

Daily Pilot

FRIDAY, MAY 26, 2023 /// dailypilot.com

State to consider changes to N.B. mooring

The city plans to launch a pilot program that will reconfigure Mooring Field C to arrange boats along the area efficiently.

BY LILLY NGUYEN

Changes to Newport Beach's existing mooring fields may soon be on their way, depending on the results of a pilot program that the city's engineering and design teams are readying for Coastal Commission approval.

Newport Harbor is one of the largest small-craft recreational harbors on the West Coast, and is home to roughly 1,200 moorings — all of which the city of Newport Beach has overseen since 2017. Of those 1,200 moorings, about 800 are offshore moorings in 10 different mooring fields. Boaters using them are required to apply for permits and the Harbor Department reported receiving requests to extend the permitted length of several offshore moorings.

But upon inspection, city staff found there were no effective or objective means to do so, which then led to what was described in a staff report presented to the City Council as a "disorganized arrangement of moorings of various sizes throughout the mooring fields."

A subcommittee of the Harbor Commission was formed in 2018 and focused on improvement of the existing mooring fields, the permitting process and safe navigation for all of the harbor's users. Recommendations were

See **Mooring**, page A4

County reports \$475M budget increase

Orange County's budget will be the first in years that does not include state, federal funding related to COVID-19.

BY CITY NEWS SERVICE

Orange County has released its proposed budget for the 2023-24 fiscal year, with the spending proposal up nearly \$475 million from last year.

The county's proposed annual spending plan is \$9.3 billion, up from \$8.8 billion during the current fiscal year. The general fund budget, which is the more flexible portion of the spending plan, is \$4.9 billion. The rest is primarily spending mandated by law, giving county officials little ability to manipulate.

The budget will be the first in the past couple of years that does not include state and federal funding related to the COVID-19 pandemic, but officials are still focusing on the build-out of its public health initiatives, stemming largely from efforts to reduce the homeless population.

"With the end of the state and federal emergencies related to COVID-19, the county continues its commitment to public health as it navigates lingering impacts from the pandemic, and the persistently high inflationary pressures placed on the economy," Orange County CEO Frank Kim said in his annual state-

See **Budget**, page A6



Photos by Don Leach | Staff Photographer

CITY OFFICIALS, dignitaries and Friends of the Newport Beach Animal Shelter gather at the Newport Beach Animal Shelter's grand opening on Thursday. The city is responsible for managing, operating and maintaining the 1,565-square-foot, single-story shelter.

Animal shelter is a dream realized in Newport Beach

BY LILLY NGUYEN

Dozens of volunteers, members of the Friends of the Newport Beach Animal Shelter and first responders came together Thursday to celebrate the ribbon-cutting for the new and permanent Newport Beach Animal Shelter on Riverside Drive.

Many attendees wore blue shirts bearing the shelter's name, and some toted around their pets. Valerie Schomburg, an animal control officer who oversees the city's temporary shelter, brought the shelter's mascot, a Chihuahua-pug mix name Bubbles, to make a public appearance at the event alongside other Newport Beach dignitaries.

Mayor Noah Blom remarked that he saw previous Mayor Kevin Muldoon in the crowd and noted the project had seen a number of hands bring it to fruition.

Discussions to establish what is now the city's first permanent animal shelter started in 2018 after the Friends of the Newport Beach Animal Shelter formed in 2017.

Previously the city contracted its services through to providers such as the Orange County Humane Society — ending their contract with that provider in 2015 — before it eventually pivoted to what became a temporary animal shelter at 20302 Riverside Drive.

See **Shelter**, page A6



SHELTER BOARD member and City Councilwoman Robyn Grant stands beside a campaign donation banner at the new Newport Beach Animal Shelter during the grand-opening Thursday.



James Carbone

THE JEFFREY Open Space Trail at Trabuco Road is part of the park system in Irvine. The city's park system is ranked as the best park system in the state and one of the top five in the nation.

Irvine's park system highly ranked

BY ERIC LICAS

Irvine's more than 11,000 acres of open recreational space were hailed as the best park system in California and one of the top five in the U.S. in an annual survey published Wednesday.

The nonprofit Trust for Pub-

lic Land ranked the city fourth in their 2023 Parkscore Index. It scores the 100 most populous American cities based on the size and number of parks they have, the variety of amenities they offer, how accessible they are and how fairly distributed those green spaces are distributed across a community.

More than 26% of Irvine is parkland. Those public resources are within a 10-minute walk for 94% of its residents, according to the index. And programming and facilities for people with disabilities makes many inclusive spaces where all

See **Park**, page A2

Memorial Day events scheduled across area

BY LILLY NGUYEN

With the arrival of the three-day Memorial Day weekend, local cities and veterans' groups are gearing up for events to mark the holiday, which salutes and commemorates those who have died in service to the country.

Here's a quick look at some of those events in the Daily Pilot's coverage area:

COSTA MESA

The Freedom Committee of Orange County will host its 69th annual Memorial Day ceremony again this year at the Harbor Lawn-Mt. Olive Memorial Park, 1625 Gisler Ave. The event will feature two flyovers, one by the 146th Airlift Wing of the state National Guard and Dawn Patrol. There will also be a rifle salute, a dove release and music. The ceremony is scheduled to begin at 11 a.m.

FOUNTAIN VALLEY

The city of Fountain Valley

See **Events**, page A4

HIGH SCHOOL VOLLEYBALL

Locals well represented in O.C. All-Star match

BY ANDREW TURNER

As their time in high school winds down, top senior volleyball players from around Orange County gathered Tuesday for one more chance to make memories and add a page to the scrapbook.

The 46th annual Dave Mohs Memorial All-Star volleyball matches took place at Newport Harbor High, area athletes well represented with 20 named between the boys' and girls' rosters.

South Orange County claimed victory in both matches, with Beckman setter Ryan Graves and San Juan Hills outside hitter Ashlyn Beebe garnering MVP honors.

Graves had nine assists, two kills, 1½ blocks and a service ace to lead the South to a 25-20, 25-22, 8-15 win in the boys' match. He had three teammates, including twin brother and outside hitter Jack, libero Noah Lee and middle blocker Noah Huang to work with on the floor. The Beckman distributor found early rapport with other teammates, namely Aliso Niguel outside hitter Ty Carson (five kills, two

blocks, one ace). "It's great," Graves, a Pepperdine commit, said of closing out his prep career with his fellow All-Stars. "They make it easy. I got to bring more than just being a setter, setting up my teammates and stuff. It's an honor to play with these guys. They make my job look easy."

Corona del Mar middle blocker Cade Alacano supplied three kills and 1½ blocks for the victors.

Newport Harbor had outside hitters Jake Read and Luca Curci, setter Korbin Francisco and middle blocker Lukas Johnson on the South roster. Huntington Beach was represented by outside hitter Liam Phinizy and middle blocker Drew Bjork.

While his side took the loss, it was a night Edison middle blocker Emerson Evans said he will remember for a long time.

"I think it's pretty special to be named with a lot of these guys," said Evans, bound for New York University in the fall. "You listen to the colleges, it's UCLA, [UC] Santa Barbara, Pepperdine, so I think it's pretty cool to be playing in a situation where I'm



Scott Smeltzer | Staff Photographer

NEWPORT HARBOR'S Lukas Johnson hits during the Orange County All-Star boys' volleyball match on Tuesday. South Orange County claimed victory in both matches.

playing with guys like that — Luca Curci and George Bruening — guys that are going to play for the Olympic team, especially in this gym which has so much volleyball history."

The girls' match opened the proceedings, with the South walking away with a 25-13, 25-19, 18-16 sweep of the three-set exhibition. Beebe, headed to Biola Uni-

versity, had five kills and five aces to lead the South.

"It's amazing," Beebe said of winning MVP. "I didn't really expect it, but it's such an honor to be chosen. My sister [Madison] actually got MVP when she played, and I've always wanted to be just like her, so it's like another step towards that."

Laguna Beach outside hitter Eva Travis had a

strong night with eight kills, adding an ace and a block, and Villa Park middle blocker Sidney Shaffer was a key contributor with three kills and three blocks. Santa Margarita opposite Bridget O'Connor and Aliso Niguel outside hitter Madyson Smith each had five kills.

"I'm just very proud of myself for sticking through it, even after moving and

everything, just having fun and doing what I do best," said Travis, a Daily Pilot Girls' Volleyball Dream Team first-team selection after transferring from Aliso Niguel for her senior season.

Libero Brooklyn Yelland joined Travis among the Breakers on the South roster.

The North roster had nine locals: setter Tegan Glenn (11 assists), outside hitters Anabel Kotzakov and Laine Briggs, and middle blocker Malia Thorne (three kills, one block) from Newport Harbor, setter Jordan Packer (four assists) and opposite Dominique Vadeboncoeur from Marina, Huntington Beach libero Tori Hagan, Edison libero Makenna Jackson and Corona del Mar setter and opposite Reese Olson (four assists).

The All-Star selections for both matches posed for a picture together in front of the net between the featured contests.

"I know a few of them," Read said. "It definitely meant a lot. That's a good group."

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BALLOONS

HELPED mark the grand-opening of the OC Great Park Sports Park in Irvine. More than 26% of Irvine is parkland.



Dave Hansen

PARK

Continued from page A1

can recreate and rejuvenate.

"Our parks and open space are a vital part of our community, bringing people together, allowing us to reconnect with nature, and improving our physical and mental health," Irvine Mayor Farrah Khan wrote in a statement Wednesday. "As our city grows, we remain dedicated to the preservation of natural open space, parks, and trails."

Communities listed in

the top 25 of the index are more likely to be physically active and less likely to report poor mental health, Irvine Corp. vice president of corporate communications Ryan Lilyengren said.

Upcoming improvements include the establishment of Gateway Preserve. That's a roughly 475-acre development in the northern part of the city that will go up following the closure of the All American Asphalt Plant on Jeffrey Road. An extension of the Jeffrey Open Space Trail to the North Irvine Open Space, two new the-

matic parks, additional trails for hiking and biking; and a new residential village are among the elements in the works for that project.

Over the past three years, an average of \$85,447,542 has been spent annually on the city's parks, according to the survey. Last year, per capita investment on open spaces averaged about \$284 per resident, among the highest of the 100 cities ranked by the Trust for Public Land.

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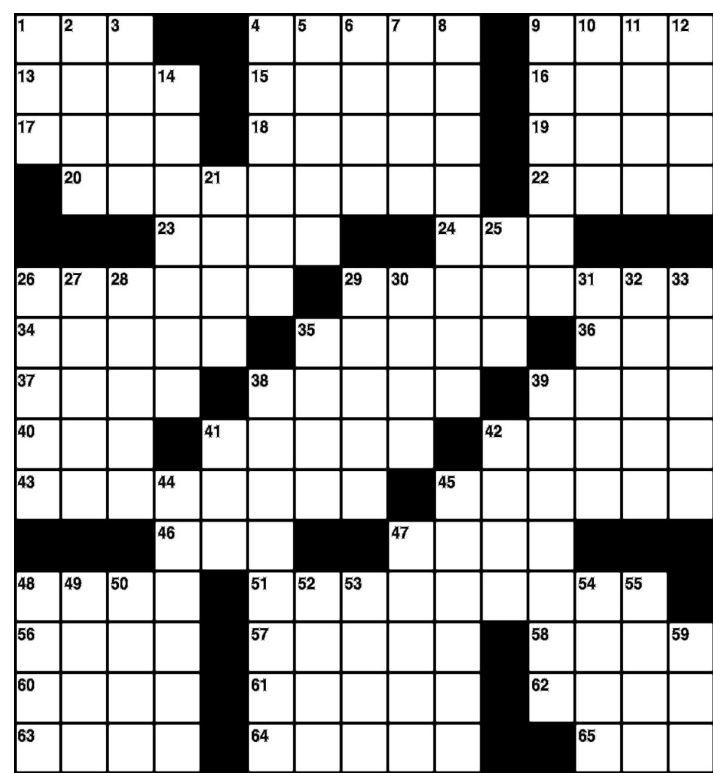
The state of what's next. **Los Angeles Times**

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

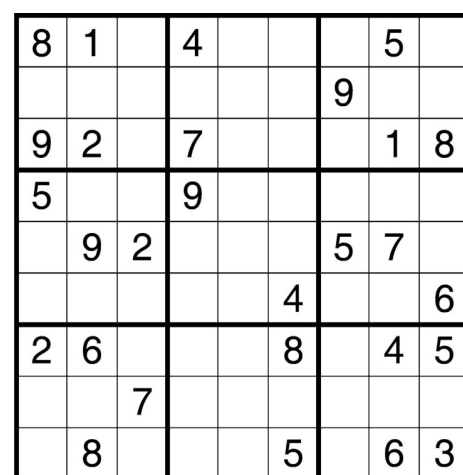
- 1 Dashed off
- 4 Fall flower
- 9 Slimy crawler
- 13 _ powers; Allies' WWII foe
- 15 Tremble
- 16 Chauffeur'd car
- 17 Bill of fare
- 18 Burgundy & Bordeaux
- 19 Notice
- 20 Feat of _; brave act
- 22 "_ jungle out there"
- 23 Additional amount
- 24 Jet _; traveler's woe
- 26 Soap opera
- 29 Red-faced
- 34 Light-refracting crystal
- 35 Ledger, for one
- 36 "A Bridge _ Far"; Caan/Connery film
- 37 Theater level
- 38 Netflix rental
- 39 Injure
- 40 "Maybe _"; 2023 Gere/Keaton film
- 41 Tired of it all
- 42 Erroneous
- 43 Airport building
- 45 Visitor
- 46 Chef salad ingredient
- 47 Bread for a gyro
- 48 Fruit peel
- 51 Insulting
- 56 Period after Mardi Gras
- 57 Rowed
- 58 Stool or throne
- 60 "_ bigger and better things!"
- 61 Strainer
- 62 _ A Sketch; drawing toy
- 63 Crude dude



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 A6.

- 64 Tribal leader
- 65 Sheepish
- DOWN**
- 1 Male animal
- 2 Fired from a job
- 3 Bedtime on a school night
- 4 Like Jacuzzi waters
- 5 Glow
- 6 Orangey drink
- 7 _ out a living; got by
- 8 Determined
- 9 Snow vehicle
- 10 Shopper's paper
- 11 Game officials
- 12 Noted Spanish artist
- 14 Guess to be true
- 21 Meander

- 25 Cigar dropping
 - 26 Leave suddenly
 - 27 Wear away
 - 28 Severity
 - 29 Fancy table edge
 - 30 _ to rest; buried
 - 31 Know _; wise guy
 - 32 Racket
 - 33 Role for Jim Nabors
 - 35 Bat Mitzvah dance
 - 38 Animal that attacks cobras
 - 39 Lethargic feeling
 - 41 Enormous
 - 42 Domino or Waller
 - 44 Trusted adviser
 - 45 Hot coal
 - 47 Irritate
 - 48 Messy person
 - 49 Casino game
 - 50 Take _
 - 52 Get an "F"
 - 53 Wilma's hubby
 - 54 Nov. 11 honorees
 - 55 Per person
 - 59 "Honor _ father and"
- Tribune Media Services

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Legal Notices

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CITY OF COSTA MESA PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on June 8, 2023 or as soon as possible thereafter, on the following item:

Application No.: ZA-22-40 Applicant/Agent: Lanae Farlin / OC Harbor Professional Center Site Address: 2900 Bristol Street, Suites E101/E102

Zone: General Business District (C2) Description: Re-noticing of Zoning Application 22-40, which is a request for a Minor Conditional Use Permit to allow a parking deviation (11 parking spaces) for the operation of individual, family, and group counseling center within an existing 1,585-square-foot office space.

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.

Published in the Daily Pilot on: May 26, 2023

CITY OF COSTA MESA PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on June 8, 2023 or as soon as possible thereafter, on the following item:

Application No.: ZA-22-29 Applicant/Agent: Project C, LLC / Community Management Corporation Site Address: 2972 Century Place, Suite A

Zone: General Industrial (MG) Description: Zoning Application 22-29 is a request for a Minor Conditional Use Permit to deviate from shared parking requirements due to the unique operating characteristics of a proposed membership based pottery studio with classes located in an existing 11,322-square-foot industrial building.

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.

Published in the Daily Pilot on: May 26, 2023

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BSC 223404 NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM K. DAVIS

30-2023-01325911-PR-OP-CMC To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: WILLIAM K. DAVIS.

A PETITION FOR PROBATE has been filed by The Northern Trust Company in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that The Northern Trust Company 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.

A HEARING on the petition will be held on June 21, 2023 at 1:30 p.m. in Dept. CMS 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 (accourts.org) to appear remotely for Probate hearings and for remote hearing instructions.

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.

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.

Attorney for the Petitioner: LORI WINDER LIVINGSTON, ESQ GLASER WEIL FINK HOWARD JORDAN & SHAPIRO LLP 520 NEWPORT CENTER DRIVE, STE 420 NEWPORT BEACH, CA 92660

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BSC 223399 NOTICE OF PETITION TO ADMINISTER ESTATE OF: RAY D. AGOSTINO, aka RAY AGOSTINO

30-2023-01325571-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: RAY D. AGOSTINO, aka RAY AGOSTINO.

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

A HEARING on the petition will be held on June 21, 2023 at 1:30 p.m. in Dept. CMS 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 (accourts.org) to appear remotely for Probate hearings and for remote hearing instructions.

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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.

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.

Attorney for the Petitioner: MICHAEL J. GERTNER, ESQ. ATTORNEY AT LAW 20241 SW BIRCH ST., STE 100 NEWPORT BEACH, CA 92660

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Legal Notices

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TS No: CA08001651-22-1 APN: 935-65-028 TO No: 220673839-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2). YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 13, 2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On June 7, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on July 21, 2005 as Instrument No. 2005000564564, and that said Deed of Trust was modified by Modification Agreement and recorded December 27, 2006 as Instrument Number 2006000866785, of official records in the Office of the Recorder of Orange County, California, executed by JOHN BRAL, AN UNMARRIED MAN, as Trustor(s), in favor of CITIBANK (WEST), FSB as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

THE PROPERTY heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 64 SANDPIPER, IRVINE, CA 92604 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 without covenant or warranty, express 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 if any, under the terms of the Deed of Trust, estimated 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 obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$225,664.61 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee.

In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08001651-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08001651-22-1 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. Date: May 4, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08001651-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0434773 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/12/2023, 05/19/2023, 05/26/2023

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NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. L-040686-MK

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: RBC JAPAN INTERNATIONAL INC., 3923 Portola Pkwy, Ste 200D, Irvine, CA 92602

(3) The location in California of the chief executive office of the Seller is: Same as above

(4) The names and business address of the Buyer(s) are: ROL RESTAURANT LLC, 3923 Portola Pkwy, Ste 200D, Irvine, CA 92602.

(5) The location and general description of the assets to be sold are Furniture, Fixture, and Equipment; Covenant not to Compete; Goodwill; Trade-Name; Lease; Leasehold Improvements; Telephone Number; ABC License No. 41-578709. of that certain business located at: 3923 Portola Pkwy, Ste 200D, Irvine, CA 92602.

(6) The business name used by the seller(s) at that location is: JINBEL.

(7) The anticipated date of the bulk sale is 06/14/23 at the office of Tower Escrow Inc., 3400 W. Olympic Blvd. Suite 201 Los Angeles, CA 90019, Escrow No. L-040686-MK, Escrow Officer: Martha Kim.

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is 06/13/23.

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE".

Dated: March 15, 2023 Transferees:

ROL RESTAURANT LLC, a California Limited Liability Company By: S/ Vinh Le, C.E.O.

5/26/23 CNS-3704662#

DAILY PILOT

CITY OF LAGUNA BEACH NOTICE INVITING BIDS FOR CONSTRUCTION OF

MOSS STREET BEACH ACCESS IMPROVEMENTS CIP 21-9461

N-1 NOTICE IS HEREBY GIVEN that sealed bids with online bid price submitted will be received by the City of Laguna Beach for furnishing all work, as provided in the contract documents for MOSS STREET BEACH ACCESS IMPROVEMENTS, CIP 21-9461, together with appearances thereto, in accordance with the specifications on file at the Office of the City Engineer of the City of Laguna Beach, located at 479 Ocean Avenue, Laguna Beach, California.

N-2 PRE-BID CONFERENCE: There will be a mandatory pre-bid conference on Wednesday June 7, 2023, at 10:00 a.m. Attendees shall meet at the westerly terminus of Moss Street in Laguna Beach, CA. Failure to attend will result in your bid proposal being declared non-responsive.

N-3 DATE OF OPENING BIDS: Bid prices for each line item of the Schedule of Work must be entered and all other required documents for the bid proposal packet (pages B-1 through B-5, and B-8 through B-16) must be uploaded to PlanetBids in accordance with the instructions beginning on page B-6 no later than 2:00 p.m. on Wednesday, June 28, 2023. No late bids will be accepted. No other method of bid submittal will be accepted.

N-4 DESCRIPTION OF THE WORK: In general, the work comprises of removing existing beach access improvements, drilling, shoring, coastal/tidal protection, cofferdams, grading, forming and constructing new concrete pathways, stairways, and stairway bridge structures, constructing retaining walls, telecommunications improvements, drainage improvements, curb ramp, signing and striping, installing irrigation systems, and landscaping improvements in the City of Laguna Beach.

N-5 AWARD OF CONTRACT: (a) The City reserves the right after opening bids to reject any or all bids, to waive any informality (non-responsiveness) in a bid, or to make award to the lowest responsive, responsible bidder and reject all other bids, as it may best serve the interest of the City. (b) As a condition of award, the successful bidder will be required to submit payment and performance bonds and insurance.

N-6 COMPLETION OF WORK AND LIQUIDATED DAMAGES: All work is to be completed in a total of ONE HUNDRED AND SIXTY (160) working days, excluding holidays, from the date specified in the Notice to Proceed, which is anticipated to be September 2023. Liquidated damages shall be Two Thousand Dollars (\$2,000) per working day, for each and every working day delay in finishing the work.

N-7 CONTRACTOR'S LICENSE CLASSIFICATION: The Contractor shall possess a valid Class A, General Engineering, Contractor License at the time of submitting bids, in accordance with provisions of Chapter 9, Division III of the California Business and Professions Code.

N-8 WAGE RATE REQUIREMENTS: In accordance with the provisions of Sections 1773.2 of the California Labor Code, copies of the general prevailing rate of per diem wages as determined by the State Director of Industrial Relations are available on the Internet at the World Wide Web site of the State Department of Industrial Relations at www.dir.ca.gov. It shall be mandatory upon the contractor to whom the contract is awarded and upon any subcontractor under him to pay not less than said specified rates to all workers employed by them in the execution of the contract. All parties to the contract shall be governed by all provisions of the California Labor Code relating to prevailing wage rates; Sections 1770-1781 inclusive.

N-9 RETAINAGE FROM PAYMENTS: The Contractor may elect to receive 100 percent of payments due under the Contract Documents from time to time, without retention of any portion of the payments by the City, by depositing securities of equivalent value with the City in accordance with the provisions of Section 22300 of the Public Contract Code.

N-10 OBTAINING OR INSPECTING CONTRACT DOCUMENTS: Contract Documents, in digital Adobe Acrobat (.PDF) format, are available at the City of Laguna Beach's website at https://www.lagunabeachcity.net/doing-business-here/rfps-bids. Once at this site, click on the "Vendor Portal & Bid Opportunities" icon. If you are not currently registered with the City of Laguna Beach, please click on the "New Vendor Registration" button and then complete the electronic supplier registration process, including selecting Category Code(s) describing the goods and/or services you provide, as well as entering your Contractors State License information. After registering your firm, click on the "Bid Opportunities" button to view and download the Bid Documents. Interested firms must be registered on the City's website and download the Bid Documents to submit a bid. Firms must also check the website periodically for addenda information as failure to download and acknowledge all addenda will result in bid disqualification.

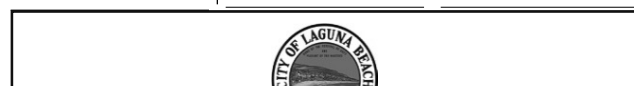
N-11 REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS: No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 (with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)). No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

N-12 ENGINEER'S ESTIMATE: The Engineer's Estimate for the project is \$1,400,000.

N-13 PROJECT REPRESENTATIVE: All communications relative to this project shall be transmitted by email to Tom Perez, Assistant Director of Public Works at tperez@lagunabeachcity.net. Deadline for all inquiries is 5:00 p.m. on Wednesday, June 21, 2023.

BY ORDER OF THE CITY OF LAGUNA BEACH By: Thomas Perez, Asst. Director of Public Works Date: May 17, 2023

Published: Daily Pilot [1ST ADVERTISEMENT May 26, 2023] [2ND ADVERTISEMENT June 2, 2023]



NOTICE OF PUBLIC HEARING Planning Commission

In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651 Virtual Zoom Link PC: https://lagunabeachcity.zoom.us/j/93696942810 Virtual Phone No. PC: (669) 900-9128 / ID NO. 93696942810

Wednesday, June 7, 2023 at 6:00 PM

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Conditional Use Permit 20-5984, Planning Commission Design Review 20-5985, Coastal Development Permit 20-5986, Variance 23-0523, and Revocable Encroachment Permit 23-0726 Address: 1890 South Coast Highway | APN: 644-272-15 Applicant: Anders Lasater, Architect (949) 497-1827 anders@anderslaserarchitects.com Property Owner: Gabriel Kim Application Filing Date: May 30, 2019 PROJECT DESCRIPTION: The applicant requests a Conditional Use Permit, Design Review, Coastal Development Permit, Variance, and Revocable Encroachment Permit to demolish an existing car wash facility and construct a new mixed-use retail and residential building in the C-1, Local Business District. A Conditional Use Permit is required to provide residential uses located above the ground floor. The applicant requests a Variance to exceed the maximum allowable driveway slope, to provide less than minimum required open space immediately accessible to each living unit, to encroach into the residential front yard setback with an elevated deck, and to cover less than 50% residential parking spaces with a garage or carport. A Revocable Encroachment Permit is required to install an irrigated landscaped area within City right-of-way along Center Street. A Coastal Development Permit is required to construct a new building. This application was last considered at the Planning Commission's April 21, 2021 meeting. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: Staff recommends the Planning Commission 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 required to be stalked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City's website the Saturday before the 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 - Friday: 7:30am - 4:30pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view restoration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Anthony Viera, Principal Planner at aviera@lagunabeachcity.net or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at www.lagunabeachcity.net. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. 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 Planning Division at (949) 497-0239. 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.

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CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at the regular meeting on **Tuesday, June 6, 2023 at 7:00 P.M.**, or as soon as possible thereafter, regarding Reauthorization of the Business Improvement Area (BIA) assessment of three percent (3%) for certain Costa Mesa hotels and motels for Fiscal Year 2023-24, Resolution 2023-19 attached.

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at cityclerk@costamesaca.gov and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **June 6, 2023**. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa
Published on May 26, 2023

RESOLUTION NO. 2023-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AN ANNUAL ASSESSMENT FOR FISCAL YEAR 2023-24 FOR A BUSINESS IMPROVEMENT AREA COVERING CERTAIN COSTA MESA HOTELS AND MOTELS AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSAL

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in adopting the Parking and Business Improvement Area Law of 1989 (California Streets & Highways Code §§ 36500 et seq.), the California Legislature authorized cities to levy assessments on businesses in order to promote economic revitalization and tourism, create jobs, attract new businesses, and prevent erosion of business districts; and

WHEREAS, on July 5, 1995, by Ordinance No. 95-9, the City Council adopted a business improvement area, commonly known as the Costa Mesa Tourism & Promotion Business Improvement Area (the "BIA"), the purpose of which is to promote tourism to the City and to fund programs and activities that benefit the hotel and motel businesses within the City; and

WHEREAS, the eleven (11) hotels and motels listed in Exhibit A, attached hereto and incorporated herein, are currently subject to the assessment; and

WHEREAS, the City Council appointed the general managers of the 11 hotels and motels subject to the assessment to serve as the advisory board as required by California Streets and Highways Code Section 36530; and

WHEREAS, said advisory board is known as Travel Costa Mesa ("TCM"); and

WHEREAS, the City Council has voted to continue the special assessment for the BIA each year since its inception, and it has been levied upon the 11 hotel and motel businesses listed in Exhibit A; and

WHEREAS, in January 2000, the City Council approved an increase in the assessment, raising the assessment from one percent (1%) to two percent (2%) based on the sale of overnight room stays; and

WHEREAS, in November 2010, the City Council approved an increase in the assessment, raising the assessment from two percent (2%) to three percent (3%) based on the sale of overnight room stays; and

WHEREAS, this Resolution of Intention will commence proceedings under the Parking and Business Improvement Area Law of 1989 to levy the annual assessment of the Costa Mesa Tourism & Promotion Business Improvement Area for the 2022-23 fiscal year; and

WHEREAS, the Agenda Report and its attachments for the May 2, 2023 City Council meeting filed with the City Clerk set forth a detailed description of the activities to be provided in the 2023-24 fiscal year, the boundaries of the Business Improvement Area, the benefit zone of the area, and the proposed assessments to be levied upon the businesses within the area for the coming fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa as follows:

Section 1. Intention; Assessment. The City Council hereby declares its intention to levy and collect assessments in the Costa Mesa Tourism & Promotion Business Improvement Area for Fiscal Year 2023-24 pursuant to California Streets &

Highways Code §§ 36500 et seq. The boundaries of the Costa Mesa Tourism & Promotion Business Improvement Area are the 11 motels and hotels listed in Exhibit A. The proposed amount of the annual assessment is three percent (3%) based on the sale of overnight room stays. New hotel and motel businesses commenced after the effective date of the resolution levying the assessment will be exempt from the levy of assessment, pursuant to California Streets & Highways Code § 36531.

Section 2. Annual Report. An annual report on the Costa Mesa Tourism & Promotion Business Improvement Area has been prepared by TCM, acting as the advisory board, as required by California Streets & Highways Code §§ 36533 and 36534. Said report is on file in the City Clerk's Office.

Section 3. Types of Activities to Be Funded. The proposed type or types of activities to be funded by and through the annual levy of assessments on businesses within the Costa Mesa Tourism & Promotion Business Improvement Area are specified in the referenced annual report and Exhibit B, attached hereto and incorporated herein.

Section 4. Method and Basis of Levy. To allow each business owner to estimate the amount of the assessment to be levied against his or her business, the proposed method and basis of levying the assessment is set forth in the TCM's annual report relative to the Costa Mesa Tourism & Promotion Business Improvement Area.

Section 5. Time and Place of Public Hearing. The time and place of the public hearing on the levy of an annual assessment for Fiscal Year 2023-24 shall be 7:00 p.m. on June 6, 2023. At the public hearing set forth above, the testimony of all interested persons for or against the annual levy of the assessment for the Business Improvement Area, the extent of the area, and/or the furnishing of specific types of improvements or activities will be heard by the City Council.

Section 6. Protests. Consistent with California Streets & Highways Code §§ 36524 and 36525, the following rules shall apply to all protests:

- A protest may be made orally or in writing by any interested person. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.
- Every written protest shall be filed with the City Clerk's Office, Costa Mesa City Hall, 77 Fair Drive, Room 101, Costa Mesa, California 92626, at or before the time fixed for the public hearing as set forth above.
- The City Council may waive any irregularity in the form or content of any written protest, and, at the public hearing, may correct minor defects in the proceedings.
- A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.
- Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest which does not comply with this section shall not be counted in determining a majority protest.
- If written protests are received from the owners of businesses in the proposed Business Improvement Area which will pay fifty percent (50%) or more of the assessments to be levied and protests are not withdrawn so as to reduce the protests to less than the fifty percent (50%), no further proceedings on the proposal to continue to levy the Business Improvement Area assessment, as specified by this Resolution, shall be taken by the City Council for a period of one year from the date of the finding of a majority protest.
- If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the Business Improvement Area, those types of improvements or activities shall be eliminated.

Section 7. Publication. The City Clerk shall cause this Resolution of Intention to be published once in a newspaper of general circulation in the City at least seven (7) days before the June 6, 2023 public hearing.

PASSED AND ADOPTED this 2nd day of May, 2023.

John Stephens
John Stephens, Mayor

ATTEST: APPROVED AS TO FORM:

Brenda Green Kimberly Hall Barlow
Brenda Green, City Clerk Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2023-19 and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 2nd day of May, 2023, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: CHAVEZ, GAMEROS, HARPER, MARR, REYNOLDS, HARLAN, AND STEPHENS.

NOES: COUNCIL MEMBERS: NONE.

ABSENT: COUNCIL MEMBERS: NONE.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 3rd day of May, 2023.

Brenda Green
Brenda Green, City Clerk

EXHIBIT A

The Business Improvement Area ("BIA") benefit zone encompasses the entire City of Costa Mesa boundaries. It is

anticipated that the entire City, including businesses and residents, will benefit from increased revenues generated by the activities financed by the BIA assessment. There are no proposed changes in the boundaries of the BIA for Fiscal Year 2023-2024.

The following businesses will be included in the BIA that is established pursuant to California Streets & Highways Code §§ 36500 et seq., the businesses commonly known as:

Avenue of the Arts, A Tribute Portfolio Hotel

Property Address: 3350 Avenue of the Arts, Costa Mesa
Business Owner: Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92627
Property Owner: Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92627

Ayres Country Inn & Suites

Property Address: 325 Bristol Street, Costa Mesa
Business Owner: Newport Country Inn & Suites, Inc.
355 Bristol Street, Suite A
Costa Mesa, CA 92626
Property Owner: Newport Country Inn & Suites, Inc.
355 Bristol Street, Suite A
Costa Mesa, CA 92626

Best Western Plus Newport Mesa Inn

Property Address: 2642 Newport Boulevard, Costa Mesa
Business Owner: James Hsuen
Shang-Pu Lee
2642 Newport Boulevard,
Costa Mesa, CA 92627
Property Owner: James Hsuen
Shang-Pu Lee
2642 Newport Boulevard,
Costa Mesa, CA 92627

Crowne Plaza

Property Address: 3131 Bristol Street, Costa Mesa
Business Owner: Brighton Management
20342 SW Acacia St.
Newport Beach, CA 92660
Property Owner: Bright Bristol Street LLC
3131 Bristol Street
Costa Mesa, CA 92626

Hilton

Property Address: 3050 Bristol Street, Costa Mesa
Business Owner: Ashford TRS CM LLC
14185 Dallas Parkway, Suite 1100
Dallas, TX 75254
Property Owner: Remington Lodging & Hospitality LP
14185 Dallas Parkway, Suite 1100
Dallas, TX 75254

Holiday Inn Express Hotel & Suites

Property Address: 2070 Newport Boulevard, Costa Mesa
Business Owner: Narendra B. Patel
2070 Newport Blvd.
Costa Mesa, CA 92667
Property Owner: Narendra B. Patel
2070 Newport Blvd.
Costa Mesa, CA 92667

Costa Mesa Marriott

Property Address: 500 Anton Boulevard, Costa Mesa
Business Owner: Starwood Capital Group
591 West Putnam Avenue
Greenwich, CT 06830
Property Owner: HEI Hotels & Resorts
101 Merritt 7 Corporate Park, 1st Floor
Norwalk, CT 06851

OC Hotel Costa Mesa (Formerly BLVD Hotel)

Property Address: 2430 Newport Boulevard, Costa Mesa
Business Owner: Sai Hospitality Services, LLC
11556 Manchester Way
Porter Ranch, CA 91326
Property Owner: Sanjay Panchal
11556 Manchester Way
Porter Ranch, CA 91326

Ramada Inn & Suites Costa Mesa

Property Address: 1680 Superior Avenue, Costa Mesa
Business Owner: B.D. Inns Inc./Ramada Ltd.
1680 Superior Ave.
Costa Mesa, CA 92627
Property Owner: B.D. Inns Inc./Ramada Ltd.
1680 Superior Ave.
Costa Mesa, CA 92627

Residence Inn by Marriott

Property Address: 881 Baker Street, Costa Mesa
Business Owner: Marriott International
10400 Fernwood Rd.
Bethesda, MD 20817
Property Owner: BRE Select Hotels and Resorts
6201 15th Avenue
Brooklyn, NY 11219

The Westin South Coast Plaza Hotel

Property Address: 686 Anton Boulevard, Costa Mesa
Business Owner: Host Hotels & Resorts
6903 Rockledge Dr., Suite 1500
Bethesda, MD 20817
Property Owner: CJ Segerstrom & Sons
c/o South Coast Plaza
686 Anton Boulevard
Costa Mesa, CA 92626

EXHIBIT B

The BIA assessment will be used to fund Travel Costa Mesa ("TCM"). TCM will fund activities to promote tourism in Costa Mesa and will sponsor related tourist events that benefit the hotel and motel businesses within the City.

Revenue

A three percent (3%) levy will be assessed against each of the 11 hotels listed in Exhibit A, based on the net revenue from the sale of overnight room stays.

Business owners shall pay the assessment to the Costa Mesa Finance Department on a monthly basis. A penalty and interest shall be assessed on late payments.

Note: New hotel and motel businesses commenced after the effective date of this resolution will be exempt from the levy of assessment.



Scott Smeltzer | Staff Photographer

BOATS ANCHORED in the offshore Mooring Field C in Newport Beach. A pilot program approved by the City Council will be tested in this same mooring field.

MOORING

Continued from page A1

made and several meetings were held with commercial operators, homeowners' associations and yacht clubs.

What was proposed to the council Tuesday night was the launching of a pilot project in the offshore Mooring Field C, located just off of the Fernando Street public pier.

The project would reconfigure the mooring field to double-row moorings, placing boats closer together, taking up less space while offering the same number of potential moorings. Boats of like sizes would be consolidated into the same rows. Harbor Commission Vice Chair Ira Beer referenced America's Cup Harbor in

San Diego, which utilizes double-row moorings, as an example of the practice.

Roughly 180 moorings are available in the San Diego harbor, but it spans only 15 acres. Newport Harbor, by comparison, has about 200 moorings available in 30 acres.

Only one to two rows of Mooring Field C will be reconfigured as part of the pilot program at first, then expanded to the rest of the field over the course of 30 days after its approval.

In its approvals of the pilot program, council members gave the city staff the ability to apply for a permit with the state Coastal Commission to reconfigure the fields. Any implementation of the plan will be contingent on whether or not the commission approves the permit.

Other code amendments focused on clarification of mooring requirements, maintaining a permit and defined new mooring permits for any new such public fields as nontransferable to allow greater access to public tidelands. Existing permits would not be affected.

While a number of supporters attended Tuesday's meeting to lend their support, including former Councilman Marshall "Duffy" Duffield, the majority of public commentators disapproved of the pilot project.

Several speakers raised concerns about the safety of double-row mooring because of the close proximity and the potential dif-

iculties with navigation if the project went forward. Some pointed out that there are differences in winds and currents between those found in Newport Beach and those that exist in the America's Cup Harbor.

Councilman Brad Avery said he understood the concerns that people had but that he could foresee the double-rows working.

"Each captain's got to judge his or her ability to get on the mooring and your crew and the current," said Avery, an experienced sailor. "I never leave or come back without knowing which way the current's going and try to solve for zero current on a timing schedule, but I know that's not always the case [with other captains]."

Avery noted the contention of the issue, particularly between the Newport Mooring Assn., permit holders and the Harbor Commission.

"We need to have the trial. We need to hold it and we need people to give it a good shot because I think this is, on balance, a good plan, but I'm ready to change," Avery said. "Nobody wants people to have a tough time getting on their mooring, tougher than it is now, but we have to do the trial, and I hope everybody, if this goes through, those that participate in it do it objectively and experiment."

lilly.nguyen@latimes.com
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CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Tuesday, June 06, 2023 at 7:00 P.M.**, or as soon as possible thereafter as the matter shall be heard, to consider:

Application No.: PA-23-03 (PA-98-50 A3), PA-23-02, ZA-23-01 & PCN

Applicant/Agent: ICI Development Company/Le Architecture (representing Northgate Market)

Site Address: 2300 Harbor Boulevard (Building C)

Zone: Shopping Center District (C1-S)

Description: The proposed project is a request to re-establish the vacant supermarket (previously "Albertsons") located at 2300 Harbor Boulevard Building C, with the "Northgate Market". The project includes: (1) Major Amendment to Master Plan PA-23-03 (PA-98-50 A3) for a reduction of required off-street parking and to modify site characteristics; (2) Minor Conditional Use permit ZA-23-01 to allow outdoor dining areas; (3) Conditional Use Permit PA-23-02 to allow live entertainment within 200 feet of residentially zoned property; and (4) a Public Convenience or Necessity Determination for Alcohol Beverage Control License Type 21 and 47. The Northgate Market proposes to expand the supermarket use by adding on-site food and beverage services (including alcoholic beverages). On May 8, 2023, the City's Planning Commission approved the project subject to conditions on a 5-0 vote, and a member of the City Council has now called the approval up for review.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), for the permitting and/or minor alterations of Existing Facilities and Section 15303 (Class 3), New Construction or Conversion of Small Structures. This project will occupy an existing building and proposes minor exterior modifications including increase in floor area for an outdoor dining seating area. No increase in building square footage is proposed. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at cityclerk@costamesaca.gov and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **June 06, 2023**. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa
Published May 26, 2023

CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Tuesday, June 6, 2023 at 7:00 p.m.**, or as soon as possible thereafter as the matter shall be heard, to consider:

THE ANNUAL UPDATE REGARDING AB 481 EQUIPMENT USE POLICY OF THE CITY OF COSTA MESA, CALIFORNIA GOVERNING THE USE OF MILITARY EQUIPMENT INCLUDED WITH THE BUDGET ADOPTION

Public Comments:

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at cityclerk@costamesaca.gov and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **June 6, 2023**. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

Published on May 26, 2023

Legal Notices

Legal Notices

TSG No.: 8769567 TS No.: CA2100286915 APN: 426-251-24 Property Address: 1721 PALOMA DR NEWPORT BEACH, CA 92660-3742 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/18/2011. 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 06/05/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/28/2011, as Instrument No. 2011000158190, in book , page , of Official Records in the office of the County Recorder of ORANGE County, State of California. Executed by: BRUCE E. GRAY AND JACQUE GRAY, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924(hb), (Payable at time of sale in lawful money of the United States) At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 426-251-24 The street address and other common designation, if any, of the real property described above is purported to be: 1721 PALOMA DR, NEWPORT BEACH, CA 92660-3742 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 \$ 841,947.85. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. 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 (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100286915 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2100286915 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPN0433767 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/12/2023, 05/19/2023, 05/26/2023



Don Leach | Staff Photographer

A GROUP OF bike riders pedal between rows of American flags posted on the pathways during the 14th annual Field of Honor at Castaways Park in Newport Beach.

EVENTS

Continued from page A1

and the West Orange County Veterans of Foreign Affairs Post and Auxiliary 9557 will host a flag-raising ceremony on Memorial Day, beginning at 10 a.m. in Veterans Park, 17635 Los Alamos St.

The event will be livestreamed on the city's Recreation and Community Services Department's Facebook page. Attendees are encouraged to post and use the hashtag #FVVETS.

HUNTINGTON BEACH

The city is partnering with the American Legion Post 133 to host a Memorial Day tribute event at Pier Plaza near the Huntington Beach Pier on Main Street at 11 a.m. The event is expected to include a presentation of a wreath by the City Council in addition to a remembrance of military heroes, music, a POW/MIA banner and a three volley rifle salute. The Huntington Beach High School band will play "Taps."

LAGUNA BEACH

Early on Memorial Day, the Laguna Beach Fire Department will host a Memorial Day breakfast at Heisler Park, 375 Cliff Drive between 7 to 11 a.m. at a cost of \$8. Pancakes, sausage, coffee, orange juice and maple syrup will be available.

The American Legion Post 222 and Veterans of

Foreign Wars Post 5868 will hold a Memorial Day ceremony to honor fallen soldiers at Monument Point, also at Heisler Park, beginning at 11 a.m. on Monday.

The Laguna Community Jazz and concert bands will honor troops on Memorial Day with a free concert at Main Beach. The concert is expected to begin at 11 a.m. with a mix of Big Band, Latin, pop and rock hits. By 12:30 p.m., the band is expected to transition into more patriotic music along with a medley of songs from the musical "Chicago." Monday's concert will feature vocalists Ginger Hatfield, Gary Greene and Lisa Morrice. Eliana Merritt will dance to "Singin' in the Rain."

NEWPORT BEACH

Currently on display at Castaways Park, 700 Dover Drive is the 14th annual Field of Honor, organized by the Exchange Club of Newport Harbor. The Field of Honor touts 1,776 flags and honors not only military servicemen but also first responders. Those interested can dedicate a flag in their loved ones' name online.

Admission is free, and the display will remain through Monday.

Some local state parks are offering free or reduced admission on Memorial Day to veterans, active and reserve military officers. This includes Bolsa Chica State Beach and Huntington State Beach in Huntington Beach and Crystal Cove State Park between Newport and Laguna Beach. Those interested will need to provide a valid military ID or proof of discharge for reasons other than dishonorable or bad conduct.

Around 130 state park units are included and can be found at parks.ca.gov/MemorialDay2023.

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BUDGET

Continued from page A1

ment on the recommended budget.

The county's OC CARES initiative, which links five systems of public health in the county, is a major budgeting priority, Kim said. Another major initiative will be funding for green energy technology and sustainability.

"The county is pursuing various efforts aimed towards environmental sustainability and green technologies," Kim said in his budget statement. "As part of these efforts, the county is focusing on reducing its carbon footprint and is developing a Green Infrastructure Plan that focuses on ongoing development of green infrastructure specifications and long-term operation and maintenance plans, which complies with various regulatory requirements and future

drought and climate action needs."

The county's budgeted general purpose revenue is at \$1 billion, \$60.9 million more than last year's budget. That is owed mostly to \$63.7 million more expected in property tax revenue.

The county is projecting \$432.7 million in revenue from Proposition 172, which is the primary source of money for public safety. Of that funding, 80% goes to the sheriff and the rest to the district attorney. It represents a 2.5% increase compared to last year.

The county will receive about \$2.5 million more from the state for AB 109, the so-called public safety realignment effort from 2011 to reduce prison overcrowding.

The county projects adding 23 more jobs in the upcoming budget. Most of those will be for public health initiatives.

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SHELTER

Continued from page A1

Board members, including former councilwomen and mayors Nancy Gardner, Jean Watt and Evelyn Hart, said in 2017 the city was supportive of animals but that some strays that came in needed more expensive veterinary attention to be adopted.

At the time, talks were already underway to keep the animal shelter nearby on Riverside Drive, which is zoned for kennels.

The group purchased the property for the new shelter for \$1 million in 2020 and broke ground on the \$2.9-million shelter in January 2022. Fundraising took almost five years. The city and the Friends of the Newport Beach Animal Shelter approved a gift agreement in December. The city is responsible for managing, operating and maintaining the shelter.

The city's animal control department, which is folded into its police department, will continue to operate the new shelter, as it has operated the temporary shelter.

The 1,565-square-foot, single-story shelter, with its light blue walls, has a 755-square-foot kennel that can house up to 29 dogs. It also has four parking spaces in front, new gates and fencing and other improvements.



Don Leach | Staff Photographer

SECRETARY SHARON ESTERLEY and President Jon Langford unveil a ceremonial wall plaque during a ribbon-cutting and grand-opening ceremony for the new Newport Beach Animal Shelter on Thursday. The shelter has a kennel that can house up to 29 dogs.

The shelter, which is expected to begin operating in a few weeks, will be a no-kill facility.

Through a representative, Assemblywoman Diane Dixon offered her congratulations to FON-BAS for seeing the project to completion, describing the shelter as a "remarkable" story that came about because the community cares about its animals.

"Several years ago, I was wondering if we were ever going to get to this point," said Newport Beach Police Chief Joe Cartwright. "It

was a challenge, and I could tell you, the FON-BAS group is the best of us. I was at all of their meetings, and I could tell you they serve this community as a dedicated partner ... and that fits with our mission. Our mission is to serve the community, and that also includes the animals. We could not be more proud than to take this operation forward."

Cartwright thanked donors and the Friends of the Newport Beach Animal Shelter for their efforts,

describing the money raised as "astronomical."

Described by Lanford as the heart of the operations of the shelter, Schomburg thanked the city, her command staff and volunteers. Schomburg remarked on the city's previous outsourcing of services and said that at the time she felt the lack of care just wasn't what Newport animals deserved.

"We can't keep taking animals there and giving city funds to a place that just does not care about the animals, so [Tom Fischbacher, who was Schomburg's lieutenant at the time] told me, 'Stop crying and we will figure it out,'" Schomburg said, eliciting laughter from the crowd. "So, we are now 7½ years later — thank you. That is what a leader does. He said, 'We'll figure it out.'

"Everyone who's here, I'm just speechless. Thank you, I'm just honored to be the 'face' of this, and if you think we did good things now, just wait," Schomburg said.

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Daily Pilot

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