Daily Pilot

FRIDAY, FEBRUARY 21, 2025 /// dailypilot.com



Photos by Don Leach | Staff Photographer

MEMBERS OF THE crew help a young participant step aboard a sailboat on Wednesday as part of the Spectrum Sailing experience at the Orange

Camp for autistic youth fills kids' sails with confidence

BY ERIC LICAS

omplex tasks like tearing down and rebuilding a Dodge V8 come naturally to Shaun Waters, but it's a challenge for the 11-year-old with autism spectrum disorder to read textbooks, said his mother, Heather Waters. And before his diagnosis about two years ago, he had a hard time fitting in with other students.

Misunderstandings between classmates occasionally led to arguments. And Shaun froze, overwhelmed by the moment whenever school staff asked him to explain his side of things. His silence was a symptom of a condition repeatedly mistaken for insubordination, his mother said.

The Hawaiian Gardens family now homeschools their son, and they work hard to find ways to supplant the opportunities for social development he might have otherwise struggled with at a traditional campus. So they jumped at the chance to sign him up to learn how to sail at a three-day camp hosted by the nonprofit Spectrum Sailing and the Orange Coast College School of Sailing and



See Camp, page A2 A STUDENT prepares the sailboat during the Spectrum Sailing experience in Newport Harbor.

Second arrest made in series of local burglaries

BY ANDREW TURNER

Authorities have arrested a second suspect in connection with a series of commercial burglaries that hit the cities of Laguna Beach and Newport Beach in December, police said.

42, was taken into custody on Feb. 11 by Newport Beach police officers who were acting on an arrest warrant issued by the Laguna Beach Police Department.

The warrant was tied to a series of commercial burglaries alleged to have occurred from Dec. 5 to Dec. 12, police said. Laguna Beach police detectives investigated four incidents of commercial burglary and one attempted commercial burglary within the city limits.

In the course of that investigation, detectives became aware of an additional commercial burglary alleged to have happened on Dec. 12 in Newport Beach, police said.

Kanaeholo was charged with two counts of burglary and one count of felony vandalism, the news release said. Jail records show that Kanaeholo was booked into the Theo Lacy Facility in Orange on Feb. 13.

Laguna Beach and Newport Beach police collaborated to identify the suspects. Jayson Alden Townsend, 47, of Garden Grove was previously arrested by Laguna Beach police detectives on Dec. 23 in Santa Ana in connection with the commercial burglaries.

Authorities charged Townsend with five counts of burglary, two counts of vandalism, and one count of attempted burglary, police said. Townsend was booked into the Central Men's Jail in Santa Ana on Dec. 24, according to jail records.

Índividuals with information about the alleged burglaries are urged to contact Det. Milone at (949) 715-0984.

Information can also be provided anonymously by calling Orange County Crime Stoppers at (855)-487-6227.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

Crews begin to clear out Bluebird Canyon

Fuel modification zone in the Laguna Beach neighborhood will help residents avoid wildfire catastrophe, officials say.

BY ANDREW TURNER

Laguna Beach has begun work on a new fuel modification zone in the Bluebird Canyon neighborhood, city officials announced this week.

Local fire officials noted that two zones have recently been approved in the area.

"Bluebird Canyon is one of those neighborhoods in Laguna Beach that is situated in a box canyon," Fire Chief Niko King said. "It's with one road in and one road out, so getting this fuel modification done is important to help protect egress in the case of an evacuation.

Hand crews began working Wednesday on a zone that covers approximately 8.7 acres along the lower end of Bluebird Canyon between Bluebird Canyon Drive and Rancho Laguna Road to the north and Van Dyke Drive, Summit Way and Summit Drive to the

Fuel modification zones provide a defensible space for first responders by reducing vegetation within 100 feet of habitable struc-

While the city uses goat herds to handle several of its fuel modification zones, hand crews - using chainsaws and other power tools — are hired to manage areas with protected native species. The workers remove dead vegetation and up to half of the native species in the area.

Work on the project will take place Monday through Friday from 8 a.m. to 5 p.m. over the next year. The initial implementation is funded through a combination of grants and public funding, city officials said, although the city

See Crews, page A4

ALSO FROM



Don Leach | Staff Photographer

COSTA MESA GIRLS' BASKETBALL CLIPPED BY NORDHOFF IN CIF QUARTERFINALS PAGE A3

LAGUNA BEACH BOYS' SOCCER EDGES PAST LONG BEACH POLY IN CIF QUARTERFINALS PAGE A4

Costa Mesa hires planning firm to deliver on promise of Measure K

BY SARA CARDINE

Costa Mesa officials this week approved a nearly \$2-million contract with a planning and engineering firm to chart a course toward rezoning numerous commercial, industrial and opportunity sites throughout the city to allow for more housing.

Rezoning is a key element in delivering on a promise made in the city's Measure K, a 2022 initiative that overrides an earlier referendum requiring certain largescale developments or zone changes be put to a vote of the people.

It's also necessary for Costa Mesa to certify its compliance with a state mandate requiring the city plan for the creation of 11,760 new residential units by 2029. Like Measure K, the roadmap outlining how that will be done — the housing element portion of the city's general plan came due in 2022.

Revising the city's zoning codes and regulations is a daunting process estimated to take up to two years to complete. Yet, staffing shortages at City Hall, particularly in the city's planning department, have created major

Now, two years past the deadline and with the threat of punishment from the state looming, including allowing builders with state-compliant projects the right to bypass local laws, city leaders are in a race against time.

"There's a reason why we have to move swiftly on this," Mayor Pro Tem Manuel Chavez said in a City Council meeting Tuesday. "If we want to have a say in Costa Mesa about the kind of housing we build in the city, we have to take ownership of the fact that the longer we delay implement-

See **Measure**, page A3



COSTA MESA officials on Tuesday approved a nearly \$2-million contract with planning firm Dudek to begin a citywide rezoning process promised in the city's 2022 Measure K initiative. But some question whether the public engagement promised on the ballot will be realized.

Possible additional victims of assault suspect sought

BY CITY NEWS SERVICE

Costa Mesa police reached out to the public Wednesday to identify possible additional victims of a man suspected of committing lewd acts with a pair of teenage girls.

Peter Michael Mejia, 27, of Redlands, was arrested Monday in Beaumont in Riverside County, according to the Costa Mesa Police Department. He has been charged with two counts of using an underage person for obscene matter, a count

of lewd or lascivious act with a minor younger than 14, all felonies, and a misdemeanor count of lewd act on a child 14 or 15 years old, according to court records.

Police said they received information on Feb. 13 about a man who was allegedly involved in sexual relationships with multiple juveniles. Officers interviewed a pair of alleged victims, learning the suspect had communicated with them via social media and picked them up in his vehicle, leading to the alleged sex acts, police said.

"Due to the arrestee's access to young girls through social media, detectives are seeking the public's assistance in identifying potential additional victims Mejia might have had access to via any social platform," according to CMPD.

Anyone with additional information about the case was asked to contact Detective Michael Luu at (714) 754-5356 or Sgt. Jake Jacobi at (714) 754-5352.

dailypilot@latimes.com Twitter: @TheDailyPilot

CAMP

Continued from page A1

Seamanship.

"His brain is very mechanical, the way it works," Heather Waters said. "So something like this is right up his alley because he pays a lot of attention to details when it's something new and interesting to

BSC 226419

NOTICE OF PETITION TO ADMINISTER ESTATE OF: Kimberley Gayley Rossall, aka Kimberley Gay Rossall, aka

Kimberley G. Rossall, aka

Kimberley Rossall 30-2024-01447837-PR-LA-CMC

To all heirs, beneficiaries, creditors, contingen

creditors, and persons who may otherwise be interested in the will or estate, or both, of: Kimberley Gayley Rossall, aka Kimberley Gay Rossall, aka Kimberley G. Rossall, aka Kimberley

A PETITION FOR PROBATE has been filed by WAYNE L. JONES in the Superior Court of

THE PETITION FOR PROBATE requests that

WAYNE L. JONES be appointed as personal representative to administer the estate of the

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

THE PÉTITION 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

The court is providing the convenience to

appear for hearing by video using the court's designated video platform. This is a no cost

service to the public. Go to the Court's website

at The Superior Court of California - County of

Orange (<u>occourts.org</u>) to appear remotely for Probate hearings and for remote hearing

instructions. If you have difficulty connecting or

are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to

appear in-person, you can appear in the department on the day/time set for your

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

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

SHANNON C. PAPAZIS ESQ / ORLANDO R. FLORES,

Published in the NEWPORT HARBOR NEWS PRESS

person or by your attorney.

the court clerk.

Attorney for the Petitioner

FERRUZZO & FERRUZZO, LLP

3737 Birch Street, Suite 400

Newport Beach, CA 92660

why the court should not grant the authority

March 19, 2025 at 1:30 p.m. in Dept. CM08

A HEARING on the petition will be held or

located at: 3390 HARBOR BVLD. COSTA MESA, CA 92626

California, County of ORANGE.

kept by the court.

him."

MARKETPLACE

The self-described grease monkey said he had never been on a sailboat before. But by Thursday, the last day of camp, he and two other children on the spectrum took turns operating the rigging and the rudder of a small vessel cruising Newport Harbor under the guidance of Spectrum Sailing volunteer Jon Wu



Photos by Don Leach | Staff Photographer

PARTICIPANTS SAIL in Newport Harbor during a three-day camp held by the OCC School of Sailing and Seamanship.

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combined with the DAILY PILOT on: 2/20, 2/21 & **LEGAL NOTICE**

> NOTICE OF PUBLIC HEARING Planning Commission Council Chambers 505 Forest Avenue Wednesday, March 5, 2025 at 6:00 P.M.

Laguna Beach, CA 92651

Wednesday, March 5, 2025 at 6:00 P.M.

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Conditional Use Permit 25-0227 and 25-0228, Design Review 25-0230, and Coastal Development Permit 25-0229 Address: 268 Cress Street (and 1285-1295 Glenneyre) JAPN: 644-085-03 644-085-04 281 Brooks Street/1200 S. Coast Highway I APN: 644-085-12644-085-14 Applicant: Kirk Saunders, Architect (949) 497-5766 kirk@ksaia.com Property Owner: Hyde Park Laguna Inc./ Joe Hanauer Application Filing Date: October 24, 2024 PROJECT DESCRIPTION: The applicant requests Conditional Use Permit 25-0227 (amending Conditional Use Permit 23-0095), Design Review 25-0230, and Coastal Development Permit 25-0229 to construct a 491 square-foot addition to a commercial structure (at 1285-1295 Glenneyre Street) and allow offsite parking and a loading space (at 281 Brooks Street) in the Local Business Professional Zone. Conditional Use Permit 125-0228 is also requested to amend the parking allocation (outlined in Conditional Use Permit 15-2512 and 23-0098) for 1200 South Coast Highway/281 Brooks Street. Related Project Cases on the property include but are not limited to: Conditional Use Permit 23-0097. COASTAL ZONE: This project is located in the Coastal Zone. This project is located within a non-appealable area of the Coastal Zone. The project is proposed as non-appealable development. The application was filed on October 24, 2024, by Kirk Saunders and is assigned application number CDP 25-0229. The application will be heard by the Planning Commission. The decision by the City Council is not appealable to the City Council upon the payment of \$2,000 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is not appealable to the California Coastal Commission. CEOA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Fiovinormental Q Americans with Disabilities Act, persons will a disability with equile a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

and Orange Coast College instructor Kaelyn Ibold.

The kids giggled as they occasionally whipped the boat around to do "donuts," steered toward packs of wary ducks and pelicans or joked with each other about megalodons and cannonballs. But they mostly stayed on course, and under Ibold's clear and patient instruction Shaun even managed to safely pilot the vessel to dock.

"We measure success very differently for every kid," Spectrum Sailing founder Scott Herman said. "You saw today there were kids tacking the boat on their own on the third day of learning to sail. And we had some other kids who, just showing up today to be at the class was a success."

Their camps use sailing as a vehicle to help children with autism build confidence while learning how to work in teams. make friends and other

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valuable life lessons, Herman said. They embrace participants with a community of other youth on the spectrum as well as adults who understand what it's like to care for someone with the condition.

Herman is also the parent of an autistic child and created the nonprofit seven years ago in South Carolina because there were no sailing programs in the area willing to enroll his son. He said bout 70 people rushed to apply for 10 spots at their first camp.

The nonprofit grew rapidly, and this year it's scheduled to host as many as 250 children on the spectrum at camps in 10 cities ranging as far east as Boston, Herman said. Spots tend to fill up well ahead of the beginning of instruction, which Herman cites as proof of the need to create and support more programs empowering

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PARTICIPANTS HOLD on tight as crews set sail during the Spectrum Sailing experience Wednesday.

youth on the spectrum. "These kids don't get these kinds of victories. They're not the kids with 100 trophies in their room or 50 camp shirts in their drawer because they've been to a million programs," Herman said. There's nothing for these kids. So the fact they can come here and be successful is huge for them.

"These kids are not yacht club kids who happen to have autism," he continued. "They don't have a parent or grandparent that's a sailor. So for these kids, some of them have never put on a life jacket, never been on a boat. For them to have an opportunity to do something no one in their family can do and be successful at it, it's a huge boost to their self esteem."

This is the second year Herman's organization has held a camp with the OCC School of Sailing and Seamanship at the college's Waterfront Campus in Newport Beach. About 20 kids from Orange, Los Angeles and Riverside counties, as well as one from the Bay Area, took part this time around.

The sense of accomplishment and friendships campers earned will set them up to overcome challenges they faces in the future, even if some of them never step foot on a dock again, Herman said. However, at least four reached out to the School of Sailing and Seamanship's staff about classes to help them explore a newfound passion for being on the water, the Waterfront Campus's director, Justin Dion,

Dion said he hopes to continue working with Spectrum Sailing to help expose the autistic community to the joys of boating. He added that the college also partners with outside organizations to offer classes to disadvantaged youth in addition to their public summer sessions.

"We're always looking at ways to engage the youth, Dion said. "I think sailing sometimes has a bit of a reputation for being kind of a rich guy's activity or a rich guy's sport. We want to spread the message that sailing is for everyone."

eric.licas@latimes.com Twitter: @EricLicas

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Ralph Angel Avilez

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March 5, 1938 - January 25, 2025

Born in East L.A. to Ralph M. & Lupe Calderon-Avilez, Ralph a retired CalTrans Engineer died in Fresno, CA at 86 years old. A proud Marine husband, father, and Papa, he leaves behind children Matthew, Louise, Richard & Kathy, grandson Malachi and sister June Avilez. Services will be held on February 20th & 21st in Fresno by Whitehurst Funeral Home. Zoom of services available. Obituary and info: www.dignitymemorial. com/obituaries/fresno-ca/ralph-avilez-12223683

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erik.haugli@latimes.com. See Mailbag for guidelines.

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GIRLS' BASKETBALL

Costa Mesa clipped by Nordhoff in CIF quarterfinals

BY SCOTT FRENCH

Costa Mesa's surprising run in the CIF Southern Section girls' basketball playoffs met its end Wednesday night, at the finish and after a fiercely fought final quarter. The Mustangs took it with great

They surrendered the lead to visiting Ojai Nordhoff in the final minute, fell behind on a three-pointer with 21 seconds to go, and settled for a 46-41 Division 5AA quarterfinal defeat.

Disappointing?

"It is what it is. ... What can I say?" said Costa Mesa's first-year head coach Zedric McKee, who led the program to its first postseason berth in five years with a young roster and aggressive defensive approach. "I give Nordhoff a lot of credit, they really worked their butt off at the end.

"Not a lot of people expected Costa Mesa to make it all the way to the quarterfinals. I'm really proud of [my players]. Definitely going back to the drawing board and work our butts off for next year."

Leilani Ouero scored 24 points, 10 of them in a wild fourth quarter, and she grabbed six rebounds and blocked two shots to lead the fourth-seeded Mus-



Don Leach | Staff Photographer

COSTA MESA'S Leilani Quero sinks a layup against Nordhoff in a CIF Southern Section Division 5AA girls' basketball quarterfinal on Wednesday.

tangs' charge. She scored another 10 points in a fiveminute sequence bridging the second and third quarters as Costa Mesa (14-15) turned a five-point deficit into a 26-21 advantage.

It didn't last long, and

Nordhoff (18-7), the No. 5 seed, took a six-point lead into the last two minutes. Emi Kamikihara sunk a

three-pointer from the right, and Quero followed from the left with her third three of the night to make it 39-39 with 1:19 to go. The Mustangs were ahead when Quero forced a turnover and took it for a layup with 64 seconds left.

Two free throws from Crystal Ramirez, whose speed repeatedly troubled Costa Mesa, and it was even again. Jacaranda Shepard swished in the three-point winner after a turnover, then picked off Quero's pass into the defensive key, was fouled and converted two free throws with 3.4 seconds on the clock to make it certain.

'It was a hard loss, but I think we made a lot of mistakes that we couldn't come back from," Quero said. "I always learn that our mistakes are sometimes going to catch up to us. I'm proud of the way we played, obviously, but it hurts to lose."

Cadence Renshaw, Nordhoff's high post with a deft bank shot in traffic ("she did a little Timmy Duncan McKee noted) there," scored 20 points - 10 of them in the 13-7 earlyfourth-quarter stretch and grabbed 13 rebounds. Shepard and Ramirez added 10 points for the Rangers, who will be home for Saturday's semifinal against No. 8 Riverside Hillcrest

Costa Mesa's defense was

See Clipped, page A4

MEASURE

Continued from page A1

ing this, the longer the risk comes into play.'

Council members Tuesday unanimously approved a three-year, \$1,850,611 professional services agreement with San Diego County-based firm Dudek to oversee the rezoning process. The contract includes an additional 10% contingency and may be extended up to two, oneyear terms.

Dudek planner Cather-

ine Tang Saez assured the council her firm would help the city work swiftly and efficiently to meet its goals. The firm aims to prepare the housing element for final certification by November 2026.

"The sites have been selected, the densities have been set. There's been an obligation made to the state, and our job as consultants is to help the city, to take you to the finish line," she said.

But residents speaking in public comments urged the city not to run roughshod over the interests of community stakeholders in their haste to rezone the city, particularly when Measure K itself promised a public visioning process would take

Some expressed their desire for a citizens advisory committee that would inform consultants and city staff of residents' wishes for certain streets and neighborhoods.

"Task force, task force, task force — this is so necessary to build community consensus on this major rezoning of the city," said resident Richard Huffman. "We've delayed so long on getting around to doing any visioning and working on this rezoning that now there's no time for it. This is just shameful."

Mayor John Stephens expressed a concern there was no formal mention of how Dudek and city staff would engage community members in the rezoning process.

"It seems like somebody could criticize us and say we've skipped that visioning process that was part of Measure K," he said. Carrie Tai, the city's

economic and development services director, explained the visioning process was baked into Dudek's proposal promised the public would have multiple opportunities to weigh in throughout the two-year process.

"This absolutely encompasses the visioning process in a method that accommodates a schedule the city needs to deliver on," Tai told the council.

Councilwoman Andrea Marr said she didn't feel an

advisory group was necessary, but urged city staff to do their best to engage a vast range of stakeholders in meaningful ways.

"There are more ways than just a task force to do visioning," she said. "[But] I do want to make sure we're doing effective community engagement, that we are asking people what their vision is. This is a huge opportunity to make sure we're doing what the public

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THE DAILY COMMUTER **PUZZLE**

By Stella Zawistowski

ACROSS 1 Country with a famous canal 7 Resides 13 Makes up (for) 14 Leave: 2 wds. 15 Actress Mara 16 Sad tale: 2 wds. 17 Give _ take 18 French fry condiment 20 Common Korean last name 21 Earnhardt of **NASCAR** 23 Fortune-telling deck 24 Fashion designer Gernreich 25 SCOTUS justice Kagan 27 Car fuel 28 Syrup flavor 29 Huge hole 31 Simple song 32 Playwright Coward 33 Low female voice 34 Wildly popular online 35 Skating spin 37 Made sharper 38 Traffic tie-up 39 Old photo tint

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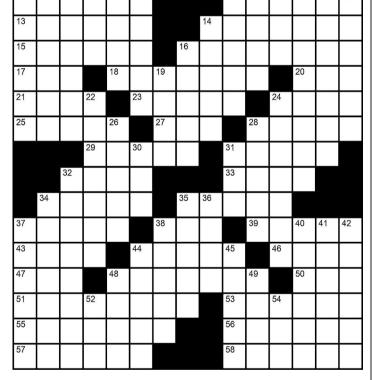
station

53 Peking duck

56 Take to the

58 Wild animals

48 Cafeteria head



SUDOKU

By the Mepham 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.

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		5			7	8		
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For answers to the crossword and Sudoku puzzles, see page A2.

DOWN 1 Thanksgiving event 2 Lacking a musical key 3 Use your _ (think) 4 _ Arbor, Michigan 5 Not assertive 6 So far: 2 wds. 7 First appearance 8 Stinging insect 9 Summer clock setting in PA: Abbr. 10 Admire: 3 wds. 11 In a shocking wav 12 Thwart 14 Swiss roll

16 "Get out!" 19 Price labels 22 Bonus performances 24 Dangerous snake 26 Coming up 28 Marathon units 30 Completely 31 Hydropower source 32 Super Mario Bros. company 34 Mountain that erupts 35 Director Frank 36 "You said it!" 37 Greeted ceremonially 38 Prisons 40 Short breaks 41 Demand 42 Sales reps 44 Turned white 45 Get-well program, for short 48 "_ goes nothing!" 49 Raced 52 Trident, e.g. 54 Nest egg plan:

snacks

Tribune Media Services

Abbr.

FOR THE BEST SEATS,



BOYS' SOCCER

Laguna edges past Long Beach Poly in CIF quarterfinals

BY ANDREW TURNER

LONG BEACH — Dakota Guzman couldn't contain his excitement at the end of the proceedings on the pitch on Wednesday at Long Beach Poly.

The senior midfielder approached Laguna Beach boys' soccer coach Andy Thomas, lifted him in the air, and exclaimed where the team was headed.

That destination is the semifinals after the visiting Breakers held on for dear life in the second half of a

T.S. No.: **24-12432**

NOTICE OF TRUSTEE'S SALE

describing the land therein:

THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1:

2-1 win over the Jackrabbits in the CIF Southern Section Division 4 playoffs.

"They bombarded us a little bit the last 10 minutes," Thomas said. "They bombarded us."

Laguna Beach (14-5-5) went unscathed, despite Long Beach Poly (10-8-6) pulling numbers forward and even sending its goalkeeper into the box for successive free kicks in the closing seconds.

Breakers goalkeeper Cole Anderson made a pointblank save on Roger Juarez,

MARKETPLACE

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NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A

On 3/12/2025 at 9:00 AM, Prestige Default Services, LLC, as duly appointed

Trustee under and pursuant that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) dated

12/15/2020 ("Deed of Trust") recorded on **12/24/2020**, as Document No.

2020000764289 in book --, page -- , of Official Records in the Office of the Recorder of **Orange** County, California, executed by **Radonix, Inc** ("Trustor"), as

trustor, to secure obligations in favor of Center Street Lending VIII SPE, LLC.,

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at

time of sale in lawful money of the United States, by Cash, a Cashier's check

drawn by a state or national bank, a check drawn by a state or federal credit

union, or a check drawn by a state or federal savings and loan association,

savings association, or savings bank specified in section 5102 of the Financial

Code and authorized to do business in this state). Checks must be made

payable to Prestige Default Services. At: On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866, all

right, title and interest conveyed to and now held by it under the DEED OF

TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF

RENTS AND LEASES) in the property situated in said County, California,

LOT 23 OF TRACT NO. 6905, IN THE CITY OF NEWPORT BEACH, COUNTY OF

ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 308,

PAGES 27 TO 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF

EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER

NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND

HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF

DRILLING, MINING, EXPLORING AND OPERATING THERE FOR AND STORING

IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND,

INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND

MINE FROM LANDS OTHER THAN SAID LAND, OIL OR GAS WELLS, TUNNELS $\,$

AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID

LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED

WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE

EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND

OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE

SUBSURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM THE IRVINE

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

THROUGHOUT LOT 65 OF TRACT NO. 6905, AS SHOWN ON A MAP RECORDED IN BOOK 308, PAGES 27 TO 32 INCLUSIVE OF MISCELLANEOUS

The property heretofore described is being sold "as is". The street address and

other common designation, if any, of the real property described above is

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale

will be made, but without covenant or warrant, expressed or implied, regarding

title, possession or encumbrances, to pay the remaining principal sum of the

note(s) secured by said DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE

FILING (WITH ASSIGNMENT OF RENTS AND LEASES), with interest (including,

without limitation, default interest) and late charges thereon, the prepayment

premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned

trustee ("Trustee") as provided in the note, loan agreement and other loan

documents secured by the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated to be **\$2,247,642.61**. The amount may be greater on the day of sale as accrued

interest, costs and fees, and any additional advances, will increase the figure

The current beneficiary under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) (the "Beneficiary")

hereby elects to conduct a unified foreclosure sale pursuant to the provisions of

California Commercial Code Section 9604(a)(1)(B) and to include in the non-

judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST,

SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND

LEASES). The Beneficiary reserves the right to revoke its election as to some or

all of said personal property and/or fixtures, or to add additional personal

property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the

trustee's sale to be conducted pursuant to the DEED OF TRUST, SECURITY

AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES)

and this Notice of Unified Trustee's Sale. The personal property which was given

as security for trustor's obligation as described in the DEED OF TRUST, SECURITY

AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES).

No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the

condition of any of the personal property and/or fixtures, which shall be sold "as

The Beneficiary heretofore executed and delivered to the undersigned, a written

Declaration of Default and Demand for Sale, and a Written Notice of Default and

Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property

lien, you should understand that there are risks involved in bidding at a trustee

auction. You will be bidding on a lien, not on the property itself. Placing the

highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being

auctioned off may be a junior lien. If you are the highest bidder at the auction,

you are or may be responsible for paying off all liens senior to the lien being

auctioned off, before you can receive clear title to the property. You are

encouraged to investigate the existence, priority, and size of outstanding liens

that may exist on this property by contacting the county recorder's office or a

title insurance company, either of which may charge you a fee for this

information. If you consult either of these resources, you should be aware that

the same lender may hold more than one mortgage or deed of trust on the

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may

be postponed one or more times by the mortgagee, beneficiary, trustee, or a

court, pursuant to Section 2924g of the California Civil Code. The law requires

that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to

learn whether your sale date has been postponed, and, if applicable, the

rescheduled time and date for the sale of this property, you may call (949) 776-

4697 or visit this internet website https://prestigepostandpub.com, using the

file number assigned to this case 24-12432. Information about postponements that are very short in duration or that occur close in time to the scheduled sale

may not immediately be reflected in the telephone information or on the

internet website. The best way to verify postponement information is to attend

PPP#25-000877

the scheduled sale

Date: 2/4/2025

than three months have elapsed since such recordation.

purported to be: 509 Ventaia Newport, Newport Beach, California 92660

COMPANY RECORDED IN BOOK 12415, PAGE 992, OFFICIAL RECORDS.

Loan No.: *4768

who was left alone for a header in the box in the 63rd minute. Anderson absorbed the initial pace of the shot and caught the ball on a bobble.

Another close call came in the 49th minute. Roberto Bermudez fed in a shallow cross from the left wing. Anderson sold out on a dive off his line to stop its progress across the goal. The ball laid precariously out of the reach of Anderson, and Guzman was there to clear it away with the Jackrabbits crashing the

"We just played more conservatively," Guzman Guzman said. "We didn't take any chances. We just played our game. Both of our center backs are pretty solid back there, and with me dropping in and playing conservatively, they really have no chance."

Julian Reichel opened the scoring, all of which occurred in the first half, when he settled down a ball played in behind the defense by left back Jack-

son Arrasin. "I tried to get onside initially because I thought I was off, so I tried taking a few steps back, saw the ball go over," Reichel said. "I knew I had a chance. I didn't think there was a guy too close to me on my back. I saw the ball bouncing, I checked the goal quickly, and the keeper was on his line, not even close to coming out, so I knew I could take my time."

Poly equalized in the 24th minute on a pretty passing play. Kaya Paz, a driver of possession for the Jackrabbits in the midfield, forced a turnover deep in the attacking third and found Joshua Martinez in the center of the box for the

Laguna Beach, the Pacific Coast League champion, answered back via a set piece in the 38th minute. Center back Luke Singer



James Carbone

LAGUNA BEACH'S Dakota Guzman (6) celebrates after scoring against Long Beach Poly in a CIF Southern Section Division 4 boys' soccer quarterfinal on Wednesday.

served the ball up to the jubilation in the second

back post from the right corner flag, and Guzman headed it back across the goal and inside the post for a 2-1 lead. "It means everything for me, and I think for the team, as well," Guzman said of the playoff run con-

tinuing. "We set a goal at the beginning of the season to win CIF. We've been building our team up for four years, and I think it's just time. It's really nice to see it all come through at the end of the year, and I'm glad we're here. I'm ready for semifinals."

Nayan Martlin narrowly missed giving the Breakers some breathing room, as his shot hit the left post squarely and stayed out in the 62nd minute.

If the celebratory mood of the Breakers was something to behold after advancing to a semifinal date at home against Empire League champion Santa Ana (13-6-2) on Saturday night at 6 p.m., Thomas said it was a scene of pure

round at San Bernardino Indian Springs.

Laguna Beach trailed 2-0 in the final five minutes of the game, before Tom Schmidt and Reichel scored to send the game to extra time. Martlin supplied the winner in double overtime.

"It's a bit of a turning point, isn't it?" Thomas said. "If you know you can come back 2-0 down with five minutes to go, then you know you can do it, don't you? It's a bit of belief.'

Singer weighed in on the second-round comeback,

"That game was insane," he said. "Maybe four minutes left, and we scored both of them off set pieces, so that was a really good win for us."

Also in the CIF Southern Section boys' soccer play-

Edison 3, Anaheim Canyon 2: Micah Novak had a goal and an assist for the

Chargers

visiting

Wednesday in a Division 2 quarterfinal game.

Edison (15-4-1), the Sunset League champion, got three unanswered goals from Novak, Ben Hickman and Oliver Worster — after falling behind 1-0 in the

Andrew Mosham made a save in the final minute to preserve the win for Edison, which plays host to Studio City Harvard-Westlake (12-5-2) in a semifinal on Saturday at 5 p.m.

Los Amigos 3, Norwalk 3 (LA advances 5-4 on PKs): Erubey Bermudez had two goals and an assist on Wednesday in a Division 5 quarterfinal that could not be decided in regulation or extra time.

Jose Vargas also had a goal and an assist for topseeded Los Amigos (11-5-3), which will travel to take on Compton Dominguez (14-2-2) in the semifinals on Saturday.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

CLIPPED

Continued from page A3

impressive, forcing 22 turnovers and holding Nordhoff to 17% shooting through three quarters and 20% for the game. The Rangers dominated on the boards, 56-35, and turned 25 offensive rebounds into 19 points.

The Mustangs weren't so efficient offensively, shooting just under 13 percent themselves and committing 16 turnovers, five of them leading to seven points —

in the fourth quarter.

Kamikihara scored eight points and grabbed seven rebounds, and she, Quero and Yanelly Martinez combined for nine offensive rebounds. Aaliyah Terry and Myah Martinez hit first-half three-pointers, Terry's for Costa Mesa's first basket and Martinez's to make it 19-18 at halftime.

The Mustangs trailed before the game began. The officials flagged them for their light gray home uniforms, citing a National High School Federation decree requiring white jerseys.

Jackson Nash made both technical-foul free throws, Nordhoff got the ball, and it was 7-1 barely two and a half minutes into the game.

"I think [the technical foul] was a shock for all of us," Quero said. "We've been playing all season with gray jerseys. All of a sudden, they can issue [a technical foul]? Which is all right, I guess.'

Also in the CIF Southern Section girls' basketball playoffs:

Chatsworth Sierra Canyon 69, Sage Hill 33: Jerzy 29 points for the fourthseeded Trailblazers on Wednesday in the second round of pool play in the Open Division.

Robinson had a game-high

Amalia Holguin scored 14 points to pace Sage Hill (19-10), which has lost its first two games of the playoffs and closes out pool play at fifth-seeded Torrance Bishop Montgomery on Saturday.

Staff writer Andrew Turner contributed to this report.

Scott French is a contributor to the Daily Pilot.

CREWS

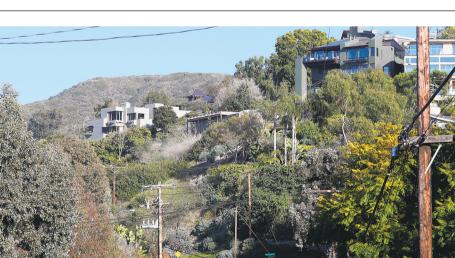
Continued from page A1

contracts out work to maintain existing zones up to three times a year.

There is no additional cost to impacted residents, unless they decline to have the work done on their property.

We have to get trespass agreements so that we can enter onto their property," King said. "A lot of people have landscaping that's close to their house, and usually we work with the homeowners and don't modify any of that, but we're modifying the fuel within 100 feet of an inhabitable structure, so that extends from their home, to however big their parcel is their backyard, into the open space to make sure that we have that 100-foot clearance.

> Mark's Painting & 714-222-3055



Photos by Don Leach | Staff Photographer

PROPERTIES ALONG Bluebird Canyon Drive and Summit Drive are part of a brush area that is now part of the new fuel modification zone in Laguna Beach.

"If people decide that they don't want us on their property, they'll be responsible for modifying their own vegetation around their house."

Marshal Robert Fire Montaghami said that each zone can aid in the protection of hundreds of habitable structures from wild-

"We have a strict protocol we have to adhere to due to our Coastal Commission permit, and with that in mind, we have to preserve native vegetation, which really works for us in case of negating a wildfire," Montaghami said. "It acts as a filter to catch a lot of those embers that are about to intrude into a property, so [the native plants] have an important role that they play, not only as to the ecosystem itself, but also during the wildfire season, it catches some of those embers and acts as a filter."

Montaghami said that there is lemonadeberry

shrub and coastal sage scrub in the recently permitted Zone 17 (North Bluebird), where there is also a high potential for sightings of the coastal California gnatcatcher song-

In Zone 18 (South Bluebird), the native vegetation includes lemonadeberry shrub and Fish's milkwort, which Montaghami said is a rare plant.

'We try to strike a balance between serenity and safety," Montaghami added. "That's what we try to accomplish through our brush clearance, or vegetation management pro-

gram." andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

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