

Daily Pilot

FRIDAY, APRIL 16, 2021 /// Now including Coastline Pilot and Huntington Beach Independent /// dailypilot.com

Hoping to change the face of the GOP

Tired of conservatives losing ground in O.C., a gay Latino and Iranian immigrant are reaching out to new voters.

BY SARA CARDINE

Costa Mesans Hengameh Abraham and Ben Chapman are at the center of a local effort to rejuvenate the GOP's image as they hit the streets and enlist younger, minority voters to engage with conservative causes through Greater Costa Mesa Republicans.

Formed in January, the group extends membership to residents from neighboring cities, as well as millennials, people of color and members of the LGBTQ community with similar political values. Chapman and Abraham are its co-founders and two of seven executive board members.

A gay, Latino businessman who graduated from Orange Coast College in 2014, Chapman said it's time for conservatives to collaborate, become more inclusive and get ahead of a changing demographic.

"We have to work together, because we no longer have a stronghold," said Chapman, 34. "We have to collaborate, as the Democrats have been doing for years."

An Iranian immigrant who came to the United States at the age of 15, Abraham co-owns with her husband Costa Mesa's House of Medicine, a local holistic health and nutrition business. She wants people to understand conservatives are more diverse than given credit for.

"The Republican Party is not an anti-science party — we just believe government has no business

See **GOP**, page A2

F.V. police to resume vacation home check program

BY ANDREW TURNER

The Fountain Valley Police Department will resume its vacation home check program on Monday, April 19.

Retired senior volunteers have been used by the department to provide the year-round service. Joanne Minney, a community service officer assigned to the crime prevention team, said the service was disrupted for reasons connected to the coronavirus pandemic.

"It's a year-round service that we offer, but due to the pandemic, we had to suspend our retired senior volunteer program ... they're the ones that check, so the service had to be discontinued, as well, for the duration until things opened up a little bit," Minney said.

The Fountain Valley Police Department currently has close to 40 volunteers, Minney added.

Residents will be able to go to the Fountain Valley Police Department's website (fvpd.org) and fill out a request form to have their houses checked on daily if they are going out of town.

"The vacation house check is basically a service that we perform where we check the outside of the house to make sure that doors and windows are secure and that there's not been any evidence of a break-in, basically, because people are on vacation," Minney said. "Sometimes when [criminals] know that they're on vacation, they use that as a perfect opportunity to break in."

andrewturner@latimes.com
Twitter: @ProfessorTurner



Don Leach | Staff Photographer

WITH THE HELP of prosthetic legs, Frida walks along a sidewalk with her owner Dr. Lisa Chong near their home in Huntington Beach. Chong found 3-year-old Frida in Thailand, rescued her and brought her home. The dog will be featured on "The Wizard of Paws" in late May.

A rescue dog gets her wings

BY MATT SZABO

"Feet, what do I need you for when I have wings to fly?" — Frida Kahlo

Frida, a 3-year-old Thai Bangkaew rescue dog, was named after the Mexican painter who endured hardships.

Kahlo found inspiration in her life and transferred it to the canvas. Frida the dog found a home in Surf City and enjoys long walks on the beach, about 2 miles a day.

Just two years ago, that would have been almost inconceivable.

Huntington Beach resident Dr. Lisa Chong and her friend Tara Austin found Frida in Thailand in December 2018, while they were volunteering at the Elephant Nature Park animal shelter.

She was in bad shape, and doctors at the time recommended amputating her hind legs, which were bare of fur and had broken bones in her paws. She also had a lumbar fracture.

Chong thought Frida, though paralyzed, could heal. She brought Frida to the Two Hands Four Paws rehabilitation facility in

Los Angeles. Dr. Lisa Chong and her friend, Tara Austin, rescued Frida in Thailand two years ago, and the pup now perseveres with prosthetic legs.

Los Angeles.

Chong and Austin, a Buena Park resident, kept trying to find the right prosthetic legs to help Frida so she could walk again.

"Frida was struggling with a lot of twisting," Chong said. "Frida's left leg is weaker, so her left leg would turn inward and she'd fall."

Then, on a road trip last fall, they stopped in Virginia to meet with Derrick Campana of Animal Orthocare, whose work is highlighted on the television show, "The Wizard of Paws." Campana had some ideas, and came up with prosthetics to fit Frida.

Campana and a television crew came to Huntington Beach in December to film Frida for four days, Chong said. She will be featured on the second season of "The Wizard of Paws" in late May.

More important to Frida than being a television star is that the new prosthetic legs work.

"She can go in the sand, the grass, dig

holes," Chong said. "She's not confined to her wheelchair, so she can explore. It's just a crazy mental relief, as someone caring for her, to not worry about injury from the environment and the terrain. She can even walk on snow in them."

Frida has meant a lot to Chong and Austin, former elementary school friends who have again grown close as adults. She's also an inspiration to anyone who knows her story.

Austin said that Jerry Smith, a senior who lives alone in Westwood, had recently lost her dog, Ruby. Smith heard about Frida's journey and kept visiting her at Two Hands Four Paws.

The distance is a bit further to Chong's home in downtown Huntington Beach, just two blocks from the ocean, but they want to keep that friendship going.

"Frida is so resilient," Austin said. "She

See **Dog**, page A2

Balboa Island drainage upgrades inch forward

BY LILLY NGUYEN

When it rains, it pours in Balboa Island — most notably into its streets, where flooding can occur.

On Tuesday, the City Council received a presentation of the concept plans to modernize Balboa Island's drainage infrastructure, which currently relies on the usage of manually operated tide gates to manage rainfall and the high tides that wash onto the island. City staff said there are currently about 25 drain lines.

Assistant city engineer Bob

Stein said the trouble lies in the fact that the high tides from Newport Bay are often higher than the surrounding bay-front or street elevation. On average, streets on the westernmost end of the island are about 5 feet. That compares against high tides typically between 4.5 to 7 feet.

King tides can also reach heights of 8 feet.

There's also the issue of shutting the tide gates to control the flow of high tides when it's raining, which traps the water in the

See **Island**, page A4



Matt Hartman | AP

STREETS IN THE Balboa Peninsula are flooded by coastal tides and high surf in Newport Beach on July 3, 2020.

Plans afloat for 2021 N.B. Christmas Boat Parade

There are only eight months left until Christmas.

While it might be too early to go shopping for presents or to put up Christmas trees, the Commodore Club of the Newport Beach Chamber of Commerce announced last week it's about time to start planning for the 113th annual Christmas Boat Parade. The countdown to Dec. 15 began last Friday, and organizers are now seeking submissions of themes for this year's parade.

Through June, interested readers can visit christmasboatparade.com to submit up to three theme ideas for the five-night parade.

The Newport Beach Christmas Boat Parade was canceled last year as coronavirus cases increased in Orange County and statewide. State officials transitioned nearly 40 counties into more restrictive tiers of the state's reopening blueprint in November.

At the time, Steven Rosansky, the president of the Newport



VESSELS PLAYING Christmas music make a turn at the Balboa Bridge during last year's unofficial, "Let Freedom Ring" Newport Harbor Christmas Parade.

Don Leach | Staff Photographer

Beach Chamber of Commerce, said the decision came down to public safety and there was no way to ensure that all visitors would be wearing masks or staying socially distanced, particularly in popular viewing spots such as Balboa Island, Balboa Village or the public

docks around the harbor.

In response, residents and boat owners held their own boat parade following the traditional route around Newport Harbor.

"After this past year, we are ready for good news and as optimism in reopening grows, the

light at the end of the tunnel is that much brighter today as we announce the dates of this year's Newport Beach Christmas Boat Parade and the return of celebrating together again," said Rosansky in a statement released with the announcement.

— Lilly Nguyen

GOP

Continued from page A1

telling us what to do with our medical freedom,” said Abraham, 34. “We are not anti-immigrant. We just want to have our own businesses, and we want to be left alone.”

The two, who ran for City Council seats in November but did not win the vote, aim to mobilize voters who may not fit the usual conservative stereotypes but still believe in the overarching principals of smaller government, fiscal responsibility and supporting business and commerce.

GCMR’s main goals are raising money and campaigning for conservative political candidates and, more broadly, educating residents about what’s happening in their community. “We are very issue driven,” said Abraham, who is planning a mayoral run in 2022. “It’s not just about wanting a Republican to sit in office. We want also want to make sure issues in the city, the county and the state are being addressed.”

Just a few months in, members have made several appearances in and around Costa Mesa. They’ve rallied outside City Hall to protest civic issues, including a proposal to install LED billboards at the Triangle Square shopping center, and passed out treat bags to in-person voters during a March 9 special election.

GCMR members were present when county school officials discussed mandating COVID-19 vaccinations for school children and spoke out at a recent county supervisor’s discussion about “vaccine passports,” digital records of COVID-19 vaccines officials said would be volun-



Kevin Chang | Staff Photographer

BEN CHAPMAN, right, and Hengameh “Henny” Abraham co-founded Greater Costa Mesa Republicans in hopes of engaging a wider demographic of voters in conservative causes.

tary.

Board members teamed up again Thursday to participate in Costa Mesa walking audit, part of a broader initiative to develop a pedestrian master plan to ensure safer streets.

“I’d rather have 15 dues-paying members go out there and work, canvass and make calls for candidates than have 100 dues-paying members doing nothing,” Chapman said.

The group will host an April 29 in-person kickoff event in Costa Mesa that will feature former Orange County Supervisor and newly elected U.S. Rep Michelle Steel (R-Seal Beach) and Fred Whitaker, chairman of the Republican Party of Orange County.

Chapman said the modest \$15 ticket price is intentional.

“We don’t want to be out of touch with our residents, especially when so many have been hit by the coronavirus pandemic,” he said. “That’s what separates

us from other organizations.”

Local conservatives may already be card-carrying members of larger groups, such as the California Republican Assembly, which has a local chapter in Costa Mesa.

Chapman revamped the dormant CMRA in 2019, but he and Abraham stepped down from the board when they ran for office, in accordance with chapter bylaws.

Aligning with the previously formed Greater Irvine Republicans — and assisting the formation of similar groups in Yorba Linda and Orange that can collaborate on candidates and causes across city lines and into larger voting districts — GCMR members want to help the party take a decisive step forward.

“I respect everything CMRA does as an organization, but Henny and I wanted to bring something fresh and something new to politics in Costa Mesa,” Chapman said. “We

wanted a fresh perspective, a fresh energy.”

Randall Avila, executive director of the Republican Party of Orange County, on Thursday welcomed the new organization and its mission.

“We know their intent is not to cancel any clubs in the city but to grow the movement and add some new foot soldiers there,” Avila said, acknowledging a shift in county politics in recent years.

“I think we understand the demographic changes need to be matched,” he continued. “This is an opportunity for us to pull to the front individuals like Ben and Hengameh.”

Abraham said she’s eager to grow conservative roots into fresh ground.

“We’re not the old establishment,” she said of an executive board comprising mostly millennials. “We are very diverse — and we’re hungry for change.”

sara.cardine@latimes.com
Twitter: @SaraCardine



JERRY SMITH, left, and Dr. Lisa Chong are pictured with Frida, a 3-year-old dog rescued from Thailand.

Courtesy of Tara Austin

DOG

Continued from page A1

teaches us so much about being strong and overcoming trauma and hardship. Having mobility issues never stopped her ... It’s almost like a ripple effect of goodness has happened in our lives since we found Frida. Everything Frida touches is gold. We call it, ‘the Frida effect.’”

Frida goes swimming at Animal Wellness Center of OC, located in Costa Mesa, once or twice a week. Lourdes Biancardi, the co-founder of the center, has developed a fondness for Frida. She’s also touched by the rescue dog’s story.

“I get emotional when I think about it,” Biancardi said. “If she could only talk and tell us what she’s been through in her life. It just goes to show you what love and care can do for a dog.”

Frida, who has an Instagram page where fans can track her progress at @frida_strong, is nominated for the 2021 American Humane Hero Dog Awards in the “shelter” category. Voting continues through May 6.

Her journey has compelled Chong to found the Frida Project, a nonprofit

dedicated to raising awareness about street dog rescue and providing assistance to animals in need of mobility.

Chong and Austin realize there are more animals like Frida who need their wings so they can fly. Frida’s prosthetics actually feature a special type of wiring that provides more support to the knee, which makes it come full circle to Frida Kahlo, whose right leg was amputated due to gangrene.

During their dinner in Thailand on that 2018 night that they found Frida, Austin said she shared her love of Kahlo’s work with Chong. That same night, they found their inspiration in the form of a beaten up Frida.

“She’s doing fantastic,” said Chong, who works as an OB GYN, of her 3-year-old wonder dog. “It’s literally a miracle, being able to witness a miracle. I’ve always felt that Frida was so much of a destiny for us. We could have chosen a different way to walk home that night, and she could have not been friendly toward us. There’s so many factors into this that just work out.”

matthew.szabo@latimes.com
Twitter: @mjszabo

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Legal Notices

PUBLIC NOTICE

NOTICE OF 30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARING TO BE HELD BY THE CITY OF COSTA MESA

REGARDING SUBMISSION OF THE 2021-2022 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City of Costa Mesa City Council will hold a public comment period and public hearing for the 2021-2022 Annual Action Plan. These actions are taken in compliance with federal regulations [24 CFR 91]. As a recipient of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds, the City must prepare a Consolidated Plan every five years. The City is also required to update the related Action Plan on an annual basis. The Consolidated Plan is a five-year strategic plan that identifies housing and community needs, strategies to address needs, and programs/resources to address these needs. The Action Plan delineates activities to be funded under the U.S. Department of Housing and Urban Development’s (HUD) CDBG and HOME programs to address the Consolidated Plan’s needs.

30-Day Public Comment Period
The City is required to make a draft of the Annual Action Plan available for public review for 30 days. The required 30-day public comment period will begin April 17, 2021, and end May 17, 2021. Due to current public health safety concerns, the draft 2021-2022 Annual Action Plan will primarily be available on-line. The draft 2021-2022 Annual Action Plan is posted on the City’s website (www.costamesaca.gov/city-hall/city-departments/development-services/housing-and-community-development). Written comments regarding the draft action plan must be submitted to the attention of Mike Linares by email to HCCDDivision@costamesaca.gov. All written comments must be submitted to the City no later than 12 PM May 17, 2021.

FY 2021-2022 Annual Action Plan
HUD notified the City it will receive \$1,121,215 in CDBG funds and \$501,749 in HOME funds for FY 2021-2022. Additionally, \$444,600 in prior year uncommitted CDBG funds and \$75,000 in prior year HOME program income are available for programming. Additional prior year resources may become available during the Action Plan preparation process and Fiscal Year 2021-2022. The proposed use of CDBG and HOME funds include the following:

Proposed CDBG Activity	
• Public services for lower-income persons	\$165,000
• Code enforcement of housing and building codes in eligible areas	\$344,100
• Housing rehabilitation administration	\$20,072
• Public facility improvements	\$812,402
• Program administration	\$224,240
Proposed HOME Activity	
• Single-family housing rehabilitation	\$275,000
• Housing/Community Housing Development Organization Project Set-aside	\$75,265
• Tenant-Based Rental Assistance	\$150,000
• Program administration	\$50,174

Public Hearing
The City is also required to hold a public hearing to entertain additional public comments regarding the 2021-2022 Annual Action Plan. **NOTICE IS GIVEN** that the Costa Mesa City Council will hold a public hearing at its regular meeting on **Tuesday, May 18, 2021**, at 7:00 PM or as soon as possible thereafter, at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California. For additional information regarding the 2021-2022 Annual Action Plan, contact Mike Linares at HCCDDivision@costamesaca.gov. The agenda report for this item will be available on the City’s website at cityclerk@costamesaca.gov.

Public Comments:
Zoom Webinar: Information to sign in will be provided on the agenda. Members of the public who wish to make a comment may submit your public comment via email to the City Clerk at cityclerk@costamesaca.gov and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk’s Office on a flash drive, or mailed to the City Clerk’s Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **May 18, 2021**. All materials, pictures, PowerPoint, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk’s Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City’s website at <http://costamesaca.gov>. 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.
Brenda Green, City Clerk, City of Costa Mesa
Published: April 16, 2021

Legal Notices

CITY OF COSTA MESA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing via Zoom webinar on **Monday, April 26, 2021** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-20-18
Applicant/Agent: 3505 Cadillac Avenue LLC/Hazelina Laskey
Site Address: 3505 Cadillac Avenue, Unit M-104
Zone: PDI – Planned Development Industrial

Description: Planning Application 20-18 is a request for a Conditional Use Permit (CUP) to operate a marijuana manufacturing and distribution facility within a 2,184-square-foot tenant space at 3505 Cadillac Avenue, Unit M-104. The applicant is proposing to use the tenant space for non-volatile cannabis manufacturing, packaging, and distribution. Security systems are proposed throughout the facility. No cultivation of marijuana or marijuana dispensary is permitted.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Due to circumstances surrounding COVID-19, City Hall and the Council Chambers are closed to the general public. Planning Commission meetings will be held remotely until further notice. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting remotely during COVID-19. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2021-agendas-and-minutes> While the City does not expect there to be any changes to the process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website. Members of the public who wish to make a comment may submit comments via email to PCPublicComments@costamesaca.gov.

Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City as described above **NO LATER THAN 12:00 PM** on the day of the hearing. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

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Legal Notices

NOTICE OF PETITION

TO ADMINISTER ESTATE OF:

DWIGHT E. RICE, aka DWIGHT ELWIN RICE

30-2021-01194137-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **DWIGHT E. RICE, aka DWIGHT ELWIN RICE** A PETITION FOR PROBATE has been filed by **RAY WESLEY RICE** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **RAY WESLEY RICE** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent’s will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on May 27, 2021 at 2:00 p.m. in Dept. C8 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

(1) If you plan to appear, you must attend the hearing by video remote using the court’s designated video platform; (2) Go to the Court’s website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for the Petitioner: CHRISTOPHER P. WALKER, ESQ LAW OFFICE OF CHRISTOPHER P. WALKER, P.C. 505 S. VILLA REAL DR., STE 103 ANAHEIM HILLS, CA 92807 (714) 639-1990 Published in the Published in the ORANGE COAST DAILY PILOT on: 4/14, 4/16 & 4/21/2021 BSC 219753

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Legal Notices

NOTICE OF PETITION

TO ADMINISTER ESTATE OF:

LEOVAMAE F. PELC, aka

LEOVAMAE PELC, aka LEOVA PELC

30-2021-01193420-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **LEOVAMAE F. PELC, aka LEOVAMAE PELC, aka LEOVA PELC** A PETITION FOR PROBATE has been filed by **DARYL G. PELC** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **DARYL G. PELC** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent’s will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on May 20, 2021 at 2:00 p.m. in Dept. C8 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

(1) If you plan to appear, you must attend the hearing by video remote using the court’s designated video platform; (2) Go to the Court’s website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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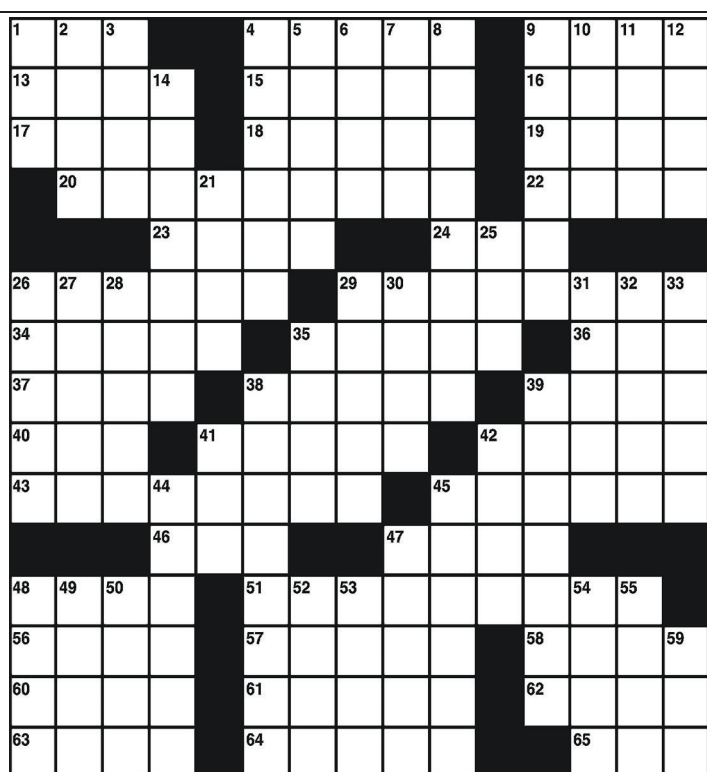
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for the Petitioner: SHANNON C. PAPANIS, ESQ & LAUREN E. MARTIN, ESQ FERRUZZO & FERRUZZO, LLP 3737 BIRCH ST., STE 400 NEWPORT BEACH, CA 92660 (949) 608-6900 Published in the Published in the ORANGE COAST DAILY PILOT on: 4/9, 4/15 & 4/16/2021 BSC 219738

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THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

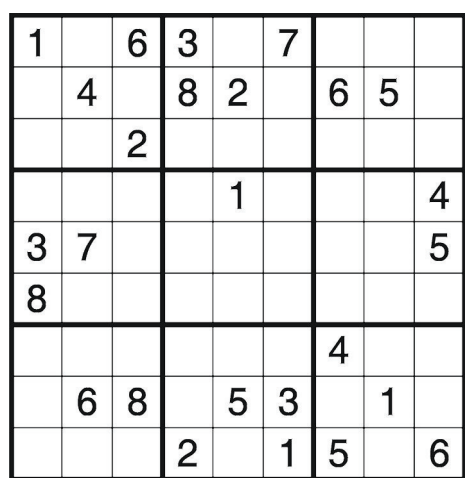
- ACROSS** 1 Writing tablet
 4 Uses a colander
 9 Part of the foot
 13 War hero Gen. Bradley
 15 Hiker's path
 16 Not at all ruddy
 17 Stack
 18 Cowboys' contest
 19 Wild feline
 20 Like cheaters
 22 At _; disagreeing
 23 Thousand _ CA
 24 That fellow
 26 Few and far between
 29 Summer Olympics sport
 34 Fabric
 35 Four _ two is two
 36 Ball holder
 37 Crew members
 38 Starbucks edible
 39 Part of a theater
 40 World Series mo.
 41 Gracie Allen's love
 42 Type of eclipse
 43 Showy birds
 45 Scarcely
 46 Wood for baseball bats
 47 Slam _; sure thing
 48 Tell another's secret
 51 _ to; as reported by
 56 Jellystone Park bear
 57 Singer Judd
 58 River through Sudan
 60 Frank; candid
 61 Share the same opinion
 62 Chew like a beaver
 63 Cots & cribs
 64 Essentials
 65 " _ to Billie Joe"



SUDOKU

By The Mephram Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit sudoku.org.uk.



For answers to the crossword and Sudoku puzzles, see page A4.

- DOWN**
- 1 Family member
 - 2 Surrounded by
 - 3 Artist Salvador
 - 4 Blocked artery danger
 - 5 Blade-headed golf clubs
 - 6 _ away; disappear slowly
 - 7 Men's accessories
 - 8 Lazy
 - 9 Self-assurance
 - 10 Sudden attack
 - 11 Oaf
 - 12 Barnyard birds
 - 14 Vacation spots
 - 21 _ mark; military

- stripe
- 25 " _ Impossible"; Perry Como hit
- 26 Ice cream serving
- 27 Park _;
- Monopoly board square
- 28 Vital vessel
- 29 Leo, Aries, Virgo, etc.
- 30 Small bills
- 31 Do penance
- 32 Allowed by law
- 33 Suspicious
- 35 Gospel writer
- 38 19th-century U.S. president
- 39 Hiding in the shadows
- 41 Derek & Diddley
- 42 Terra firma
- 44 Mountain homes
- 45 Entombs
- 47 Like a capitol roof
- 48 Invitation letters
- 49 Walk along easily
- 50 No longer a spring chicken
- 52 Actor Nicolas
- 53 Central part
- 54 Mexican boy
- 55 Thrilled
- 59 Lamb bearer

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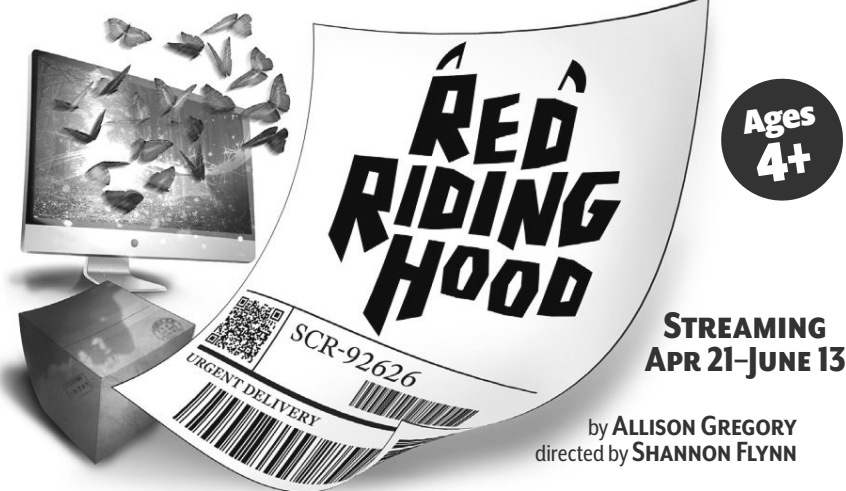
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- COLEMAN '72**
 by Charlie Oh
 directed by David Ivers
Streaming May 10-16
- PARK-E LALEH**
 by Shayan Lotfi
 directed by Mike Donahue
Streaming May 24-May 30
- CLEAN**
 by Christine Quintana
 with translations by Paula Zelaya Cervantes
 directed by Lisa Portes
Streaming May 31-June 6
- HAROLD & LILLIAN**
 book & lyrics by Dan Collins
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 directed by Michael Greif
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21st Annual College Park
Sat 4/17 8a-2p Costa Mesa neighborhood of 450 homes. NORTH of Fair Dr at Harbor & Fairview. 388 Bucknell. Map of homes & list of items at facebook.com/lindahartmanrealestate. Linda 949-644-2144. Please wear masks.

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Business Names

Fictitious Business Name Statement

The following person(s) is/are doing business as: **PACIFIC WOODS APARTMENT HOMES** 16350 SOUTH HARBOR BLVD., FOUNTAIN VALLEY, CA 92704, ORANGE County, PACIFIC WOODS, LLC 14 TRAFALGAR, NEWPORT BEACH, CA 92660 This business is conducted by: a Limited Liability Company The Registrant(s) Commenced to transact business under the Fictitious Business Name(s) listed above on: 11/09/2019 Signed **MARK MCCARDLE** This statement was filed with the County of ORANGE on 3/18/2021. **2021 6599846** 3/26, 4/02, 4/09, 4/16/21

SELL your home through classified

Legal Notices

NOTICE OF PUBLIC SALE

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Tuesday April 27, 2021 at 11:00 am Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com Johnson, Cortland P. All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this 9th of April and 16th of April 2021 by Woodbridge Self Storage 5020 Barranca Pkwy Irvine, CA 92604 (949) 857-4900 4/9, 4/16/21 **CNS-3459107# DAILY PILOT**

NOTICE OF PUBLIC SALE

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Tuesday April 27, 2021 at 11:00 am Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com Wignall, Kathie R. Judson, Donald P. Kachivas, Kathryn V. Smith, Benjamin W. Kaneubbe, Andrew J. All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this 9th of April and 16th of April 2021 by Costa Mesa Self Storage 3180 Red Hill Costa Mesa, CA 92626 (714) 966-9901 4/9, 4/16/21 **CNS-3458916# DAILY PILOT**

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 35941-KR

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
(2) The name and business addresses of the seller are: **MJK SUBS, INC., 13135 JAMBOREE ROAD, TUSTIN, CA 92782**
(3) The location in California of the chief executive office of the Seller is: **82 CLIFFORD IRVINE, CA 92618**
(4) The names and business address of the Buyer(s) are: **JJ SUB, INC., 122 CROSSOVER, IRVINE, CA 92618**
(5) The location and general description of the assets to be sold are: **FURNITURE, FIXTURES AND EQUIPMENT** of that certain business located at: **13135 JAMBOREE ROAD, TUSTIN, CA 92782**
(6) The business name used by the seller(s) at said location is: **SUBWAY #16365**
(7) The anticipated date of the bulk sale is **MAY 4, 2021** at the office of: **ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648**, Escrow No. **35941-KR**, Escrow Officer: **KIT RHOADS**
(8) Claims may be filed with: **ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648**, Escrow No. **35941-KR**, Escrow Officer: **KIT RHOADS**
(9) The last day for filing claims is: **MAY 3, 2021**.
(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: **NONE**
Dated: **MARCH 31, 2021**
SELLER: **MJK SUBS, INC., A CALIFORNIA CORPORATION**
BUYER: **JJ SUB, INC., A CALIFORNIA CORPORATION**
ORD-268093-C DAILY PILOT 4/16/21

THE LAGUNA BEACH CITY COUNCIL will hold a hybrid virtual/in-person Public Hearing to consider the: **Appeal of the approval of Design Review 16-1844, Coastal Development Permit 16-1845, Variance 19-5474, Revocable Encroachment Permit, and Mitigated Negative Declaration to demolish an existing duplex and construct a new single-family dwelling with an attached garage in the R-2 (Residential Medium Density) zone at 1007 Gaviota Drive.** The adjacent property owners have appealed the Design Review Board's decision approving design review and a coastal development permit. They contend that the Design Review Board did not adequately consider the design review criteria relative to access, design articulation, design integrity, environmental context, General Plan compliance, historic preservation, landscaping, lighting and glare, neighborhood compatibility, pedestrian orientation, privacy, and view equity. The appellants further contend that the required coastal development permit criteria and findings have not been satisfied. Finally, the appellants complain about procedural irregularities, including the time allowed for the applicants' presentation and the need for additional staking to reflect view impacts. The appeal does not challenge the approval of the variance, revocable encroachment permit or mitigated negative declaration. SAID PUBLIC HEARING to be held **Tuesday, May 4, 2021 at 5:00 p.m.** For additional information, contact City staff: **Nancy Csira, Zoning Administrator at (949) 497-0332 or ncsira@lagunabeachcity.net**, applicant: **Glen Gellatly, Lorbach Studio at (949) 315-0470 or gellatly@cox.net**, property owner: **Mike and Lori Gray, (949) 500-0100 or mgray@grayinvestmentsinc.com**, and/or the appellant: **Gary and Betsy Jenkins at (949) 499-6270**. You may also communicate comments about the proposed application and the appeal to members of the City Council, whose names and e-mail addresses are listed on the City's website (www.lagunabeachcity.net). **Comments may be made via teleconferencing during the hearing, in writing prior to the hearing (when emailed or mailed to the City Clerk's office), or in person in Council Chambers. Please note that all members of the public must wear a face covering while in Council Chambers, including while speaking, and must depart Council Chambers immediately after speaking. Written correspondence should be delivered to City Hall by noon the day before the hearing; however, in order to allow sufficient time for Councilmembers and staff to review and consider your comments, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m., Wednesday, April 21, 2021. Procedures for participating in the hybrid virtual/in-person meeting are on the City's website linked to the meeting agenda.** If, in the future, you wish to challenge the subject matter in court, you may be limited to raising only those issues you (or someone else) raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council or prior to the Public Hearing. The Design Review Board determined to approve the project subject to a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA). Ann Marie McKay, City Clerk

Legal Notices

CITY OF COSTA MESA SUMMARY OF ADOPTED URGENCY ORDINANCE NO. 2021-06

NOTICE IS HEREBY GIVEN that on April 6, 2021, the City Council adopted Urgency Ordinance No. 2021-06.

URGENCY ORDINANCE NO. 2021-06 AN URGENCY ORDINANCE OF THE CITY OF COSTA MESA REPEALING ORDINANCE NO. 2020-11 RELATING TO A TEMPORARY MORATORIUM ON EVICTING TENANTS, AND DECLARING THE ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY UPON ADOPTION
I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Urgency Ordinance No. 2021-06 was duly passed and adopted at a regular meeting of the City Council held on April 6, 2021, by the following roll call vote, to wit:
AYES: COUNCILMEMBERS: CHAVEZ, HARLAN, HARPER, REYNOLDS, MARR, STEPHENS
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: GAMEROS
I hereby certify that the summary of the adopted ordinance was published in the Daily Pilot on Friday, April 16, 2021.
Brenda Green, City Clerk, City of Costa Mesa

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 35940-KR

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
(2) The name and business addresses of the seller are: **MJK SUBS, INC., 36 AUTO CENTER DRIVE, TUSTIN, CA 92782**
(3) The location in California of the chief executive office of the Seller is: **82 CLIFFORD IRVINE, CA 92618**
(4) The names and business address of the Buyer(s) are: **JJ SUB, INC., 122 CROSSOVER, IRVINE, CA 92618**
(5) The location and general description of the assets to be sold are: **FURNITURE, FIXTURES AND EQUIPMENT** of that certain business located at: **36 AUTO CENTER DRIVE, TUSTIN, CA 92782**
(6) The business name used by the seller(s) at said location is: **SUBWAY #55007**
(7) The anticipated date of the bulk sale is **MAY 4, 2021** at the office of: **ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648**, Escrow No. **35941-KR**, Escrow Officer: **KIT RHOADS**
(8) Claims may be filed with: **ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648**, Escrow No. **35940-KR**, Escrow Officer: **KIT RHOADS**
(9) The last day for filing claims is: **MAY 3, 2021**.
(10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: **NONE**
Dated: **MARCH 31, 2021**
SELLER: **MJK SUBS, INC., A CALIFORNIA CORPORATION**
BUYER: **JJ SUB, INC., A CALIFORNIA CORPORATION**
ORD-268154-C DAILY PILOT 4/16/21

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: CHRISTOPHER CARTER HICKOK 30-2021-01189286-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **CHRISTOPHER CARTER HICKOK**
A PETITION FOR PROBATE has been filed by **CYNTHIA LYNN MUNSON** in the Superior Court of California, County of ORANGE.
THE PETITION FOR PROBATE requests that **CYNTHIA LYNN MUNSON** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **May 06, 2021 at 2:00 p.m.** in Dept. C8 located at **700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701**
(1) **If you plan to appear, you must attend the hearing by video remote using the court's designated video platform;** (2) **Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions;** (3) **If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.**
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for the Petitioner: **CALVIN BRYNE, ESQ** LAW OFFICES OF KIRK MCINTOSH 129 W. WILSON ST., STE 105 COSTA MESA, CA 92627 Published in the Published in the ORANGE COAST DAILY PILOT on: 4/16, 4/21 & 4/23/2021 BSC 219786

CROSSWORD AND SUDOKU ANSWERS

ISLAND

Continued from page A1

streets. Balboa Island flooded in December 2018 during a heavy rainstorm. The streets flooded again in 2019 during a Thanksgiving storm, and high tides flooded the streets last July. Stein said Balboa Island experiences high tides almost every day. City staff estimates about 1,600 labor hours are spent annually for utility staff to open or close the valves. During a wet year, city utility crews spend about 800 to 900 hours just pumping water off of Balboa Island when it floods.

The proposal would replace the manual tide gate system with an automated pump station with new storm drains that will flow to the pump station. This would save on labor and reduce flooding events on Balboa Island, according to city staff, and low-flow urban runoff collected could be diverted to the sanitary sewer instead of being expelled into Newport Bay as it currently is.

City staff considered several locations for the automated pump station, including on the northern and southernmost points of the island. It was initially proposed to be placed on Balboa Avenue, adjacent to the grand canal. It is now recommended to place it on the western end of Park Avenue.

Construction for a single automated pump station, including the installation of a new storm drain system, is approximately \$12.4 million. Installing another pump station would cost \$12.5 million and installing a pump station at all four proposed locations carries

an estimated cost of \$13.7 million.

Construction is tentatively scheduled to begin in April 2024.

Initial discussions to alter the Balboa Island drainage system date back to 2019. The island's drainage system dates to the 1930s. This is one of several infrastructure projects that have been implemented on Newport Island, including a new bridge, seawall caps, a new water main, dredging of the northerly stretch of the Grand Canal and the undergrounding of utilities.

"The residents on the island for some time have been asking for their streets to be replaced, so now would be the time to start looking at the last component — the drainage in there," said public works director Dave Webb, "and we feel going to an automated pump station, something like Huntington Beach, Seal Beach developed in the '60s and '70s."

"A lot of places are already at this point, but we have such an old island that we're still on the gravity system," said Webb.

Council members raised concerns about the merits of having more than one pump station than recommended, how the construction will proceed on Balboa Island and how that would affect traffic and aged street infrastructure.

As part of their motions on the consent calendar Tuesday night, the City Council approved an amendment to an agreement with Pacific Advanced Civil Engineering Inc. for environmental documents and final construction drawings and specifications for the pump station.

lilly.nguyen@latimes.com
Twitter: @lillibirds

Daily Pilot

A Times Community News publication incorporating the Huntington Beach Independent, Coastline Pilot, Orange Coast Daily Pilot and the Newport Harbor News Press combined with Daily Pilot

CONTACT US

Carol Cormaci
Managing Editor
carol.cormaci@latimes.com

TCN Legal Phone
888-881-6181
TCN Legal Email
LAlegal@latimes.com

Raymond Arroyo
Advertising Director
(714) 966-4608

Address
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COMPANY INFO

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NOTICE OF PUBLIC SALE

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Tuesday April 27, 2021 at 3:00 pm Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com Manzo, Anthony M. Rahmatulla, Terry Rivera, Jose L.

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this 9th of April and 17th of April 2021 by Irvine Self Storage 2960 Maine St. Irvine, CA 92614 (949) 851-7900 4/9, 4/16/21 **CNS-3459367# DAILY PILOT**

COSTA MESA SANITARY DISTRICT ORANGE COUNTY, CALIFORNIA

NOTICE INVITING SEALED PROPOSALS (BIDS)

NOTICE IS HEREBY GIVEN that the Board of Directors of the Costa Mesa Sanitary District invites and will receive sealed proposals (bids) for furnishing all labor, materials, equipment, transportation, permits, and other items necessary for the construction of the following project:

IOWA STREET PUMP STATION SEWER FORCE MAIN REPLACEMENT Project No. 322

Project Description: This project will construct a replacement force main for the Iowa Street Pump Station. Approximately 202 lineal feet of dual four-inch diameter PVC sewer force main will be constructed in Iowa Street near Gisler Avenue in Costa Mesa, adjacent to Tewinkle Middle School.

Bids will be received by the Costa Mesa Sanitary District office at 290 Paularino Avenue, Costa Mesa, California until the hour of **10:00 a.m. on the 20th day of May 2021 (Thursday)**, at which time they will be opened publicly and read aloud in the Board Conference Room. Sealed proposals shall bear the title of the project and the name of the bidder. Any bid received after the scheduled bid opening time shown above will not be accepted and returned to the bidder unopened. It shall be the sole responsibility of the bidder to seal and deliver the bid proposal to the District office at or before the time specified in this notice provided. A set of the approved contract documents including plans and specifications may be obtained at the SABP Reprographics, 2372 Morse Avenue, Irvine, CA 92614, (949) 756-1001 (e-mail: workorder@sabp.com).

There is a mandatory pre-bid meeting at 11:00 a.m. on the 3rd day of May 2021 (Monday). The pre-bid meeting will be held at the Iowa Street Pump Station at 1601 Iowa Street in Costa Mesa (Approximately 450 feet north of Gisler Avenue).

All pre-bid attendees are required to wear a face mask and observe social distancing guidelines as described in the Orange County Health Guidelines.

The Contractor shall comply with the provisions of the California Labor Code, the prevailing rate and scale of wages determined by the Director of the Department of Industrial Relations, State of California. Prevailing rates shall be paid to all workers employed in the performance of the contract. Such rates of wages are on file with Department of Industrial Relations and in the office of the District and are available to any interested party upon request. The contractor is responsible for all penalties prescribed for noncompliance to these provisions.

Each bid shall be submitted on the Bid Proposal Form furnished as part of the contract documents, and shall be accompanied by a certified check, a cashier's check or a bidder's bond in an amount not less than 10-percent of the amount of the bid, made payable to the Costa Mesa Sanitary District. The check or bond shall be given as guarantee that the bidder will enter into a contract with the District and furnish the required payment and performance bonds and certificates of insurance and endorsements if awarded the work. The check or bond will be declared forfeited if the successful bidder does not enter into the contract or furnish the required bonds and insurance forms under the time frame specified in the construction agreement.

It is imperative that the bidders carefully review this notice and the District's standard construction agreement and insurance forms. The successful bidder will be required to comply with all requirements in the standard construction agreement and insurance forms. In the event of failure or inability to meet these requirements after the award of contract, the District shall have the right to reject the bid and/or declare a forfeiture of the bid bond.

Pursuant to California Contract Code Section 22300, CONTRACTOR will be entitled to post approved securities with the District or an approved financial institution in order to have the District release funds retained by the District to insure performance of the contract.

No bidder or subcontractor shall be listed in a bid proposal unless registered with the Director of Industrial Relations pursuant to Labor Code Section 1725.5.

Liquidated damages in the sum of \$250 per day shall be imposed for each unexcused day beyond the contract completion date.

The Board of Directors of the District reserves the right to select the schedule(s) under which the bids are to be compared and contract(s) awarded, to reject any and all bids, and to waive any and all irregularity in any bid.

Dated: April 16, 2021
BY ORDER OF THE BOARD OF DIRECTORS
OF THE COSTA MESA SANITARY DISTRICT

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