

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 #

Project Title: Gateway Village Project

Lead Agency: City of Irvine Contact Person: Ann Wu
 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, 10411828, 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: _____ FONSI _____

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 120
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: new parks Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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 35 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".


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

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

Starting Date October 16, 2024 Ending Date November 15, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek (Rachel Struglia)</u>	Applicant: <u>(Derek Spalding) Brookfield Homes & City of Irvine (Ann Wu)</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:  Date: 10-16-2024

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