

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024100742**Project Title:** Gateway Village Project

Lead Agency: City of Irvine

Contact Person: Erica Hong

Mailing Address: 1 Civic Center Plaza

Phone: (949) 724-6362

City: Irvine

Zip: 92606-5207

County: Orange

Project Location: County: Orange

City/Nearest Community: Irvine

Cross Streets: Portola Parkway and Jeffrey Road

Zip Code: 92602

Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 4.01 " N / 117 ° 43 ' 59 " W Total Acres: 82

Assessor's Parcel No.: 10411897, 10411871, 10411873, 10411806, 10411898, 10411828, 10411809, 10411826, 10411904

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 133, 241

Waterways: Irvine Lake

Airports:

Railways: Schools: Santiago Hills Elementary, Orchard Hills School

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: FONS

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☒ Annexation
☒ General Plan Amendment ☒ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 1,360 Acres 105
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☒ Recreational: new parks, Jeffrey Open Space Trail extension
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Recreation/1.5-Recreation

Project Description: (please use a separate page if necessary)

The project includes the development of 1,360 two- to three-story homes, including both attached and detached homes, with an average site density between 10 to 40 units per acre. 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 creation of new park space located at the terminus of the JOST. Park space is expected to include parking, restroom and trail staging.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>12</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>County of Orange</u>
☐ Health Services, Department of	☒ Other: <u>Local Agency Formation Commission of Orange County</u>
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 5, 2025 Ending Date October 20, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Brookfield Homes (Co-applicant with City of Irvine)</u>
Address: <u>27271 Las Ramblas, Suite 340</u>	Address: <u>3200 Park Center Drive, Ste. 1000</u>
City/State/Zip: <u>Mission Viejo, CA 92691</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Rachel Struglia</u>	Phone: <u>(714) 200-1500</u>
Phone: <u>(949) 373-8318</u>	

Signature of Lead Agency Representative: *Erica S. Hong* 9/3/25
Erica S. Hong (Sep 3, 2025 15:35:48 PDT)

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.