

# Daily Pilot

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## L.B. looks to ban all plastic bags in grocery stores

The City Council voted to have city staff study a recyclability gap between local and state policy on reusable grocery bags.

BY ANDREW TURNER

Laguna Beach will explore the feasibility of banning all plastic film bags in its grocery stores at the recommendation of the city's environmental sustainability committee.

The committee looked into the matter at the local and state level in April, and its review identified

a recyclability gap.

"What they did is they looked at the city's 2012 ordinance, which is a ban on plastic bags, and they looked at the 2021 environmental program banning takeaway bags," Jeremy Frimond, an assistant to the city manager, said. "They wanted to see if there was a recyclability gap between those two ordinances, particularly amongst state legislation that had been adopted in between both of the city's ordinances. Is there a loophole in our current ordinance?"

Reusable grocery bags must

See **Bags**, page A3



**THE LAGUNA BEACH** City Council listens to comments from resident John Ehlers regarding the effects of plastic bags on the environment on June 27.

Andrew Turner



Don Leach | Staff Photographer

**DOTTY MCDONALD**, in red, shares a laugh with Det. Mark Fasano, with gift bag, after she donated more than \$25,000 to the Newport Beach Police Assn. at the department headquarters on Wednesday. For five years, McDonald has raised money to help feed the city's police officers.

## 'Here comes Dotty': Resident raises \$25K to feed N.B. police

BY LILLY NGUYEN

In her ongoing effort to make sure the Newport Beach police officers are treated to meals, resident Dotty McDonald arrived at headquarters on Wednesday to offer up gift cards totaling to over \$25,000 in donations.

This is the fifth year that McDonald, who was a volunteer with the Newport Beach police from 2015 to 2019 and logged

more than 2,000 hours of service, has made her fundraising run. She said she started collecting donations in May with an initial goal of raising \$24,000, but came out of it with a total of \$25,415 — all used for gift certificates to Sgt. Pepperoni's, Chipotle, In-N-Out and Chick-fil-A.

"[The police] have to work extra hours once the Fourth of July comes, but not only do they have to work their regular 12 hour

shifts but they're on standby for another three hours," McDonald said. "They are exhausted ... and I decided eight years ago when I became a volunteer that I wanted to feed them. What else? I didn't know anything about them, except for who they were, and I knew they were always hungry."

"And of course, like little [kids], they all love In-N-Out, Chipotle and pizza!"

McDonald laughed as she recounted past conversations with other officers, noting that some set their pizzas on top of the hood of their patrol vehicles, where the car engines, still warm from having been running all night, would keep their food warm.

"There were nine police officers [at the station] today, all say-

See **Police**, page A3

## Professor enters race for state Senate

Ali Kowsari is running for the 37th state Senate District seat currently occupied by state Sen. Dave Min (D-Irvine).

BY SARA CARDINE

An international business and marketing professor at Santa Ana College has announced his intention to enter the race for a seat in California's 37th Senate District, where he hopes to focus on common-sense solutions to constituents' issues.

Ali Kowsari last week kicked off his campaign for the office currently held by state Sen. Dave Min (D-Irvine), who's seeking election to California's 47th Congressional District in 2024.

Running on a conservative platform of supporting small businesses, enhancing public safety and advocating for parent choice in education, the Irvine resident said Thursday his personal experience of moving to the United States from Iran in 1995, of studying, working and then teaching to make a difference for future generations, inspired him to run.

"I had to explore everything, adapt to the culture and learn how to converse in English," recalled Kowsari, born in America to immigrant parents who returned to Iran four years later. "It was difficult, but it was very eye opening. There were so many more opportunities."

"This is part of the reason, 20 odd years later, I'm running now — I want [the younger generation] to have the same sense of wonder and enthusiasm for their

See **Senate**, page A3

## 1 person dies after car collides with SUV in H.B.

BY ERIC LICAS

The man behind the wheel of a car that may have run a red light before colliding with an SUV died, and three other people were hurt Wednesday evening in Huntington Beach.

Preliminary investigation suggests the driver of a silver Toyota Corolla was heading south on Bushard Street and entered the intersection at Atlanta Avenue against a red light, Huntington Beach police said in a news release. The Corolla collided with a gray Mercedes-Benz GLC that was traveling east.

First responders arrived at about 3:30 p.m. and found the driver of the Corolla in "serious

condition," police said in their release. He was described as a 68-year-old Huntington Beach man, and later died at a hospital.

The three people inside the SUV were hospitalized with what appeared to be minor injuries, police said. Investigators do not believe its driver was impaired at the time of the crash.

The collision was under investigation. Huntington Beach police asked anyone who might have witnessed it to contact traffic investigator D. Demetre at (714) 536-5670.

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## 2 charged with possession, sale of illegal fireworks

BY LILLY NGUYEN

A 22-year-old man pleaded not guilty Wednesday to charges of possessing more than 100 pounds of dangerous fireworks, and for the sale and transfer of those fireworks to an unauthorized individual.

Kevin Benley Ocampo of Santa Ana is currently out on \$7,500 bail, according to jail records. He was arrested along with another individual, 19-year-old Jeremy Mendoza of Garden Grove, on June 30.

Costa Mesa police said its special investigations unit arrested the two individuals and confiscated 674 pounds of illegal fireworks from the suspects.

Ocampo is expected to appear in court at the West Justice Center in Westminster on July 14 for a pre-trial settlement conference and a hearing bail review, according to court records. Mendoza, who faces the same felony and misdemeanor charges, will not appear in court until Sept. 21 for his arraignment, according to court records.

Jail records indicate that Mendoza was released on July 1, though court records do not indicate if or what the amount was for posting bail.



Susan Hoffman

**A FIREWORKS** display at the Newport Dunes on the Fourth of July on Tuesday. Costa Mesa police confiscated 674 pounds of illegal fireworks on June 30.

lillynguyen@latimes.com  
Twitter: @lilibirds



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APN: 139-253-31 TS No.: 22-04433CA TSG Order No.: 220590635-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 12, 2007. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded February 16, 2007 as Document No.: 2007000105888 of Official Records in the office of the Recorder of Orange County, California, executed by: Dennis Smith, and Kellie Smith, husband and wife as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced deed of trust. Sale Date: July 17, 2023 Sale Time: 1:30 PM Sale Location: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 File No.:22-04433CA The street address and other common designation, if any, of the real property described above is purported to be: 1851 Samar Drive, Costa Mesa, CA 92626. 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 in an "AS IS" condition, 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, 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, to-wit: \$144,789.58 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://www.nationwideposting.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-04433CA. 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 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](http://www.nationwideposting.com), using the file number assigned to this case 22-04433CA 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. File No.:22-04433CA 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. For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: June 13, 2023 By: Trixie Obinamaga Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0436365 To: ORANGE COAST DAILY PILOT 06/23/2023, 06/30/2023, 07/07/2023

### Legal Notices

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Title Order No.: 2279986cad Trustee Sale No.: 86363 Loan No.: 399393675 APN: 069-302-25, 937-711-13 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/25/2022. 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 7/21/2023 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 3/11/2022 as Instrument No. 2022000097902 in book N/A, page N/A of official records in the Office of the Recorder of Orange County, California, executed by: STEVEN K. TEDRAHN, SUCCESSOR TRUSTEE OF THE TEDRAHN FAMILY TRUST DATED JUNE 20, 1986 , as Trustor See Exhibit "B" Attached , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof..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:8421 HOLDER STREET BUENA PARK, CA 90620 AND 4852 CABANA DRIVE #101, HUNTINGTON BEACH, CA 92649 .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, 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, to-wit: \$788,695.76 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.DATE: 6/22/2023 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE."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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86363. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 86363 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. TS# 86363 / APN # 069-302-25 & 937-711-13 EXHIBIT "A" LEGAL DESCRIPTION PARCEL A: LOT 466 OF TRACT NO. 2135, IN THE CITY OF BUENA PARK, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGES 1 TO 8 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNTO THE GRANTOR HEREIN ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS IN AND/OR LYING UNDER SAID LAND WHICH WERE NOT RESERVED IN DEEDS RECORDED JUNE 28, 1954 IN BOOK 2758, PAGE 450, OFFICIAL RECORDS, AND JULY 21, 1954 IN BOOK 2774, PAGE 533, OFFICIAL RECORDS, TOGETHER WITH THE RIGHT TO ENTER INTO THAT PORTION OF SAID LAND UNDERLYING A PLANE 500 FEET BELOW THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF SURFACE ENTRY PARCEL B: Real property in the City of Huntington Beach, County of Orange, State of California, described as follows: A LEASEHOLD ESTATE CREATED BY THAT CERTAIN MEMORANDUM OF SUBLEASE AND GRANT DEED OF IMPROVEMENTS EXECUTED BY FRANK WOOLSEY AND CHARLES HERMANSEN, LESSOR, AND GREGORY S. WARNE AND JANET L. WARNE, HUSBAND AND WIFE AS JOINT TENANTS, LESSEE, AND SUBJECT TO ALL OF THE PROVISIONS THEREIN CONTAINED, AS DISCLOSED BY SAID DOCUMENT, DATED APRIL 21, 1981 RECORDED MAY 29, 1981 IN BOOK 14078, PAGE 72 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. PARCEL 1: UNIT 13, IN BUILDING 6, ON LOTS A, B, C AND LOT 1 OF TRACT NO. 10658, SHOWN AND DESCRIBED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONDOMINIUM PLAN ("PLAN") WHICH WAS RECORDED ON AUGUST 21, 1980, IN BOOK 13710, PAGES 1889, ET SEQ. OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. PARCEL 2: AN UNDIVIDED ON ONE-HUNDRED TWENTIETH (1/120) INTEREST AS A TENANT IN COMMON IN A LEASEHOLD ESTATE IN AND TO ALL OF THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION THE COMMON AREAS DEFINED IN THE DECLARATION ON LOTS A, B, C AND LOT 1 OF TRACT NO. 10658, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED ON DECEMBER 27, 1979, IN BOOK 466, PAGES 37 AND 38 INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM UNITS 1 THROUGH 20, INCLUSIVE, IN BUILDING I THROUGH VI, INCLUSIVE ON LOTS A, B, C AND LOT 1 OF TRACT NO. 10658, AS SHOWN ON THE PLAN. EXCEPTING THEREFROM, ALL IMPROVEMENTS AND APPURTENANCES LOCATED OR TO BE LOCATED ON SAID LOTS A, B, C AND LOT 1 OF TRACT NO. 10658. LEGAL DESCRIPTION CONTINUED EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD. ALSO EXCEPT THE SUBSURFACE WATER RIGHTS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OR THE SUBSURFACE ABOVE A DEPTH OF 500 FEET AS DEDICATED ON THE MAP OF SAID TRACT. PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS AND FOR OTHER PURPOSES, ALL AS SHOWN IN THE PLAN AND AS DESCRIBED IN THE DECLARATION. PARCEL 4: EXCLUSIVE EASEMENTS APPURTENANT TO PARCELS 1 AND 2 DESCRIBED ABOVE, FOR USE AND OCCUPANCY FOR PATIOS AND DECKS IN TO AND OVER THOSE PORTIONS OF LOTS A, B, C AND LOT 1 OF TRACT NO. 10658, DEFINED AS RESTRICTED COMMON AREAS IN THE DECLARATION AS DESCRIBED AND ASSIGNED IN THE PLAN. TS# 86363 EXHIBIT "B" BENEFICIARIES THE MORGENSTERN PROPERTY COMPANY, LLC DEFINED BENEFIT PENSION PLAN, AS TO A 15.00% (\$106,524.00) UNDIVIDED INTEREST; CHARLES MUGLER, AN UNMARRIED MAN, AS TO A 5.00% (\$35,508.00) UNDIVIDED INTEREST; EXPRESS EQUITY LENDING, INC., AS TO A 10.00% (\$71,016.00) UNDIVIDED INTEREST; TY ALLEN TAYLOR, A MARRIED MAN AS SOLE AND SEPARATE PROPERTY, AS TO A 10.00% (\$71,016.00) UNDIVIDED INTEREST; MV FUND I, LLC, AS TO A 5.00% (\$35,508.00) UNDIVIDED INTEREST; JOSEPH P. FICE, AS TO A 5.00% (\$35,508.00) UNDIVIDED INTEREST; JOHN AND TONI OROSE, HUSBAND AND WIFE AS JOINT TENANTS, AS TO A 10.00% (\$71,016.00) UNDIVIDED INTEREST; 14 ENTERPRISE, LP, AS TO A 5.00% (\$35,508.00) UNDIVIDED INTEREST; THE ENTRUST GROUP INC. FBO RONALD F. CADY IRA #30858 LA, AS TO A 15.00% (\$106,524.00) UNDIVIDED INTEREST; PROVIDENT TRUST GROUP CDN FBO MICHAEL SLATER SEP IRA, AS TO A 15.00% (\$106,524.00) UNDIVIDED INTEREST; EDWARD GASTALDO, TRUSTEE EDWARD GASTALDO REVOCABLE LIVING TRUST DATED JUNE 2, 2010, AS TO A 5.00% (\$35,508.00) UNDIVIDED INTEREST

### Legal Notices

### Legal Notices

TS No: CA08000219-23-1 APN: 461-091-18 TO No: 02-23001021 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 May 9, 2019. 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 July 26, 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 May 15, 2019 as Instrument No. 2019000162998, of official records in the Office of the Recorder of Orange County, California, executed by ELYAS P RAEISI NAFCHI, UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER 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: 4 GENEVE, NEWPORT BEACH, CA 92660 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 \$2,376,353.86 (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](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case, CA08000219-23-1. 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](http://www.nationwideposting.com), using the file number assigned to this case CA08000219-23-1 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: June 20, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000219-23-1 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](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0436736 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 06/30/2023, 07/07/2023, 07/14/2023

### 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 on **Tuesday, July 18, 2023 at 7:00 P.M.**, or as soon as possible thereafter, 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 (C1-5) **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 with applicable zoning designation and regulations. This item was originally scheduled for Tuesday, June 6, 2023 at 7:00 P.M. **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](mailto: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](mailto: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, **July 18, 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 July 7, 2023

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Courtesy of Newport Beach Fire Department

**A NEWPORT BEACH** firefighter carries a cat that was rescued from an above-garage housing unit that caught fire on the 400 block of Heliotrope Avenue Friday evening.

## Cat saved from N.B. home that caught fire

BY ERIC LICAS

A cat trapped in a home that caught fire in Newport Beach was rescued by firefighters who managed to quickly extinguish the blaze Friday.

A neighbor reported the fire on the 400 block of Heliotrope Avenue, Newport Beach Fire Department officials wrote in a news release. Firefighters arrived at 5:46 p.m. and found flames at the entrance of an above-garage unit that was filled with smoke.

Crews quickly put out the fire and searched the resi-

dence. A cat who had taken refuge underneath a bed was found, but no people were inside.

Newport Beach Animal Care was looking after the pet until its owner was able to pick it up. Meanwhile, the cause of the fire was under investigation.

"The fire would have been much more severe if not for the timely call from the neighbor and the quick response from fire crews," Newport Beach fire officials wrote in their release.

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# Trio robs jewelry store in Surf City

BY CITY NEWS SERVICE



Don Leach | Staff Photographer

**PRINCESS BRIDE DIAMONDS** was a target of a smash-and-grab robbery on Monday.

Three hammer-wielding thieves smashed jewelry cases and fled with valuables from a store in the Bella Terra shopping center in Huntington Beach Monday.

The robbery occurred just after 2 p.m. at the Princess Bride Diamonds store at 7821 Edinger Ave., near the San Diego (405) Freeway, said Jessica Cuchilla, a spokeswoman for the Huntington Beach Police Department.

It was not immediately known how much the jewelry was worth, Cuchilla said. Paramedics evaluated six people at the scene, but none needed hospitalization, Cuchilla said, adding she was not sure how they were injured.

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## Man arrested after barricading himself in H.B. home

BY ERIC LICAS

A 42-year-old Anaheim man allegedly led police in a pursuit before abandoning his vehicle and fleeing into a Huntington Beach home that was then surrounded by law enforcement Tuesday evening. Officers tried to pull the

driver over for a traffic violation at about 4 p.m., but he did not stop, Huntington Beach police spokeswoman Jessica Cuchilla said. Police chased him to the area of Banning Avenue and Bushard Street, where he abandoned his vehicle.

The man ran through several yards before fleeing

into an unlocked home and barricading himself inside. A SWAT team, drone and K9 unit were dispatched as negotiators attempted to coax him out of the residence.

He ultimately surrendered. Officers searched his vehicle and found "a significant quantity of narcot-

ics," Cuchilla said.

David Yabra was booked at about 6:30 p.m. on suspicion of evading police, possession of narcotics for sale and illegally entering a noncommercial dwelling, according to authorities.

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## SENATE

Continued from page A1

future, the feeling that they can do anything."

Kowsari, 51, earned a bachelor's degree in civil engineering from the University of Tehran and later went on to earn a master's degree in electronic commerce, an MBA from UC Irvine and his doctor of education degree from Pepperdine University.

He said living through Iran's Islamic Revolution, a time in which personal liberties were curtailed, in-

stilled in him an appreciation for freedom of religion, speech and expression.

"I thought maybe one day I can be in a place where I can do what I want, say what I want and pray to whomever I want," he recalled. "Now, many years later [in America] I feel like, step by step, little by little, those freedoms are being chipped away at. That also inspired me to run."

A firm believer in the principles of capitalism, Kowsari said he'd prefer the role of government to be limited to providing for the basic needs of its citizens,

rather than weighing in too strongly on how businesses should operate.

The parent of two teenage sons with wife Yasi, Kowsari also believes local school boards should work harder to earn the trust of parents and families by listening to their needs and experiences.

He said he would also favor a balanced, common-sense approach to issues surrounding public safety that included providing training and needed resources to law enforcement, rather than defunding police and easing puni-

shments for property crimes.

"We need to empower law enforcement to do their jobs better," he said. "And let's make crime illegal again — if somebody is robbing you or breaking into your house, they need to be punished."

The 37th Senate District includes the cities of Costa Mesa, Huntington Beach, Irvine, Laguna Beach and Newport Beach, as well as portions of Tustin, Orange and Santa Ana.

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Courtesy of Ali Kowsari

**ALI KOWSARI**, pictured with wife Yasi, has announced his intention to run for California's 37th Senate District in 2024.

## BAGS

Continued from page A1

have a handle and a volume of at least 15 liters, and they should be designed for at least 125 uses, per Senate Bill 270, the state's ban on single-use carryout bags.

The council voted unanimously to have city staff

study the issue and, if feasible, bring back an ordinance amendment prohibiting plastic bags in grocery stores. Frimond said the city would need to conduct fiscal and legal analysis, as well as reach out to stakeholders about a proposed ordinance amendment.

John Ehlers, a member of the environmental sustain-

ability committee, said the panel's work aimed to close a loophole that reduced the city's efforts concerning plastic bag pollution to irrelevance.

"In 2012, the city of Laguna Beach took a bold stand against a problem that the rest of the world was only beginning to wake up to," Ehlers told the

council. "The plastic film bags are a major environmental hazard. A plastic film bag, like the ones currently being distributed by some of Laguna Beach's large food retailers, will not decompose when it ends up in a landfill.

"A plastic film bag is not able to be recycled by any waste hauler operating in our area. A plastic film bag that mistakenly ends up in the recycling stream will jam the sorting machines at recycling centers, putting workers at risk and bringing their work to a stop. Perhaps most impor-

tantly, a plastic film bag that escapes into our coastal environment poses a mortal danger to any marine animal that is unfortunate enough to encounter it."

Laguna Beach's stance on plastics has been consistent. In 2021, the neighborhood and environmental protection plan included a single-use plastics ban. The city recently issued a balloon ban, too.

Mike Beanan, of Laguna Bluebelt Coalition, asserted that the plastics industry worked around disposable plastic bag bans by making

bags heavier and thicker to qualify them as reusable.

"The spirit behind Laguna's ban on bags in 2012 hasn't changed," Beanan added. "Our community still values the environment, and we have a culture of sustainability that does us great credit. But in addition to always making progress towards doing better to the environment, we must be vigilant that the progress we've already made isn't eroded behind it."

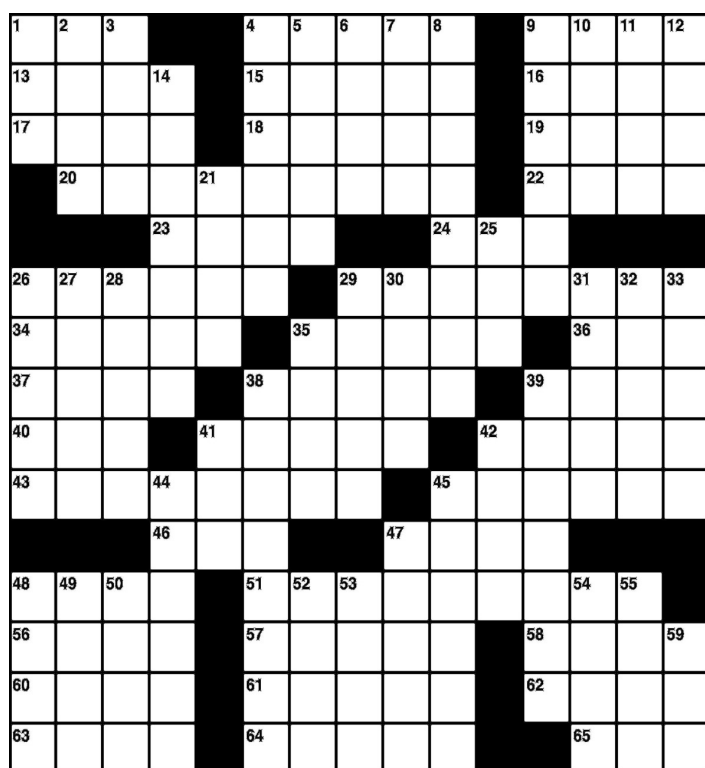
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## THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

- 1 \_ for; request
- 4 2nd U.S. president
- 9 Flue residue
- 13 Ink smudge
- 15 Nonconformist
- 16 Nervous
- 17 Largest Caribbean island
- 18 Island nation near Sicily
- 19 Sausage meat
- 20 Cruel
- 22 Cypress or yew
- 23 Seventh letters
- 24 Hasten
- 26 Earns a ticket
- 29 \_ with; making a pass at
- 34 Wooden box
- 35 Long-legged bird
- 36 Malibu or Optima
- 37 Dory movers
- 38 Dragging into court
- 39 Paper towel brand
- 40 Univ. of Utah athlete
- 41 Enticed
- 42 Punished monetarily
- 43 Blushed
- 45 Thrilling sensation
- 46 Lube's partner, in phrase
- 47 Vegan's no-no
- 48 Gator's cousin



For answers to the crossword, see page A4.

- 51 Vital
- 56 Gave to a borrower
- 57 Ending for opera or party
- 58 Equipment
- 60 Bump \_; meet unexpectedly
- 61 Neigh sayer
- 62 See at a distance
- 63 Penniless
- 64 One who attempts
- 65 Palmer's peg
- DOWN
- 2 Poor urban area
- 3 Late great Laker
- 4 Military forces
- 5 Great buys
- 6 Qualified
- 7 New York team
- 8 Using a scythe
- 9 Trio & quartet combined
- 10 Reason to bathe
- 11 Fairy tale villain
- 12 Toddler
- 14 Dartboards
- 21 Turn over a territory
- 25 Rage
- 26 Scrub
- 27 Jabber
- 28 Lop-\_ rabbits
- 29 Cooked in oil
- 30 Hit the runway
- 31 Sweet coating
- 32 Everybody's button
- 33 B+ or C-
- 35 Remedy
- 38 Daytime rays
- 39 Old
- 41 Garland
- 42 Italian car
- 44 TV's "The Good \_"
- 45 More brusque
- 47 Code developer
- 48 Cut coupons
- 49 City in Nevada
- 50 "\_ victory!"; rally cry
- 52 Anchor a boat
- 53 Prefix for scope or meter
- 54 Wasp's home
- 55 Gift wrapper's need
- 59 Bread variety

Tribune Media Services

## POLICE

Continued from page A1

ing that they couldn't wait until the chief hands them out," she said with a laugh.

McDonald, who is turning 94 next month, handed the gift cards directly to Newport Beach Police Chief Joe Cartwright.

"I think it's great," Cartwright said of the donation. "The police department has maintained a high level of engagement

with the community. We realize the importance of maintaining a close relationship with the residents and it shows when the community shows such great support for our team."

Cartwright said it makes officers and staff feel special. He said that what McDonald does for the force is not something that police ask for but find "remarkable" in effort.

"I think it's a real testament to the synergy we've

been able to achieve in Newport Beach and that's kind of like the secret sauce for our community," Cartwright said. "When we partner together through the mobile cafes and just being engaged with the residents and the businesses, when they become active and engaged, we get a lot more done. The consequence of that is we provide much better service."

"It's great and it really warms the heart to everybody that work here."

In that sense, Cartwright said the gift cards are a two-fold boon to his officers. They are getting a paid lunch or dinner while also getting a chance to be seen and interface with local businesses and customers.

McDonald said she found the fundraising easier this year. She laughed gently as she added that people she collected from said, "It must be that time of year. Here comes Dotty."

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# Daily Pilot

A Times Community News publication.

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## FOR THE RECORD

In the July 6 edition, the Battle at the Beach story incorrectly stated Corona del Mar tight end Zach Giuliano is a senior. He is heading into his junior year.



CROSSWORD ANSWERS

A	S	K		A	D	A	M	S		S	O	O	T	
B	L	O	T	R	E	B	E	L		E	D	G	Y	
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I	N	T	O		H	O	R	S	E		E	S	P	Y
P	O	O	R		T	R	I	E	R		T	E	E	

PROFESSIONAL TENNIS



**MAX MCKENNON** of Newport Beach returns a serve against Noah Zamora in the main draw of the ITF professional tennis tournament at the Lakewood Tennis Center on Wednesday.

Photos by James Carbone

# MARKETPLACE

To place an ad, go to <http://timescommunityadvertising.com/>

**CITY OF COSTA MESA PUBLICATION**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Zoning Administrator will render a decision on **July 20, 2023** or as soon as possible thereafter, on the following item:

**Application No.:** ZA-23-11

**Applicant/Agent:** Rising Roads Recovery/Shahan Suzmeyan

**Site Address:** 3151 Airway Ave.

**Zone:** Commercial Limited District (CL)

**Description:** Zoning Application 23-11 is a request for a Minor Conditional Use Permit to allow a parking deviation (29 parking spaces are required) for the operation of individual and group counseling center within an existing 4,856-square-foot office space. Individual counseling will occur during business hours, from 9:00 am to 4:00 pm. Group counseling would occur only in the evening, from 6:30 pm to 9:30 pm, Mondays, Wednesdays and Fridays. Individual counseling will be limited to two clients at a time, and group counseling will be limited to ten clients at a time. Both individual and group counseling clients will be transported to the business via a company shuttle bus. No clients will be permitted to park on-site at any given time.

**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](mailto: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](mailto:ZAPublicComments@costamesaca.gov) prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> 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.

**CITY OF COSTA MESA PUBLICATION**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Zoning Administrator will render a decision on **July 20, 2023** or as soon as possible thereafter, on the following item:

**Application No.:** ZA-23-08

**Applicant/Agent:** Russ Family Trust/ Robert Taft, Jr.

**Site Address:** 3505 Cadillac Ave. N-3

**Zone:** PDI (Planned Development Industrial)

**Description:** Zoning Application 23-08 is a request to amend Conditional Use Permit PA-17-40 to allow an existing cannabis distribution business to add a non-storefront retail use (cannabis delivery to off-site customers). No storefront retail sales, manufacturing, or cultivation would be authorized by the proposed amendment. The proposed use would be subject to Costa Mesa's cannabis regulation, conditions of approval, and State regulations. For additional information, please visit the City's website at [www.costamesaca.gov/cannabis](http://www.costamesaca.gov/cannabis).

**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](mailto: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](mailto:ZAPublicComments@costamesaca.gov) prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> 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.



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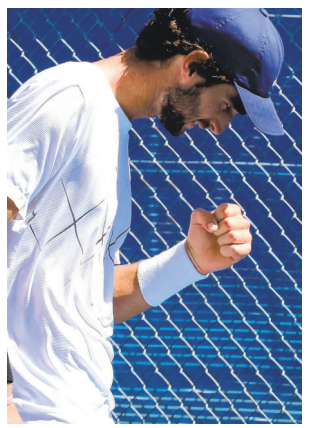


**LAGUNA BEACH** native Kelly Keller returns a serve against Danielle Willson of Newport Beach during a match in the ITF professional tennis tournament on Wednesday.

## Locals grind it out at pro tennis event in Lakewood

BY MATT SZABO

LAKEWOOD — As the late afternoon sun beat down from overhead, Newport Beach native Max McKennon limped to the service line in obvious pain. McKennon was the victim of unfortunate timing late in his opening round match at the Lakewood Southern California Pro Series ITF event on Wednesday. He started to cramp at 5-5 in the third and final set against Noah Zamora. He somehow made it to a tie-breaker by bombing some serves, but clearly was not at his best. Zamora, who just completed his sophomore year at UC Irvine, beat McKennon 1-6, 6-4, 7-6 in the battle of college tennis players. McKennon, a lefty who won two qualifying matches earlier in the week to make it to Wednesday's main draw, just finished his junior year at Arizona State. After the match he was worked on by trainers in the medical tent, with the cramping still bothering him. Laguna Beach native Kelly Keller beat Corona del Mar High alumna Danielle Willson in the first round of the women's event at Lakewood, 6-3, 7-6 (7-4), earlier Wednesday. Keller and Willson are now both 23 years old. Keller, who has been studying public relations and advertising, finished up her senior season at Arkansas this year but said she plans to return to pursue a Master's degree and also continue playing tennis. She led Willson 5-2 in the second set before Willson battled back to force the tie-breaker. "She's a super-good competitor," said Keller, adding that she trained with Willson as recently as a couple of weeks ago. "I knew it wasn't going to be over until the last point. It was a good match." Keller topped Taylor Cata-



**MAX MCKENNON** after winning a game Wednesday.

Idi, 6-2, 6-2, in the second round matchup on Thursday.

Willson, meanwhile, graduated from USC and earned a Master's degree in accounting from Ohio State this spring. She said she rekindled some of her love for tennis while playing with the Buckeyes. Back home in Newport Beach now, she said she hits sometimes with her former CdM tennis coach Jamie Gresh.

She got to the quarterfinals at last week's SoCal Pro Series event in Irvine. At Lakewood, Willson is still alive in doubles, and played with Madeline Atway in a quarterfinal match on Thursday. "I'm going to give tennis a go for a year, plus or minus, and see how it goes," Willson said. "If it goes really well, I'll keep playing. If I'm able to keep playing, then I might as well, because I really love tennis."

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She led Willson 5-2 in the second set before Willson battled back to force the tie-breaker. "She's a super-good competitor," said Keller, adding that she trained with Willson as recently as a couple of weeks ago. "I knew it wasn't going to be over until the last point. It was a good match." Keller topped Taylor Cata-



**DANIELLE WILLSON** of Newport Beach hits a backhand during her match.

**LEGAL NOTICE**  
UNITED STATES OF AMERICA  
FEDERAL ENERGY REGULATORY COMMISSION

Moulton Niguel Water District

Docket No. CD23-8-000

**NOTICE OF PRELIMINARY DETERMINATION OF A QUALIFYING CONDUIT HYDROPOWER FACILITY AND SOLICITING COMMENTS AND MOTIONS TO INTERVENE**

(May 30, 2023)

On May 23, 2023, Moulton Niguel Water District filed a notice of intent to construct a qualifying conduit hydropower facility, pursuant to section 30 of the Federal Power Act (FPA). The proposed Bridlewood Flow Control Facility Hydroelectric Energy Recovery Project would have an installed capacity of 224 kilowatts (kW), and would be located along the applicant's existing water supply system in Laguna Hills, Orange County, California.

**Applicant Contact:** Gregg Semler, InPipe Energy, 920 SW 6th Ave., 12th Floor, Portland, OR 97204, 503-341-0004, [gregg@inpipeenergy.com](mailto:gregg@inpipeenergy.com).

**FERC Contact:** Christopher Chaney, 202-502-6778, [christopher.chaney@ferc.gov](mailto:christopher.chaney@ferc.gov).

**Qualifying Conduit Hydropower Facility Description:** The project would consist of: (1) two 112-kW Centrifugal pump as turbine generating units and (2) appurtenant facilities. The proposed project would have an estimated annual generation of approximately 820 megawatt-hours.

A qualifying conduit hydropower facility is one that is determined or deemed to meet all the criteria shown in the table below.

**Table 1: Criteria for Qualifying Conduit Hydropower Facility**

Statutory Provision	Description	Satisfies (Y/N)
FPA 30(a)(3)(A)	The conduit the facility uses is a tunnel, canal, pipeline, aqueduct, flume, ditch, or similar manmade water conveyance that is operated for the distribution of water for agricultural, municipal, or industrial consumption and not primarily for the generation of electricity.	Y
FPA 30(a)(3)(C)(i)	The facility is constructed, operated, or maintained for the generation of electric power and used for such generation only the hydroelectric potential of a non-federally owned conduit.	Y
FPA 30(a)(3)(C)(ii)	The facility has an installed capacity that does not exceed 40 megawatts.	Y
FPA 30(a)(3)(C)(iii)	On or before August 9, 2013, the facility is not licensed, or exempted from the licensing requirements of Part I of the FPA.	Y

**Preliminary Determination:** The proposed Bridlewood Flow Control Facility Hydroelectric Energy Recovery Project will not alter the primary purpose of the conduit, which is for municipal water supply. Therefore, based upon the above criteria, Commission staff preliminarily determines that the operation of the project described above satisfies the requirements for a qualifying conduit hydropower facility, which is not required to be licensed or exempted from licensing.

**Comments and Motions to Intervene:** Deadline for filing comments contesting whether the facility meets the qualifying criteria is **30 days** from the issuance date of this notice.

Deadline for filing motions to intervene is **30 days** from the issuance date of this notice.

Anyone may submit comments or a motion to intervene in accordance with the requirements of Rules of Practice and Procedure, 18 CFR 385.210 and 385.214. Any motions to intervene must be received on or before the specified deadline date for the particular proceeding.

**Filing and Service of Responsive Documents:** All filings must (1) bear in all capital letters the "COMMENTS CONTESTING QUALIFICATION FOR A CONDUIT HYDROPOWER FACILITY" or "MOTION TO INTERVENE," as applicable; (2) state in the heading the name of the applicant and the project number of the application to which the filing responds; (3) state the name, address, and telephone number of the person filing; and (4) otherwise comply with the requirements of sections 385.2001 through 385.2005 of the Commission's regulations.<sup>1</sup> All comments contesting Commission staff's preliminary determination that the facility meets the qualifying criteria must set forth their evidentiary basis.

The Commission strongly encourages electronic filing. Please file motions to intervene and comments using the Commission's eFiling system at <http://www.ferc.gov/docs-filing/efiling.asp>. Commenters can submit brief comments up to 6,000 characters, without prior registration, using the eComment system at <http://www.ferc.gov/docs-filing/eComment.asp>. You must include your name and contact information at the end of your comments. For assistance, please contact FERC Online Support at [FERCOnlineSupport@ferc.gov](mailto:FERCOnlineSupport@ferc.gov), (866) 208-3676 (toll free), or (202) 502-8659 (TTY). In lieu of electronic filing, you may send a paper copy. Submissions sent via the U.S. Postal Service must be addressed to: Kimberly D. Bose, Secretary, Federal Energy Regulatory Commission, 888 First Street NE, Room 1A, Washington, DC 20426. Submissions sent via any other carrier must be addressed to: Kimberly D. Bose, Secretary, Federal Energy Regulatory Commission, 12225 Wilkins Avenue, Rockville, MD 20852. A copy of all other filings in reference to this application must be accompanied by proof of service on all persons listed in the service list prepared by the Commission in this proceeding, in accordance with 18 CFR 385.2010.

**Locations of Notice of Intent:** The Commission provides all interested persons an opportunity to view and/or print the contents of this document via the Internet through the Commission's website at <http://www.ferc.gov/docs-filing/elibrary.asp>. Enter the docket number (i.e., CD23-8) in the docket number field to access the document. You may also register online at <http://www.ferc.gov/docs-filing/esubscription.asp> to be notified via email of new filings and issuances related to this or other pending projects. Copies of the notice of intent can be obtained directly from the applicant. For assistance, call toll-free 1-866-208-3676 or e-mail [FERCOnlineSupport@ferc.gov](mailto:FERCOnlineSupport@ferc.gov). For TTY, call (202) 502-8659.

Kimberly D. Bose,  
Secretary.

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