

Comment Letter 01



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Via Email

September 22, 2025

Steve Sherwood, Chair
Melissa Chao, Vice Chair
Bryan Choi, Committee Member
Sun-Sun Murillo, Committee Member
Corey Lakin, Committee Member
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Erica Hong, Senior Planner
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Re: Comment on Draft Environmental Impact Report, Gateway Village Project (SCH 2024100742) September 24, 2025 Subdivision Committee Meeting Agenda Item 1

Dear Chair Sherwood, Vice Chair Chao, Honorable Committee Members and Ms. Hong:

This comment is submitted on behalf of **Supporters Alliance for Environmental Responsibility ("SAFER")** regarding the Draft Environmental Impact Report ("DEIR") prepared for the Gateway Village Project (SCH 2024100742), which proposes the development of approximately 1,360 two-story and three-story attached and detached homes with an average density between 10 and 35 units per acre, located on a 120-acre project site at the northeast corner of Portola Parkway and Jeffrey Road, bounded by Portola Parkway to the south, Jeffrey Road and Hicks Haul Road to the northwest, Bee Canyon Access Road to the east, and Hicks Canyon Wash to the north in the northern portion of the City of Irvine ("Project"), which is scheduled to be heard at the September 24, 2025 Subdivision Committee meeting as Agenda Item 1.

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SAFER is concerned that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project's impacts. SAFER requests that the Community Development Department address these shortcomings in a revised draft environmental impact report ("RDEIR") and recirculate the RDEIR prior to considering approvals for the Project.

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September 22, 2025

Comment on Draft Environmental Impact Report, Gateway Village Project

(SCH 2024100742) September 24, 2025 Subdivision Committee Meeting Agenda Item 1

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SAFER reserves the right to supplement these comments during the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebecca Davis', with a long horizontal flourish extending to the right.

Rebecca Davis
Lozeau Drury LLP