
2 Introduction

This draft environmental impact report (Draft EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the proposed Irvine Gateway Village Project (project). It was prepared in accordance with Title 14, Section 15000 et seq. of the California Code of Regulations (CEQA Guidelines) and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Irvine (City). Consistent with CEQA Guidelines Section 15161, this document is a project-level EIR and evaluates the potential environmental impacts associated with a specific project. As the lead agency for the proposed project, the City must complete an environmental review to determine if the project would potentially result in significant adverse environmental effects. A detailed description of the proposed project is provided in Chapter 3, Project Description.

2.1 Gateway Project Background

The Irvine Gateway Village Project that is the subject of this Draft EIR would be sited on an approximately 105-acre project site in north Irvine at the northeast corner of Portola Parkway and Jeffrey Road and is proposed for approximately 1,360 residential units with a mix of two- and three-story attached and detached homes. The project would also include development of parks, a community garden, paseos, and a 2,750-foot extension of the Jeffrey Open Space Trail (JOST) east from Portola Parkway to the entrance of the Gateway Preserve. The project would include 25% affordable housing, consistent with the Surplus Lands Act.

The JOST is a recreational resource for the residents of the City. It is an important element in the City's overall Open Space system, linking the conservation and open space lands within the City. It provides a key linkage extending from the Pacific Ocean to the Santa Ana Mountains and Cleveland National Forest (City of Irvine 2024). The existing JOST runs south to north along Jeffrey Road from Interstate 5 to Portola Parkway. The JOST is currently being extended westward and over Interstate 5 from Walnut Avenue to Barranca Parkway. The proposed project would include the extension of the JOST northward from Portola Parkway to South Park at the entrance to the forthcoming Gateway Preserve.

The Gateway Preserve is a separate project that the City is in the process of planning and developing. The Gateway Preserve would create a 700-acre open space preserve in the hills above north Irvine adjacent to the proposed project site. The Gateway Preserve Project would include the redevelopment of the closed All American Asphalt plant, which has long been a concern of local residents, into a park, interpretive center, and staging area for hiking.

2.2 Purpose of the California Environmental Quality Act Process

CEQA Guidelines Section 15002 states that the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential significant environmental effects of proposed government actions (including the discretionary approval of development projects);
- Identify the ways that environmental damage can be avoided or significantly reduced; and
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

If a project will be approved involving significant environmental effects, the lead agency must also disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose.

This Draft EIR provides project-level analysis of the potential environmental effects related to implementation of the proposed project. The level of impact analysis in this Draft EIR corresponds to the degree of specificity deemed appropriate in accordance with CEQA Guidelines Section 15146. This Draft EIR addresses the potentially significant environmental impacts that could occur as a result of construction and operation of the project. This document also identifies appropriate and feasible mitigation measures, where necessary, and includes project alternatives that could be adopted to reduce or avoid potential significant environmental effects.

This Draft EIR is an informational document for public agencies and members of the public, allowing informed decisions to be made regarding the purpose, objectives, and components of the proposed project. This Draft EIR is the primary reference document for the formulation and implementation of a mitigation monitoring and reporting program for the project, in compliance with California Public Resources Code (PRC) Section 21081.6.

2.3 Legal Authority and Lead Agency

This Draft EIR was prepared in accordance with all criteria, standards, and procedures of CEQA (PRC Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.).

Pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367, the City is the lead agency under whose authority this Draft EIR has been prepared. “Lead agency” refers to the public agency that has the principal responsibility for carrying out or approving a project. Serving as the lead agency and before taking action to approve the project, the City has the obligation to (1) ensure that this Draft EIR was completed in accordance with CEQA; (2) review and consider the information contained in this Draft EIR as part of its decision-making process; (3) certify that this Draft EIR reflects the City’s independent judgment and analysis; (4) ensure that all significant impacts on the environment are eliminated or substantially lessened, where feasible; and, if necessary, (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or project alternatives identified in this Draft EIR are infeasible and citing the specific benefits of the proposed project that outweigh its unavoidable adverse effects (14 CCR 15090–15093).

Pursuant to CEQA Guidelines Sections 15040 through 15043, and upon completion of the CEQA review process, the City will have the legal authority to do any of the following:

- Approve the project.
- Require feasible changes in any or all activities involved in the project to substantially lessen or avoid significant effects on the environment.
- Disapprove the project, if necessary, to avoid one or more significant effects on the environment that would occur if the project was approved as proposed.
- Approve the project even though the project would cause a significant effect on the environment if the City makes a fully informed and publicly disclosed decision that (1) there is no feasible way to lessen the effect or avoid the significant effect and (2) expected benefits from the project would outweigh significant environmental impacts of the project.

This Draft EIR fulfills the CEQA environmental review requirements for the proposed General Plan Amendment, Zone Change, Tentative Tract/Parcel Map, Master Plans, Park Plan, Master Landscape and Trails Plan, Park Design Plans, annexation of County of Orange land parcels within the boundaries of the project site, and all other governmental discretionary and ministerial actions related to the project.

This Draft EIR is an informational document intended for use by City decision makers, trustee and responsible agencies, and members of the general public in evaluating the physical environmental impacts of the proposed project. This Draft EIR is the primary reference document for the formulation and implementation of a mitigation monitoring and reporting program for the project, in compliance with PRC Section 21081.6. Environmental impacts cannot always be mitigated to a level considered less than significant. In accordance with Section 15093(b) of the CEQA Guidelines, if a lead agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the final CEQA documents and any other information in the public record. This is defined in Section 15093 of the CEQA Guidelines as “a statement of overriding considerations.”

2.4 Responsible and Trustee Agencies

PRC Section 21104 requires that all EIRs be reviewed by state responsible and trustee agencies (see also 14 CCR 15082 and 15086[a]). As defined by CEQA Guidelines Section 15381, “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” A trustee agency is defined in CEQA Guidelines Section 15386 as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.”

The proposed project would encompass small portions of two parcels owned by OC Waste & Recycling (OCWR) that are associated with rights-of-way for Bee Canyon Access Road and an unnamed bisecting dirt road. Negotiations between the City and the Orange County Real Estate Department may resolve the encroachment issues. If the parcel encroachment issue remains unresolved prior to finalization of the project’s Vesting Tentative Parcel Map and completion of the EIR, the project would result in direct impacts on OCWR-owned property, and OCWR would then assume a responsible agency role under CEQA because the County would be required to issue discretionary approval(s) to allow for project implementation (i.e., encroachment permit[s] and potentially other discretionary approvals). Otherwise, OCWR would be a reviewing agency under CEQA based on the initial review of the project’s potential indirect impacts.

2.5 Summary of the Project Analyzed in This Environmental Impact Report

The proposed 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 40 units per acre. Access to the project site would be provided via three full-access driveways along 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 to be located north of the site. The project would also include the extension of the JOST and creation of a new public park located at the terminus of the JOST. The public park is expected to include parking, restrooms, and trail staging.

2.5.1 Requested Approvals

The following discretionary and ministerial actions under the jurisdiction of the City would be required. This Draft EIR covers all state and local government and quasi-government approvals that may be needed to implement the project, whether they are explicitly listed in this section or elsewhere in this Draft EIR or not (14 CCR 15124[d]). Details regarding each of these approvals are provided in Chapter 3.

Discretionary Approvals

Transportation Commission

- **Traffic Study Review:** The Transportation Commission will review the traffic study for the project and provide recommendations to the approval body.

Subdivision Committee

- **Tentative Tract/Parcel Map Review:** The Subdivision Committee will review the subdivision maps for the project and provide recommendations to the approval body. The Subdivision Committee is the approval authority for parcel maps and a recommending body to the Planning Commission and/or City Council for approval of Tentative Tract Maps.

Community Services and Library Commission

- **Park Plan and Park Design Review:** The Community Services and Library Commission advises the City Council regarding park, library, recreational, and cultural programs that would be of interest and benefit to the City's residents and advises on the development and improvement of the City's recreational facilities, including Park Plans, to the approval body. The Community Services Commission has the final review and approval authority for Park Designs for public or private parks equal to or greater than 1 acre in size.

Planning Commission

- **General Plan Amendment and Zone Change Review:** The Planning Commission will review the associated General Plan Amendment and Zone Change and provide a recommendation to the City Council.
- **Other Entitlements:** The Planning Commission will provide a review of Tentative Tract/Parcel Maps to subdivide the site; Master Plans; a Park Plan; a Master Landscape and Trails Plan; Park Designs; and the annexation of County of Orange land parcels within the boundaries of the project site. The Planning Commission is the approval authority for tentative tract maps, residential master plans, park plans (and modifications), master landscape and trails plans, and park designs for private parks when the park design application is submitted with a master plan. The Planning Commission could also review these applications and forward a recommendation to the City Council.
- **Recommendation of Certification of EIR:** The Planning Commission will review the Draft EIR and make a recommendation to the City Council to certify or reject this Draft EIR, along with appropriate CEQA findings and the mitigation monitoring and reporting program.

City Council

- **General Plan Amendment:** The City Council will be asked to provide approval of proposed changes to the City's Land Use Map from Recreation to Medium-High Density Residential on the site with High Density

Residential to be applied on the affordable housing portion of the site only. Additionally, text, table, and figure updates in the Land Use Element would be made to establish Planning Area 2 (Gateway Village). Additional General Plan updates include revisions to the figures in the Circulation Element; updates to figures, tables, and text in the Conservation and Open Space Element; and updates to figures in the Safety Element.

- **Zone Change:** City Council approval of proposed changes to the Irvine Zoning Ordinance is also required to change the zoning classification of the project site from 1.5–Recreation to 2.4J–Medium-High Density Residential; add Chapter 9-2, Planning Area 2; and amend Section 3-3-1, Section 3-37-15 and Chapter 9-6 for consistency.
- **Other Entitlements:** The City Council will be asked to provide approval of Tentative Tract/Parcel Maps to subdivide the site; Master Plans; a Park Plan; a Master Landscape and Trails Plan; Park Designs; and the annexation of the County of Orange land parcels within the boundaries of the project site.
- **Certification of EIR:** The City Council will certify or reject this Draft EIR, along with appropriate CEQA findings and the mitigation monitoring and reporting program.

Administrative Approvals

- The Director of Community Development has the review and approval authority for park designs for private parks under 1 acre.
- The Director of Community Services has the review and approval authority for park designs for all public parks under 1 acre.

Ministerial Approvals

City of Irvine Subsequent Implementing Approvals

The City of Irvine has the authority for the following:

- Approval of Water Quality Master Plan documents
- Approvals for storm drain infrastructure
- Approvals of public dry utility (electrical, gas, and telecommunication) infrastructure
- Issuance of grading permits
- Issuance of building permits
- Issuance of street improvements permit
- Issuance of park/landscape permits

Additional Agency Approvals

The following agencies have the authority for approvals as listed below:

- **Local Agency Formation Commission of Orange County:** Approval of annexation of county parcels located within the boundaries of the project site
- **Irvine Ranch Water District:** Approvals for water and sewer Infrastructure
- **County of Orange:** Encroachment Permit for Slope Along Bee Canyon Road

- California Department of Fish and Wildlife:
 - California Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement for Hicks Canyon Wash
- Santa Ana Regional Water Quality Control Board:
 - Section 401 Permit for Hicks Canyon Wash
 - Stormwater Pollution Prevention Plan
 - Construction General Permit

2.5.2 Project of Statewide, Regional, or Area-Wide Environmental Significance

CEQA Guidelines Section 15206 identifies the types of projects considered to be of statewide, regional, or area-wide significance. When a project is so classified, its EIR must be submitted to the State Clearinghouse of the Governor’s Office of Planning and Research, and the appropriate metropolitan area council of governments. This project meets the following criteria of a project of statewide, regional, or area-wide significance:

- The project has the potential for causing significant environmental effects extending beyond the City of Irvine.

2.6 Scope of this Environmental Impact Report

2.6.1 Notice of Preparation Scoping Process

The purpose of this Draft EIR is to evaluate the potential environmental impacts associated with implementation of the proposed project. The City concluded that the project would potentially have direct or indirect adverse effects on the environment. Accordingly, the City determined the need for preparation of an EIR for the project. The scope of this Draft EIR includes the potential environmental impacts identified in the Notice of Preparation (NOP) that was available for public review from October 16, 2024, through November 15, 2024, and agency and public written comments received in response to the NOP. The public scoping meeting was held at Irvine City Hall on October 23, 2024, with approximately four people in attendance in person and five people attending via Zoom. No comments were received during the public scoping meeting.

A summary of these public scoping meeting comments and written comment letters are provided in Table 2-1. The written comments and the NOP are included as Appendix A, NOP and Scoping Comments, of this Draft EIR.

Table 2-1. Summary of Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised	EIR Chapter/ Section Where Comment Is Addressed
State Agency			
Native American Heritage Commission	November 8, 2024	<ul style="list-style-type: none">▪ Recommendations for tribal consultation and consulting legal counsel regarding compliance with Assembly Bill 52, Senate Bill 18, and other applicable laws.	Section 4.5, Cultural Resources; Section 4.17, Tribal Cultural Resources

Table 2-1. Summary of Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised	EIR Chapter/ Section Where Comment Is Addressed
Southern California Association of Governments (SCAG)	November 13, 2024	<ul style="list-style-type: none"> Discussion of Connect SoCal 2024, including vision and goals Requests a discussion in the EIR to determine if the project is consistent with each SCAG goal and subgoal Discussion of Regional Growth Forecast and Forecasted Regional Development Pattern Recommendations regarding consistency with Connect SoCal 2024 and mitigation measures 	Section 4.3, Air Quality; Section 4.8, Greenhouse Gas (GHG) Emissions; Section 4.13, Population and Housing
California Department of Transportation (Caltrans)	November 15, 2024	<ul style="list-style-type: none"> Potential impacts associated with traffic safety and operations on State Highway System facilities (mainline, on/off ramps, intersections) Request for a vehicle miles traveled-based traffic impact study Recommendations to increase active transportation and transit use and safety measures Encourages the design of Complete Streets Requests a discussion of any existing transit services including regional rail services from the nearest train station Encourages the City to continue coordination with Orange County Transportation Authority Recommendation to enhance Class II bikeway along Portola Parkway and Jeffrey Road Recommendations regarding bike lane closures during construction Recommendation regarding equity and efforts to meet Regional Housing Needs Allocation 	Section 4.16, Transportation
California Department of Fish and Wildlife (CDFW)	November 15, 2024	<ul style="list-style-type: none"> Potential impacts to Crotch's bumble bee and recommendations for surveys and disclosure of Crotch's bumble bee, mitigation measures, and California Endangered Species Act Incidental Take Permit, if needed. Potential impacts to coastal California gnatcatcher and least Bell's vireo and recommendations for surveys, disclosure, and mitigation measures, if needed. Potential impacts to recreational trails and recommendations for mitigation measures. 	Chapter 3, Project Description; Section 4.4, Biological Resources; Section 4.15, Recreation; Chapter 6, Alternatives

Table 2-1. Summary of Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised	EIR Chapter/ Section Where Comment Is Addressed
		<ul style="list-style-type: none"> Requests a thorough project description and range of feasible alternatives. Request for a biological baseline assessment. Request for the EIR to include direct and indirect impacts on biological resources. Request to include cumulative impacts on biological resources. Recommendations regarding nesting birds. Recommendations regarding general biological resource mitigation measures and compensatory mitigation measures. Recommendations regarding long-term management of mitigation lands, salvage, relocation and translocation of plants and animal species, scientific collecting permits, lake and streambed alteration, wetland resources, and use of native plants and trees. Discussion of CEQA requirements regarding incorporating the EIR into a database and CDFW filing fees. 	
Local Agency			
Orange County Public Works	November 13, 2024	<ul style="list-style-type: none"> Orange County Public Works received the NOP and has no comments at this time. They would like to be kept on the distribution list for the project. 	N/A
OC Waste & Recycling (OCWR)	November 14, 2024	<ul style="list-style-type: none"> Discussion of OCWR's role as a potential responsible, trustee, or reviewing agency under CEQA. Discussion of granted fuel modification easement to the City of Irvine and requests the EIR acknowledge a fuel modification zone along the southeast edge of Bee Canyon Access Road as an important design feature of the project. City Council Resolution requires the construction of a new public offramp or accessway from the State Route 241 Toll Road (Toll Road Accessway) to directly serve the FRB Landfill. Suggestions regarding implementation of the Toll Road Accessway associated with potential traffic impacts. 	Chapter 3, Project Description; Section 4.3, Air Quality; Section 4.8, GHG Emissions; Section 4.12, Noise; Section 4.16, Transportation

Table 2-1. Summary of Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised	EIR Chapter/ Section Where Comment Is Addressed
		<ul style="list-style-type: none"> Request to discuss baseline conditions that account for FRB Landfill operations, including air quality, fugitive dust emissions, GHG, noise, odor emissions, socioeconomics, traffic, etc. Request to discuss encroachment issue resolution of two parcels owned by OCWR that are associated with rights-of-way for Bee Canyon Access Road. If unresolved, the County would be required to issue discretionary approval(s). 	
Orange County Fire Authority (OCFA)	December 31, 2024	<ul style="list-style-type: none"> Statement regarding OCFA services and operations. OCFA believes that the project will have a less than significant impact. 	Section 4.9, Hazards and Hazardous Materials; Section 4.14, Public Services; Section 4.19, Wildfire
Private Organizations and Members of the Public			
Larry Lin	October 18, 2024	<ul style="list-style-type: none"> Concerns regarding damage to natural water drainage and increased danger of wildfire. Concerns regarding congested traffic on Jeffrey Road during rush hour. Concerns regarding air quality and available park space. 	Section 4.3, Air Quality; Section 4.4, Biological Resources; Section 4.14, Public Services; Section 4.15, Recreation; Section 4.16, Transportation; Section 4.19, Wildfire
Roger Goh	October 23, 2024	<ul style="list-style-type: none"> Concerns regarding traffic on Portola Parkway and Jeffrey Road. Concerns regarding the increased need for amenities and retail. 	Section 4.13, Population and Housing; Section 4.14, Public Services; Section 4.16, Transportation
Yihong Zhang	November 12, 2024	<ul style="list-style-type: none"> Concerns regarding population increase in the area. Concerns regarding traffic/pollution, crowded commercial town centers, and less green areas. 	Section 4.3, Air Quality; Section 4.13, Population and Housing; Section 4.14,

Table 2-1. Summary of Notice of Preparation Comments

Commenter	Date	Summary of Environmental Issues Raised	EIR Chapter/ Section Where Comment Is Addressed
			Public Services; Section 4.15, Recreation; Section 4.16, Transportation
Thaomi Ho	November 20, 2024	<ul style="list-style-type: none">Individual inquiring about what was sent due to having missed the delivery of the NOP.	N/A

Note: EIR = environmental impact report; CEQA = California Environmental Quality Act; N/A = not applicable; NOP = Notice of Preparation; FRB = Frank R. Bowerman.

2.6.2 Public Review of Draft EIR and Final EIR Preparation

This Draft EIR will be made available to interested individuals, organizations, government representatives, and agencies for a 45-day review period, commencing September 5, 2025, and ending October 20, 2025. The City of Irvine has provided a Notice of Availability of the Draft EIR with a Notice of Completion sent to the California Governor’s Office of Planning and Research State Clearinghouse; by publication of an advertisement in the Irvine World News on September 4, 2025; and by direct notice to the parties included in the NOP distribution list. During the public review period, the Draft EIR will be available for review electronically on the City’s website and a hard copy at the City’s planning counter or by appointment.

Following the public review period, the City will prepare a Final EIR that will incorporate and respond to comments received during public review of the Draft EIR. The Final EIR will be made available to parties commenting on the Draft EIR and then will be sent to the City Planning Commission for consideration and then the City Council for certification and consideration of approval of the project.

2.6.3 Areas of Known Controversy

Public comments during scoping centered on an increase in population and traffic in the City.

2.6.4 Consultation and Coordination

Consultation and coordination occurred with the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, Santa Ana Regional Water Quality Control Board (Region 8), Orange County Fire Authority, and County of Orange.

2.7 Organization of This Environmental Impact Report

This Draft EIR contains all of the information required to be included in an EIR, as specified by the CEQA statute and CEQA Guidelines (PRC Section 21000 et seq.; 14 CCR 15000 et seq.). CEQA requires that an EIR contain, at a minimum, the contents outlined below. Please also see Section 2.8 for documents incorporated by reference; for other sources cited in the text, references sections are included in Chapters 1–3, Sections 4.1–4.19, and

Chapters 5 and 6. The following provides a quick reference for locating the CEQA-required sections in this document:

- **Chapter 1: Executive Summary.** The executive summary provides a summary of the project and project alternatives, including a summary of the project impacts and cumulative impacts, recommended mitigation measures, and the level of significance after mitigation for each environmental issue.
- **Chapter 2: Introduction.** The introduction provides an overview of the project and the CEQA process and describes the purpose, scope, and components of this Draft EIR.
- **Chapter 3: Project Description.** The project description provides a detailed description of the project, including the location and project characteristics. The intended uses of this Draft EIR, project background, project objectives, and required project approvals are also addressed.
- **Chapter 4: Environmental Analysis.** The environmental analysis chapter analyzes the environmental impacts of the project. Impacts are organized into major environmental topic areas. Each topic area includes a description of the environmental setting, regulatory setting, significance criteria, project design features (PDFs) if applicable, individual impacts, mitigation measures, level of significance after mitigation, cumulative impacts, and references. The following specific environmental areas are addressed in Chapter 4 of this Draft EIR:
 - Section 4.1, Aesthetics
 - Section 4.2, Agriculture and Forestry Resources
 - Section 4.3, Air Quality
 - Section 4.4, Biological Resources
 - Section 4.5, Cultural Resources
 - Section 4.6, Energy
 - Section 4.7, Geology and Soils
 - Section 4.8, Greenhouse Gas Emissions
 - Section 4.9, Hazards and Hazardous Materials
 - Section 4.10, Hydrology and Water Quality
 - Section 4.11, Land Use and Planning
 - Section 4.12, Noise
 - Section 4.13, Population and Housing
 - Section 4.14, Public Services
 - Section 4.15, Recreation
 - Section 4.16, Transportation
 - Section 4.17, Tribal Cultural Resources
 - Section 4.18, Utilities and Service Systems
 - Section 4.19, Wildfire
- **Chapter 5: Other CEQA Considerations.** The Other CEQA Considerations chapter provides a summary of significant environmental impacts, including unavoidable, irreversible, and growth-inducing impacts. This chapter also includes effects found not to be significant, which provides a summary of environmental topic areas where preparation of the NOP indicated that the project would have no impact and therefore no additional discussion in this Draft EIR is warranted.

- **Chapter 6: Alternatives.** The Alternatives chapter provides a comparison between the project impacts and the impacts of three project alternatives: (1) No Project/No Development, (2) No Project/Community Park, and (3) Reduced Residential.
- **Chapter 7: List of Preparers.** The List of Preparers chapter provides a list of the organizations, persons consulted, and various individuals who contributed to the preparation of this Draft EIR. This section also includes a list of the lead agency personnel and technical consultants who helped prepare this Draft EIR.
- **Appendices.** The appendices include the NOP (including public comments) and technical studies prepared to support the analyses and conclusions in this Draft EIR. See Section 2.9, Documents Prepared for the Project, for a complete list of appendices.

The Final EIR will be prepared after the public review period for this Draft EIR has been completed. The Final EIR will include comments and recommendations received on the Draft EIR during the public review period; a list of persons, organizations, and public agencies commenting on the EIR; written responses to significant environmental issues identified in the comments received; and any other relevant information added by the City.

2.8 Documents Incorporated by Reference

Pursuant to CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies, analyses, and previously certified environmental documents. Information from these documents, incorporated by reference, is briefly summarized in the appropriate chapters and sections. The documents that were used to prepare this Draft EIR include the following:

- Irvine 2045 General Plan (City of Irvine 2024a)
- Irvine Municipal Code (Code of Ordinances) (City of Irvine 2025)
- Irvine Zoning Code (Code of Ordinances) (City of Irvine 2024b)

These reference documents, in accordance with CEQA Guidelines Section 15150(b), are available for review on the City's website.

2.9 Documents Prepared for the Project

The following appendices, including the NOP/scoping comments and technical studies, were prepared for the project and the project site and are incorporated into this Draft EIR:

- A: Notice of Preparation and Scoping Comments
- B-1: Air Quality and Greenhouse Gas Emission and Energy Estimates, prepared by Dudek in August 2025
- B-2: Health Risk Assessment, prepared by Dudek in January 2025
- B-3: CO Hotspots Intersection Volume Calculations
- C: Irvine Gateway Project Biological Resources Technical Report, prepared by Dudek in August 2025
- D: Cultural Resources Technical Report, prepared by Dudek in March 2025
- E-1: Preliminary Geotechnical Subsurface Evaluation, prepared by LGC Geotechnical Inc. in November 2024
- E-2: Irvine Gateway Village– Paleontological Resources Assessment, prepared by Dudek in January 2025
- F-1: Water Supply Assessment, prepared by Irvine Ranch Water District in April 2025

- F-2: Water Supply Verification, prepared by Irvine Ranch Water District in April 2025
- F-3: Preliminary Hydrology Report, prepared by Fuscoe in December 2024
- F-4: Preliminary Water Quality Management Plan, prepared by Fuscoe in December 2024
- G-1: Phase I Environmental Site Assessment, prepared by AEI in May 2023
- G-2: Limited Subsurface Investigation Report, prepared by AEI. in May 2023
- G-3: Phase II Environmental Site Assessment, prepared by Stantec in November 2024
- H-1: Ambient Noise Measurement Data, prepared by Dudek in February 2025
- H-2: Construction Noise Modeling Data, prepared by Dudek in February 2025
- I: Irvine Gateway Comprehensive Traffic Study, prepared by LSA, May 2025
- J-1: Fire Behavior Analysis and Report, prepared by Firesafe Planning in December 2024
- J-2: Evacuation Travel Time Analysis for Irvine Gateway Village, prepared by LSA, July 2025
- J-3: Conceptual Fuel Modification Plan, prepared by Firesafe Planning in April 2025
- J-4: Alternate Means and Methods for Fuel Modification, prepared by Firesafe Planning in April 2025
- K-1: Draft Sub-Area Master Plan for the Gateway Village Development, prepared by Stantec, February 2025
- K-2: Dry Utility Due Diligence Report, prepared by Moran Utility Service Inc., May 2023
- K-3: Recycled Water System Facilities, prepared by Stantec, May 2023
- K-4: Water and Sewer Will-Serve Letter, prepared by Irvine Ranch Water District, December 2024

2.10 Review of the Draft Environmental Impact Report

Upon completion of this Draft EIR, the City prepared and filed a Notice of Completion with the Governor's Office of Planning and Research, State Clearinghouse, to start the public review period (PRC Section 21161). Concurrently with the Notice of Completion, the City distributed a Notice of Availability in accordance with CEQA Guidelines Section 15087. The Notice of Availability was mailed to the agencies, organizations, and individuals who previously requested in writing to receive a copy. This Draft EIR was distributed to responsible and trustee agencies, other affected agencies, surrounding cities and municipalities, and all interested parties requesting a copy of this document in accordance with PRC Section 21092(b)(3). During the public review period, this Draft EIR, including the appendices, is available for review at the following locations:

In Person

Irvine City Hall, Planning Counter
1 Civic Center Plaza
Irvine, California 92606

University Park Library
4512 Sandburg Way
Irvine, California, 92612

Heritage Park Library
14361 Yale Avenue
Irvine, California, 92604

Online

- <https://cityofirvine.org/community-development/current-environmental-reviews>

Agencies, organizations, individuals, and all other interested parties not previously contacted, or who did not respond to the NOP, currently have the opportunity to comment on this Draft EIR during the public review period. Written or email comments on this Draft EIR should be addressed as follows:

Erica Hong, Senior Planner
City of Irvine
PO Box 19575
Irvine, California 92623-9575
Email: ehong@cityofirvine.org

Upon completion of the public review period, written responses to all substantive environmental comments are prepared and made available prior to the public hearing on the project before the City's Planning Commission, at which the project, the Final EIR, and requested entitlements are considered for recommendation to the Irvine City Council. The comments received and the responses to those comments will be included as part of the record for consideration for the project.

2.11 References

City of Irvine. 2024a. *Irvine 2045 General Plan*. <https://cityofirvine.org/community-development/current-general-plan>.

City of Irvine. 2024b. "Zoning." Zoning Code of the City of Irvine, California. Codified through Ordinance No. 24-08, adopted May 28, 2024 (Supplement No. 13). <https://library.municode.com/ca/irvine/codes/zoning>.

City of Irvine. 2025. "Code of Ordinances." Municipal Code of the City of Irvine, California. Codified through Ordinance No. 24-22, adopted January 28, 2025 (Supplement No. 18). https://library.municode.com/ca/irvine/codes/code_of_ordinances.