



January 26, 2026

Mr. Rick Hajost  
Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660

**Sent Via Email:**  
[rhajost@irvinecompany.com](mailto:rhajost@irvinecompany.com)

**Subject: Approval of Minor Modification 00970757-PMP to Master Plan 00882754-PMP for the Colonnade at Irvine Market Place located at 3000 Marketplace Drive in Planning Area 4 (Lower Peters Canyon)**

Dear Mr. Hajost:

Community Development Department staff reviewed Modification 00970757-PMP which proposes a revision to the overall unit type of an approved multi-family residential project. The modification will convert two existing units previously designated as two-bedroom units with a den, to three-bedroom units. The project site is located at 3000 Marketplace Drive within the 4.9 Lower Peters Canyon Regional Commercial zoning district of Planning Area 4 (Lower Peters Canyon) and has a General Plan Designation of Regional Commercial.

In June 2023, the City approved General Plan Amendment 00863325-PGA, Zone Change 00870374-PZC, Development Agreement 00900866-PDA, Vesting Tentative Parcel Map 00884832-PTP, and Master Plan 00882754-PMP to allow development of a 1,261-dwelling-unit apartment complex (Irvine Market Place Residential) on approximately 15 acres within Phase II of Irvine Market Place. This approval included demolition of approximately 198,594 square feet of retail intensity, reconfiguration of on-site parking, and establishment of new residential development standards for the apartment community.

Master Plan 00882754-PMP therefore serves as the current entitlement for the residential portion of the site. This modification proposes to reclassify two existing residential units from a two-bedroom-plus-den floor plan to a three-bedroom floor plan. The modification also memorializes the unit mix as constructed, which is consistent with the previously approved total unit count. The requested modification is driven by construction updates that increased the functionality of the den areas such that they now qualify as bedrooms under applicable code standards. This modification represents a beneficial improvement by offering a more diverse range of units and does not alter the development footprint, unit count, site circulation, or previously approved land use.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a "major modification." A major modification must

be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The project remains within the scope of the original approval of Master Plan 00882754-PMP, the governing entitlement for the residential portion of the site. The request is limited to an internal reclassification of the approved unit type. No changes to building footprints, site layout, circulation, grading, or overall unit count are proposed. Therefore, no additional environmental analysis is required.

The modification will not create the potential for significant environmental impacts beyond those previously analyzed for the approved master plan. As such, the project is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301 (Class 1 – Existing Facilities), which applies to minor alterations to existing structures involving negligible or no expansion of use. The project also does not trigger any exceptions identified in CEQA Guidelines Section 15300.2.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The modification does not propose any exterior changes to the site or building and it will not increase the number of previously approved units and the site continues to maintain a surplus of 37 on-site parking spaces. No additional vehicle trips beyond the levels previously evaluated for the approved master plan are anticipated, and the modification does not introduce any new land uses or intensify site access demands. Therefore, the proposed modification would not cause significant or potentially significant on-site and off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The proposed modification is limited to a minor change between unit types and does not introduce any new land uses or change the overall intensity authorized under Master Plan 00882754-PMP. The modification does not alter site layout, circulation, development standards or any condition of approval that formed the basis of the master plan findings. Therefore, the proposed modification is consistent with the

intent of the findings and conditions of approval for the original master plan (00882754-PMP). All applicable conditions from Planning Commission Resolution No. 23-3900, and subsequent modifications to the master plan, apply to this modification.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to, or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The proposed modification involves only an internal revision to unit types, and does not propose to add, remove, or relocate any structures. No new land uses are introduced, and the overall number of residential units remains unchanged. Because the modification does not alter the approved land uses, development footprint, or site circulation, the project will not impact or introduce sensitive uses not previously considered under the original master plan (File No. 00882754-PMP) for this site.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The proposed modification is limited to changes to the unit type. The modification will not alter the existing building footprint, site plan, or setbacks under the previously approved master plan (File No. 00882754-PMP). As a result, the modification will not cause a reduction of landscaping.

As part of this minor modification, the unit mix is being updated to reflect the project as constructed, including the reclassification of two previously approved two-bedroom-plus-den units to three-bedroom units. As constructed, the residential development consists of 245 one-bedroom units, 183 two-bedroom units, and two three-bedroom units, consistent with the previously approved unit count under Master Plan 00882754-PMP. There is no additional parking required for three-bedroom units as opposed to two-bedroom units. As a result, the total number of units and required parking is unchanged. The project site will have a surplus of 37 parking spaces after the project is complete. Therefore, the proposed modification will not result in any adverse changes to landscaping or parking at the project site.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00970757-PMP.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The findings or conditions of approval for the original master plan will not be affected by the proposed modification because the proposed project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of

landscaping, or cause other significant changes that substantially alters the intent/purpose of the original approval. This project is conditioned to comply with all conditions of approval from the original master plan (File No. 00882754-PMP). Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

Standard Condition 6.1

**DISCRETIONARY CASE CHARGES**

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

**LEGAL ACTION – HOLD HARMLESS**

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

**COMPLIANCE WITH PRIOR CONDITIONS**

All conditions of approval associated with Master Plan 33538-MP, to the extent applicable to Phase II of The Market Place, and all applicable conditions of approval associated with Master Plan 00882754-PMP for the residential portion of the site – including subsequent modifications (File Nos. 00920117-PMPC and 00908227-PMPC) – shall remain in full force and effect.

Mr. Rick Hajost  
January 26, 2026  
Page 5 of 5

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Monday, February 2, 2026, the approval granted by this letter shall become effective Tuesday, February 3, 2026.

The stamped-approved plans for Minor Modification 00970757-PMP are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Assistant Planner Samantha Zepeda at 949-724-5427 or via email at [szepeda@cityofirvine.org](mailto:szepeda@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Approved Project Plans
2. Notice of Exemption

cc: Ann Wuu, Acting Planning Manager  
Chris Chung, Principal Planner  
Files: 00970757-PMP; 00920117-PMPC; 00908227-PMPC; 00882754-PMP;  
33538-MP

ABBRV.	SIGNIFICANCE	ABBRV.	SIGNIFICANCE	ABBRV.	SIGNIFICANCE	ABBRV.	SIGNIFICANCE
# & (E)	POUNDS(S)	EMER.	EMERGENCY	MIN.	MINIMUM	STL.	STEEL
EXISTING	AND	ENCL.	ENCLOSURE	MIR.	MIRROR	STOR.	STORAGE
EQ.	EQUAL	EQ.	EQUAL	MISC.	MISCELLANEOUS	STR.	STRUCTURAL
EQPT.	EQUIPMENT	MP&E OF M.P.O.E.	MAIN POINT OF ENTRY	SUSP.	SUSPENDED	SYM.	SYMBOLIC
ACOUST.	ACOUSTICAL	EXIST.	EXISTING	MTD.	MOUNTED	T&G	TONGUE AND GROOVE
ADJ.	ADJUSTABLE	EXP.	EXPOSURE	MUL.	MULITI	T.B.	TOEFL BAR
ADJU.	ADJUSTABLE	EXT.	EXTERIOR	N.	NORTH	T.C.	TOP OF CURB
AGGR.	AGGREGATE	F.A.	FIRE ALARM	N.I.C.	NOT IN CONTRACT	T.O.S.	TOP OF STEEL
AL.	ALUMINUM	F.A.P.	FIRE ALARM PANEL	N.T.S.	NOT TO SCALE	T.O.S./TOS	TOP OF STEEL
ANG.	ANGLE	F.B.	FLAT BAR	NO.	NUMBER	T.P.	TOP OF PAVEMENT
APPROX.	APPROXIMATELY	F.D.	FLOOR DRAIN	NOM.	NOMINAL	T.P.D.	TOILET PAPER DISPENSER
ARCH.	ARCHITECTURAL	F.E.	FIRE EXTINGUISHER	O.A.	OVER-ALL	T.W.	TOP OF WALL
ASB.	ASBESTOS	F.H.C.	FIRE HOSE CABINET	O.C.	ON-CENTER	TEL.	TELEPHONE
ASPH.	ASPHALT	F.O.S.	FACE STUD	O.D.	OUTSIDE DIAMETER	TEL. BD.	TELEPHONE BOARD
BD.	BOARD	F.S.	FACE, FULL SIZE	OBSCURED	OBSCURED	TEMP.	TEMPERED GLAZING
BITUM.	BITUMINOUS	FIN.	FINISH	OFF.	OFFICE	TER.	TERMINAL
BLDG.	BUILDING	FIN. S.	FINISH SURFACE	OH or O.H.	OPPOSITE HAND	THK.	THICK
BLKG.	BLOCKING	FL.	FLOOR	OPNS.	OPENING	TOP or T.O.P.	TOP OF SHEATHING
BM.	BEAM	FLUOR.	FLUORESCENT	P.LAM.	PLASTIC LAMINATE	TOP or T.O.P.	TOP OF PLATE
BOTT.	BOTTOM	FND.	FOUNDATION	P.T.D.	PAPER TOWEL DISPENSER	TRD.	THREAD
C.B.	CUTTING BOARD	FPRF.	FREEPROOF	P.T.R.	PAPER TOWEL RECEPTACLE	TV.	TELEVISION
COL.	COLUMN	FT.	FOOT OR FEET	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
C.L.	CENTERLINE	FTG.	FOOTING	PLAS.	PLASTER	U.O.N.	UNLESS OTHERWISE NOTED
CAB.	CABINET	FURR.	FURRING	PLWD.	PLWOOD	URF.	UNRIVED
CEM.	CEMENT	FUT.	FUTURE	PR.	PAIR	UR.	URNAL
CER.	CERAMIC	G.B.	GRAB BAR	PRECAST.	PRE-CAST	V.C.T.	VINYL COMPOSITION TILE
CLG.	CEILING	G.I.	GALVANIZED IRON	PT.	POINT	VERT.	VERTICAL
CLKG.	CAULKING	GA.	GUAGE	PTN.	PARTITION	VEST.	VESTIBULE
CLO.	CLOSET	GALV.	GALVANIZED	Q.T.	QUARRY TILE	VOL.	VOLUME
CLR.	CLEAR	GL.	GLASS	R.	RISER	W.	WEST
CNTR.	CENTER	GND.	GROUNO	R.D.	ROOF DRAIN	W.C.	WATER CLOSET
CONSTR.	CONSTRUCTION	G.R.	GRADE	R.O.	ROOF OPENING	W/I	WITH
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	R.W.L.	RAN WATER LEADER	W/O	WITHOUT
CORR.	CORRIDOR	HDWD.	HARDWOOD	REFRIG.	REFRIGERATOR	WT.	WEIGHT
CTR.	CENTER	HWDE.	HARDWARE	REGSTR.	REGISTER	WT.	WEIGHT
CTSK.	COUNTER SUNK	HGT.	HEIGHT	REQ.	REQUIRED	WT.	WEIGHT
D.F.T.	DRAINING FOUNTAIN	HORZ.	HORIZONTAL	REQ.	REQUIRED	WT.	WEIGHT
D.O.	DOOR OPENING	H.R.	HOUR	RES.	RESIDENTIAL	WT.	WEIGHT
D.S.P.	DRY STPNDPE	I.D.	INSIDE ROOM	RSG.	RESIDENT SERVICE OFFICE	WHD.	WEDWOOD
DBL.	DOUBLE	I.AW.	IN ACCORDANCE WITH	RSG.	RESIDENT SERVICE OFFICE	WHD.	WEDWOOD
DEG.	DEGREE(S)	IN.	INCH OR INCHES	S.	SOUTH	WHD.	WEDWOOD
DEPT.	DEPARTMENT	INSUL.	INSULATION	S. SK.	SERVICE SINK	WHD.	WEDWOOD
DET.	DETAIL	INT.	INTERIOR	S.C.	SOLID CORE	WHD.	WEDWOOD
DIA.	DIA.	JAN.	JANITOR	S.C.D.	SEAT COVER DISPENSER	WHD.	WEDWOOD
DIM.	DIMETER	JT.	JOINT	S.I.	SQUARE INCHES	WHD.	WEDWOOD
DIM.	DIMENSION	KIT.	KITCHEN	S.N.D.	SANITARY NAPKIN DISPENSER	WHD.	WEDWOOD
DSP.	DSPENSER	LAB.	LABORATORY	S.N.R.	SANITARY NAPKIN RECEPTACLE	WHD.	WEDWOOD
DN.	DOWN	LAM.	LAMINATE	S.R.	SPRINKLER RISER	WHD.	WEDWOOD
DR.	DOOR	LAV.	LAVATORY	SECT.	SECTION	WHD.	WEDWOOD
DS.	DOWNSPOUT	LKR.	LOCKER	SEG.	SEGMENT	WHD.	WEDWOOD
DWG. / DWGS.	DRAWING	LT.	LIGHT	SF OR S.F.	SQUARE FEET	WHD.	WEDWOOD
DWR.	DRAWER	LV.	LEVEL	SH.	SHelf	WHD.	WEDWOOD
E.	EAST	M.C.	MEDICINE CABINET	SHR.	SHOWER	WHD.	WEDWOOD
E.J.	EXPANSION JOINT	M.O.	MASONRY OPENING	SHT.	SHEET	WHD.	WEDWOOD
E.P.	ELECTRICAL PANEL BOARD	MAX.	MAXIMUM	SIM.	SIMILAR	WHD.	WEDWOOD
E.W.C.	ELECTRICAL WATER COOLER	MICH.	MICH.	SPEC.	SPECIFICATION	WHD.	WEDWOOD
EA.	EACH	MEMB.	MEMBRANE	SD.	SQUARE	WHD.	WEDWOOD
EL.	ELEVATION	MET.	METAL	SST.	STAINLESS STEEL	WHD.	WEDWOOD
ELEC.	ELECTRICAL	MFR.	MANUFACTURER	STA.	STATION	WHD.	WEDWOOD
ELEV.	ELEVATOR	MH.	MANHOLE	STD.	STANDARD	WHD.	WEDWOOD

PROJECT DESCRIPTION: MULTIFAMILY APARTMENTS/ RETAIL AND OR RESTAURANT ON FIRST FLOOR ONLY.  
TOTAL NUMBER OF UNITS: 430

THE PROJECT OVERALL IS CONSIDERED TO BE A COMBINATION OF PORTIONS OF A BUILDING, SEPARATED BY FIREWALLS, WHICH ARE CONSIDERED SEPARATE BUILDINGS PER 2022-CBC, 705.1

THE PARKING GARAGE (USE S-2) IS A SEPARATE BUILDING (UNDER SEPARATE PERMIT), SEPARATED FROM THE APARTMENT BUILDING (USE R-2) BY FIREWALLS.

THE RECREATIONAL AND ASSEMBLY USES, IN COMBINATION WITH THE RESIDENTIAL, ARE SUBSTANTIATED USING SEPARATED, MIXED OCCUPANCY PROVISIONS OF 2022-CBC, 508.4

THE DESIGN TEAM WILL PRODUCE TWO DRAWING PACKAGES FOR TWO SEPARATE BUILDING PERMITS, ONE PERMIT FOR THE RESIDENTIAL BUILDING AND A SEPARATE PERMIT FOR THE PARKING GARAGE.

THE PARKING GARAGE AND APARTMENT BUILDING WILL BE DEPICTED IN THE OTHERS DRAWINGS, FOR COORDINATION PURPOSES.

RESIDENTIAL RETAIL AND/OR RESTAURANT:

TYPE OF CONSTRUCTION: TYPE III-A (with an NFPA 13 COMPLIANT SPRINKLER SYSTEM)

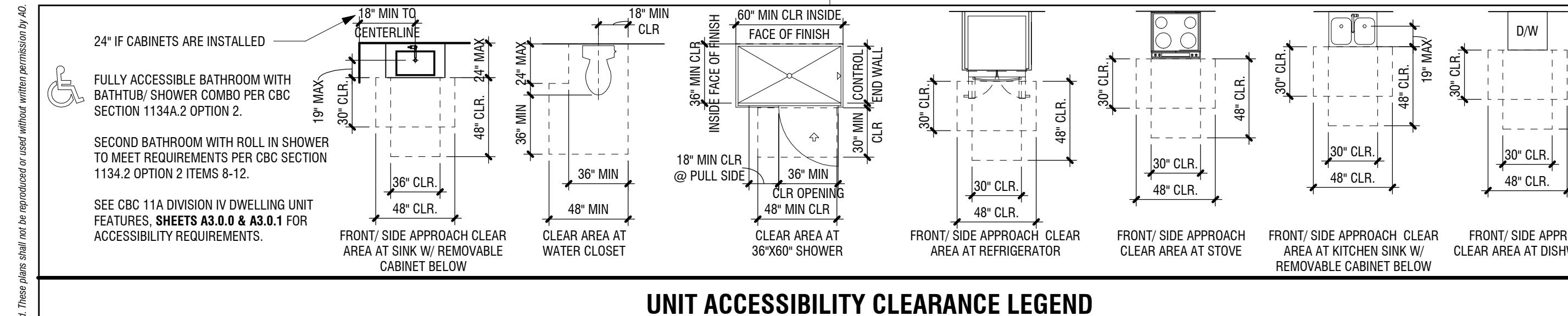
PROJECT #:		IRVINE, CA		ARCHITECTS ORANGE		BUILDING 2	
2022-395		2025-1104		Site Summary		Site Summary	
IRVINE, CA		ICAC TARGET UNIT COUNT / DELTA		TOTAL UNIT COUNT		NET RENTABLE RESIDENTIAL AREA	
430 du		430 du		430 du		390,707 sf	
609 sf		609 sf		556,866 sf		556,866 sf	
5,010 sf		5,010 sf		5,010 sf		70,2%	
5,610 sf		5,610 sf		5,610 sf		280,040 sf	
65.1 du/ac		65.1 du/ac		65.1 du/ac		162,733 sf	
1.74		1.74		1.74		56.5%	
RES. PARKING RATIO		RES. PARKING RATIO		RES. PARKING RATIO		RES. PARKING RATIO	
TYPE III		TYPE III		TYPE III		TYPE III	
WRAP		WRAP		WRAP		WRAP	

\*Net rentable residential area just includes base square footage of the units

\*\*Site coverage of on-grade concrete slab / total site area.

Refer to sheet 2A.1 for site coverage program breakdown

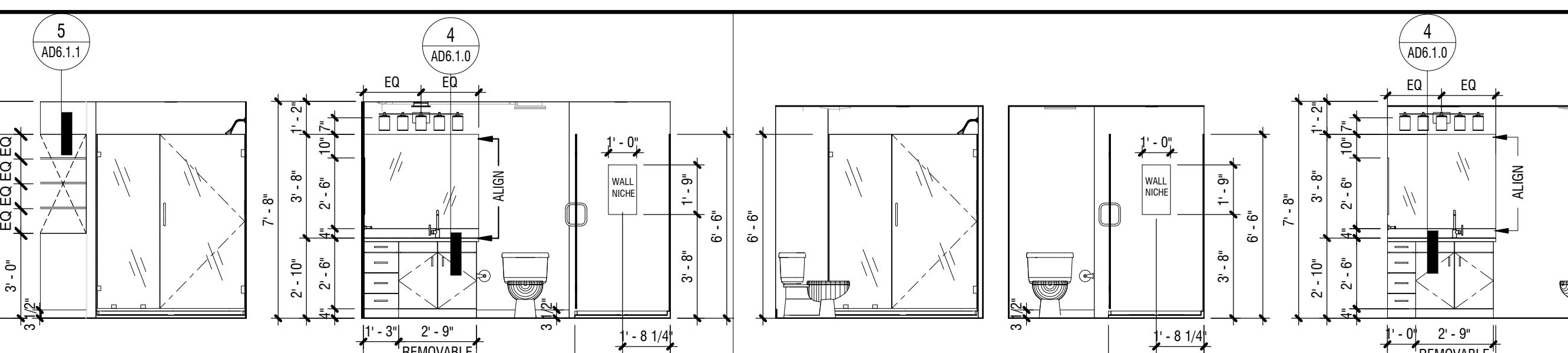
UNIT TYPE		UNIT	NET UNIT SIZE (sf)	DECK SIZE (sf)	TOTAL UNIT COUNT	TOTAL UNIT COUNT BY UNIT TYPE (sf)	UNIT MIX	TOTAL NET RENTABLE (sf)	AVERAGE UNIT SIZE BY TYPE (sf)	TOTAL DECK (sf)	ISLAND TYPE	TOTAL COUNT UNITS WITH ISLAND	TOTAL ISLAND COUNT BY UNIT TYPE
1 BEDROOM		A2.1	636	70	26	184	42.79%	2,890	108	2,890			
		A2.2	657	70	11			24,309	2,183	24,309			
		A2.3	676	70	17			770	45.3	770			
		A2.4	695	0	0			11,515	0	11,515			
		A2.5	695	0	0			695	0	695			
		A2.6	746	0	0			2,159	0	2,159			
		A2.7	739	70	3			2,217	733	2,217			
		A2.8	739	70	1			210	70	210			
		A2.9	739	70	1			1,476	70	1,476			



#### UNIT ACCESSIBILITY CLEARANCE LEGEND

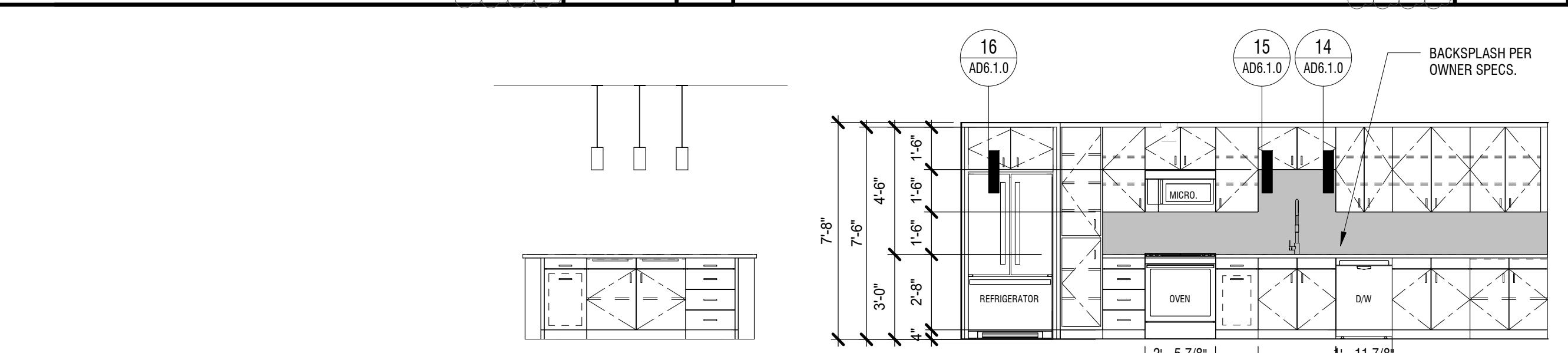


#### PRIVATE BALCONY NOTES

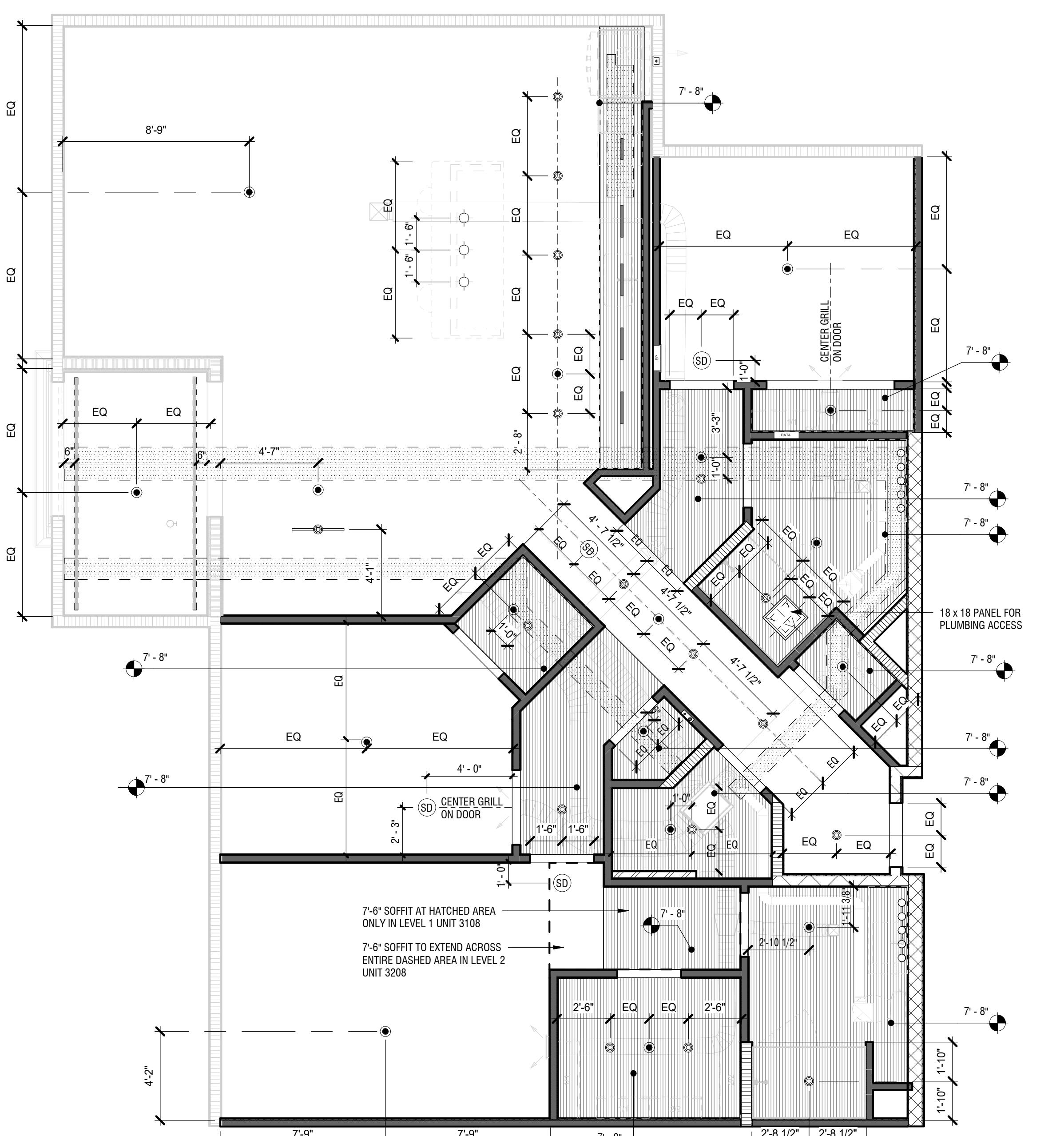


M. BATHROOM INTERIOR ELEVATIONS - UNIT C1 1/4" = 1'-0" 9

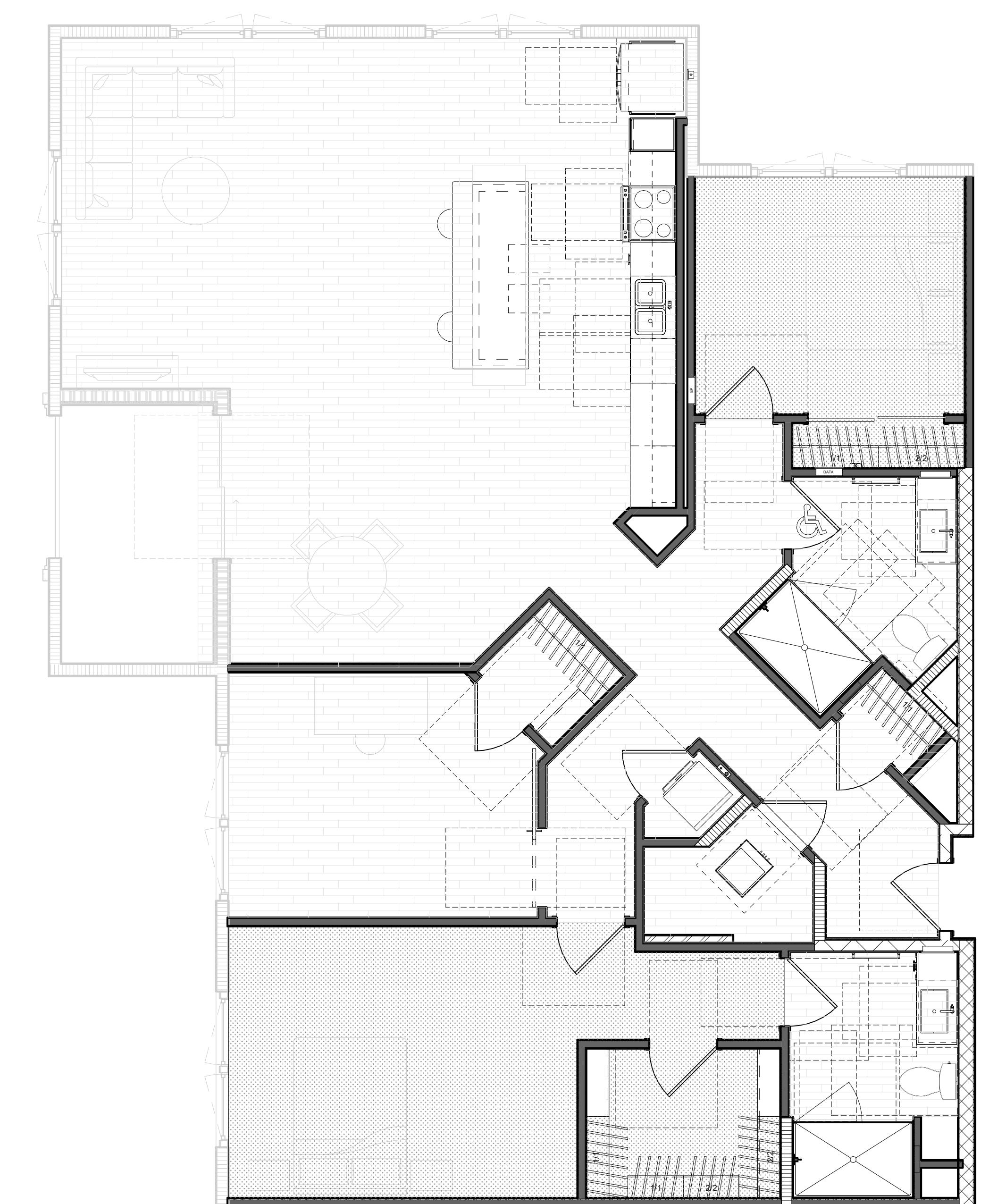
BATHROOM INTERIOR ELEVATIONS - UNIT C1 1/4" = 1'-0" 6



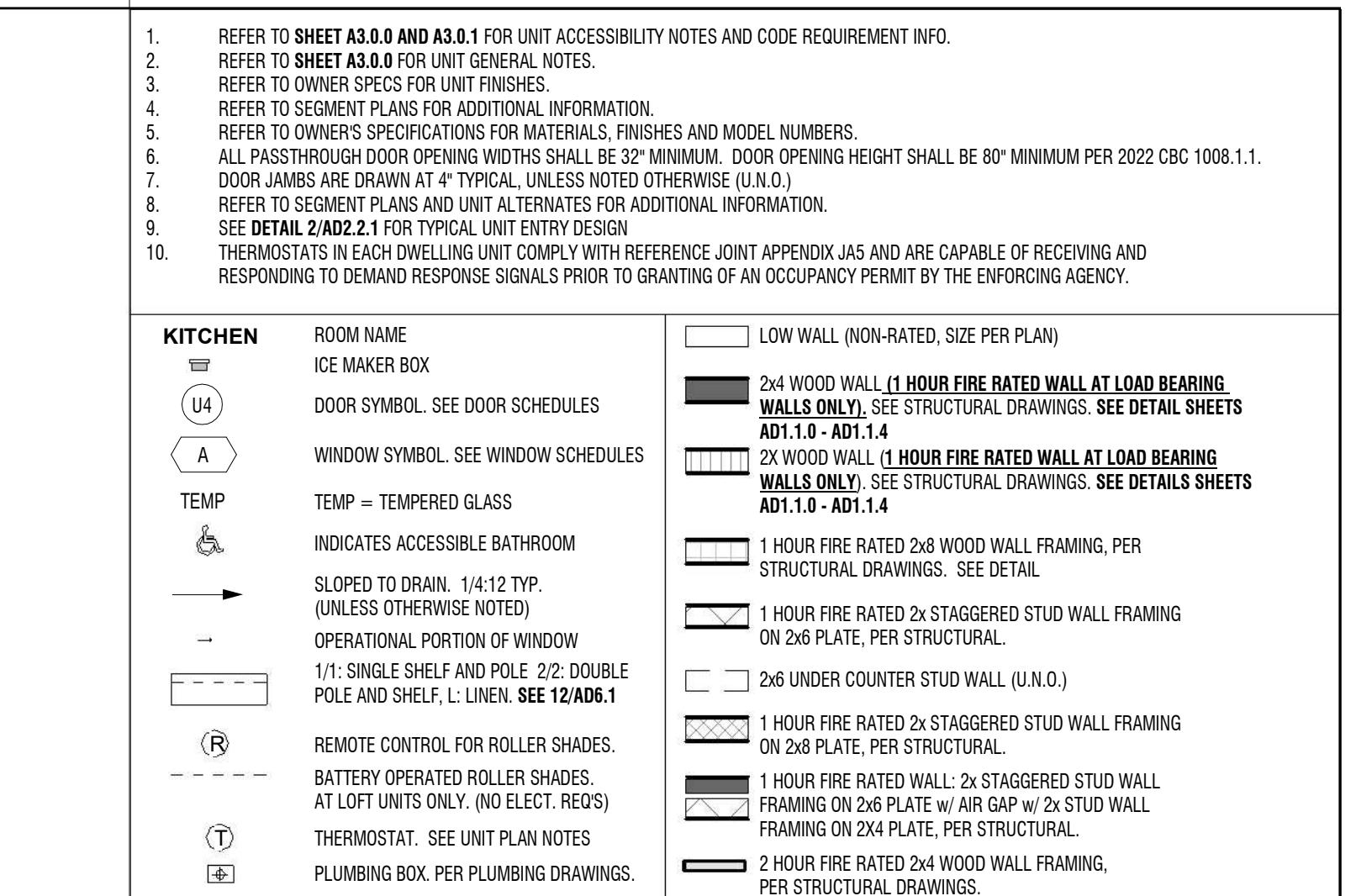
KITCHEN INTERIOR ELEVATIONS - UNIT C1 1/4" = 1'-0" 4



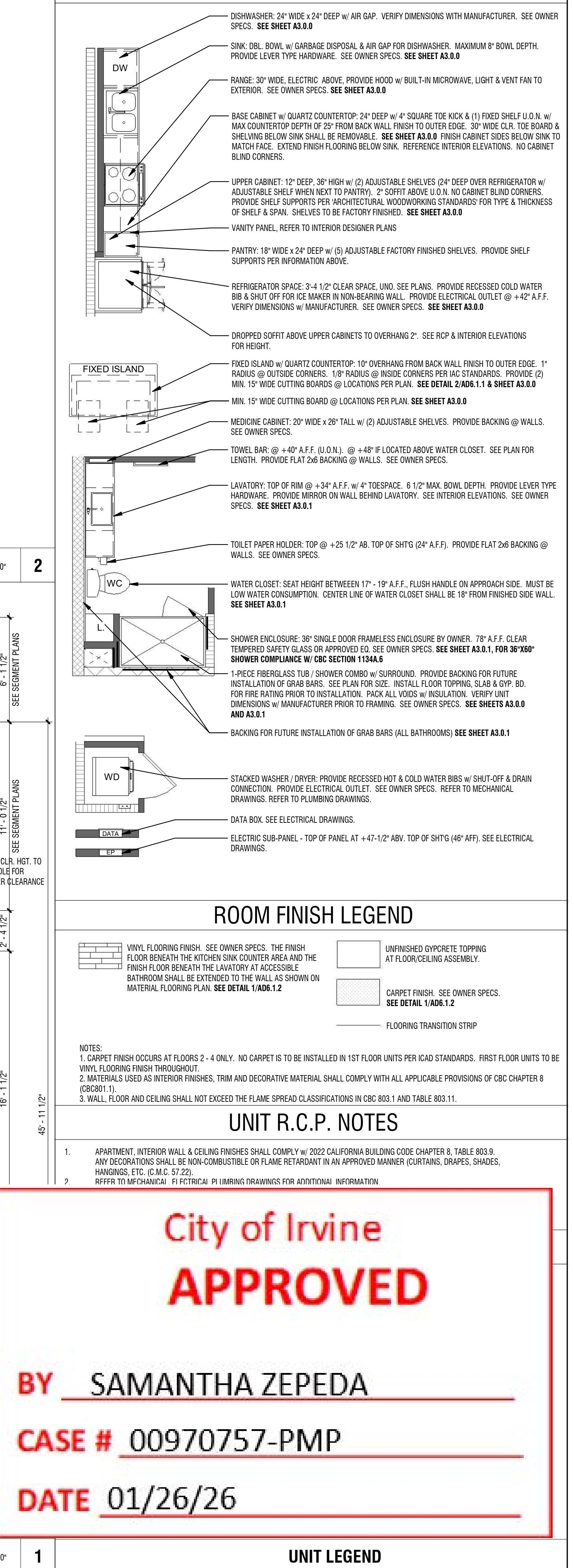
UNIT PLAN - C1 - RCP 1/4" = 1'-0" 3



UNIT PLAN - C1 - BASE 1/4" = 1'-0" 1



#### UNIT PLAN LEGEND



**COLONNADE AT THE MARKETPLACE BUILDING 2**  
3000-3399 MARKETPLACE DR.  
IRVINE, CA 92602

UNIT PLAN C1

Project Number:	2022-0395
Plan Check Number:	CASE # 00970757
A	08/18/2023
B	11/17/2023
C	01/23/2024
D	04/18/2025
E	03/13/2024
F	04/12/2024
G	06/21/2024
H	06/28/2024
I	08/23/2024
J	10/01/2024
K	11/15/24
L	TBD

A3.1.19

**City of Irvine  
APPROVED**

**BY SAMANTHA ZEPEDA  
CASE # 00970757-PMP  
DATE 01/26/26**

**IRVINE COMPANY  
APARTMENT DEVELOPMENT**  
550 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660  
(949) 720-2000





# NOTICE OF EXEMPTION



**TO:**  State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA 92702

**FROM:** City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575  
**Attn:** **Samantha Zepeda**  
Assistant Planner  
**949-724-5427**  
**[szepeda@cityofirvine.org](mailto:szepeda@cityofirvine.org)**

**SUBJECT:** Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

**Project Title and File No.:** Minor Modification to Master Plan 00882754-PMP (File No. 00970757-PMP)

**Project Location:** The project is located at 3000 Marketplace in Planning Area 4 (Lower Peters Canyon), in the City of Irvine, County of Orange.

**Project Description:** The project is a Minor Modification to Master Plan 00882754-PMP to reclassify two previously approved two-bedroom-plus-den residential apartment units as three-bedroom units.

**Approving Public Agency:** City of Irvine  
Director of Community  
Development  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** January 26, 2026  
**Resolution No.** n/a

**Project Applicant:** Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660  
Attn: Rick Hajost  
949-720-5529  
[rhaiost@irvinecompany.com](mailto:rhaiost@irvinecompany.com)

**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: Section 15301, Class 1 for Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities; which applies to the operation, repair, maintenance, and minor alteration of existing structures involving negligible or no expansion of use. The project reclassifies two existing residential units from two-bedroom-plus-den to three-bedroom units. The project is minor in nature and will not expand on the existing land use.

Samantha Zepeda, Assistant Planner  
Name and Title

Samantha Zepeda  
Signature

January 26, 2026  
Date