# Daily Pilot

#### THURSDAY, MAY 2, 2024 /// dailypilot.com

Photos by James Carbone EMI MIGUEZ sings the Queen classic "Don't Stop Me Now" as Stephen Alva plays the guitar during a dress rehearsal for Retrofest 197.8, performed by students with the Huntington Beach Academy for the Performing Arts on Tuesday night.



#### **OWEN NIDEFFER** plays the bass during the Retrofest 197.8 rehearsal.

# Students set their radio dial to 197.8

#### **BY MATT SZABO**

untington Beach High junior Jake Young may be Generation Z, but that doesn't mean he can't appreciate the music of decades before he was born.

Young is playing drums on a pair of Steely Dan songs, "FM"



# 'Loss for words' for CdM graduate

Erin Jones, 20, a former soccer player at CDM High, died at a house party in Tucson, where she studied at U of A.

#### BY CITY NEWS SERVICE

The death of a 20-year-old Newport Beach woman who was fatally shot in Tucson, Ariz., is being mourned this week.

Erin Jones died early Sunday after attending an off-campus house party in Tucson, where she was a sophomore at the University of Arizona.

Jones graduated from Corona Del Mar High School, where she was a standout on the girls' soccer team.

Jones was taken to a hospital, where she later died from her injuries. According to friends, she was waiting for an Uber after leaving the party, CBS 2 reported. "I am at a loss for words about

the tragic loss of life of our class of

See Graduate, page A4

## Newport man held on fraud charges

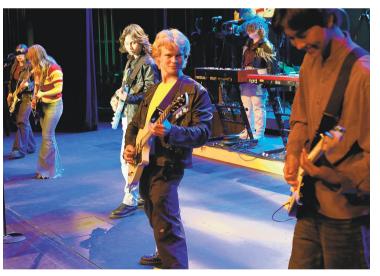
Authorities indict sober living homes owner Scott Raffa on suspicion of paying nearly \$175K to 'body brokers.'

#### **BY LILLY NGUYEN**

A Newport Beach man was arrested Saturday for allegedly paying nearly \$175,000 in illegal payments to receive referrals of patients to his sober living homes — a practice known as "body bro-kering," according to authorities.

Scott Raffa, 57, the founder and chief executive officer of Sober Partners Network, was arrested at the Los Angeles International Airport last weekend, according to a news release by the U.S. Attorney's Office for the Central District of California on Monday. Raffa was indicted for 12 counts of illegal renumerations for refer-

See **Fraud**, page A4



STUDENT MUSICIANS play the Ramones' "I Wanna Be Sedated."

and "Josie," at the Huntington Beach Academy for the Performing Arts Retrofest 197.8 concert this weekend. He will enjoy rocking out by covering a band that was close to the peak of its powers as the 1970s drew to a close.

"It's just really, really fun music to get into, lock into the pocket," Young said. "It feels really good to play them on stage with other incredible musicians."

The HBAPA Music, Media, Entertainment Technology students take on music from the year 1978 for their Retrofest 197.8 concert, which debuts Thursday night at the historic HBUHSD auditorium on the campus of Huntington Beach High.

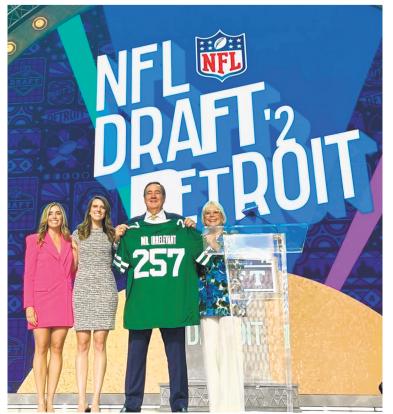
ASH DUNLAP sings the Journey classic "Lights" during a rehearsal for Retrofest 197.8 on Tuesday.

The show is the third of the MMET season, following Playlist and the benefit concert, which highlighted Electric Light Orchestra.

It was a diverse time in popular music. The Bee Gees were vying to stay alive and Cheap Trick was telling kids to surren-

See Students, page A2

## New York Jets select Alabama's Jaylen Key with Mr. Irrelevant pick



Courtesy of Irrelevant Week

MELANIE SALATA Fitch, far right, stands with family to announce the Mr. Irrelevant pick at the 2024 NFL Draft in Detroit on Saturday.

#### **BY ANDREW TURNER**

If the University of Alabama shows interest in a football player, the odds are schools from coast to coast lined up to sign the recruit.

The Crimson Tide were a perennial power in the college football landscape under Nick Saban, a period that spans the entirety of the football-watching memory for most draft-eligible players.

Such programs get their first choice more often than not, which adds to the intrigue for the newest Mr. Irrelevant, a title annually bestowed upon the last pick in the NFL draft.

The New York Jets selected Alabama safety Jaylen Key with the 257th and final pick of the 2024 NFL Draft on Saturday in Detroit.

Key transferred to Alabama for his last year of college eligibility after spending the previous five seasons with the University of Alabama at Birmingham.

He started in 12 of 14 games for the Crimson Tide this fall, making 60 tackles and recording one in-



THE BACK SLOPE of Blue Heron Park in Newport Beach is the home of a butterflv garden.

Susan Hoffman

# Newport neighborhood celebrates butterflies and native habitats

#### **BY SUSAN HOFFMAN**

Blue Heron Park, located within the Newport Beach Eastbluff neighborhood development, was the site of a firstanniversary party celebration of its butterfly garden last Saturday.

"We were able to get the infor-mation out to the community about the importance of restoring natural plants," said Blue Heron Park committee chairman Nancy Kerr. "We want to bring back to California some of the species that are dwindling.

"As a result of the community support, the Eastbluff neighbors

and HOA we are able to continue to fund the expansion of the garden," she said.

The Eastbluff community partnered with the nonprofit Pollinator Protection Fund to plant native plants in Blue Heron Park in an effort to combat the decline of native butterflies, including monarchs, along with other pollinators. Among the butterfly-attractive plants are lilac verbena, milkweed, buckwheat, salvia and seaside daises.

Eastbluff Park committee member Louise Upham lives

See Habitats, page A6

#### DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH INDEPENDENT

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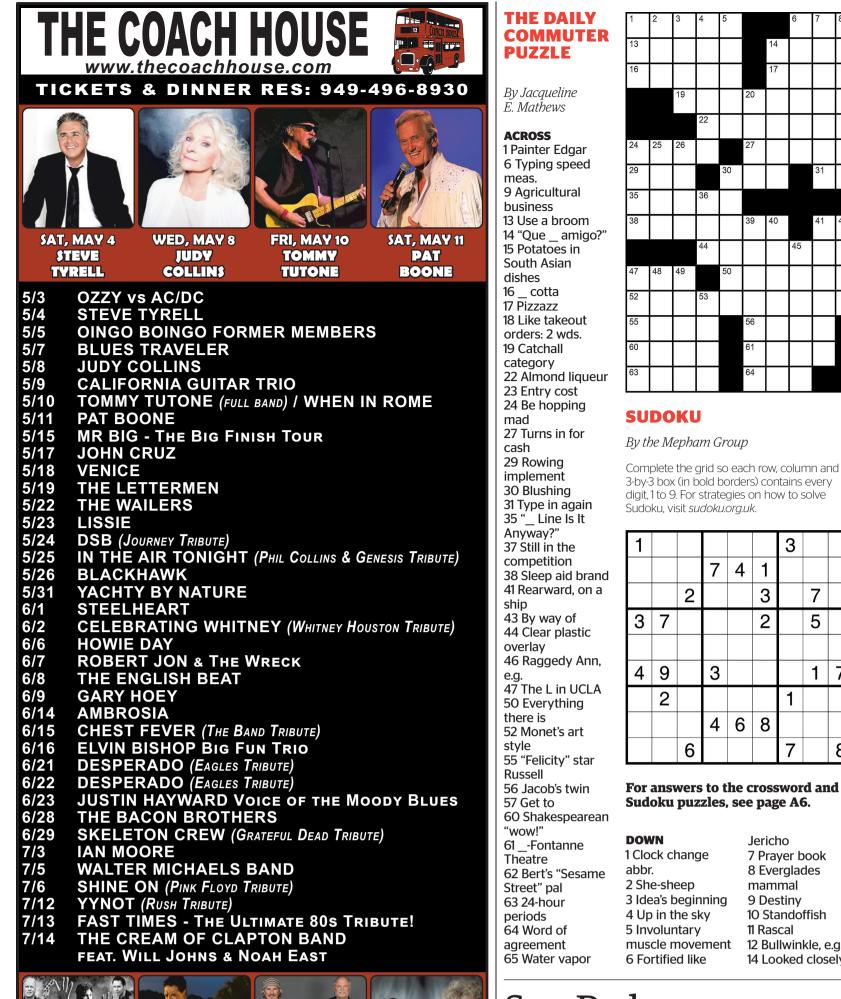
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WED, MAY 15

**FRI, MAY 17 SAT, MAY 18** VENICE

SUN, MAY 26 

Jericho 7 Prayer book 8 Everglades mammal 9 Destiny 10 Standoffish 11 Rascal 12 Bullwinkle, e.g. 14 Looked closely

20 Attention 21 What vegetarian food has: 2 wds. 24 Cereal dish 25 Waikiki's island 26 Steel component 28 "Weekend Update" show, for short 30 Save from ruin 32 DVR brand 33 Dastardly 34 Not fake 36 Salty body of water 39 In a nervous way 40 Under discussion: 2 wds. 41 Patronized a restaurant: 2 wds. 42 Plant with fronds 45 Birds 46 Dry biome 47 Enjoyed 48 Last Greek letter 49 Aerosol output 51 Paddock dads 53 Gets free (of) 54 Horse's hair 58 Spy org. 59 Skirt edge

Tribune Media Services

## San Pedro man suspected of lighting trash bins on fire

#### **BY LILLY NGUYEN**

A San Pedro man was ar-

through the neighborhoods cers arrested him the next

and, sequentially, setting day in San Pedro on trash bins on fire, police charges of felony arson to

	MR. JOH BIG CRI		BLACKHAWK
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rested last week on suspicion of arson after a number of residents reported trash bin fires in the early morning of April 25.

The Costa Mesa police and fire departments received multiple calls from individuals in the 3200 block of Iowa Street, the 3100 block of Country Club Drive and the 3200 block of Minnesota Avenue at around 1:45 a.m. on April 25. An unknown suspect allegedly driving was

STUDENTS

Continued from page A1

der but not give themselves away.

Styx, Journey, Donna Summer and the Doobie Brothers are just some of the other artists featured in the 150-minute show,

"We landed on this year because we looked at our students and what they are into," MMET vocal director Nicole Kubis said. "They really like difficult music to play, and we thought this year had a lot that can challenge them. Very versatile. We cater toward our hard rock kids, our fusion kids, our classic rock kids. There's something for everybody.'

The MMET students each formed bands that will have sets sprinkled throughout the show, Kubis said. Radio drops also set the mood, serving as intermissions between the songs.

"It was the beginning of different stations starting to develop a style or genre within the rock idiom -KLOS, KMET, KROQ, KHJ," MMET director Michael Simmons said. "There was rock, smooth jazz, tea cat rock, early punk, the beginnings of new wave and disco, plus country, all hitting and still crossing over. Genres and styles

Firefighters extinsaid. guished the flames, but authorities received another call at 6:50 a.m. reporting another trash bin had been set on fire in the 3100 block of College Avenue.

Residents had extinguished the latter blaze about 40 minutes prior, according to police.

Review of surveillance tapes and automated license plate readers led to Shaun Michael Cloonan, 45, as a suspect. CMPD offi-

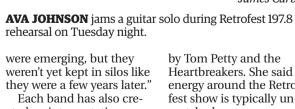
property and two misdemeanor counts of drug related offenses.

No court records as of Monday indicate if Cloonan remains in custody or if he has entered a plea. Costa Mesa police are asking for those with additional information to reach out to Det. Thomas Scott at (714) 754-5120 or tscott@costamesa ca.gov.

lilly.nguyen@latimes.com Twitter: @lillibirds



which has an intermission.



ated an interpretation or presentation of one of the songs it is playing, which will be featured in the lobby for concertgoers to enjoy.

"We have a better understanding of what we're playing or singing, and everyone else does too," Huntington Beach High junior Courtney Springer said. "We get the back story of how they produced it, how they recorded it, who was involved ... it's good for people who aren't familiar with the songs."

Springer is singing lead vocals on "I Need to Know,"

by Tom Petty and the Heartbreakers. She said the energy around the Retrofest show is typically unmatched.

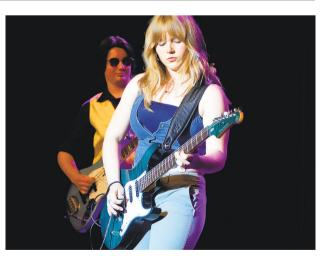
James Carbone

"I feel like it's the most important because it's the last show with our seniors," she said. "We all love this show. The songs, the energy and the fact that it's the seniors' last show, it just makes it the best.'

Retrofest 197.8 has shows tonight and tomorrow night at 7 p.m., and Saturday at 1 and 7 p.m.

Tickets are \$25 for general admission and \$15 for students and seniors at hbapa.org/see.

matthew.szabo@latimes.com Twitter: @mjszabo



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#### **A4** THURSDAY, MAY 2, 2024

#### Legal Notices Legal Notices

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614 to satisfy a lien on May 23, 2024 at approx. 2:00P.M. at www.storagetreasures.com: Nawaf Almousa, James Kim, Julian Stocks, Anthony Dimarcello 5/3, 5/10/24 CNS-3808159# DALLY PILOT

> BSC 225008 NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT A HARRINGTON

30-2024-01392882-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **ROBERT** A HARRINGTON

A PETITION FOR PROBATE has been filed by JULIE ANN ALWEHEIBY in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that JULIE

**THE PETITION FOR PROBATE** requests that **JULIE ANN ALWEHEIBY** be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on June 20, 2024 at 1:30 p.m. in Dept. CM07 located at: 3390 HARBOR BVLD.

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 (<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 hearing. IF YOU OBJECT to the granting of the petition, you

**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: STEPHEN L. CHRISTIAN, ESQ. & GREGORY M. BECK, ESQ.

BECK & CHRISTIAN 23041 MILL CREEK DR. LAGUNA HILLS, CA 92653 Published in the ORANGE COAST DAILY PILOT on: 4/25, 4/26 & 5/2/2024

BSC 225040

#### DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH INDEPENDENT

Legal Notices Legal Notices

NOTICE OF PUBLICATION LIEN SALE West Coast Self Storage 2059 Harbor Blvd Costa Mesa, CA 92627 (949) 631-6666

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, et seq. of the Business and Professions Code of the State of California the under-signed will be sold at public auction conducted on STORAGETREASURES.COM on May 17, 2024. The personal property including but not limited to: Personal and household items stored at 2059 Harbor Blvd, Costa Mesa, CA 92627, County of Orange, by the following persons:

Size Name 10x15 Irma Herrera 10x10 Andrew Spraker

Property is sold "AS IS BASIS." There is a refundable \$100 cleaning deposit on all units. Sale is subject to cancellation.

Published: May 2, and May 9, 2024

#### NOTICE TO CREDITORS OF ROGER BLANTON, DECEDENT

SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE [CALIFORNIA PROBATE CODE § 19003] In the Matter of Roger Blanton, Decedent. Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court of California, County of Orange, at 3390 Harbor Blvd, Costa Mesa, CA 92626, and deliver pursuant to Section 1215 of the California Probate Code a copy to Gale Blanton, as trustee of the trust dated August 6, 2008 wherein decedent was a settlor, at the following address: c/o Talley Law Group, LLP Attn: Karen A. Shiffman, Esq., 1100 Town & Country Road, Suite 1111, Orange, CA 92868, within the later of four months after the date of the first publication of this notice or, if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you, or you must petition the court to file a late claim as provided in Section 19103 of the Probate Code. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested. 4/25, 5/2, 5/9/24 CNS-3805551#

DAILY PILOT

#### Advertisement of Public Sale

In accordance with the California Self-Service Storage Facility Act, Alton Self Storage LP, 2215 Alton Parkway, Irvine, California 92606, will sell by competitive bid on May 16th, 2024. Property to be sold as follows: Miscellaneous household goods, personal items, furniture, clothing, and/or business items/fixtures belonging to the following. TENANT NAME SPACE NUMBER Han Jia 1200 Shahabadin Yaghoubijey 1204 Marcela Montiel 1234 J Engeleiter 1250

Leticia Santiago 2144 Han Jia 2336

Michele Jackson 2382 Tammie Guillory 2523

Evelyn Boggiano 3278

Jeffrey Gonsalves 3385 Michael Robledo 3451

Purchase must be paid for at time of purchase in cash only. All purchased items sold as is where is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party. Dated this May 2nd, 2024, and May 9th, 2024. Auction Listed on storagetreasures.com. Final bid at 12:00 noon. 5/2, 5/9/24

CNS-3807959# DAILY PILOT

> CITY OF COSTA MESA SUMMARY OF PROPOSED ORDINANCE NOS. 2024-03 and 2024-04

**NOTICE IS HEREBY GIVEN** that on April 2, 2024 and April 16, 2024 the City Council gave first reading to proposed Ordinance Nos. 2024-03 and 2024-04

### OJAI TENNIS TOURNAMENT Hoffmann wins singles title

#### **BY MATT SZABO**

OJAI — Niels Hoffmann's eyes widened for just a moment as he saw a familiar name on the trophy.

The Corona del Mar High senior had just won the 122nd annual Ojai Tennis Tournament CIF singles division title Saturday afternoon. As he grasped the Farnam Cup perpetual trophy, he noticed his uncle, Zoran Korac, listed among the previous winners in 1999.

Ojai has always been a special place for the family. Half his lifetime ago, Niels has fond memories of coming up to watch his older brother, Bjorn, play for Cal at the Pac-12 Championships.

"It's always been a tournament that you look up to, aspire to play at that level," Niels Hoffmann said. "It's really cool to know that I'm going to be remembered here in some way."

Hoffmann's picture will forever be on the tournament history boards at Libbey Park. The top seed earned the honor, beating

#### GRADUATE

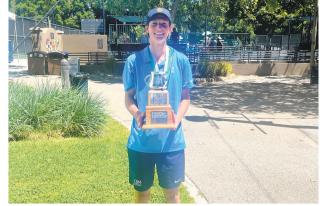
Continued from page A1

2022 graduate, Erin Jones. Erin was a well-known student on the Corona Del Mar campus and the ripple effect of the loss will be felt by many, especially our soccer community, where Erin was an active member," wrote Corona Del Mar Middle and High School Principal Jake Haley.

The shooting occurred around 1:40 a.m. Sunday, KOLD-TV, the CBS affiliate in Tucson, reported.

Video footage obtained by KOLD captured gunfire sounds erupting as people began running from the party.

"As some of you may already be aware, our Wildcat community suffered a tragic loss early this morning with the off-campus death of sophomore Erin Jones. Our deepest sympathies go out to Erin's family in California and across the country, her friends, and her classmates in Tucson and Newport Beach, who are absorbing the heartbreaking news today," University of Arizona President



Matt Szabo

**CDM BOYS' TENNIS** senior Niels Hoffmann stands with the Farnam Cup after winning the Ojai Tournament title.

No. 2-seeded Lorenzo Brunkow of Palisades High 6-1, 6-3 in the title match.

Hoffmann became the first CdM player since Mike Briggs in 1987 to win in singles "The Ojai." Not only that, but the Sea Kings also claimed the team Griggs Cup trophy for the first time since sharing it in 2007.

The Griggs Cup goes to the team that has the best combined singles and doubles performance in the tournament. In the CIF Doubles division, CdM seniors Jack Cross and Jonathan Hinkel advanced to the round of 16.

Cross, Hinkel and many more of Hoffmann's CdM teammates made the drive up Highway 101 on Saturday morning to catch him in action.

"You've got guys coming up, driving two hours plus to support a teammate,"

See Title, page A6



Don Leach | Staff Photographer

**CORONA DEL MAR'S** Erin Jones (16) is pictured during girls' soccer game against Fountain Valley in January 2022. She was shot and killed early Sunday in Tucson, Ariz.

iversity's students, faculty and staff members.

"I have spoken with Erin's family and offered the university's full support, and we will continue to be there for them."

Details about the shooting are "extremely limited at this time, and investigators are actively working on what led up to the shooting," the Tucson Police Department said in a statement issued Sunday afterA teenage girl and a man were treated for non-lifethreatening gunshot wounds at the scene, according to the Tucson Police Department, the Arizona Wildcat, the university's campus newspaper, reported. Another victim was discovered inside a car at the scene and is expected to survive.

No arrests have been made in Jones' killing.

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAN MADISON 30-2024-01392578-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: **DAN MADISON.** 

A PETITION FOR PROBATE has been filed by TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY - PUBLIC ADMINISTRATOR in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY - PUBLIC ADMINISTRATOR 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 Jul 03, 2024 at 1:30 p.m. in Dept. CM04 located at: 3390 HARBOR BVLD. 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 (<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 hearing.

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**YOU MAY EXAMINE** the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for the Petitioner: LEON J PAGE, COUNTY COUNSEL and ANGELICA C. DAFTARY, DEPUTY 400 WEST CIVIC CENTER DR., P.O. BOX 118 SANTA ANA, CA 92701 Published in the ORANGE COAST DAILY PILOT on: 5/2, 5/3 & 5/9/2024

proposed Ordinance Nos. 2024-05 and 2024-04.

#### ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING (PLANNING. TITLE 13 ZONING, AND DEVELOPMENT), CHAPTER IX (SPECIAL LAND USE **REGULATIONS), ARTICLE 21 (LOCATION OF** CANNABIS DISTRIBUTING, MANUFACTURING, RESEARCH AND DEVELOPMENT, TESTING LABORATOIES, RETAIL STORERONT AND RETAIL NONSTOREFRONT USES) OF THE COSTA MESA MUNICIPAL CODE OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO CANNABIS **STOREFRONTS** 

#### ORDINANCE NO. 2024-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO CANNABIS BUSINESSES

Certified copies of the full text of Ordinance No. 2024-03 and Ordinance No. 2024-04 are posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinances at the regular meeting on May 7, 2024 at 6:00 p.m. Brenda Green, City Clerk, City of Costa Mesa

Published on: May 2, 2024

#### CITY OF COSTA MESA PUBLICATION

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Zoning Administrator will render a decision on <u>May</u> <u>13, 2024</u>, or as soon as possible thereafter, on the following item:

Application No.: PMCP-24-0002 Applicant/Agent: Curt A. Herberts/Joe El Khechef Site Address: 1909 Harbor Blvd Zone: General Business (C2)

**Description**: Minor Conditional Use Permit (MCUP) to deviate from the Costa Mesa Municipal Code (CMMC) parking requirements due to unique operating characteristics for a new fitness studio. Fitness classes are proposed from 6:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m. Monday through Friday, and from 8:00 a.m. to 4:00 p.m. on Saturdays. The classes are primarily one-on-one sessions with one small group class (maximum of three students) proposed at 8:00 a.m. each day the business is operating. No exterior or site improvements are proposed.

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

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. There will be **no public hearing** on this request. Any written correspondence must be emailed to

ZAPublicComments@costamesaca.gov prior to 12:00 PM on the day of the decision date (see above). The staff report and related documents may be viewed on the City's website at <u>https://www.costamesaca.gov</u>/. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date. Dr. Robert C. Robbins wrote in an email to the un-

#### FRAUD

#### Continued from page A1

rals to his clinical treatment facilities by a federal grand jury on April 10.

According to prosecutors, the facilities that Raffa operated, which include the Sober Partners Waterfront Recovery Center, Sober Partners Reef House and Sober Partners Beach House, treated patients that received healthcare benefits through health insurers.

He is alleged to have paid individuals who referred patients to his treatment centers, with each of those individuals — body brokers — operating their own business entities through which Raffa paid them through deposits or wire transfers. The alleged practice was documented between April 2020 to October 2021.

Authorities said that Raffa would allegedly enter

#### SELECT

Continued from page A1

terception. Alabama reached the College Football Playoff, where it lost to eventual champion Michigan 27-20 in the Rose Bowl. Key made four tackles in the contest.

There is a growing track record of on-the-field accomplishment by the Mr. Irrelevant family. That list includes quarterback Brock Purdy, who set the bar

Mark's Painting & Handyman Service 714-222-3055 Wood Restoration Specialist Licensed & Bonded C-33.#967860 noon, the Orange County Register reported.

some of those individuals

to conceal the payments.

Payments would be deter-

mined, in encrypted mes-

saging services, by insur-

ance revenues that Raffa

expected for those patients,

prosecutors said. He alleg-

edly would refuse to pay if

those clients stayed for less

than 21 days at one of his

charges, Raffa faces a maxi-

mum of 10 years in federal

In a statement Tuesday,

attorney Harry Nelson said

that his law firm, Nelson

Hardiman LLP, has worked

with Raffa on other issues

like regulatory compliance.

Nelson said in the time he's

gotten to know his client,

Raffa has been "attentive

and committed to follow-

ing all laws and regula-

"When the investigation

that led to the arrest began,

Scott cooperated with the

government fully to try to

higher by taking the San

Francisco 49ers to the Super

native of Quincy, Fla., Key

will soon head out to the

west coast for the Irrelevant

Week festivities in Newport

Key also became the sec-

ond player out of Alabama

to be selected as Mr. Irrele-

vant, joining Ramzee Rob-

inson, a cornerback chosen

by the Detroit Lions in

Irrelevant Week chief

executive Melanie Salata

Fitch and her family were

on stage at the draft to an-

nounce the pick. The tradi-

tion of Mr. Irrelevant was

established by former NFL

wide receiver Paul Salata in

"We're excited to cele-

A 6-foot-2, 210-pound

Bowl in his second season.

prison for each count.

If convicted on all

facilities.

tions."

Beach.

2007.

1976

with

"sham contracts"

dailypilot@latimes.com Twitter: @TheDailyPilot

address the countless individuals and organizations who unfortunately do not share his personal commitments and who continue to engage in rampant illegal practices in addiction treatment and recovery," Nelson said. "It is ironic and, frankly, a shame in our view that the government brought these allegations against one of the good guys. "Without addressing the

"Without addressing the specifics of allegations from three and four years ago, I can personally attest that Scott is a high-integrity and decent person devoted to delivering addiction treatment and recovery services the right way, in strict compliance with the law. I am confident that Scott's integrity and commitment to following the law will serve him in good stead in responding to the charges here."

lilly.nguyen@latimes.com Twitter: @lillibirds

brate our first Irrelevant Jet player and bring him out to Newport Beach," said Salata Fitch, who is targeting a late June return for Irrelevant Week. "When you're a Jet, you're a Jet all the way."

While the exact date for the Lowsman Banquet has not been determined, Salata Fitch said the event will remain at the Cannery Seafood of the Pacific in Newport Beach.

Other traditional activities for Irrelevant Week are expected to continue, including a visit with the Newport Beach junior lifeguards and the popular surfing lesson with Peter "PT" Townend.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN ADVERTISEMENT



#### CALIFORNIA ASSOCIATION OF REALTORS®

Dear Californians,

If you've been reading about real estate lately, you've no doubt heard about antitrust lawsuits and settlements by real estate brokerages and the National Association of REALTORS<sup>®</sup>. You've also heard about the settlements resulting in certain changes in how agents will be compensated for their work. Recent coverage by media entities, industry insiders and anyone with an opinion and a smartphone have offered up a mix of fact and fiction. All this noise has caused confusion, fear and, in some instances, panic about the process of buying and selling a home.

We thought it time to speak directly to you. We're California REALTORS<sup>®</sup>, and we know a thing or two about real estate. In fact, it's precisely because of our knowledge about the complexities of what is arguably the most important purchase people make in their lives that we want to say this first: It'll be okay. Yes, some real estate practices will change as a result of these settlements, but California REALTORS<sup>®</sup> know how to adapt to changing market realities. We always have. And, while we understand that uncertainty can be deeply unsettling, especially when there are few answers and many opinions, we know we'll figure it out together, as an industry and with our clients.

Here's the bottom line: The two major changes resulting from this litigation are 1. Properties listed in databases known as the multiple listing service (MLS) will no longer be allowed to include an offer of compensation to buyer's agents and 2. Homebuyers who want to work with an agent will need to sign a written agreement with that agent prior to touring a home. This means before you start your home search, you'll need to discuss and agree with your agent what the agent will do on your behalf, and you'll need to decide how much and how to pay that agent.

Of course, it's not that simple. How consumers work with agents in this new environment will need to work itself out, and there will be differing approaches between agents and their clients. Many in the industry, and we at the CALIFORNIA ASSOCIATION OF REALTORS<sup>®</sup> (C.A.R.), are currently working on sorting through and articulating those new practices as quickly as possible. Moreover, in California, we have supported transparency with respect to how buyer's agents get compensated for more than two decades, since C.A.R. introduced its first buyer representation agreement in 1999. So, while the implementation of practice changes resulting from this settlement may be new, the spirit behind them is not — at least not in California. We're all for transparency because we believe it's in our clients' best interests and we know the value we bring to the transaction.

We're in this business because we believe in putting people not just in houses, but in homes. You may regard us as the organization that fights to protect homeowners' rights. That's true. But more likely, you know us because we're your neighbors. We live in the same communities as you. We volunteer alongside you at our kids' schools, we show up to serve at local civic and charitable organizations, and we sit on city councils to make our communities better. And while we're known as the neighborhood experts, we're also trained in all facets of a real estate transaction, meaning we know what it takes to successfully conduct a home purchase or sale. Our jobs are far more involved — and far less glamorous — than what you see on real estate "reality" shows. The truth is that real estate transactions are complicated. That's why we have to be well-versed in myriad financial and legal requirements in order to guide you through such a complex process. We negotiate on our buyers' behalf to get them the right home at the right price, and we help sellers determine the best listing price based on market and neighborhood fundamentals. We guide our clients through the nitty-gritty of home inspections and innumerable other details, and we support our clients through what can be a stressful time. We come to this job because we love putting people in homes. We stay in this job because we love working with our clients, who become our friends and neighbors.

As we've done for decades, through up markets and down markets, through periods of industry change, we will stand by our clients, serve our communities, and continue to do what we do best — work to create a future that enables homeownership for all who want it.

Sincerely,

Melanie Barker 2024 President CALIFORNIA ASSOCIATION OF REALTORS®





#### Susan Hoffman

CHAMPAGNES KITCHEN owner Matt Tobey, right, and manager Brett Howe give away cookies at Blue Heron Park during the anniversary of its butterfly garden.

#### HABITATS

Continued from page A1

across the street from the park with a panoramic view from her kitchen window.

"I've lived in my house over 40 years, the same house that has always been someplace special to us," said Upham. "I could literally see what the kids are doing in the park from my kitchen window."

Upham explained that the park is well cared for by those who use it, including the children. "I see a group of children taking good care of the park and make sure things aren't torn apart," she said. "There's a sense of ownership that if they took good care of it, it would last forever.'

Lauren Jue, also on the park committee, grew up in the community and moved back when her children were young. "I joined the committee because it was fun," she said. "All the meetings are outside in the park." She explained that the neighborhood has a mix of ages and the park committee works hard to serve all of them.

Champagnes Kitchen in

#### Newport Beach donated about 700 in-house freshly baked cookies, among them chocolate chip, oatmeal, peanut butter and

toffee. "We love Eastbluff Park. Our son, Harvey is 6 years old and is our inspiration for sponsoring the butterfly garden," said Matt Tobey, owner of Champagnes. "He's a nature enthusiast and influences our decision-making at the business.'

Also in attendance on Saturday were Irvine Ranch Conservancy and Environmental Nature Center representatives, on hand to describe the facilities they offer for the exploration of native habitats. A table was set up with free, pre-made crafts available for children to decorate and take home.

"I think its really interesting how California native plant landscaping is more recognized and utilized in the area," Kerr said. "It supports insects and native species diversity and the beauty of California while supporting butterflies and native pollinators."

Susan Hoffman is a contributor to the Daily Pilot.



A Times Community News publication. **CONTACT US** 

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andrew.turner@latimes.com

# Matt Szabo,

Andrew Turner, Laguna Beach and Sports TITLE

Continued from page A4

CdM coach Jamie Gresh said. "One of the parents was like, did you have them come up? No, they organized this on their own. For them to leave at 5:30 or 6 a.m. to get here is pretty amazing. It's great teammates, a great camaraderie. The culture of the program is the way it is because of the guys at the top."

The USC-bound Hoffmann advanced to the final when his semifinal opponent earlier Saturday, Mason Bui of Yorba Linda, had to retire due to injury after Hoffmann won the first set 6-1.

Hoffmann, who won the CIF Southern Section Individuals singles title last year as a junior, had fallen to University's James Mac-

Donald in the Ojai final last season. Bjorn, who was in attendance Saturday, was a two-time Ojai finalist in 2015 and 2016.

Niels said playing that well in front of his older brother was "about as good as it gets."

"MacDonald played a great match last year," Gresh said. "One of [Niels Hoffmann's] goals was to come back and win this, and it's not easy being the No. 1 seed. It's a lot of localized pressure on you. Anything but a title is tough when you're the No. 1 seed. You're expected to win, and all eyes are on you. I thought he did a good job of handling the pressure and hanging in there."

Hoffmann won the first four games of the final on his way to a quick first-set win against Brunkow, a junior and UC Santa Bar-

bara commit. He got frustrated at times momentarily early in the second set, but from 2-2 he played aggressively and won three straight games to put him on the brink of victory.

"I found depth," he said. "I hadn't played astounding this tournament, so it felt great to get some depth and get some confidence. My backhand was great today. I returned really well off of it, and I was able to take it [down the] line a few times. My backhand definitely pulled through today."

Hoffmann had saved a match point in a 6-2, 4-6, 7-5 round of 16 win against University freshman Kusa Krishna, winning the last four games of the match.

He and the Sea Kings will head into the CIF Southern Section Open Division team playoffs next week.

Hoffmann, who won the Surf League singles championship earlier this week, said winning at "The Ojai" meant a bit more than the CIF Individuals title last year to him. They are the two biggest individual accomplishments for Southern California high school tennis players.

"I know this is a hot take, but I think this one was a little bit more nerve-racking for me," he said. "I definitely felt the pressure a lot more. If I would have lost to Uni in the third round, it would have been not a great showing, and being the No. 1 seed is not a great feeling. And it's further home, right? You lose, you do the drive of shame for three hours. This felt a little bit higher stakes, but they're both very special."

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#### **CROSSWORD AND SUDOKU ANSWERS**

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LAWYER, BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/10/2003 as Instrument No. 2003001372840 of official records in the office of the County Recorder of ORANGE County, State of CALIFORNIA. EXECUTED BY: SALLY RUTH LOFSTEDT, BEN EDWARD LOFSTEDT AND INGRA LEIGH GARRITY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 05/15/2024 TIME OF SALE: 12:00 PM PLACE OF SALE: AT THE NORTH FRONT ENTRANCE TO THE COUNTY COURTHOUSE, 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701. STREET ADDRESS and other common designation. if any, of the real property described above is purported to be: 110 39TH ST, NEWPORT BEACH, CALIFORNIA 92663 APN#: 423-322-10 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created 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 \$566,655.21. 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 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000009954629. 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: 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000009954629 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764 Dated: 04/01/2024A-4813669 04/18/2024, 04/25/2024, 05/02/2024

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