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MEETING DATE: May 13, 2026

7b | Public
Hearing

TO: Local Agency Formation Commission
of Orange County

FROM: Executive Officer
Policy Analyst I

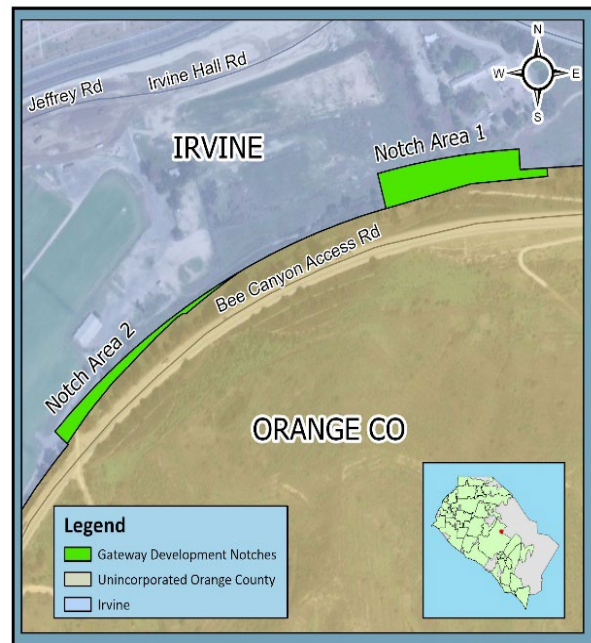
SUBJECT: Proposed "City of Irvine Annexation of Gateway
Development Notch Areas 1 and 2 (CA 25-06)"

BACKGROUND

The Local Agency Formation Commission of Orange County (OC LAFCO) will consider the proposed annexation filed by the City of Irvine to annex two non-contiguous areas consisting of approximately 1.97 acres of unincorporated Orange County territory. Staff recommends approval of the annexation. The following sections of this staff report provide additional background on the application and staff's analysis of the proposal.

PROJECT APPLICATION

The City of Irvine has filed an application with OC LAFCO for the annexation of two areas totaling approximately 1.97 acres of uninhabited territory located in unincorporated Orange County and within the City's Sphere of Influence (SOI). The proposed annexation consists of two separate areas, referred to as Notch Area 1 and Notch Area 2, totaling approximately 1.41 acres and 0.56 acres, respectively. The



subject territory is part of the Gateway Development, a planned residential community of approximately 105 acres. The development is expected to include up to 1,360 two and three-story residential units,

along with public amenities such as parks and trail connections. If the subject territory is annexed to the City of Irvine, the new boundary would facilitate a more logical boundary and efficient delivery of municipal services by the City.

Location and Land Use

The subject territory is generally located north of the intersection of Bee Canyon Access Road and Portola Parkway. The proposed annexation areas are currently designated as Open Space Reserve by the County of Orange. The City of Irvine adopted a pre-zoning designation for the proposed annexation areas. The subject areas were pre-zoned as 2.4J Medium-High Density Residential, which would become effective upon completion of the annexation. A vicinity map of the proposed annexation areas is also shown in Exhibit B.

DISCUSSION

During the planning of the Gateway Development, a planned residential community encompassing approximately 105 acres, the City of Irvine identified two small portions of the project area that lie outside the City's jurisdictional boundary and within the City's SOI. The areas are within unincorporated Orange County, creating irregular "notch" areas along the City's boundary. These jurisdictional inconsistencies result in fragmented service areas and an inefficient municipal boundary within the project site. Therefore, the primary purpose of the proposed annexation is to realign the City's boundary to include the 1.97 acres within its jurisdictional boundary.

Analysis

Over the past year, staff from the City of Irvine, County of Orange, and OC LAFCO engaged in discussions about the proposed annexation of the two notch areas to the City's jurisdictional boundary. During those discussions, OC LAFCO was informed that the City had entered into a purchase-and-sale agreement with the County to acquire ownership of the subject territory. Subsequently, in December 2025, the City submitted an application to OC LAFCO for the annexation of the two small areas, referred to as Notch Area 1 and Notch Area 2. The subject territory proposed for annexation is part of the Gateway Development. Annexation of the subject territory would place the notch areas under a single jurisdiction and establish a more logical municipal boundary. Annexation of the territory within the City would facilitate the efficient delivery of municipal services by the City of Irvine, including public safety, public works, and parks and recreation services. The Irvine Ranch Water District is the current designated water and wastewater provider to the subject territory, however, no services are currently active as the area is undeveloped.

The table below identifies the existing and future service providers if the annexation is approved by the Commission.

Table A – Proposed City of Irvine Annexation – Gateway Development Notch Areas 1 and 2		
Services	Provider (Existing)	Provider (Upon Annexation)
Animal Control	County of Orange	County of Orange
Fire Protection	Orange County Fire Authority	Orange County Fire Authority
Library Services	Irvine Public Library	Irvine Public Library
Parks and Recreation	County of Orange	City of Irvine
Public Works	County of Orange	City of Irvine
Police Service	Orange County Sheriff's Department	City of Irvine
Local Water/Wastewater ¹	Irvine Ranch Water District	Irvine Ranch Water District
Regional Providers (No Change)		
Orange County Cemetery District (countywide public cemetery)		
Orange County Sanitation District (regional wastewater)		
Orange County Mosquito and Vector Control District (countywide vector control)		

Other Statutory Requirements

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99 (Tax Code) requires the City and County to adopt property tax resolutions for proposed changes of organization and reorganizations. The City of Irvine adopted a property tax resolution on February 10, 2026, and the County of Orange adopted a property tax exchange resolution on March 24, 2026, for the proposed annexation. Pursuant to the Master Property Tax Transfer Agreement between the City and County, the area is considered undeveloped, and therefore, no property tax revenue is affected by this negotiation.

Environmental Review

On December 11, 2025, the City of Irvine, as the lead agency, and in accordance with the California Environmental Quality Act (CEQA), approved the Final Environmental Impact Report for the Irvine Gateway Village Project (EIR). As a responsible agency, OC LAFCO reviews the environmental documentation prepared by the City of Irvine in its consideration of the proposed annexation. A Notice of Determination concurring with the City's findings for the proposed annexation is included within this report for the Commission's consideration.

Protest Proceedings

In accordance with Government Code Section 56662, the Commission may waive protest proceedings for the proposed annexation. The waiver of protest proceedings is appropriately applied under this statute, as the subject territory is uninhabited, the affected agencies have not filed objections to the waiver, and all landowners have consented to the proposed annexation.

¹ The Irvine Ranch Water District is the designated water and wastewater service provider for the proposed annexation area. However, as the area is currently undeveloped, these services are not presently being provided.

RECOMMENDED ACTIONS

Staff recommends the Commission:

1. Confirm that OC LAFCO has reviewed the information contained within the Environmental Impact Report prepared by the City of Irvine and filed with the Orange County Clerk-Recorder.
2. As a responsible agency, direct the Executive Officer to file the Notice of Determination for the “City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)” with the Orange County Clerk-Recorder. (**Attachment 2, Exhibit A**).
3. Adopt OC LAFCO Resolution No. CA 25-06 approving the “City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06).” (**Attachment 2**)
4. Waive protest proceedings for the “City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)” in accordance with Government Code Section 56662.

Respectfully Submitted,



LUIS TAPIA



AIMEE DIAZ

Attachments:

1. G.C. §56668 Factors Considered by the Commission
2. OC LAFCO Resolution No. CA 25-06

**FACTORS CONSIDERED IN REVIEW OF CITY OF IRVINE ANNEXATION OF GATEWAY
DEVELOPMENT NOTCH AREAS 1 AND 2 (CA 25-06)**

- I. **Population and Population Density, Land Area, Land Use, and Assessed Valuation**
 - The subject territory is currently uninhabited.
 - The proposed annexation consists of two separate areas, referred to as Notch Area 1 and Notch Area 2, encompassing approximately 1.41 acres and 0.56 acres, respectively, totaling approximately 1.97 acres.
 - The proposed annexation territory is currently designated by Orange County’s General Plan as Open Space Reserve.
 - The City of Irvine has pre-zoned the subject territory as 2.4J Medium-High Density Residential.
 - The subject territory is within Tax Rate Area 81-010
 - The total assessed valuation for the proposed annexation territory is \$910,091.

- II. **Organized Community Services, Present Cost and Adequacy, and Future Needs of Governmental Services, and Probable Effect of the Proposed Annexation**
 - Staff has not identified a need for additional organized community services in the proposed project territory
 - The subject territory is within the unincorporated area of the County of Orange, which is currently responsible for most of the municipal services, including Public Safety, Public Works, and Parks and Recreation. The Irvine Ranch Water District is the designated service provider of water and wastewater services to the subject territory. However, as the area is currently undeveloped, these services are not presently being provided.
 - The City of Irvine is capable of efficiently extending municipal services to the subject territory.
 - If the Commission approves the proposed annexation, the subject territory, composed of the two notch areas, will be placed under the City of Irvine’s jurisdiction and receive adequate municipal services from the City. See Table 1 below for the current and proposed service providers for the subject territory upon approval of the annexation.

Table 1 – Proposed City of Irvine Annexation – Gateway Development Notch Areas 1 and 2		
Services	Provider (Existing)	Provider (Upon Annexation)
Animal Control	County of Orange	County of Orange
Fire Protection	Orange County Fire Authority	Orange County Fire Authority
Library Services	Irvine Public Library	Irvine Public Library
Parks and Recreation	County of Orange	City of Irvine
Public Works	County of Orange	City of Irvine
Police Service	Orange County Sheriff’s Department	City of Irvine
Local Water/Wastewater	Irvine Ranch Water District	Irvine Ranch Water District
Regional Providers (No Change)		
Orange County Cemetery District (countywide public cemetery)		
Orange County Sanitation District (regional wastewater)		
Orange County Mosquito and Vector Control District (countywide vector control)		

- III. Effect on Adjacent Areas, Mutual Social and Economic Interests, Local Government Structure**

 - Upon annexation, the City of Irvine would be the local governing body for the subject territory. The proposed annexation will not have an effect on adjacent areas, mutual social and economic interests, or local government structure.

- IV. The Conformity of both the Proposal and its Anticipated Effects with both the Adopted Commission Policies on Providing Planned, Orderly, Efficient Patterns of Urban Development, and the Policies and Priorities set forth in Government Code Section 56377**

 - The proposed annexation was processed in accordance with Commission policies and procedures and is consistent with the priorities set forth in Government Code Section 56377.

- V. Effect on Maintaining the Physical and Economic Integrity of Agricultural Lands**

 - No agricultural lands are contained within the proposed territory.

- VI. The Definiteness and Certainty of the Boundaries of the Territory, the Nonconformance of Proposed Boundaries with Lines of Assessment or Ownership, the Creation of Islands or Corridors of Unincorporated Territory, and other Similar Matters Affecting the Proposed Boundaries**

 - The proposed annexation boundary has been reviewed by staff and does not create any islands or corridors of unincorporated territory.

- VII. Regional Transportation Plan (RTP) Adopted and Consistency with City or County General and Specific Plans**

 - The subject territory is consistent with the City and County General Plans and will not impact the Regional Transportation Plan and Sustainable Communities Strategy that has been adopted for the region by the Southern California Association of Governments.

- VIII. Sphere of Influence of Local Agencies**

 - The subject territory is within the sphere of influence of the City of Irvine and the Irvine Ranch Water District, Orange County Sanitation District, Orange County Mosquito and Vector Control District, Municipal Water District of Orange County, and Orange County Cemetery District.

- IX. The Proposal’s Consistency with City or County General and Specific Plans**

 - Land use for the subject territory is currently designated within the City of Irvine’s General Plan as Recreation.

- X. Comments from affected agencies and/or other public agency**

 - The comment period for affected agencies to provide comments started on April 21, 2026, and ended on May 12, 2026. No comments on the proposed annexation were received. As required by State law, 21-days prior to the public hearing on May 13, 2026, a public notice was published in the Orange County Register.

- XI. **Ability of newly formed or receiving entity to provide services to the proposal area and sufficiency of revenues for those services**
- The City of Irvine has sufficient revenue and can provide adequate municipal services to the proposed territory.
- XII. **Timely availability of water supplies adequate for projected needs as specified in Government Code Section 65352.5**
- The annexation of territory to the City of Irvine will not interrupt or alter current service provision and the availability of water supplies as specified in Government Code Section 65352.5.
 - The proposed territory includes approximately 1.97 undeveloped acres included in one parcel. The Irvine Ranch Water District is the current designated provider to the annexation area. The District has indicated in its Water Supply Assessment and Water Supply Verification prepared for the project that it can adequately provide water and wastewater services to the subject territory during normal, dry, and multiple dry years.
- XIII. **Extent to which the proposal will affect the City of Irvine and the County in achieving their respective fair shares of the regional housing needs**
- There were no comments received from the City or County regarding the extent to which the proposal will affect their respective shares of the regional housing needs.
- XIV. **Information or Comments from landowners, voters, or residents within affected territory**
- Collectively, the proposed annexation areas contain no residents and less than 12 registered voters, and is therefore deemed uninhabited.
 - The annexation area includes a portion of the Gateway Development owned by the County of Orange, who has consented to the annexation. Staff notified all landowners within the affected territory 21 days prior to the public hearing. There were no comments from landowners within the affected territory or from the public.
 - In accordance with Government Code Section 56427, a notice of the public hearing was published in the local newspaper, the Orange County Register, 21 days prior to the public hearing. At the date of the agenda distribution on May 6, 2026, no written comments had been received.
- XV. **Information Relating to Existing Land Use Designations**
- The land use designation for the proposed annexation areas within the County of Orange is Open Space Reserve.
 - The land use designation for the proposed annexation within the City of Irvine’s General Plan is Recreation.
- XVI. **The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and income with respect to the location of public facilities and the provision of public services**
- If annexed to the City of Irvine, the subject territory will receive the same municipal services currently provided to all City residents.

XVII. Information contained in a local hazard mitigation plan, information contained in safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to 4102 of the Public Resources Code

- Government Code Section 51178 requires the California Department of Forestry and Fire Protection (CAL FIRE) to identify "very high fire hazard severity zones" using consistent statewide criteria. The Gateway Development is identified to be in a "very high fire hazard severity zone." The Gateway Development must also meet the requirements set forth by the Orange County Fire Authority Guideline B-01, Fire Master Plans for Commercial & Residential Development, and Access During Construction, and comply with California Fire Code Chapter 33. The Gateway Development will also be required to comply with applicable fire and building codes, and fire-resistant landscape plans in accordance with the Orange County Fire Authority Fuel Modification Zone Plant List.

CA 25-06

**RESOLUTION OF THE LOCAL AGENCY
FORMATION COMMISSION OF ORANGE COUNTY, CALIFORNIA
MAKING RESPONSIBLE AGENCY FINDINGS UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND APPROVING THE “CITY OF IRVINE ANNEXATION OF
GATEWAY DEVELOPMENT NOTCH AREAS 1 AND 2 (CA 25-06)”**

May 13, 2026

On motion of Commissioner _____, duly seconded and carried, the following resolution was adopted:

WHEREAS, the proposed annexation, designated as “City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06),” was hereto filed with and accepted for filing on April 27, 2026 by the Executive Officer of the Local Agency Formation Commission of Orange County (“OC LAFCO”) pursuant to Title 5, Division 3, commencing with Section 56000 et seq. of the Government Code; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56658, set for May 13, 2026 as the hearing date of this proposal; and

WHEREAS, as the Executive Officer, pursuant to Government Code Section 56665 has reviewed this proposal and prepared a report including his recommendation therein and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the proposed annexation consists of the annexation of approximately 1.97 acres of uninhabited territory located in unincorporated Orange County identified as the “Gateway Development Notch Areas 1 and 2”, encompassing approximately 1.41 acres and 0.56 acres, respectively. The subject territory is substantially surrounded by the City of Irvine; and

WHEREAS, the City of Irvine served as the lead agency for the environmental review, analysis, and approval of the “Gateway Development” pursuant to the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.) (“CEQA”); and

Resolution (CA 25-06)

WHEREAS, pursuant to CEQA, the City of Irvine as the lead agency, certified the “Final Environmental Impact Report Irvine Gateway Village Project” (State Clearinghouse Number 2024100742) on December 11, 2025; and

WHEREAS, the OC LAFCO has been asked to approve the proposed “City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)” that consists of the annexation of approximately 1.97 acres to the City of Irvine; and

WHEREAS, OC LAFCO is the “responsible agency” for the proposal under CEQA because it has limited approval and implemental authority over the proposal; and

WHEREAS, OC LAFCO, at its agendized public meeting on May 13, 2026, independently reviewed and considered the Final Environmental Impact Report Irvine Gateway Village Project prepared by the City of Irvine and other related documents in the record before it; and

WHEREAS, all of the procedures of CEQA have been met, and the Final Environmental Impact Report Irvine Gateway Village Project, prepared in connection with the proposed annexation, is sufficiently detailed so that all of the potential effects of the proposal on the environment and measures necessary to avoid or substantially lessen such effects that have been evaluated in accordance with CEQA; and

WHEREAS, as contained herein, OC LAFCO has endeavored in good faith to set forth the basis for its decision on the proposal; and

WHEREAS, this Commission called for and held a public hearing on the proposal on May 13, 2026, and heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons presented were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, all of the findings and conclusions made by OC LAFCO pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, OC LAFCO does hereby resolve as follows:

Section 1. OC LAFCO Findings

The subject territory is found to be an uninhabited area of unincorporated territory, located within the City of Irvine's Sphere of Influence, and is assigned the following distinctive short-form designation, "City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)." The proposal consists of the annexation of approximately 1.97 acres located north of the intersection of Bee Canyon Access Road and Portola Parkway within the County of Orange and within the City of Irvine's sphere of influence.

Section 2. Compliance with the California Environmental Quality Act.

As the decision-making body for OC LAFCO, and in OC LAFCO's limited role as a responsible agency under CEQA, the Commission has reviewed and considered the information contained in the Final Environmental Impact Report Irvine Gateway Village Project and all supporting documentation, copies of which are on file at OC LAFCO's office and are incorporated by reference as though set forth fully herein. Based on this review, the Commission finds that, as to those potential environmental impacts within the Commission's powers and authorities as the responsible agency, that the Final Environmental Impact Report Irvine Gateway Village Project and supporting environmental documentation contain a complete, objective, and accurate reporting of those potential impacts, and that these findings reflect the independent judgement and analysis of the Commission.

Section 3. Findings on Environmental Impacts.

The Commission concurs with the City of Irvine's environmental findings regarding the proposed annexation and adopts these findings, attached hereto as "Exhibit A," as though fully set forth herein.

Section 4. The Proposal is approved subject to the following terms and conditions:

- a) Payment by the City of Irvine of County Clerk-Recorder and State Board of

Equalization fees prior to the recordation of the OC LAFCO Certificate of Completion.

- b) The City of Irvine agrees to defend, hold harmless and indemnify OC LAFCO and/or its agents, officers and employees from any claim, action or proceeding against OC LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of OC LAFCO concerning this proposal or any action relating to or arising out of such approval.
- c) The effective date shall be the date of recordation of the OC LAFCO Certificate of Completion.

Section 5. Notice of Determination.

The Commission directs the Executive Officer to file a Notice of Determination with the Orange County Clerk-Recorder within five working days of adoption of this Resolution.

Section 6. Conducting Authority Proceedings

The Commission shall waive the protest proceedings for the proposed annexation in accordance with Government Code Section 56662. The waiver of protest proceedings appropriately applies under this statute as the subject territory is uninhabited, the affected agencies have not filed objections to the waiver, and the landowners have consented to the proposed annexation.

Section 7. Mail Copy of Resolution

The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

Section 8. Custodian of Records.

The documents and materials that constitute the record of proceedings on which this Resolution and the above findings have been based are located at the offices of OC

LAFCO. The custodian for these records is the Local Agency Formation Commission of Orange County, 2677 North Main Street, Suite 1050, Santa Ana, California 92705.

AYES:

NOES:

STATE OF CALIFORNIA)

) SS.

COUNTY OF ORANGE)

I, Wendy Bucknum, Chair of the Local Agency Formation Commission of Orange County, California, hereby certify that the above and foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof, held on the 13th day of May 2026.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of May 2026.

Wendy Bucknum
Chair of the
Local Agency Formation Commission
of Orange County

By: _____
Wendy Bucknum

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Address: County Administration South Building 601 N. Ross Street Santa Ana, CA 92701	FROM:	Public Agency: Local Agency Formation Commission of Orange County (Responsible Agency) Address: 2677 N. Main Street, Suite 1050, Santa Ana, CA 92705 Contact: Aimee Diaz Phone: 714-640-5100
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TO:	<input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) <input type="checkbox"/> 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency:	City of Irvine Address: 1 Civic Center Plaza Irvine, CA 92606 Contact: Andrew Pham Phone: 949-724-7309
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SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2024100742	Applicant: City of Irvine Contact Person: Andrew Pham 1 Civic Center Plaza Irvine, CA 92606	Telephone Number: 949-724-7309
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Project Title: City of Irvine Annexation of Gateway Development Notch Areas 1 and 2 (CA 25-06)

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name): See attached vicinity map.

General Project Location (City and/or County): The subject territory is located north of the intersection of Bee Canyon Access Road and Portola Parkway. The territory is substantially surrounded by the City of Irvine and is adjacent to the northeast quadrant of the City’s jurisdictional boundary in unincorporated Orange County.

Project Description: The proposed annexation consists of two separate areas, referred to as Notch Area 1 and Notch Area 2, encompassing approximately 1.41 acres and 0.56 acres, respectively, totaling approximately 1.97 acres.

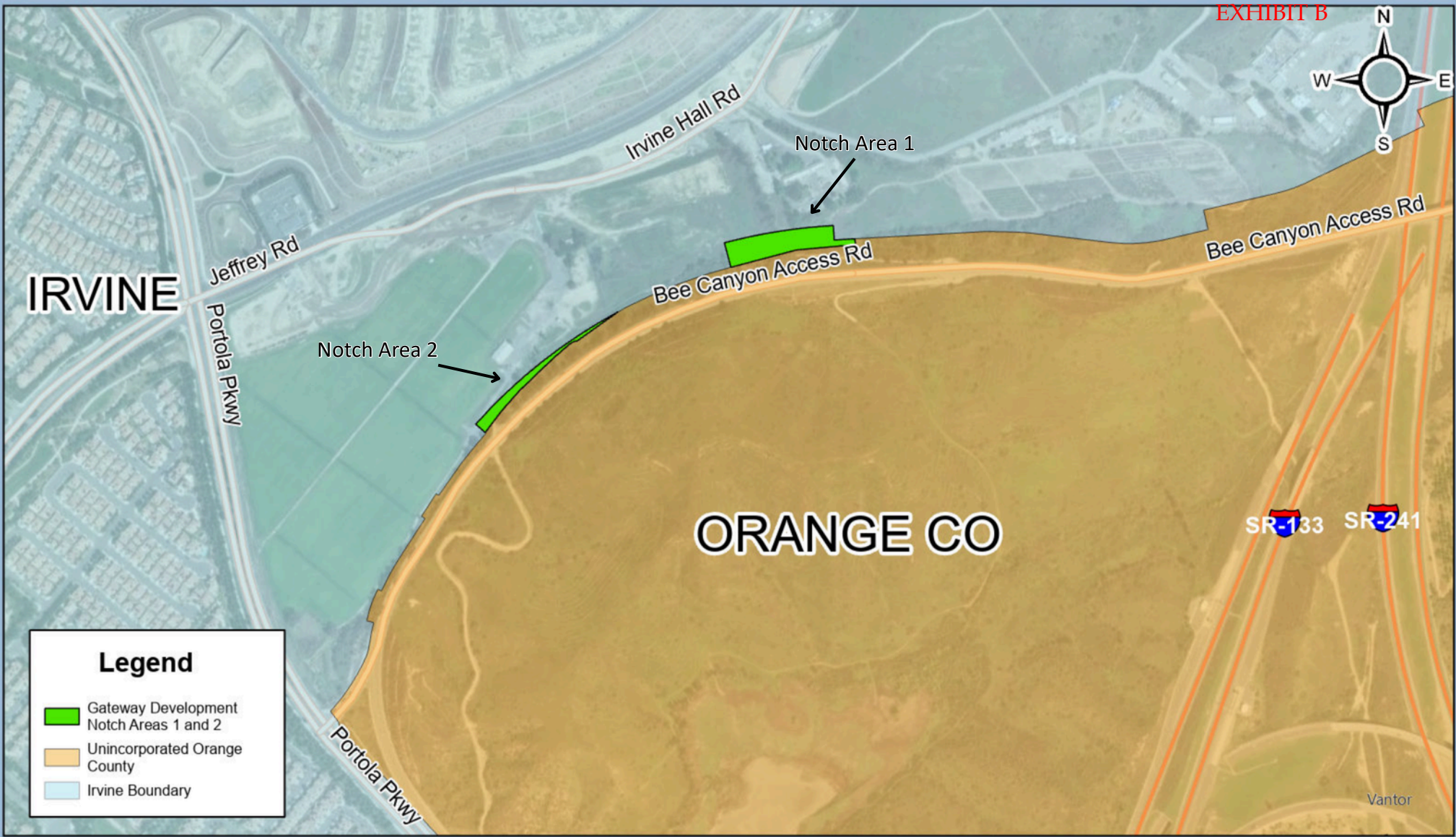
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

The City of Irvine, 1 Civic Center Plaza, Irvine, CA 92606

This is to advise that the (Lead Agency or Responsible Agency) has approved the above-described project on May 13, 2026, and has made the following determinations regarding the above-described project:

1. <input checked="" type="checkbox"/>	The project will have a significant effect on the environment.	
<input type="checkbox"/>	The project will NOT have a significant effect on the environment	
2. <input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. <input checked="" type="checkbox"/>	Mitigation measures were made a condition of the Lead Agency's approval of the project.	
<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.	
4. <input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted by the Lead Agency for this project.	
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.	
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.	
	A Statement of Overriding Considerations was NOT adopted for this project	
6. <input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.	
<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.	
	This is to certify that the Environmental Impact Report is available to the general public at:	
	Custodian(s): City of Irvine	Location(s): 1 Civic Center Plaza Irvine, CA 92606
	Local Agency Formation Commission of Orange County	2677 N. Main St., Suite 1050 Santa Ana, CA
Date: _____	_____ Signature	
Date Received for Filing: _____	_____ Executive Officer Title	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



Legend

-  Gateway Development Notch Areas 1 and 2
-  Unincorporated Orange County
-  Irvine Boundary



Proposed "City of Irvine Annexation of Gateway Development Notch Areas 1 and 2"

(CA 25-06)

Vicinity Map

