



NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING
Environmental Impact Report
Gateway Village Project

Date: October 16, 2024
To: Reviewing Agencies, Interested Parties, and Organizations
Subject: Notice of Preparation of an Environmental Impact Report
Scoping Meeting: October 23, 2024, 5:30 p.m. to 7:00 p.m., Irvine City Hall in the City Council Chamber, 1 Civic Center Plaza, Irvine, California 92606-5207 and via Zoom
Comment Period: October 16, 2024, through November 15, 2024
Project Title: Gateway Village
Project Proponent: City of Irvine and Brookfield Residential

The City of Irvine (City) is preparing an environmental impact report (EIR) to evaluate potential environmental impacts associated with the proposed Gateway Village Project (project). The City, acting as the Lead Agency, has determined that the project will require an EIR in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and Title 14 of the California Code of Regulations (CEQA Guidelines) (14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

The City requests comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. The City needs to know the significant environmental issues and reasonable alternatives and mitigation measures that are germane to each Responsible and Trustee Agency's statutory responsibilities in connection with the proposed project. The project description, location, and probable environmental effects are described in this notice.

Responses to this NOP must be submitted by the close of the NOP review period, which concludes on November 15, 2024, at 5:00 p.m. Comments should be provided in writing to:

Ann Wu, Principal Planner
City of Irvine
PO Box 19575
Irvine, California 92623-9575
awuu@cityofirvine.org

A copy of this notice will be available to download from the City's website at the following link: www.cityofirvine.org/city-managers-office/gateway-preserve. Please contact Principal Planner Ann Wu at awuu@cityofirvine.org with any questions regarding this notice or the scoping meeting.

Public Scoping Meeting

The City will hold a public scoping meeting on October 23, 2024, to present information regarding the project and the CEQA process and to receive public comments and suggestions regarding the scope and content of the Draft EIR. The time and location of the public scoping meeting are provided above.

Weblink for Virtual Participation:

You may also submit live comments via “Zoom.” For more information, visit www.cityofirvine.org/city-managers-office/gateway-preserve

Verbal and written comments regarding the scope of the EIR will be accepted at the public scoping meeting. It is the intention of the City to comply with the Americans with Disabilities Act in all respects. If, as a participant and observer at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Ann Wu at awuu@cityofirvine.org no later than October 21, 2024, for assistance. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35. 102-35. 104 ADA Title II).

Project Location

The approximately 120-acre project site is in north Irvine, at the northeast corner of Portola Parkway and Jeffrey Road. The site is bounded by Portola Parkway to the south, Jeffrey Road/Hicks Haul Road to the northwest, and Bee Canyon Access Road to the east. Hicks Canyon Wash is to the north.



Project Description

The project includes the development of approximately 1,360 two- to three-story homes, including both attached and detached configurations, with an average site density between 10 and 35 units per acre. Access to the site would 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.

Probable Environmental Effects

The City has determined that an EIR will be prepared for the project. As required, the EIR will focus on the significant effects of the proposed project and will document the reasons for concluding that other effects would be less than significant. Where significant or potentially significant environmental impacts are identified, the EIR will also discuss feasible mitigation measures to avoid or reduce these impacts, as well as a reasonable range of potentially feasible alternatives. Based on the preliminary analysis of the project, the following environmental topics will be examined in the EIR: aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazard and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire.

Signature of Lead Agency Representative

10/16/24

Date