



City of Irvine Public Scoping Meeting

Gateway Village - Environmental Impact Report (CEQA)

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OCTOBER 23, 2024

Table of Contents

01 Project Overview

04 EIR Topics

02 Project Site Plan

05 Opportunities for Public Comment

03 Purpose of an EIR



Project Overview

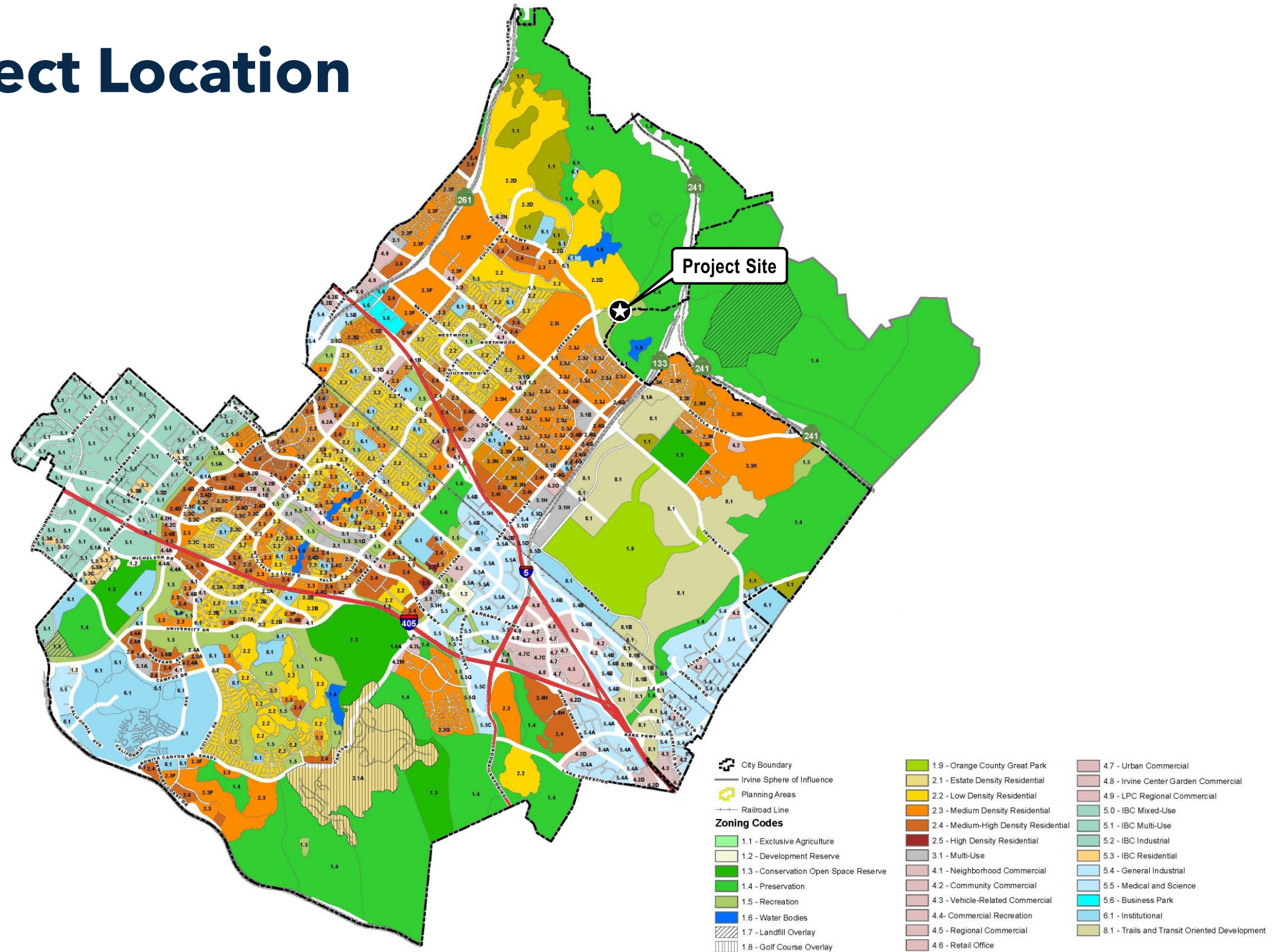
Project Overview

- Approximately 120-acre Project site
- Development of approximately 1,360 two- to three- story homes
- 25% affordable housing
- Average density of 15 units per acre
- Extension of the Jeffery Open Space Trail
- Creation of new park space

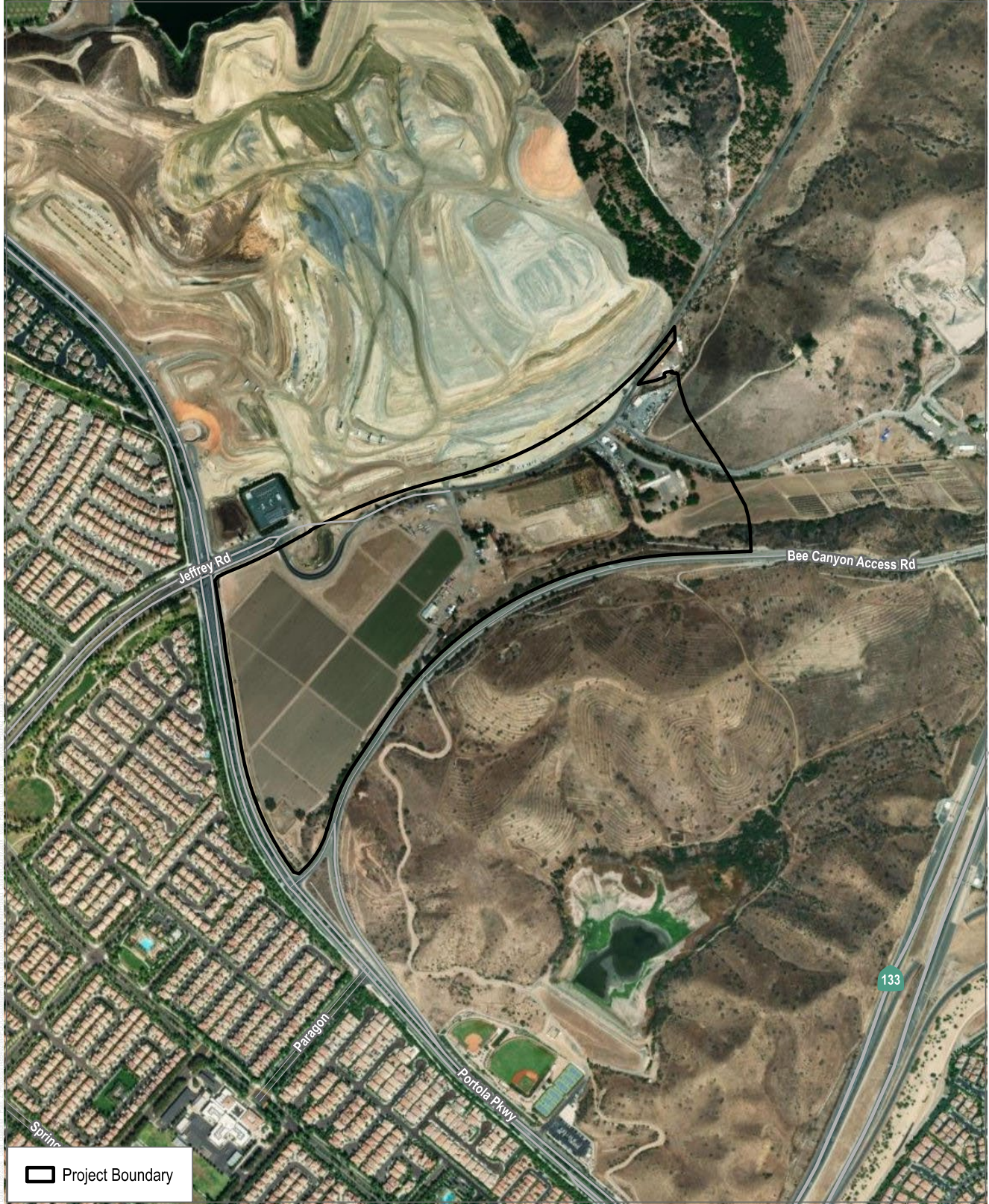


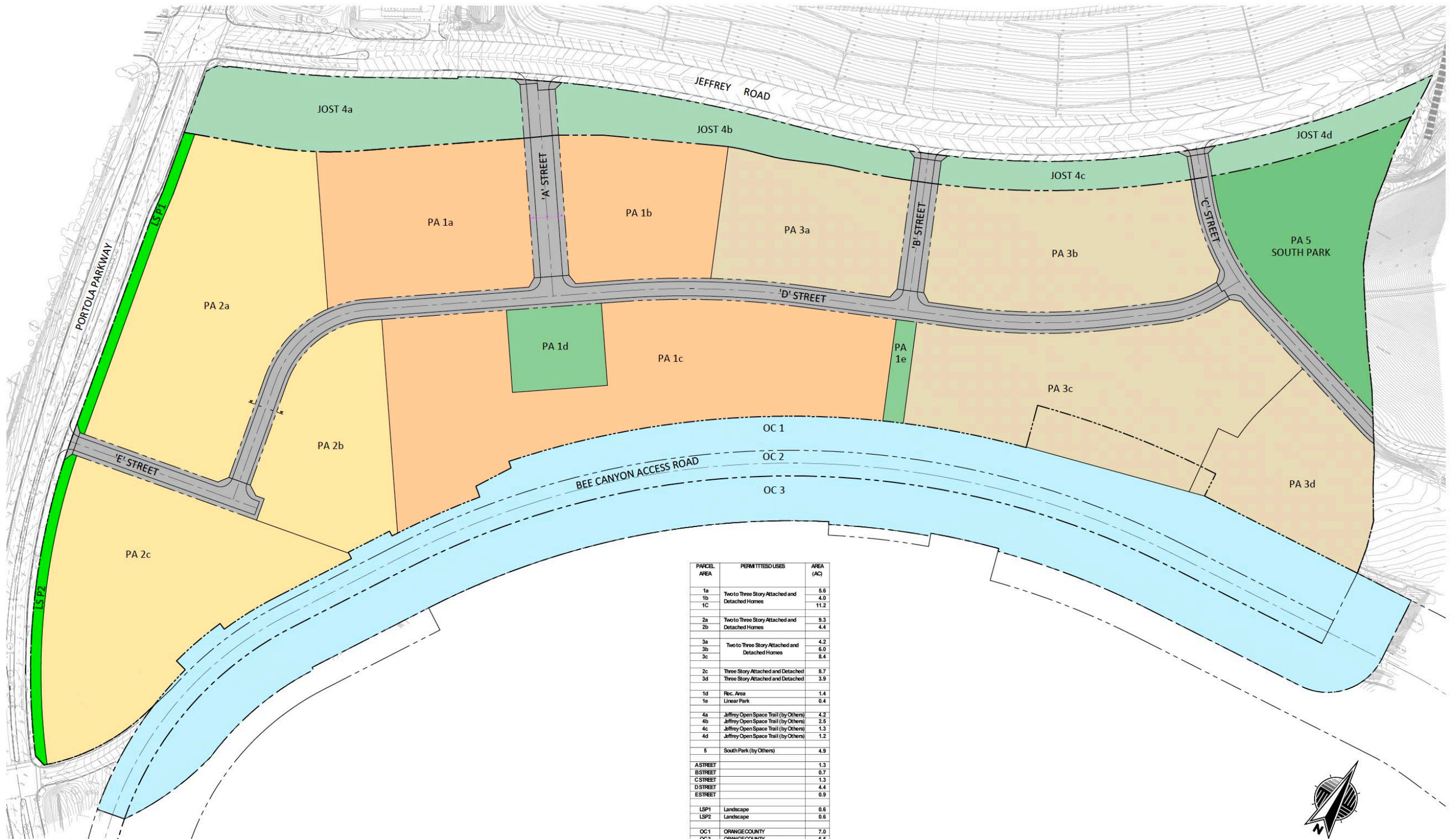
Project Site Plan

Project Location

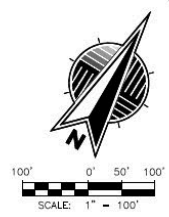


Project Site





PARCEL AREA	PERMITTED USES	AREA (AC)
1a	Two to Three Story Attached and Detached Homes	5.6
1b	Two to Three Story Attached and Detached Homes	4.0
1c	Two to Three Story Attached and Detached Homes	11.2
2a	Two to Three Story Attached and Detached Homes	9.3
2b	Two to Three Story Attached and Detached Homes	4.4
3a	Two to Three Story Attached and Detached Homes	4.2
3b	Two to Three Story Attached and Detached Homes	6.0
3c	Two to Three Story Attached and Detached Homes	8.4
2c	Three Story Attached and Detached	8.7
3d	Three Story Attached and Detached	3.9
1d	Rec. Area	1.4
1e	Linear Park	0.4
4a	Jeffrey Open Space Trail (by Others)	4.2
4b	Jeffrey Open Space Trail (by Others)	2.5
4c	Jeffrey Open Space Trail (by Others)	1.3
4d	Jeffrey Open Space Trail (by Others)	1.2
5	South Park (by Others)	4.9
A STREET		1.3
B STREET		0.7
C STREET		1.3
D STREET		4.4
E STREET		0.9
LSP1	Landscape	0.6
LSP2	Landscape	0.6
OC 1	ORANGE COUNTY	7.0
OC 2	ORANGE COUNTY	6.5
OC 3	ORANGE COUNTY	12.0
		116.7





Purpose of an EIR

Purpose of an Environmental Impact Report (EIR)

- What is CEQA
- Why CEQA applies
- Why an EIR
- Disclosure
- Mitigation
- Public comment



EIR Topics

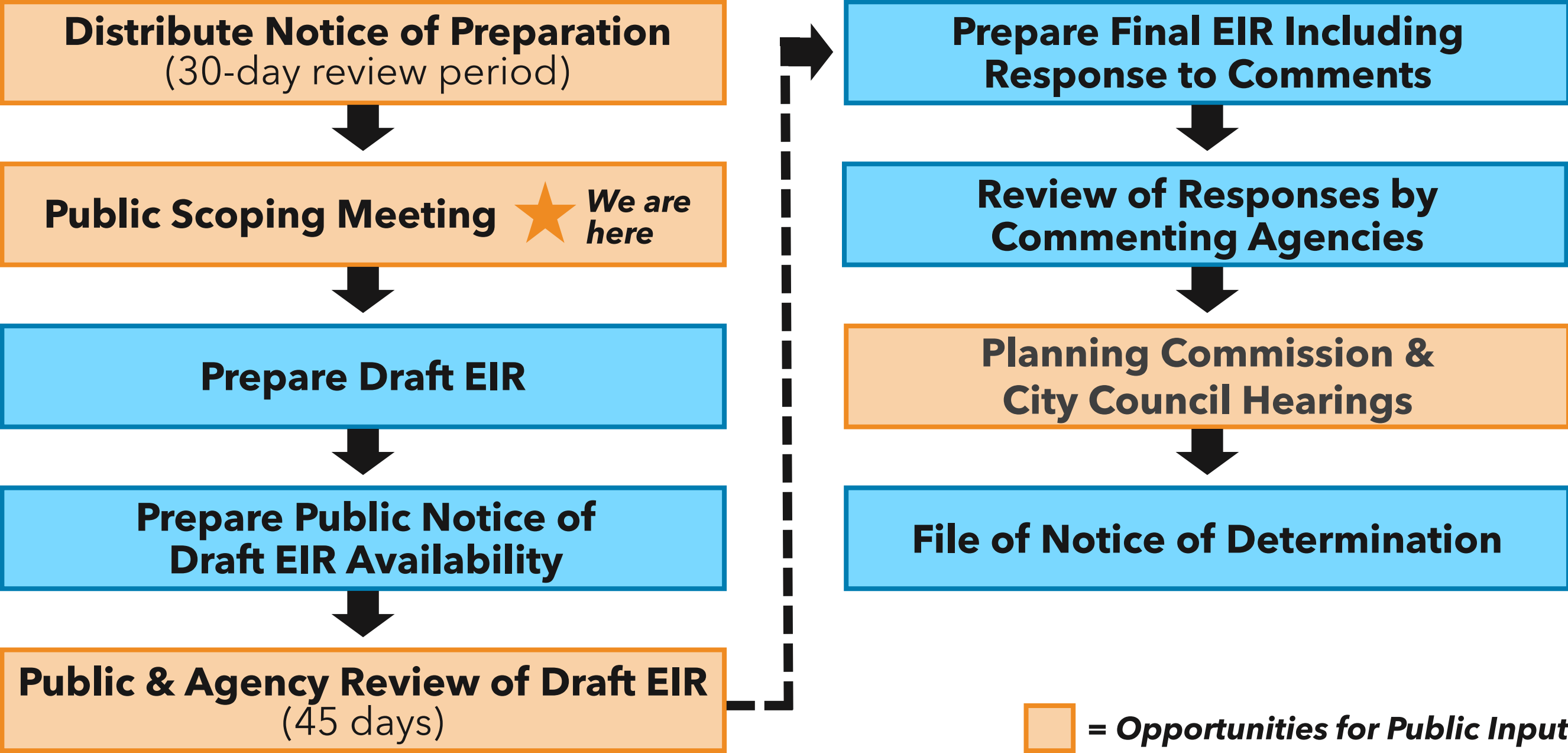
Environmental Analysis - Potential Impact Categories

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



Opportunities for Public Comment

Opportunities for Public Comment



Determining Scope

Comments help most when you specify:

- The specific environmental topic you think needs to be addressed:
 - Example: Potential impact of the project to a species living on site
- Why you think the project has the potential to result in a significant impact:
 - Example: You know of a recently published report showing that the species is present on the site that was not cited in CEQA documentation

Submission of Comments

- Submit written comments tonight
- Mail or email written comments
- Submit comments in comment pane (if watching online)
- All comments must be received by November 15, 2024, at 5 p.m.
- Send comments to:

Ann Wu, Principal Planner

City of Irvine

PO Box 19575

Irvine, California 92623-9575

Or via email at awuu@cityofirvine.org



Questions & Answers