



Creating The Gateway Preserve

*An Update Regarding the City's
Efforts to Address the All-American Asphalt Situation*

City Council Meeting
February 28, 2023

CITY OF IRVINE



Background

- During the past several months, the City Council has directed that staff aggressively develop possible response strategies related to the All American Asphalt Plant facility
 - A City Council AAA Subcommittee consisting of Councilmembers Carroll and Agran was formed to engage directly on this particular issue
- Based on our efforts to date, we have reached tentative agreement with all relevant stakeholders to effectuate the closure of the AAA facility this year, in order to establish the Gateway Preserve

Gateway Preserve Overview

- To facilitate establishment of the Gateway Preserve, the City has reached agreement on terms to purchase of the AAA plant
- Concurrently, the City has also negotiated terms related to a land donation with the Irvine Company which will serve two purposes
 - Part of the land being acquired will eventually be entitled by the City for residential development, and then sold to pay for the AAA plant acquisition
 - The remaining property will be paired with the AAA site to establish the Gateway Preserve
 - The overall Gateway Preserve is estimated to be more than 700 acres in size
- Of note, these are both complex deals that involve substantial risks and will require additional due diligence and refinement over the course of the next several weeks

JOST Extension

Size: ~10 AC

Potential Program:

- Natural History Theme (per JOST master plan)
- Interpretive Stations
- Public Art
- Transitional Landscape
- Paid for by Irvine Company



Gateway Park South

Size: ~12 AC

Potential Program:

- JOST Terminus
- Passive Day Use
- Group Picnic
- Playground
- Play Meadow
- Restrooms
- Parking
- Transitional Native Landscape



Residential Village

Size: ~70 AC

Development plan TBD



IRC Native Seed Farm

Size: ~14 AC

Existing Program:

- Native Plant Seed Harvest
- Volunteer Farm Operation
- 49 Plant Species
- 15,000 Seedlings
- Educational Program



Special Use Sites

Size: ~10 AC & ~10 AC

Potential Uses:

- Ecological Study
- Environmental Education
- City Support Facilities
- Landscape Restoration



Canyon Trail

Length: ~1 Mile

Potential Program:

- JOST Nature Extension
- Interpretive Stations
- To North Gateway Park
- To Secondary Trails
- To North Conservancy Open Space



All American Asphalt

Existing Condition

Size: ~12 AC



Gateway Park North

All American Asphalt

Size: ~12 AC

Potential Program:

- Conference Center
- Interpretive Displays
- Native Gardens
- Outdoor Classrooms
- Nature Playground
- Restrooms
- Trailhead



Gateway Park North

All American Asphalt

Size: ~12 AC

Potential Program:

- Conference Center
- Interpretive Displays
- Native Gardens
- Outdoor Classrooms
- Nature Playground
- Restrooms
- Trailhead



Secondary Trails

All American Asphalt

Length: ~6 – 8 Miles

Potential Program:

- Ridgeline Views
- Various Eco-Tones
- Pedestrian & Bike Dedications



[Link To North Irvine Conservancy Open Space](#)

Potential Program:

- 50+ Miles of Trails
- ~20,000 Acres of Open Space
- Increased Public Access
- Tours and Educational Programs



Habitat Restoration Areas

Size: TBD

Potential Program:

- Quarry / Grading Scars
- Historic Dump Sites
- Erosion Damage
- Habitat Restoration



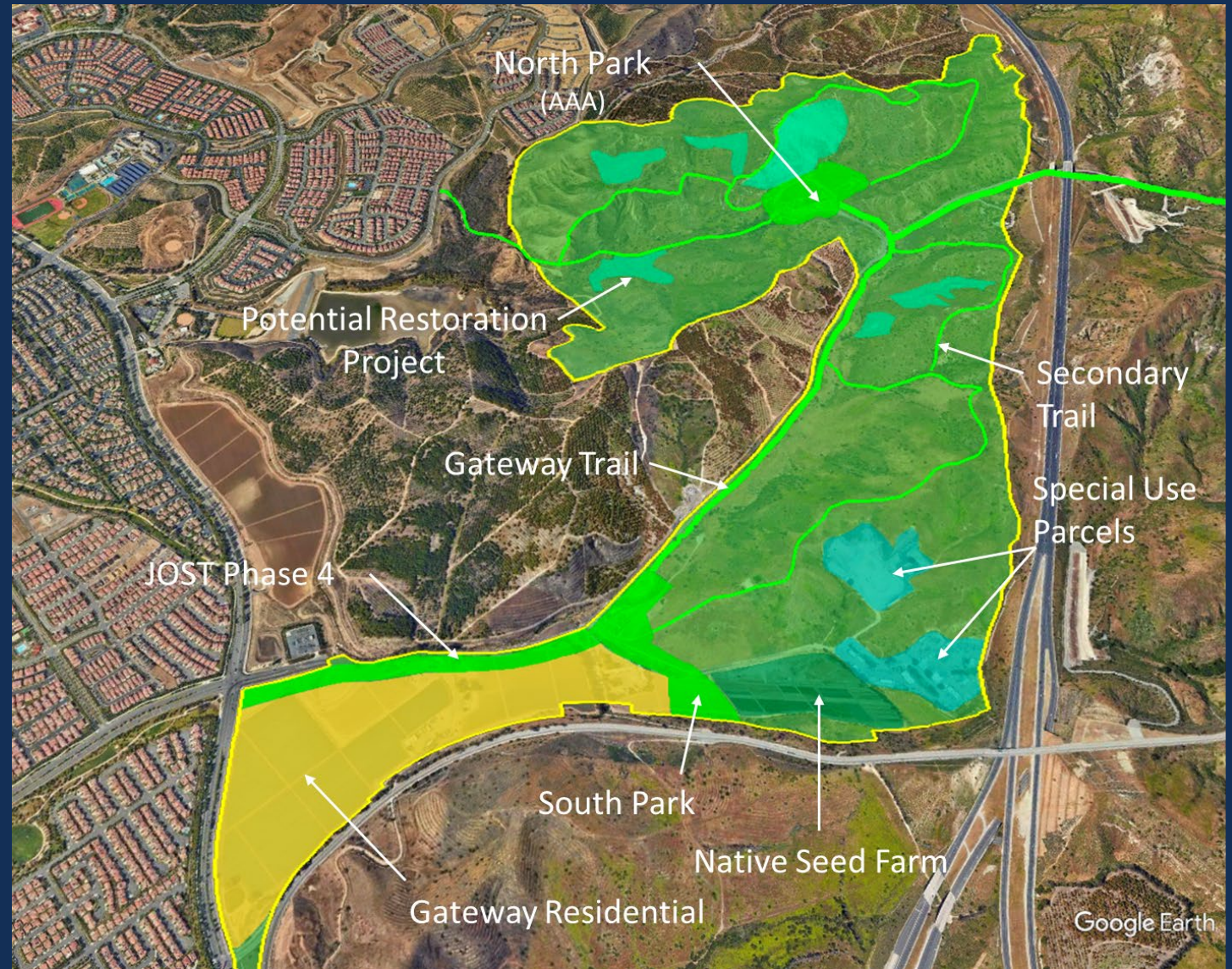


Gateway Preserve

Size: More than 700 AC

Benefits:

- Remove asphalt plant
- Create new trail linkages to North Irvine Open Space
- Create new interconnected naturalized park system
- Provide multiple new trail hiking & biking alternatives
- Expand housing supply



Next Steps

- There are still several moving parts that need to be coordinated / finalized
 - City engaged in finalizing development of a purchase and sale agreement for the AAA facility and a dedication offer from the Irvine Company to realize the Gateway Preserve
 - We expect to bring forward both agreements, along with property purchase financing documents, in March / April 2023
 - As has been mentioned, these are complex deals that involve substantial risks, and staff is engaged in the requisite due diligence to ensure that all elements of the deal are fully vetted and understood
- The City Council, the AAA Council Subcommittee, and City staff all deserve tremendous credit for coordinating this resolution to the AAA matter
- Both AAA and the Irvine Company have been valued partners in coordinating this Gateway Preserve concept



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