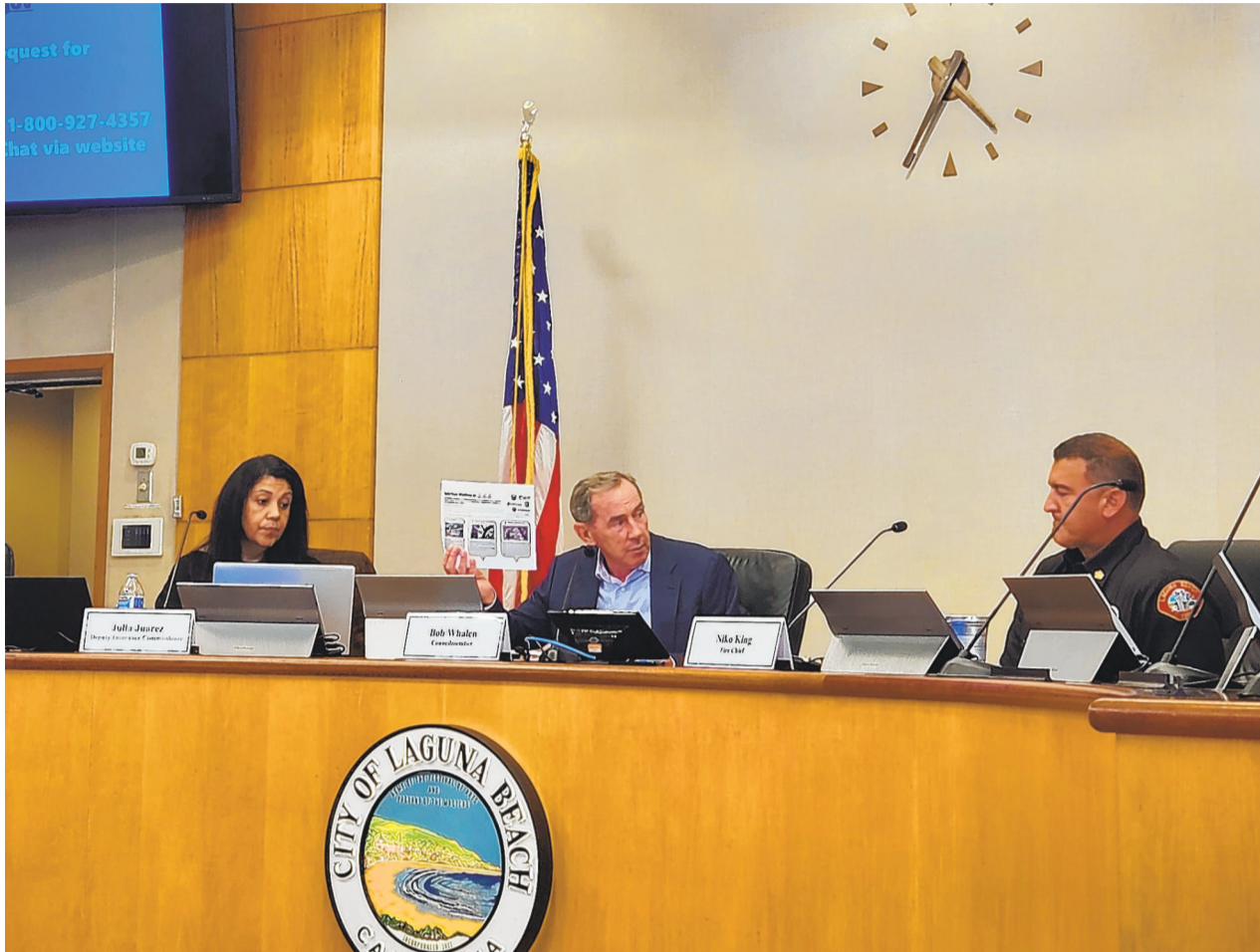


Daily Pilot

FRIDAY, AUGUST 30, 2024 // dailypilot.com



Photos by Andrew Turner

LAGUNA BEACH City Councilman Bob Whalen, center, holds up a handout on wildfire safety measures at a town hall meeting about fire insurance, which many residents say has become prohibitively expensive or impossible to acquire.

Insurance costs, fire risks spark town hall

Laguna Beach residents turn out for a meeting Tuesday with panel discussing town's issues with wildfires, insurability.

BY ANDREW TURNER

Laguna Beach residents piled into the council chambers on Tuesday to learn what could be done about the growing concern of the insurability of their properties against the threat of wildfire.

The town hall meeting featured a three-person panel made up of Councilman Bob Whalen, Fire Chief Niko King and Julia Juarez, the deputy commissioner of community relations and outreach for the California Department of Insurance.

Whalen opened the meeting by acknowledging a number of uncomfortable truths, including the town's place in the very high fire hazard severity zone and the plight of residents and stakeholders who said they have faced the realities of losing insurance or "seeing premiums really skyrocket."



RESIDENTS LISTEN to an update on the issues of insurance and wildfire mitigation during a town hall meeting at Laguna Beach City Hall on Tuesday.

Laguna Beach residents have long remembered the devastating blaze of 1993, and the community has more recently dealt with the Aliso and Em-

See **Risks**, page A2

Officials may ditch plan to build CAD

U.S. Army Corps of Engineers proposes using contaminated sediment from Newport Harbor on Long Beach project.

BY ERIC LICAS

Environmentalists claimed victory this week over a stalled plan to bury contaminated sediment in Newport Harbor and applauded an alternative proposed earlier this month that would repurpose it for a pier expansion program in Long Beach.

But city officials say both options are still on the table.

The sediment would be the byproduct of dredging the harbor so channels remain deep enough for boats to safely navigate the federally controlled waterways.

Newport Beach officials have described the substance as nontoxic. But samples from the bottom of the

harbor have tested positive for trace amounts of harmful chemicals including mercury, polychlorinated biphenyls (PCBs) and the pesticide dichloro-diphenyl-trichloroethane (DDT).

The U.S. Army Corps of Engineers had planned on building a confined aquatic disposal (CAD) facility to contain the sediment. That would have meant digging a 47-foot deep hole in the harbor to deposit the contaminated material, then capping it with a clean layer of sand.

But after ongoing outcry from environmentalist groups and a lawsuit that has put the CAD project on hold for over a year, the Corps might abandon

See **CAD**, page A3

School district group suggests selling 2 sites

Amid declining enrollment, Ocean View School District might need to part with some of its property, committee says.

BY MATT SZABO

An Ocean View School District advisory group has recommended that the district sell two of its property holdings, including the shopping center that currently houses Walmart in Huntington Beach.

The district created the group, commonly known as a 7-11 Committee, in April. It met seven times.

Under the California educational code, a 7-11 Committee must be formed before a school

district can sell or lease excess real estate property.

The group of teachers, administrators, parents, land owners or renters and members of the business community gave its recommendations at the Ocean View School District Board of Trustees meeting on Aug. 13.

Out of 26 district-owned schools and sites, the committee recommended selling two.

The first is the Crest

See **District**, page A4

Bike shop gears up for another 'Donut Ride'

BY SARA CARDINE

For the past several years, cycling enthusiasts in the know have congregated at the bicycle shop Specialized Costa Mesa for a 20-mile ride that traverses a bit of steep terrain but offers a sweet reward upon completion.

Held the first Sunday of each month, Specialized's "Donut Ride" takes participants on a fast and rigorous trek, from the Harbor Boulevard business to vista points at Corona del Mar's Lookout Point and Newport Coast Drive in the San Joaquin Hills, reaching an elevation of about 950 feet.

Embarking on their ride from the store at 8 a.m. and returning shortly before the two-hour mark, cyclists travel anywhere from 13 to

15 miles per hour on a moderate-level route. The ride used to be a heck of a lot tougher when the tradition began in 2017, according to assistant manager Keanu Kisa.

"Back then it was more of a faster ride. It would rip your legs off, then you'd come back to the shop and have coffee and doughnuts," Kisa said of the monthly tradition, halted briefly during the pandemic.

"When we came back from COVID, we revamped it because we had an entirely different crew. We had everybody coming back from COVID who were fresh on bikes, so we made it a slower, more friendly ride."

That small concession, added to the increased interest in cycling

See **Bike**, page A4



Courtesy of Specialized Costa Mesa

ON THE FIRST Sunday of each month, a "Donut Ride" takes off from bike shop Specialized Costa Mesa, which has teamed up with Good Town Doughnuts and Original Barista to create a community tradition.



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Mailbag for guidelines.

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H.B. sex offender makes plea deal, gets 28 years for assaults on 3 girls

BY CITY NEWS SERVICE

A 29-year-old convicted sex offender pleaded no contest and was immediately sentenced to 28 years in prison for molesting three girls he tutored in a literacy program at the Boys & Girls Club of Santa Ana, according to

court records obtained Monday.

Miguel Angel Pineda of Huntington Beach pleaded no contest Aug. 20 to three felony counts of forcible lewd acts on a child.

Pineda molested the three girls, who were 7 and 8 years old, in 2017

and 2018 while he was in a reading program for second-graders at Washington Elementary School in Santa Ana, police said in his preliminary hearing.

Pineda was given credit for 1,436 days in jail awaiting trial. He was originally charged with nine felony counts of lewd and lasciv-

ious acts on a child younger than 14.

Pineda previously pleaded guilty in 2019 to molesting another child he met through another Boys & Girls Club program, prosecutors said.

dailypilot@latimes.com
Twitter: @TheDailyPilot

Alabaman pleads guilty to H.B. shooting

BY CITY NEWS SERVICE

A 34-year-old Alabama man pleaded guilty Wednesday and was immediately sentenced to two years in prison for shooting a man in Huntington Beach.

Chaz Jamar Gooden of Pleasant Grove, Ala., pleaded guilty to assault with a firearm. As part of the negotiated plea deal with prosecutors, felony counts of attempted murder and assault with a semi-automatic firearm were dis-

missed with sentencing enhancements for the personal use of a firearm, inflicting great bodily injury on the victim, and discharge of a gun causing great bodily injury.

Gooden shot the victim at about 11 p.m. Sept. 17 at the

Jack in the Box at 16311 Beach Blvd., between Heil and Edinger avenues, police said.

Gooden has credit for 598 days in jail awaiting trial.

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Legal Notices

BSC 225668
NOTICE OF PETITION TO ADMINISTER ESTATE OF: Robin Tompkins
30-2024-01419393-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Robin Tompkins**.
A PETITION FOR PROBATE has been filed by **Roxanna Livermore** in the Superior Court of California, County of **ORANGE**.
THE PETITION FOR PROBATE requests that **Roxanna Livermore** 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 **October 24, 2024 at 1:30 p.m. in Dept. CM07** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

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 (occourts.org) 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 hearing.

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:
PELIN NGO, ESQ. & DEBORAH COEL, ESQ
NGO LEGAL GROUP
4255 CAMPUS DR., STE A100, 5582
IRVINE, CA 92616
Published in the ORANGE COAST DAILY PILOT on: 8/30, 9/5 & 9/6/2024

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
Administrative Design Review
City Council Chambers 505 Forest Avenue Laguna Beach, CA 92651
Wednesday, September 11, 2024 at 3:00 PM

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person in the Council Chambers. Case No.: Design Review 21-10797, CDP-22-10800, Variance 21-10799, REP 21-10801
Address: 281 Ledroit | APN: 053-104-01 Applicant: James Conrad, Architect (949) 497-0200 jconradarc@gmail.com Property Owner: Andrew Howitt Application Filing Date: May 20, 2024 PROJECT DESCRIPTION: The applicant requests administrative design review for a two-year extension of time for DR-21-10797, CDP-22-10800, and Variance 21-10799. On August 11, 2022, the Design Review Board conditionally approved Design Review 21-10797, Coastal Development Permit 22-10800, Variance 21-10799, and REP 21-10801 for an addition, deck addition, pool, spa, and hardscaping in the right-of-way, with the with modifications to conditions to specify the maintained height of landscaping. This is the first request. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEOA: Staff recommends the Planning Manager on behalf of the Community Development Director determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is not required to be staked with story poles. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council-meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday - Thursday: 7:30am - 3:00pm and 7:30am - 12:00pm alternating Fridays (closed alternating Fridays). HOW TO COMMENT: For additional information, contact City staff: Jessica Mendoza, Assistant Planner at jmendoza@lagunabeachcity.net (949) 497-0390 Comments may be made during the Public Hearing in-person. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. 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 public agency prior to, or at, the public hearing.

RISKS

Continued from page A1

erald fires.

"We've been proactive in addressing the risks as a community," Whalen said. "I think many of you are aware of that. We approved a wildfire mitigation and fire safety report in 2019. We spent over \$23 million so far implementing a number of those recommendations. They have made our community safer. We hope that eventually our efforts at wildfire safety are going to translate into more insurance availability, a better insurance rating for our city and easier access to insurance."

A dozen insurance companies account for 85% of the state's homeowners market, Juarez said. As the insurance industry has become increasingly reluctant to write new policies due to risk assessment and cost recovery issues, consumers have turned to the FAIR Plan.

The FAIR Plan, which Juarez said was meant to serve as a last-resort stopgap while homeowners looked for new fire insurance, has increased to about 3% of the market. Recognizing the trend of consumers having to exercise that option, Juarez said that state Insurance Commissioner Ricardo Lara requested that the FAIR Plan double coverage for homeowners from \$1.5 million to \$3 million. Businesses can receive coverage of up to \$6



RESIDENTS APPROACH

the dais to speak with panelists after a town hall meeting on the issues of insurance and wildfire in Laguna Beach.

Andrew Turner

million.

Additional steps taken have included a collaboration with fire agencies to create standards for protecting homes, the surrounding areas and whole communities in an approach referred to as "Safer from Wildfires." Those who take action on the criteria qualify for a discount on their insurance.

The steps include vegetation management, providing defensible space and upgrading windows to multi-paned glass, among others, and can be found at insurance.ca.gov.

Insurance companies also have to disclose wildfire risk scores to consumers.

"In the past, the Department of Insurance would only look at what [insurance companies lost] for the last 10 years and then decide how much they

would allow them to increase their rates by the losses they had in the last 10 years," Juarez said. "As of 2018, that might have worked, but from 2018 on, we have had the worst wildfires in our history, and so because of that, the losses have been insane throughout the state. We have seen that insurance companies have lost more money here in the state than they have in any other state in the country."

Juarez added that insurance companies are seeking catastrophic modeling, enabling them to look at the specific situation of a home and its surrounding area to be able to charge an appropriate rate.

"It's important [for the insurance companies] to know what is happening for the consumer, but also we have to walk that fine line in the Department of Insur-

ance to ensure that insurance is a viable market," Juarez said. "You need to be able to pay for it, and they need to be able to provide for any losses that we see in the state."

The panel responded to questions from the community following the presentation. Among the inquiries were the anticipated timeline for undergrounding projects, as well as steps that could be taken to make sure neighbors did their part to keep the community safe from wildfire.

"There's definitely an avenue," King said in response to the latter. "Our fire marshal can address that, or our fire inspector, and we can go out and inspect and make sure that there is or is not a hazard, and if there is a hazard that exists, we can have them mitigate it. We just need to know about it."

In answer to the question on undergrounding power lines, a project removing 20 utility poles along Bluebird Canyon Drive between Cress Street and Salling Way is scheduled to get underway on Sept. 9, city officials said. The work could result in traffic delays and parking restrictions for the next six months.

Fire mitigation efforts include the utilization of goats to chew up vegetation in 10 of the two dozen fuel modification zones throughout the city.

Answering an inquiry about how Laguna Beach came to be placed in the very high fire hazard severity zone, King elaborated on what it means from a public safety perspective, mentioning that authorities factor in fuel, weather and topography in determining wildfire risk.

"What they see is the higher likelihood that a risk exists in a community, and what this all means, being in the very high fire hazard severity zone, is that we have stricter building codes here that we can help protect our community."

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

CROSSWORD AND SUDOKU ANSWERS

S	C	R	A	P	T	A	R	A	T	E	L	L
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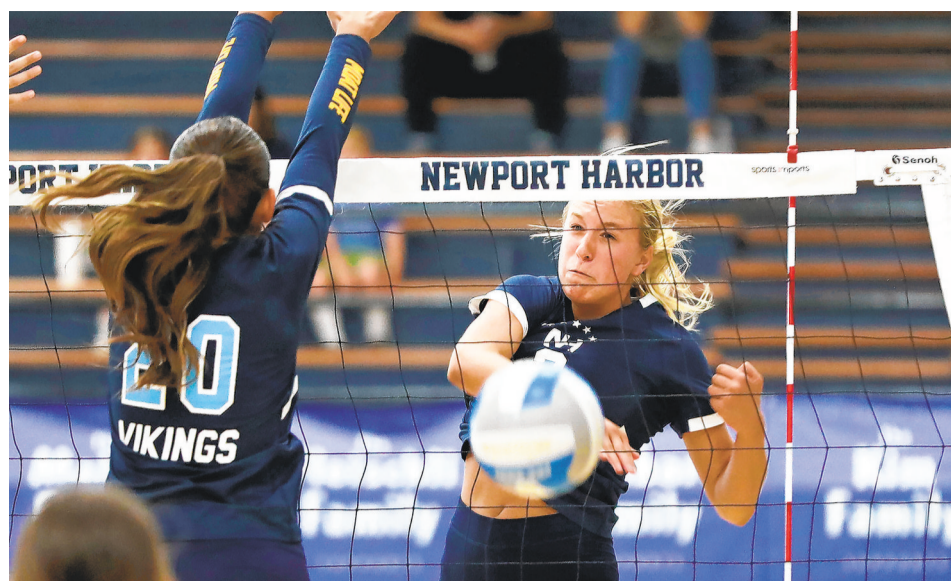
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[newportbeachartsfoundation.org](https://www.newportbeachartsfoundation.org)

FOR THE RECORD

The story "Huntington Beach, Fountain Valley welcome thousands of students to new school year" that ran in Thursday's Daily Pilot, incorrectly stated that Jadyn Grumbaugh was now principal at Marine View. Grumbaugh is principal at Harbour View.

GIRLS' VOLLEYBALL



Don Leach | Staff Photographer

NEWPORT HARBOR'S Ella Olson (2) puts a kill away into open space down the line during a Sunset League girls' volleyball match against Marina on Tuesday.

'Great' Ella Olson helps Newport Harbor close out Marina in sweep

BY ANDREW TURNER

After jumping out to big leads in each of the first two sets, the tables had turned on the Newport Harbor girls' volleyball team in its Sunset League opener.

Marina had established a 17-12 advantage in the third set, positioning itself to extend the match.

The Sailors put their fate in the hands of Ella Olson, a standout sophomore outside hitter, and from that point, she provided six of her nine kills in what turned out to be the final set. She erased three set points with powerful swings from the left pin.

Olson then combined with Sadie Henderson on a match-ending block of Marina's Korynn Mayo, as Newport Harbor came away with a 25-22, 25-19, 27-25 sweep in its Sunset League opener.

"She's great," Newport Harbor coach Andrew Mabry said of Olson. "She has the ability to rise to the occasion. She's shown it over and over. She's going to continue to show it, and she supports her teammates. It's pretty easy to play with somebody like that."

"I thought we did a good job in the end of that third set. As a team, we gave her

opportunities to do what she did — good digs, good serves, good ball control. The setting was very good at the end of that third set, kept us in rhythm, gave her an opportunity to go, and she definitely went."

Sophia Kim, who had a dozen assists and two service aces, pushed a couple of those sets from the right sideline on top of the left pin for Olson late in the third set.

Olson finished with a match-leading 18 kills, adding 14 digs, four assists and three block assists.

"I regret tipping when we lose, so I just try to hit as much as I can," said Olson, who was one of two freshmen pin hitters who started for the Sailors last season, along with opposite Vladimira Kotzakov (six kills).

Newport Harbor (4-1) remains a young group, adding another contributing freshman to its corps in outside hitter Piper Coady. She had 14 kills and four aces, including one that ricocheted off Marina's Rylee Hartwell in the back row and went through the elevated basketball hoop at the west end of the gym, sending the crowd into a frenzy.

"I love my littles," said Kim, a junior setter. "Honestly, I learn from them be-

cause they're hugely talented. Ella's such a big role model to me. Her talent is pretty remarkable, and then Piper coming in ... just took our team to another level."

Talea Berry distributed 20 assists to go with two aces. Ava Christiano provided eight digs, and Samantha Fleischli had a solo block and two block assists for the Sailors.

Mayo, a sophomore outside hitter, had 14 kills to pace Marina (7-6). Brooklyn Enriquez added a dozen kills, Addison Brown had six kills and two block assists, and Aurora Holmes had five kills.

Cienna Enriquez dished out 17 assists, and Alyssa Enriquez added 14 assists.

"We need to start talking earlier in the game, start talking throughout the game, even when we're down," Mayo said. "When the game started, we were down 5-0 [in the first set], and we have to talk our way through that."

"I think we did okay. We obviously didn't win the first set, but I think we talked our way [through it]. It's fun to play good teams like this because it's exciting to see what you can become."

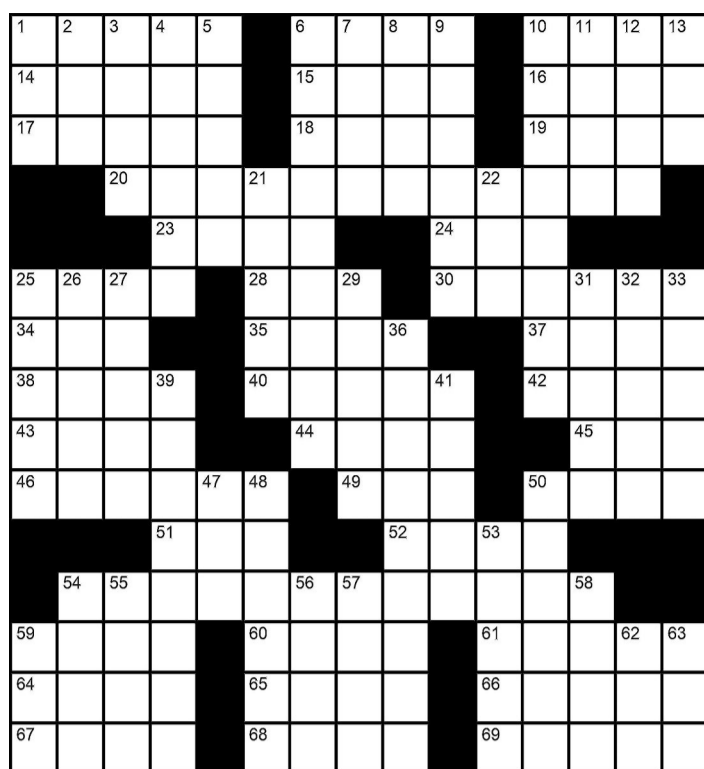
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THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

ACROSS

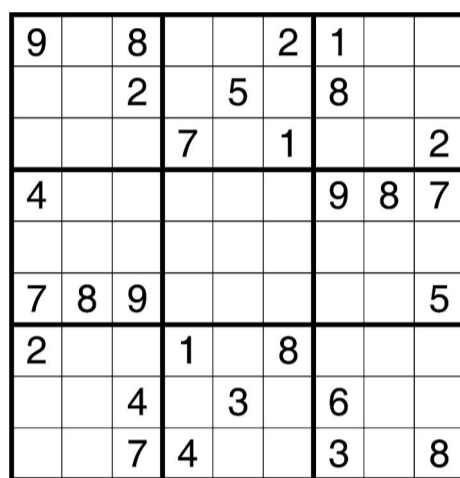
- 1 Get rid of
- 6 Actress Reid
- 10 "Time will _"
- 14 Sung musical drama
- 15 "How terrible!"
- 16 Biggest continent
- 17 Cookout sausages, for short
- 18 _ Lane (Superman's beloved)
- 19 Force on the seas
- 20 Baseball for kids: 2 wds.
- 23 Chair or stool
- 24 Definite article
- 25 Over and done
- 28 Apple computer
- 30 Open-toed shoe
- 34 B&B
- 35 Walk heavily
- 37 Lose steam
- 38 Seemingly forever
- 40 Brown photo tone
- 42 Wintry precipitation
- 43 Clutter-free
- 44 Religious faction
- 45 Old U.K. record label
- 46 Horrifying experience
- 49 Train stop: Abbr.
- 50 Parts of bikinis
- 51 Historical period
- 52 Jason's ship, in Greek myth
- 54 Mathematical processes
- 59 Speed contest
- 60 Painter Salvador
- 61 Salsa ingredient
- 64 Manual reader
- 65 Opposite of endo-
- 66 Subway slowdown
- 67 Disaster
- 68 College official



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 A2.

69 Keep for later

DOWN

- 1 Cry loudly
- 2 EMT's skill: Abbr.
- 3 Factual
- 4 Painter or sculptor
- 5 Copy and _

6 Fish stories: 2 wds.

- 7 After-sun gel component
- 8 Commuting option
- 9 Portfolio parts
- 10 Rambling asides

- 11 Jacob's brother
- 12 Exist
- 13 "Now I _ me down to sleep"
- 21 Packs down
- 22 "I get it now!"
- 25 Keyboard instrument
- 26 Rage
- 27 Golfer Sam
- 29 Makes do
- 31 Eatery with booths
- 32 Pleasant smell
- 33 Civil rights leader John
- 36 What a stenographer takes
- 39 Pittsburgh's NFL team
- 41 Early video game name
- 47 Curved path
- 48 Praised
- 50 Baby's hat
- 53 Merchandise
- 54 DVD holder
- 55 Star pitchers
- 56 Doily material
- 57 Utah ski spot
- 58 Tower that holds grain
- 59 _ and Coke
- 62 Tool for rafting
- 63 Bill _, the Science Guy

Tribune Media Services

CAD

Continued from page A1

it entirely. Instead, the sediment could be taken out of the water and sealed, repurposing it for a pier extension project at the Port of Long Beach, according to an updated report submitted by the government agency on Aug. 14.

"The new plan for the dredged material is a big win for our waters," Orange County Coastkeeper President Garry Brown said in a statement issued Tuesday.

The alternative to the CAD facility proposed this month is similar to how officials dealt with sediment from the dredging of the Rhine Channel south of Lido Peninsula in 2011. It's an option city and federal authorities would have pursued when they were planning the current phase of dredging in 2022, Newport Beach spokesman John Pope said. But at that time, officials in Long Beach said they wouldn't have use for more sediment as a building material for the foreseeable future.

That changed earlier this year, and talks with officials in Long Beach in recent months have been moving in a positive direction, Pope said. But he added that no formal agreement had been reached as of this week. So if the pier extension plan falls through, the Corps may have to return to the CAD or some modified version of it to deal with the byproduct of dredging Newport Harbor.

OC Coastkeeper sued the Corps in 2022, alleging it had violated the Endangered Species Act and National Environmental Policy Act by failing to conduct surveys and analysis on the impact of dredging and the CAD facility on protected wildlife. That resulted in an out-of-court settlement agreement in March requiring the Corps to consult with other fed-

eral agencies like the National Oceanic and Atmospheric Administration (NOAA) to further examine the dredging project's impact on habitats.

One new provision mentioned in the updated environmental report is a monitoring program to look out for sea turtles and other protected species. It also states that the Corps "is now proposing to transport and place the [sediment] within the Port of Long Beach's (POLB) Pier G Slip Fill Site."

It's still unclear how soon dredging in Newport Harbor may resume. Representatives for the Corps declined to discuss the project's timeline or its plans for the contaminated sediment it collects "given pending litigation."

"The Corps is continuing to work diligently to complete its environmental review under the National Environmental Policy Act and other applicable environmental laws," a spokesperson for the agency said in an email Thursday.

Although federal and local officials have not characterized the CAD facility as canceled, Coastkeeper considers it defeated. In addition to the proposal of the pier extension, the group also points to the suspension of the California's State Water Resources Control Board certification for dredging and the CAD project in July.

"Based on this, I don't believe it is accurate to say that other options are on the table at this point," Coastkeeper spokesman Matt Sylvester said Wednesday via email.

Newport Beach officials called the pier extension project "a promising opportunity," in a statement. However, they say it's not a done deal.

"In the event that the Pier G option is not implemented, the Confined Aquatic Disposal (CAD) in Newport Harbor remains an option to the city and Army Corps," Pope said.

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Courtesy of Specialized Costa Mesa

CYCLISTS CONVENE outside Specialized Costa Mesa on Harbor Boulevard in May for a monthly "Donut Ride," a 20-mile journey capped off by a sweet treat.

BIKE

Continued from page A1

that occurred during the pandemic, took a group that averaged about 70 riders to meet-ups that can include 120 participants.

While most of the cyclists who participate these days do so on road bikes, Kisa said it's not uncommon for people with gravel bikes or, if they want an extra challenge, a fixed-gear bike to join in.

Two regroup stops along the way allow slower riders to catch up with faster ones, who sometimes take more intense sojourns along the way for what shop staff call "extra credit."

"It's a good base route, especially for Costa Mesa, where you can ride and put the pedal to the metal and not get stuck in lights," Kisa said.

When the crowd returns to Specialized by around 9:50 a.m., members are treated to pastries from Good Town Doughnuts — an independent bakery in Costa Mesa's the LAB Anti-Mall that features a variety of vegan options — and coffee from Original Barista, a stone's throw away from the shop down Harbor Boulevard.

"It's a little bit of fitness and, other than that, it's a great way to test your skills, maybe test out a new bike," Kisa said of the Sunday

IF YOU GO

Specialized Costa Mesa's next Donut Ride takes place Sunday at 7:45 a.m. outside the shop, 1901 Harbor Blvd., with riders leaving at 8 a.m. Helmets are required, and bike repair kits are advised. A ride waiver is available at incycle.com/pages/specialized-costa-mesa-ride-waiver. For more, call (949) 722-3530.

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SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso):
30-2022-01240154-CU-CR-NJC

NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):

COUNTY OF ORANGE, a public entity; ORANGE COUNTY DIVISION OF CHILDREN AND FAMILY SERVICES, a public entity division; KEVIN CASTANON, an individual; VANESSA SANDERS, an individual; and DOES 1-20

YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE)
CHARLES "DOUG" SANDERS, an individual

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extintos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):
Orange County Superior Court
North Justice Center
1275 North Berkeley Avenue
Fullerton, CA 92832

The name, address, and telephone number of the plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Aren Derbarseghian
SDA Law Group
535 N. Brand Blvd Suite 280
Glendale, CA 91203
818-574-0845

Date: 06/21/2022

David H. Yamasaki Executive Officer/
Clerk of the Court
(Secretario)
A. Gill Deputy
(Adjunto)

Published in the Daily Pilot 8/16, 8/23, 8/30, 9/6/2024

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T.S. No. 088301-CA APN: 932-88-030 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/28/1995. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 9/16/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/1/1995 as Instrument No. 19950533602 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: PETER N. HADDAD AND, TINA A. HADDAD, HUSBAND AND WIFE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON 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: AUCTION.COM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92868 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 18644 APPLEWOOD CIRCLE, HUNTINGTON BEACH, CA 92646 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$84,452.01 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 property. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 088301-CA. 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 Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 088301-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108



James Carbone

THE OCEAN VIEW School District Board of Trustees meets last November. The committee has recommended that the district sell two of its property holdings, the Crest View site, which houses a Walmart and other businesses, as well as the Pleasant View site.

DISTRICT

Continued from page A1

View site at Beach Boulevard and Talbert Avenue in Huntington Beach, a 13.8-acre site that includes Walmart and other businesses. The 7-11 Committee also recommended the district sell the land at the Pleasant View site, which is 10.9 acres near Warner Avenue and Magnolia Street by the 405 Freeway off-ramp.

The district maintains the former Pleasant View school site as a storage unit, at the cost of \$40,000 a year.

Keeley Pratt, a Village View parent who served on the 10-member committee, said nobody wanted to sell property when the 7-11 Committee was first formed. Opinions changed a bit as the meetings progressed.

"We don't want to close schools, we don't want to lose the field spaces, the green spaces for teams

from AYSO, Little League, etc.," Pratt said. "How are we going to preserve those things? Then we looked at, what are the property uses now? We looked at the leases, the property uses themselves, then we looked at the needs across the district."

The two properties that the committee recommends selling account for about 7% of the land the district owns.

At the Crest View site, the lease with Walmart will only generate about \$16 million for the district over the next 43 years, Pratt said, a number the committee considered well under market value. All leases at the site will generate about \$28 million.

Voters approved the \$169-million Measure R bond in 2016, but that money has run out with the completion of the Mesa View Middle School renovation.

"I think the committee quickly came to the same conclusion," Pratt said. "The choice isn't between selling and not selling, it's between having the funds to maintain and improve our schools or allowing them to deteriorate. That's

what it came down to. Either that, or we're going to have start saying, I guess we need to go out for another bond or get more loans. We already took out loans for the asbestos crisis, we already took out a bond to modernize sites. That's not going to go over well with the taxpayers of Huntington Beach."

District officials have had to make some tough choices in the face of continued declining enrollment. Last November, the Board of Trustees voted 3-2 to consolidate Spring View Middle School, while three elementary schools potentially on the chopping block were spared.

Traditionally, Ocean View School District officials have voted against selling land the district owns.

"I think all of us definitely understand that strong belief in never selling property," Pratt said. "But when we look at the two properties, [they] aren't assets that are performing in any capacity that they should. Either they should be schools, or they should be pulling their weight."

"We're not providing the quality education our kids deserve, and an environment that our staff also deserve, if we continue to almost subsidize these properties just for the sake of patting ourselves on the back and saying we're not going to sell public land. What if the public land is a drain? We're supposed to be looking at these properties as a long-term asset that appreciates over time and should be preserved for future generations. What if it's not, it's draining the present generation?"


The Board of Trustees would need to agenda an item for a future meeting before any land could be sold. A 7-11 Committee was previously formed in 2015, and in the end the board decided not to sell any land.

In a joint statement Thursday, the Board of Trustees thanked the 7-11 Committee for its dedication and hard work.

"The Board will thoroughly review the information and recommendations presented by the committee during an upcoming Board of Trustees meeting, ensuring careful consideration in a public forum," the statement read, in part. "This review will guide our decision-making as we determine the appropriate next steps concerning the properties."

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Marguerite Stemler
September 12, 1930 - August 19, 2024
Marguerite Stemler, fondly known as Peggy, passed away on August 19, 2024, just days before her 94th birthday. Throughout her entire life, Peggy remained deeply devoted to God and her Catholic faith.
Peggy was born in Detroit, Michigan on September 12, 1930. She was her high school's valedictorian and went on to graduate from Western Michigan College. Peggy became an educator and taught grade school in the Detroit area for years.
In 1952, Peggy met the love of her life, Joseph Stemler, and the two married in 1954. Joe and Peggy had three sons and were married for 66 years, until Joe passed away in 2020.
Peggy and her family lived in Detroit, Rochester, New York and since 1978, Newport Beach. Peggy was actively involved with her boys' lives and activities, including sailing, skiing, all sports and scouting. Peggy was also involved in numerous philanthropic activities throughout her life, including Strong Memorial Hospital, Children's Hospital of Orange County, UCI Medical Center and several Catholic Churches in California and Nevada. She was instrumental in establishing a USC scholarship in the family's name.
Peggy loved to travel and spending time in the California mountains at the family home in Big Bear Lake. Peggy enjoyed reading, swimming, boating and needlepoint. She was also an avid golfer and a founding member of the "Niners" group at Big Canyon Country Club.
Peggy is survived by her three sons, Paul, Jim and Bob, their wives, Polly, Kathleen and Janet, her seven grandchildren, Phil, Peter, Kelly, Katie, Pierce, Lian and Reed, her six great grandchildren, Wyatt, Weston, Kilee, Weston, Olivia and Henry, and her brother, Dwight.
A funeral mass will be held at St. John Vianney Chapel on Balboa Island.