



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001095

FILED

November 14, 2025

HUGH NGUYEN

CLERK-RECORDER

By *H. Nguyen*
Deputy clerk

30-11/14/2025-0871

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

IRVINE GATEWAY VILLAGE PROJECT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON November 14, 2025
Posted for 30 days
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Orange
 Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Irvine
 Address: 1 Civic Center Plaza
Irvine, CA 92606
 Contact: Erica S. Hong, Senior Planner
 Phone: 949-724-5439

Lead Agency (if different from above): NOV 14 2025

Address: HUGH NGUYEN, CLERK-RECORDER

Contact: BY: MG DEPUTY
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024100742

Project Title: Irvine Gateway Village Project

Project Applicant: Brookfield (Derek Spalding), 3200 Park Center Drive, #1000, Costa Mesa, CA 92626

Project Location (include county): Northeast corner of Portola Pkwy & Jeffrey Rd, Irvine, Orange County

Project Description:

The City of Irvine, in partnership with Brookfield, proposes the development of a new approximately 105-acre residential village consisting of two- and three-story attached and detached homes (Project). 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.

This is to advise that the City of Irvine has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on 11/12/25 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Irvine City Hall, Planning Counter, 1 Civic Center Plaza, Irvine, CA 92606

Signature (Public Agency): Erica S. Hong Title: Senior Planner

Date: 11/13/2025 Date Received for filing at OPR: _____



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001093

FILED

November 13, 2025

HUGH NGUYEN

CLERK - RECORDER

By H. Nguyen
Deputy clerk

30-11/13/2025-0870

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

IRVINE GATEWAY VILLAGE PROJECT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☐ Notice of Exemption (NOE)
☐ Other (Please fill in type):

FILED

NOV 14 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 11/13/2025
Posted 11/13/2025 Removed _____
Returned to agency on _____
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FILED

Print Form

NOV 14 2025

Notice of Determination HUGH NGUYEN, CLERK-RECORDER **Appendix D**

BY: MG DEPUTY

To: ☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public Agency: City of Irvine
Address: 1 Civic Center Plaza
Irvine, CA 92606
Contact: Erica S. Hong, Senior Planner
Phone: 949-724-5439

☒ County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

Lead Agency (if different from above):
Address: NOV 13 2025
Contact: HUGH NGUYEN, CLERK-RECORDER
Phone: BY: MG DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024100742

Project Title: Irvine Gateway Village Project

Project Applicant: Brookfield (Derek Spalding): 3200 Park Center Drive, #1000, Costa Mesa, CA 92626

Project Location (include county): Northeast corner of Portola Pkwy & Jeffrey Rd, Irvine, Orange County

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. 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.

This is to advise that the City of Irvine has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 11/12/25 and has made the following determinations regarding the above
(date)

described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Irvine City Hall, Planning Counter, 1 Civic Center Plaza, Irvine, CA 92606

Signature (Public Agency): Erica S. Hong Title: Senior Planner

Date: 11/13/2025 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	Approval	Save
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RECEIPT NUMBER:
30-11/13/2025-0870
STATE CLEARINGHOUSE NUMBER (if applicable)
2024100742

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 11/13/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001093	
PROJECT TITLE		

IRVINE GATEWAY VILLAGE PROJECT

PROJECT APPLICANT NAME BROOKFIELD (DEREK SPALDING)	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 724-5439
PROJECT APPLICANT ADDRESS 3200 PARK CENTER DRIVE, #1000	CITY COSTA MESA	STATE CA
	ZIP CODE 92628	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$ 4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	
☒ County documentary handling fee	\$ 50.00	\$ 50.00
☐ Other		

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 4,173.50

SIGNATURE X <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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FILED

NOV 14 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a



RECEIPT NUMBER:

30 — 11/14/2025 — 0871

STATE CLEARINGHOUSE NUMBER (If applicable)

2024100742

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF IRVINE

LEAD AGENCY EMAIL

DATE

11/14/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202585001095

PROJECT TITLE

IRVINE GATEWAY VILLAGE PROJECT

PROJECT APPLICANT NAME

BROOKFIELD (DEREK SPALDING)

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 724-5439

PROJECT APPLICANT ADDRESS

3200 PARK CENTER DRIVE, #1000

CITY

COSTA MESA

STATE

CA

ZIP CODE

92626

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X *Melissa Gomez*

AGENCY OF FILING PRINTED NAME AND TITLE

MELISSA GOMEZ , DEPUTY CLERK