Notice of Availability of a Draft Environmental Impact Report

Gateway Village Project

The City of Irvine (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse [SCH] #2024100742) for the Gateway Village Project ("Project"), as described below. This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the public.

We invite you to submit public comments on this document for a 45-day period starting **Friday, September 5, 2025,** and concluding **Monday, October 20, 2025, at 5 p.m.**

PROJECT SETTING

The Project site is situated at the northeast corner of Jeffery Road and Portola Parkway in North Irvine. This area includes the residential communities of Portola Springs and Orchard Hills and is adjacent to a large swath of open space called the Northern Open Space Preserve, which includes the approximately 700-acre Gateway Preserve, Limestone Canyon, and Blackstar Canyon and extends to the Cleveland National Forest. Highway access to the area is provided by State Route (SR) - 261 and SR-241.

PROJECT DESCRIPTION

The proposed Project includes the development of a new approximately 105-acre residential village consisting of two- and three-story attached and detached homes. Access to the site will be provided via Jeffrey Road and a right-in/right-out driveway on Portola Parkway. The Project would create essential public access points, trails and other improvements in the Gateway Preserve Open Space to be located north of the site. The Project also includes the extension of the Jeffrey Open Space Trail (JOST) and a new park located at the northern terminus of the JOST. Project components include the following:

- **Entitlements.** The Project requires a General Plan amendment to change the City's Land Use Map from Recreation to Medium-High Density Residential on the site with High Density Residential to be applied on the affordable housing portion of the site only. Additionally, text, tables, and figure updates in the Land Use Element would be made to establish Planning Area 2 (Gateway Village). Additional General Plan updates include revisions to the figures in the Circulation Element; updates to figures, tables, and texts in the Conservation and Open Space Element; and updates to figures in the Safety Element. A zone change to the Irvine Zoning Ordinance is also required to change the zoning classification of the Project site from 1.5 Recreation to 2.4J Medium-High Density Residential; add Chapter 9-2, *Planning Area 2*; and amend Section 3-3-1, Section 3-37-15, and Chapter 9-6 for consistency purposes. Additionally, the Project requires tentative tract/parcel maps to subdivide the site; residential master plans; a park

plan; a master landscape and trails plan; park designs; and the annexation of County of Orange land parcels within the boundaries of the project site.

- **Residential Development.** The Project consists of approximately 1,360 two- and three-story attached and detached homes developed on approximately 65.5-acres. The density would range from 10 to 40 dwelling units per acre. Of the 1,360 units, approximately 340 onsite are proposed as multi-family affordable housing units.
- **Parks.** The project includes the construction of five parks totaling approximately 7.2 acres, including a new public park containing parking, restrooms, and trailhead staging. A 1.2-acre landscape frontage would also be included on the Project site along Portola Parkway.
- **Jeffrey Open Space Trail.** The JOST is a recreational resource and is an important element in the City's overall Open Space system, linking the conservation and open space lands within the City. The project would extend the JOST north approximately 2,750 feet from Portola Parkway to South Park at the entrance to the forthcoming Gateway Preserve and would include a pedestrian and bicycle bridge over Portola Parkway. The total acreage of the JOST extension under the proposed Project would be approximately 9.5 acres.
- **Utilities.** The Project would include the extension of all utilities to the Project site.

Anticipated Significant Environmental Impacts: Consistent with Section 15161 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared a Draft EIR for the Project, which provides an analysis of the potential environmental impacts associated with the Project implementation.

The Draft EIR identified significant and unavoidable impacts regarding the following topic areas: agriculture and forestry resources (conversion of Farmland to non-agricultural use; cumulative effect on agricultural resources); air quality (conflict with or obstruction of implementation of the applicable air quality plan; cumulatively considerable net increase of criteria pollutants; cumulative effect on air quality resources); greenhouse gas (GHG) emissions (conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs; cumulative effect on GHGs); and transportation (conflict or inconsistency with CEQA Guidelines Section 15064.3(b); cumulative effect on transportation resources). All other impacts would be less than significant or would be mitigated to a less-than-significant level. Additionally, the project site is not on any of the lists of sites enumerated under Government Code Section 65962.5 (Cortese List).

Public Review Process for the Draft EIR: This notice, in accordance with Sections 15086 and 15087 of the CEQA Guidelines, aims to engage responsible agencies, organizations, interested stakeholders, and the public in reviewing and providing feedback on the environmental analyses presented in the Draft EIR.

Document Availability: The review period for the Draft EIR (lasting for 45 days) will commence Friday, September 5, 2025, and will end Monday, October 20, 2025, at 5 p.m. The Draft EIR will be made available for review at 1 Civic Center, Irvine, California, and on the following webpage:

https://cityofirvine.org/community-development/current-environmental-reviews

Printed copies of the document will be available for public review at the following locations and may be viewed during normal business hours:

- Irvine City Hall Planning Counter, 1 Civic Center Plaza, Irvine, CA
    - City Hall Hours of Operation: Monday-Thursday: 7:30 a.m. to 5:30 p.m.; Friday: 8 a.m. to 5 p.m.
- Heritage Park Library, at 14361 Yale Avenue, Irvine, CA
- University Park Library, at 4512 Sandburg Way, Irvine, CA
    - Library Hours of Operation: Monday-Thursday: 10 a.m. to 8 p.m.; Friday-Sunday: 9 a.m. to 5 p.m.

The City requests your review of the Draft EIR and invites written comments regarding environmental issues identified in the Draft EIR. Comments can be submitted via email to ehong@cityofirvine.org and via mail to:

Erica S. Hong, Senior Planner, City of Irvine
PO Box 19575
Irvine, CA 92623-9575

Draft EIR Public Hearing: The project will include review by the Subdivision Committee, Transportation Commission, Community and Library Services Commission, Planning Commission, and the City Council. Tentatively, these hearings are planned for Fall/Winter 2025, with hearing dates to be publicly noticed.

Final EIR: After the conclusion of the public review period for the Draft EIR, the City will compile a Final EIR, integrating all feedback obtained during the public comment period and providing responses to comments. This final document will then be presented to the City Council on a date for which prior notification will be given. In compliance with Section 21092.5 of the CEQA Guidelines, the Final EIR will be made available for public review at least 10 days before certification by the City Council.