>	Total Land Dedication			=	0.00 acres
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Community Park Credits based on (00969510-PPK):

1.85 acres	x	\$3,500,000 per acres	=	\$6,489,000
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Community Park Credits will be met by payment based on previously approved Park Plan (00959081-PPP):

1.92 acres	x	\$3,500,000 per acres	=	\$6,720,000
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F.M.V. Land Appraisal:

For determination of neighborhood and community park fees the applicant is utilizing the CBRE Appraisal report dated Sept. 02, 2025 and date of value July 19, 2025. It has identified appraised values of land in the Irvine Business Complex as \$3,500,000 per acre for parcels.

<u>F.M.V.:</u>	<u>\$3,500,000 per acre</u>
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CASE #: 00969510-PPK
DATE : January 22, 2026

CIRCULATION PLAN

Park Plan
Planning Area 36
Case #00969510-PPK



LEGEND

— Pedestrian circulation

Accessible circulation will be 5% maximum slope in the direction of travel and 2% minimum cross slope.

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BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

SITE PLAN

Park Plan
Planning Area 36
Case #00969510-PPK



NEIGHBORHOOD PARKS

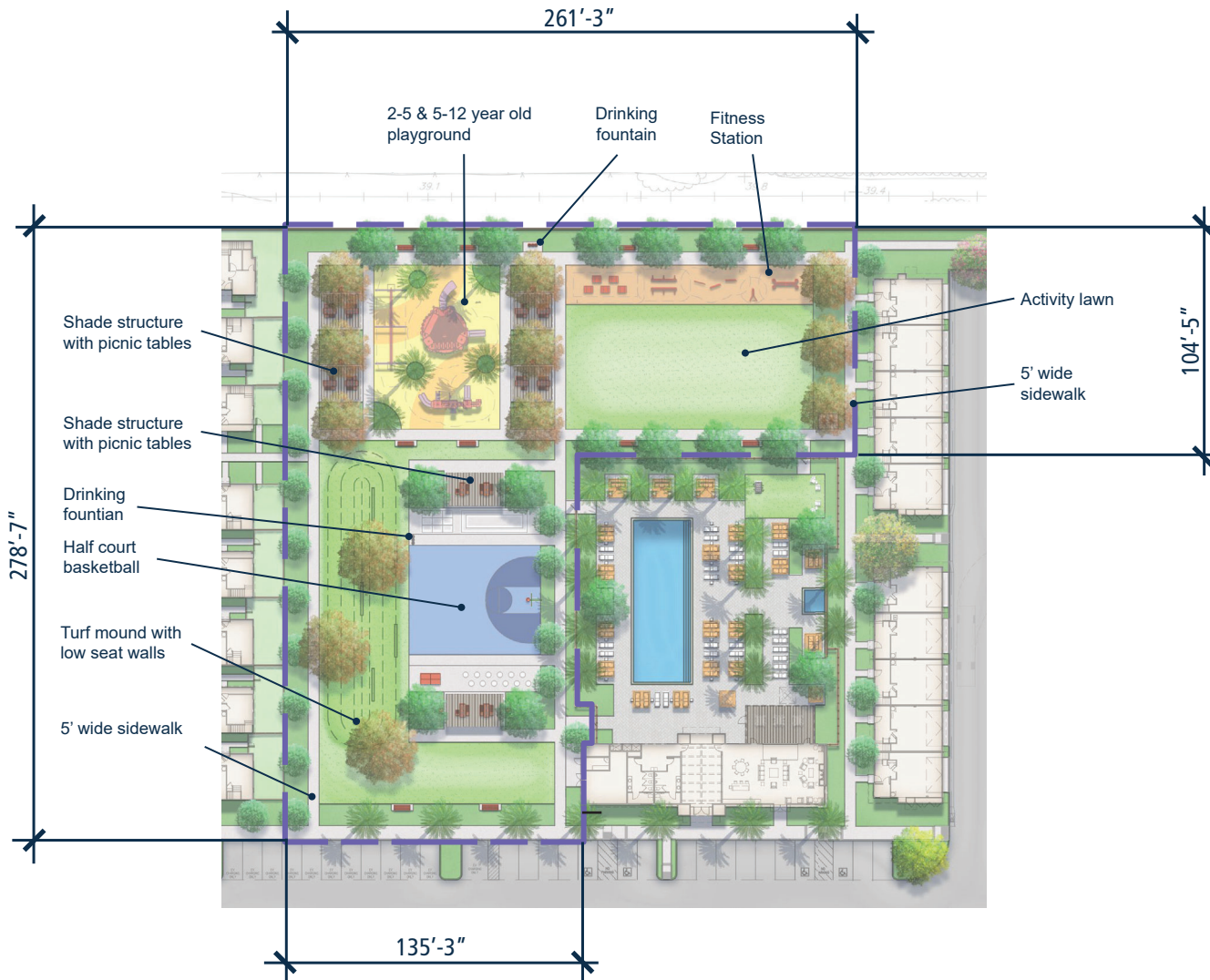
- ① Central Park
- ② Swim Club
- ③ Parklet
- ④ Linear Park
- ⑤ Dog Park

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BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

EXHIBIT 1: CENTRAL PARK

Park Plan
Planning Area 36
Case #00969510-PPK



Central Park (Total Area: 1.15 acres)

Shade structure(s)	1,860 s.f.
Fitness station(s)	2,033 s.f.
2-5 & 5-12 year old playground	4,067 s.f.
Lawn area	15,752 s.f.
Concrete paving	4,151 s.f.
Picnic tables	(12)
Drinking fountain	(2)
Half court basketball	(1)

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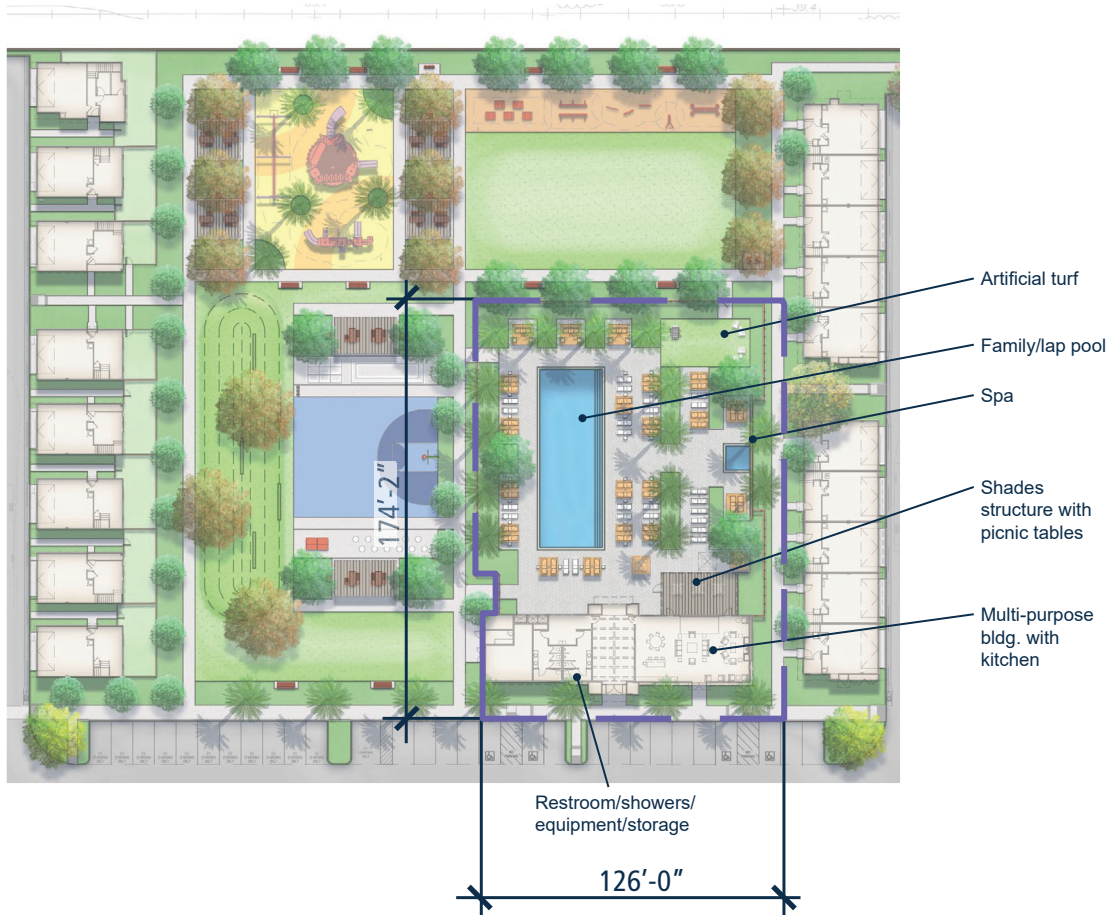
BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

KEYMAP



EXHIBIT 2: SWIM CLUB

Park Plan
Planning Area 36
Case #00969510-PPK



Swim Club (Total Area: 0.50 acres)

Family/lap pool (76'x 28')	2,128 s.f.
Spa	132 s.f.
Multi-purpose room (Club Room)	1,344 s.f.
Restroom/showers/equipment/storage	1,070 s.f.
Shade Structure	569 s.f.
Artificial turf	740 s.f.
Concrete paving	7,555 s.f.
Picnic tables	(5)

Pool/Spa Gate Notes:

1. Pool/spa gates will comply to section 5-9-520 of the Irvine uniform security code.
2. Knox boxes for the pool/spa will be dual keyed to the Police and Fire Department.

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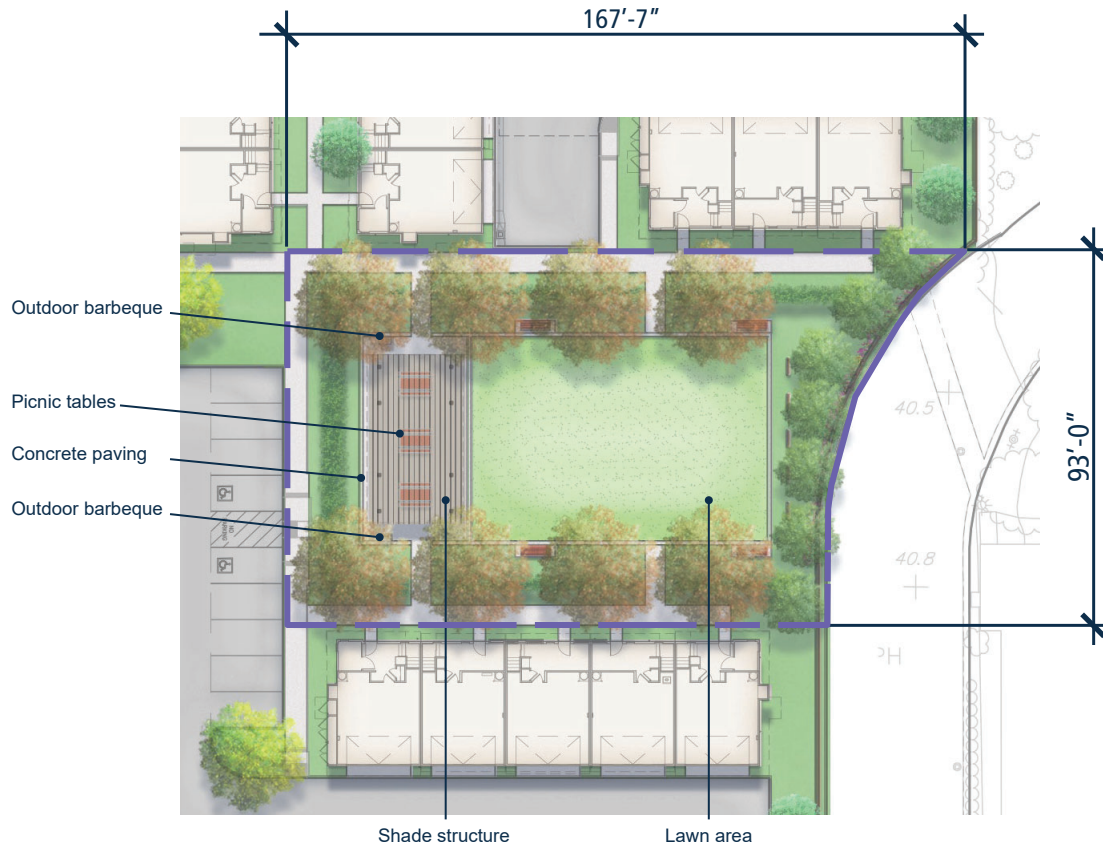
BY: Director of CD
CASE #: 00969510-PPK
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KEYMAP



EXHIBIT 3: PARKLET

Park Plan
Planning Area 36
Case #00969510-PPK



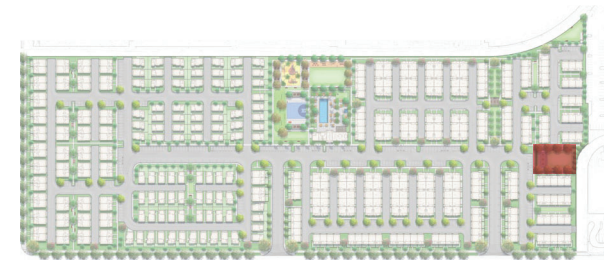
Parklet (Total Area: 0.30 acres)

Lawn area	3,774 s.f.
Shade structure	1,008 s.f.
Concrete paving	1,446 s.f.
Picnic Tables	(3)
Outdoor barbeque	(2)

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BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

KEYMAP



N.T.S.

EXHIBIT 4: LINEAR PARK

Park Plan
Planning Area 36
Case #00969510-PPK



Linear Park (Total Area: 0.25 acres)

Lawn area	4,808 s.f.
Shade structure	702 s.f.
Concrete paving	663 s.f.
Picnic tables	(3)
Outdoor barbecue	(1)

**CITY OF IRVINE
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CASE #: 00969510-PPK
DATE : January 22, 2026

KEYMAP



Amenity	Proposed Quantity	Unit	Maximum Value	Subtotal	% Credit	Improvement Value
Central Park						
Minimum Improvements						
Construction Water	1	l.s.	\$ 4,612.50	\$ 4,612.50	100%	\$ 4,612.50
Temporary Utilities	1	l.s.	\$ 9,348.00	\$ 9,348.00	100%	\$ 9,348.00
Site Grading - Rough	1861.29	cu.yd.	\$ 2.82	\$ 5,248.84	100%	\$ 5,248.84
Site Grading - Fine	49,934	sq.ft.	\$ 0.23	\$ 11,484.82	100%	\$ 11,484.82
Site Drainage	49,934	sq.ft.	\$ 0.60	\$ 29,960.40	100%	\$ 29,960.40
Utility Connections	1	l.s.	\$ 62,525.00	\$ 62,525.00	100%	\$ 62,525.00
Hardscape, Sidewalks	7,804	sq.ft.	\$ 4.97	\$ 38,785.88	100%	\$ 38,785.88
Lawn	15,752	sq.ft.	\$ 0.21	\$ 3,307.92	100%	\$ 3,307.92
Ground cover	632	sq.ft.	\$ 3.74	\$ 2,363.68	100%	\$ 2,363.68
Shrubs	1654	ea.	\$ 16.91	\$ 27,969.14	100%	\$ 27,969.14
Trees/Palms - 15 Gal min.	51	ea.	\$ 158.88	\$ 8,102.88	100%	\$ 8,102.88
Mulch/Soil Preparation	28,420	sq.ft.	\$ 0.26	\$ 7,389.20	100%	\$ 7,389.20
Automatic Irrigation with Computer	28,420	sq.ft.	\$ 0.51	\$ 14,494.20	100%	\$ 14,494.20
Security Lighting	15	ea.	\$ 4,612.50	\$ 69,187.50	100%	\$ 69,187.50
Recreational Amenities						
Permanent Tables	12	ea.	\$ 1,008.60	\$ 12,103.20	100%	\$ 12,103.20
Drinking Fountain	2	ea.	\$ 4,349.00	\$ 8,698.00	100%	\$ 8,698.00
Concrete Paving	4,151	sq.ft.	\$ 5.64	\$ 23,411.64	100%	\$ 23,411.64
Tot Lot/Play Equipment	4,067	sq.ft.	\$ 57.18	\$ 232,551.06	100%	\$ 232,551.06
Fitness Station Area	2,033	sq.ft.	\$ 57.18	\$ 116,246.94	100%	\$ 116,246.94
Shade Structure	1,860	sq.ft.	\$ 59.45	\$ 110,577.00	100%	\$ 110,577.00
50' x42' Basketball - Half court (unlighted)	1	ea.	\$ 26,560.00	\$ 26,560.00	100%	\$ 26,560.00
Subtotal						\$ 824,927.80
CCI Adjusted Value (40.2%)						\$ 1,156,548.78
7% Contingency						\$ 80,958.41
Survey /Design Fee (7%)						\$ 80,958.41
Plan Check and Permit Fees (2%)						\$ 23,130.98
Mobilization 2%						\$ 23,130.98
Landscape Maintenance	28,420	sq.ft.	\$ 0.05	\$ 1,421.00	100%	\$ 1,421.00
Total						\$ 1,366,148.56
Land Value						\$ 3,500,000.00
Improvement Credit (acres)						0.40

**CITY OF IRVINE
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Amenity	Proposed Quantity	Unit	Maximum Value	Subtotal	% Credit	Improvement Value
Swim Club						
Minimum Improvements						
Construction Water	1	l.s.	\$ 4,612.50	\$ 4,612.50	100%	\$ 4,612.50
Temporary Utilities	1	l.s.	\$ 9,348.00	\$ 9,348.00	100%	\$ 9,348.00
Site Grading - Rough	796.85	cu.yd.	\$ 2.82	\$ 2,247.12	100%	\$ 2,247.12
Site Grading - Fine	21,290	sq.ft.	\$ 0.23	\$ 4,896.70	100%	\$ 4,896.70
Site Drainage	21,290	sq.ft.	\$ 0.60	\$ 12,774.00	100%	\$ 12,774.00
Utility Connections	1	l.s.	\$62,525.00	\$ 62,525.00	100%	\$ 62,525.00
Hardscape, Sidewalks	1,054	sq.ft.	\$ 4.97	\$ 5,236.45	100%	\$ 5,236.45
Hardscape, Mow-Strip	170	sq.ft.	\$ 10.76	\$ 1,829.20	100%	\$ 1,829.20
Artificial Turf	740	sq.ft.	\$ 0.21	\$ 155.40	100%	\$ 155.40
Ground cover	326	sq.ft.	\$ 3.74	\$ 1,219.24	100%	\$ 1,219.24
Shrubs	852	ea.	\$ 16.91	\$ 14,407.32	100%	\$ 14,407.32
Trees/Palms - 15 Gal min.	21	ea.	\$ 158.88	\$ 3,336.48	100%	\$ 3,336.48
Mulch/Soil Preparation	6,513	sq.ft.	\$ 0.26	\$ 1,693.38	100%	\$ 1,693.38
Automatic Irrigation with Computer	6,513	sq.ft.	\$ 0.51	\$ 3,321.63	100%	\$ 3,321.63
Security Lighting	10	ea.	\$ 4,612.50	\$ 46,125.00	100%	\$ 46,125.00
Recreational Amenities						
Permanent Tables	5	ea.	\$ 1,008.60	\$ 5,043.00	100%	\$ 5,043.00
Outdoor Barbecue - Group	1	ea.	\$ 1,035.00	\$ 1,035.00	100%	\$ 1,035.00
Drinking Fountain	2	ea.	\$ 4,349.00	\$ 8,698.00	100%	\$ 8,698.00
Lap or Family Pool	2,128	sq.ft.	\$ 132.23	\$ 281,385.44	100%	\$ 281,385.44
Spa	132	sq.ft.	\$ 132.23	\$ 17,454.36	100%	\$ 17,454.36
Restroom	529	sq.ft.	\$ 244.77	\$ 129,483.33	100%	\$ 129,483.33
Concrete Paving	7,555	sq.ft.	\$ 8.20	\$ 61,951.00	100%	\$ 61,951.00
Fence	416	lin.ft.	\$ 29.35	\$ 12,209.60	100%	\$ 12,209.60
Pool Equipment Building	541	sq.ft.	\$ 244.77	\$ 132,420.57	100%	\$ 132,420.57
Shade Structure	569	sq.ft.	\$ 59.45	\$ 33,827.05	100%	\$ 33,827.05
Multi-Purpose Room	1,344	sq.ft.	\$ 244.77	\$ 328,970.88	100%	\$ 328,970.88
Subtotal						\$ 1,186,205.65
CCI Adjusted Value (40.2%)						\$ 1,663,060.33
7% Contingency						\$ 116,414.22
Survey /Design Fee (7%)						\$ 116,414.22
Plan Check and Permit Fees (2%)						\$ 33,261.21
Mobilization 2%						\$ 33,261.21
Landscape Maintenance	6,513	sq.ft.	\$ 0.05	\$ 325.65	100%	\$ 325.65
Total						\$ 1,485,882.16
Land Value						\$ 3,500,000.00
Improvement Credit (acres)						0.43

**CITY OF IRVINE
APPROVED**

BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

Amenity	Proposed Quantity	Unit	Maximum Value	Subtotal	% Credit	Improvement Value
Parklet						
Minimum Improvements						
Construction Water	1	l.s.	\$ 4,612.50	\$ 4,612.50	100%	\$ 4,612.50
Temporary Utilities	1	l.s.	\$ 9,348.00	\$ 9,348.00	100%	\$ 9,348.00
Site Grading - Rough	484.63	cu.yd.	\$ 2.82	\$ 1,366.66	100%	\$ 1,366.66
Site Grading - Fine	13,085	sq.ft.	\$ 0.23	\$ 3,009.55	100%	\$ 3,009.55
Site Drainage	13,085	sq.ft.	\$ 0.60	\$ 7,851.00	100%	\$ 7,851.00
Utility Connections	1	l.s.	\$ 62,525.00	\$ 62,525.00	100%	\$ 62,525.00
Hardscape, Sidewalks	2,048	sq.ft.	\$ 4.97	\$ 10,178.56	100%	\$ 10,178.56
Hardscape, Mow-Strip	355	sq.ft.	\$ 10.76	\$ 3,818.19	100%	\$ 3,818.19
Lawn	3,774	sq.ft.	\$ 0.21	\$ 792.54	100%	\$ 792.54
Ground cover	182	sq.ft.	\$ 3.74	\$ 680.68	100%	\$ 680.68
Shrubs	484	ea.	\$ 16.91	\$ 8,184.44	100%	\$ 8,184.44
Trees/Palms - 15 Gal min.	15	ea.	\$ 158.88	\$ 2,383.20	100%	\$ 2,383.20
Mulch/Soil Preparation	9,238	sq.ft.	\$ 0.26	\$ 2,401.76	100%	\$ 2,401.77
Automatic Irrigation with Computer	9,238	sq.ft.	\$ 0.51	\$ 4,711.38	100%	\$ 4,711.38
Security Lighting	4	ea.	\$ 4,612.50	\$ 18,450.00	100%	\$ 18,450.00
Recreational Amenities						
Shade Structure	1,008	sq.ft.	\$ 59.45	\$ 59,925.60	100%	\$ 59,925.60
Permanent Tables	3	ea.	\$ 1,008.60	\$ 3,025.80	100%	\$ 3,025.80
Outdoor Barbecue - Single	2	ea.	\$ 249.00	\$ 498.00	100%	\$ 498.00
Concrete Paving	1,446	sq.ft.	\$ 5.64	\$ 8,155.44	100%	\$ 8,155.44
Subtotal						\$ 211,918.31
CCI Adjusted Value (40.2%)						\$ 297,109.48
7% Contingency						\$ 20,797.66
Survey /Design Fee (7%)						\$ 20,797.66
Plan Check and Permit Fees (2%)						\$ 5,942.19
Mobilization 2%						\$ 5,942.19
Landscape Maintenance	9,238	sq.ft.	\$ 0.05	\$ 461.90	100%	\$ 461.90
Total						\$ 265,859.92
Land Value						\$ 3,500,000.00
Improvement Credit (acres)						0.08

**CITY OF IRVINE
APPROVED**

BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

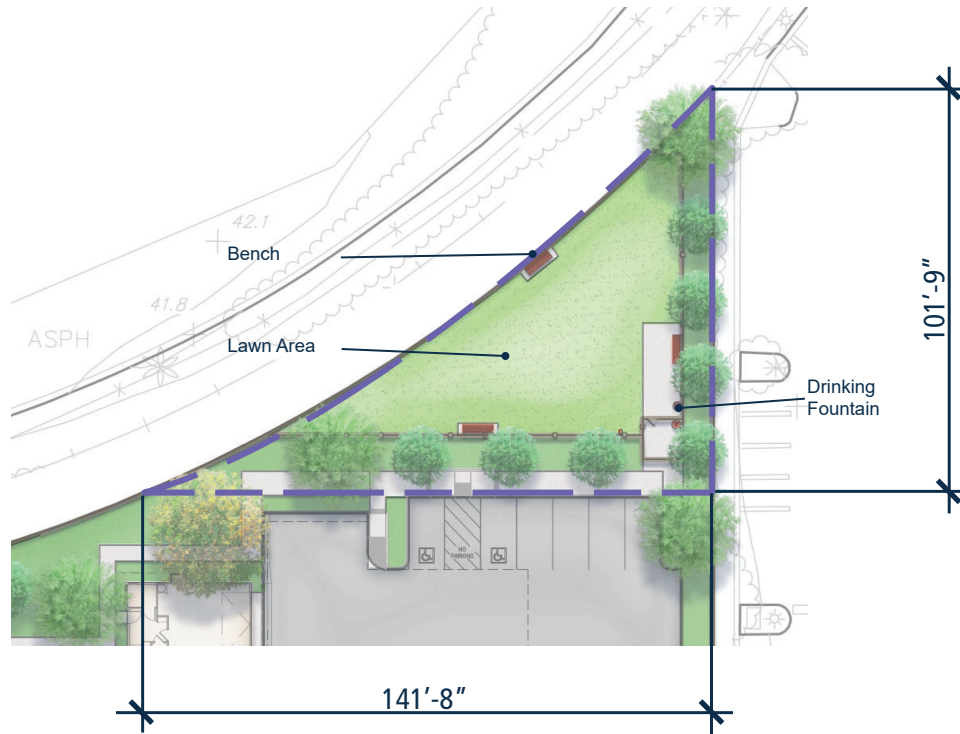
Amenity	Proposed Quantity	Unit	Maximum Value	Subtotal	% Credit	Improvement Value
Linear Park						
Minimum Improvements						
Construction Water	1	l.s.	\$ 4,612.50	\$ 4,612.50	100%	\$ 4,612.50
Temporary Utilities	1	l.s.	\$ 9,348.00	\$ 9,348.00	100%	\$ 9,348.00
Site Grading - Rough	444.74	cu.yd.	\$ 2.82	\$ 1,254.17	100%	\$ 1,254.17
Site Grading - Fine	11,083	sq.ft.	\$ 0.23	\$ 2,549.09	100%	\$ 2,549.09
Site Drainage	11,083	sq.ft.	\$ 0.60	\$ 6,649.80	100%	\$ 6,649.80
Utility Connections	1	l.s.	\$ 62,525.00	\$ 62,525.00	100%	\$ 62,525.00
Hardscape, Sidewalks	0	sq.ft.	\$ 4.97	\$ -	100%	\$ -
Lawn	4,808	sq.ft.	\$ 0.21	\$ 1,009.68	100%	\$ 1,009.68
Ground cover	122	sq.ft.	\$ 3.74	\$ 456.28	100%	\$ 456.28
Shrubs	319	ea.	\$ 16.91	\$ 5,394.29	100%	\$ 5,394.29
Trees/Palms - 15 Gal min.	19	ea.	\$ 158.88	\$ 3,018.72	100%	\$ 3,018.72
Mulch/Soil Preparation	7,245	sq.ft.	\$ 0.26	\$ 1,883.70	100%	\$ 1,883.70
Automatic Irrigation with Computer	7,245	sq.ft.	\$ 0.51	\$ 3,694.95	100%	\$ 3,694.95
Security Lighting	4	ea.	\$ 4,612.50	\$ 18,450.00	100%	\$ 18,450.00
Recreational Amenities						
Concrete Paving	663	sq.ft.	\$ 5.64	\$ 3,739.32	100%	\$ 3,739.32
Shade Structure	702	sq.ft.	\$ 59.45	\$ 41,733.90	100%	\$ 41,733.90
Permanent Tables	3	ea.	\$ 1,008.60	\$ 3,025.80	100%	\$ 3,025.80
Outdoor Barbecue - Group	1	ea.	\$ 1,035.00	\$ 1,035.00	100%	\$ 1,035.00
Subtotal						\$ 170,380.20
CCI Adjusted Value (40.2%)						\$ 238,873.04
7% Contingency						\$ 16,721.11
Survey /Design Fee (7%)						\$ 16,721.11
Plan Check and Permit Fees (2%)						\$ 4,777.46
Mobilization 2%						\$ 4,777.46
Landscape Maintenance	7,245	sq.ft.	\$ 0.05	\$ 362.25	100%	\$ 362.25
Total						\$ 213,739.59
Land Value						\$ 3,500,000.00
Improvement Credit (acres)						0.07

**CITY OF IRVINE
APPROVED**

BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

EXHIBIT 5: DOG PARK

Park Plan
Planning Area 36
Case #00969510-PPK



Dog Park (Total Area: 0.14 acres)

Lawn area	3,190 s.f
Drinking Fountain	(1)

**CITY OF IRVINE
APPROVED**

BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

KEYMAP



Amenity	Proposed Quantity	Unit	Maximum Value	Subtotal	% Credit	Improvement Value
Dog Park						
Minimum Improvements						
Construction Water	1	l.s.	\$ 4,612.50	\$ 4,612.50	100%	\$ 4,612.50
Temporary Utilities	1	l.s.	\$ 9,348.00	\$ 9,348.00	100%	\$ 9,348.00
Site Grading - Rough	179	cu.yd.	\$ 2.82	\$ 504.78	100%	\$ 504.78
Site Grading - Fine	6,175	sq.ft.	\$ 0.23	\$ 1,420.25	100%	\$ 1,420.25
Site Drainage	6,175	sq.ft.	\$ 0.60	\$ 3,705.00	100%	\$ 3,705.00
Utility Connections	1	l.s.	\$ 62,525.00	\$ 62,525.00	100%	\$ 62,525.00
Hardscape, Sidewalks	661	sq.ft.	\$ 4.97	\$ 3,285.17	100%	\$ 3,285.17
Hardscape, Mow-Strip	71	sq.ft.	\$ 10.76	\$ 763.96	100%	\$ 763.96
Lawn Area	3,190	sq.ft.	\$ 0.21	\$ 669.90	100%	\$ 669.90
Ground cover	86	sq.ft.	\$ 3.74	\$ 321.64	100%	\$ 321.64
Shrubs	225	ea.	\$ 16.91	\$ 3,804.75	100%	\$ 3,804.75
Trees/Palms - 15 Gal min.	9	ea.	\$ 158.88	\$ 1,429.92	100%	\$ 1,429.92
Mulch/Soil Preparation	4,914	sq.ft.	\$ 0.26	\$ 1,277.64	100%	\$ 1,277.64
Automatic Irrigation with Computer	4,914	sq.ft.	\$ 0.51	\$ 2,506.14	100%	\$ 2,506.14
Security Lighting	2	ea.	\$ 4,612.50	\$ 9,225.00	100%	\$ 9,225.00
Recreational Amenities						
Drinking Fountain	1	ea.	\$ 4,349.00	\$ 4,349.00	100%	\$ 4,349.00
Concrete Paving	430	sq.ft.	\$ 5.64	\$ 2,425.20	100%	\$ 2,425.20
Subtotal						\$ 112,173.85
CCI Adjusted Value (40.2%)						\$ 157,267.74
7% Contingency						\$ 11,008.74
Survey /Design Fee (7%)						\$ 11,008.74
Plan Check and Permit Fees (2%)						\$ 3,145.35
Mobilization 2%						\$ 3,145.35
Landscape Maintenance	4,914	sq.ft.	\$ 0.05	\$ 245.70	100%	\$ 245.70
Total						\$ 140,727.74
Land Value						\$ 3,500,000.00
Improvement Credit (acres)						0.05

**CITY OF IRVINE
APPROVED**

BY: Director of CD
CASE #: 00969510-PPK
DATE : January 22, 2026

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: Calvin Mingione
Consultant Planner
949-724-6089
cmingione@cityofirvine.org

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

Project Title and File No.: Von Karman Corporate Center Minor Modification, including Master Plan Modification 00969511-PMP and Park Plan Modification 00969510-PPP

Project Location:
(include County)

16775, 16795, 16815, 16845, 16969, 16715, 16735, 16755 Von Karman Avenue,
and 2121 Alton Parkway, City of Irvine, County of Orange, California.

Project Description:

Master plan and park plan modification applications for changes to the approved for-sale, residential condominium project, including refinements to product type, reduction in total unit count from 426 to 412 units, and adjustments to park amenity areas.

Approving Public Agency:

City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date:
Resolution No.

January 22, 2026
N/A

Project Applicant:

Lennar Homes
2000 Five Point, 3rd Floor
Irvine, CA 92618
Attn: DerekKegley
(949-507-1292
derek.kegley@lennar.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: Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning
- ☐ Categorical Exemption
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt:

The project is a modification to the approved 25-acre multifamily residential development (Master Plan 00959034-PMP and Park Plan 00959081-PPP), to refine the site plan and product offering. The project is statutorily exempt from additional environmental review as it is consistent with the previously certified Irvine 2045 General Plan Program EIR (State Clearinghouse No. 2023070463). Effects of the project were examined in the General Plan Program EIR, and all feasible mitigation measures and alternatives developed in the General Plan Program EIR were incorporated into this project.

Calvin Mingione, Consultant Planner
Name and Title


Signature

January 22, 2026
Date