

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): _____

Address: _____

Contact: _____

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 12/09/25 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: 12/11/2025 Date Received for filing at OPR: _____