

Legals-OCN
NOTICE OF PETITION TO ADMINISTER ESTATE OF: CLARENCE HAGOOD BOYD IV
CASE NO. 30-2024-01408367-PR-LA-CMC
To all heirs, beneficiaries,

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creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CLARENCE HAGOOD BOYD IV
A PETITION FOR PROBATE has been filed by JAMES WARREN BOYD in the Superior Court of California, County of Orange.
THE PETITION FOR

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PROBATE requests that JAMES WARREN BOYD be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take

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many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an

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interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on
OCTOBER 16, 2024
1:30 PM Dept. CM08
3390 Harbor Blvd
Costa Mesa, CA 92626
The court is providing the convenience to appear for

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hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to

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your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court be-

fore the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a 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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: MATTHEW W. WALDING, ESQ (326594), 1300 CLAY STREET, STE 600, OAKLAND, CA 94612. TEL: 510-858-7192

Orange County News 9/6,13,20/2024-145595

NOTICE OF TRUSTEE'S SALE T.S. No. 24-01218-DM-CA Title No. 240247246-CA-VOI A.P.N. 099-394-06 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/04/2019. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Anh Thi Tu Tran, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/15/2020 as Instrument No. 202000018846 (or Book Page) of the Official Records of Orange County, California. Date of Sale: :

10/10/2024 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$160,293.65 Street Address or other common designation of real property: 14132 Stengel St, Garden Grove, CA 92843 A.P.N.: 099-394-06 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-01218-DM-CA. Information about postponements that are very short in dura-

tion 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-01218-DM-CA to find the date on

which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/28/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazer Road, Suite 820 San

Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4823964 09/06/2024, 09/13/2024, 09/20/2024 Orange County News 9/6,13,20/2024-145691

APN: 108-082-06 FKA 010651 TS No: CA08000524-24-1 TO No: 240224672-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 February 3, 2006. 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

NOTICE CALLING FOR BIDS

DISTRICT: Garden Grove Unified School District BID NUMBER: 2403 Fencing Project #10 PROJECT LOCATIONS: Clinton ES, Walton IS, and Chapman Hettinga Center BID DEADLINE & Tuesday, October 1, 2024 at 2:00 PM PLACE OF RECEIPT: Facilities Department Garden Grove Unified School District 11700 Knott Avenue, Garden Grove, CA 921045

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above stated bid deadline, sealed bids at the place identified above for the award of a contract for the construction of the project identified above.

The District's Construction Manager for this project is: GGUSD Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("Bid Form") and must otherwise comply with the requirements set forth in the document entitled "Information for Bidders" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "Bid Bond" in the form attached hereto; (2) a completed "Non-collusion Affidavit"; (3) "Designation of Subcontractors" all of which must be on the forms attached hereto. The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

The District will conduct a mandatory informational job walk and conference relative to the Project. The location of that job walk and conference shall start at Clinton Elementary School, 13641 Clinton St., Garden Grove, CA 92843. Meet at the flag pole in front of the school. The job walk and conference will commence promptly September 17, 2024, at 06:30 am. Failure to attend or tardiness will render bid ineligible.

Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Table with 3 columns: Bid Package No., Description, License. Row 1: Bid No. 2304, Fencing Project #10, C13

The Bidder's license(s) must remain active and in good standing at the time of the Bid Opening and throughout the term of the Agreement. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The "Project Documents" (as defined in the Information for Bidders) are on file at the following location: ARC Planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("Plans and Specifications").

Option 1: View and/or Download from ARC Planwell site as well as the GGUSD website by following these directions: https://order.e-arc.com/arcEOC/x_project.asp?de=066109BA-9D8D-47A8-B434-BEF7B77B5961

Option 2: <https://www.ggusd.us/departments/purchasing> Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us.

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date").

Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.

Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to facilities@ggusd.us no later than September 20, 2024 at 10:00AM. Answers to these questions will be posted online as an addendum at www.ggusd.us on or before September, 2024 at 5:00PM.

Date of this Notice: September 6, 2024 Garden Grove Unified School District By: Kevin Heerschap Director of Facilities Publication Dates: September 6th and September 13th, 2024 Orange County News 9/6,13/2024-145796

NOTICE CALLING FOR BIDS

DISTRICT: Garden Grove Unified School District BID NUMBER: 2402 Roofing Replacement Project PROJECT LOCATION: Hare High School BID DEADLINE: September 26th, 2024 at 2:00PM PLACE OF RECEIPT: Facilities Department Garden Grove Unified School District 11700 Knott Avenue, Garden Grove, CA 92845

NOTICE IS HEREBY GIVEN that the Garden Grove Unified School District of Orange County, California, acting by and through its Governing Board, hereinafter referred to as "District," will receive up to, but not later than, the above stated bid deadline, sealed bids at the place identified above for the award of a contract for the construction of the project identified above.

The District's Construction Manager for this project is: GGUSD Bids submitted to the District in response to this Notice Calling for Bids (this "Notice") must be submitted in a sealed envelope which is plainly marked with the bidder's name and California State Contractor's License Number, the Project name and number set forth above. All bids must be submitted on the bid form attached hereto ("Bid Form") and must otherwise comply with the requirements set forth in the document entitled "Information for Bidders" attached hereto. Each bid shall be accompanied in the same sealed envelope with the following: (1) bid security in an amount not less than ten percent (10%) of the total bid price in the form of either cash, a certified or cashier's check payable to the District, or a "Bid Bond" in the form attached hereto; (2) a completed "Non-collusion Affidavit"; (3) "Designation of Subcontractors" all of which must be on the forms attached hereto. The successful bidder and all of its subcontractors of all tiers shall pay all workers on all work performed pursuant to this Agreement not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are available from the District or on the Internet at: <http://www.dir.ca.gov>. The successful bidder upon award of the Agreement shall post a copy of the prevailing wage rates at each work site.

The District will conduct a mandatory informational job walk and conference relative to the Project. The location of that job walk and conference shall start at Hare High School, 12012 S. Magnolia St, Garden Grove, CA. 92841. Meet at the flag pole in front of the school. The job walk and conference will commence promptly Tuesday September 17th, 2024 at 06:30AM. Failure to attend or tardiness will render bid ineligible.

Those bids timely received at the specified location shall be opened and publicly read aloud at the above-stated Date and Time of Bid Opening and at the above-stated Place of Bid Receipt.

The District requires that each bidder possess the following classification(s) of contractor's license(s) at the time the bid is submitted:

Table with 3 columns: Bid Package No., Description, License. Row 1: Bid No. 2402 Roofing Replacement Project C39

The Bidder's license(s) must remain active and in good standing at the time of the Bid Opening and throughout the term of the Agreement. The District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

The "Project Documents" (as defined in the Information for Bidders) are on file at the following location: ARC Planwell. The Project Documents include the plans and specifications pursuant to which the Project is to be constructed and upon which the bidders are to base their bids ("Plans and Specifications").

Option 1: View and/or Download from ARC Planwell site as well as the GGUSD website by following these directions: https://order.e-arc.com/arcEOC/x_project.asp?de=D7AB7BD0-66CB-4B73-87A5-15A5F68135AE

Option 2: <https://www.ggusd.us/departments/purchasing> Management and coordination for the project is the responsibility of the District's Facilities Department. All inquiries about the project are to be directed to: Mr. Kevin Heerschap, (714) 663-6442 GGUSD Facilities Department or email facilities@ggusd.us.

The bidder to whom the District awards the contract for the construction of the Project (the "Agreement") must complete the work required under the Agreement by the date indicated in the Agreement (the "Completion Date").

Pursuant to Public Contract Code Section 22300, the Agreement will contain provisions permitting the successful bidder to substitute securities for any monies withheld by the District to ensure performance under the Agreement or permitting payment of retentions earned directly into escrow.

The District shall award the Agreement, if it awards it at all, to the lowest responsive responsible bidder based on: The base bid amount only.

Prior to the Bid Submission Deadline, any bidder may withdraw its bid in person or by written request. No bids may be withdrawn between the Bid Submission Deadline and the ninetieth (90th) calendar day thereafter, inclusive, and all bids shall be effective throughout that entire ninety (90) day period.

Any questions regarding bid documents should be reduced to writing and e-mailed to facilities@ggusd.us no later than September 19th, 2024 at 2:00PM. Answers to these questions will be posted online as an addendum at www.ggusd.us on or before September 23rd, 2024 at 5:00PM.

Date of this Notice: September 6th, 2024 Garden Grove Unified School District By: Kevin Heerschap Director of Facilities Publication Dates: September 6th and September 13th, 2024 Orange County News 9/6,13/2024-145787

LAWYER. On September 26, 2024 at 12:00 PM, At the North front entrance to the County Courthouse, 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 February 28, 2006 as Instrument No. 2006000131355, and a Judgment was recorded October 1, 2020 as Instrument No. 2020000541264, of official records in the Office of the Recorder of Orange County, California, executed by CUONG PHUNG AND DIEP HUYNH, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE HOME LOANS, INC. 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: 10642 MELRIC AVENUE, GARDEN GROVE, CA 92843 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, as 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 \$ 1, 0 2 3, 1 3 3. 7 9 (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 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 ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale or visit the Internet Website address https://www.servicelinkauction.com/ for information regarding the sale of this property, using the file number assigned to this case, CA08000524-24-1. 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 Inter-

net 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 (866) 539-4173, or visit this internet website https://www.servicelinkauction.com/, using the file number assigned to this case CA08000524-24-1 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: August 20, 2024 MTC Financial Inc. dba Trustee Corps T S No. CA08000524-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT https://www.servicelinkauction.com/ FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 NPP0464518 To: ORANGE COUNTY NEWS 09/06/2024, 09/13/2024, 09/20/2024 Orange County News 9/6,13,20/2024-145697

NOTICE OF NOMINEES FOR PUBLIC OFFICE
NOTICE IS HEREBY GIVEN that the following persons have been nominated for the offices designated to be filled at the General Municipal Election to be held in the City of Garden Grove on Tuesday, November 5, 2024
For Mayor: Vote for One
Musaab B. Mughal
Phat Bui
Stephanie Klopfenstein
Lan Nguyen
Thomas Thai Nguyen
Diedre Thu-Ha Nguyen
John O'Neill
For Member of the City Council – District 2: Vote for One
John Ramirez
Phillip Nguyen
For Member of the City Council – District 5: Vote for One
Sandy L. Thomas
Yesenia Muneton
Mariyan Bahadarakhann
For Member of the City Council – District 6: Vote for One
Tri Lam
Ariana Arestegui
/s/ Teresa Pomeroy, CMC
City Clerk
Date: September 3, 2024
Publish: September 6, 2024
Orange County News 9/6/2024-145786

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Subject: Notice of Intent (NOI) to adopt a Mitigated Negative Declaration
Project: Mark Twain School Expansion Project
Lead Agency: Garden Grove Unified School District
Review Period: September 6, 2024 to October 7, 2024 (30 days)

NOTICE IS HEREBY GIVEN that Garden Grove Unified School District (District) has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Mark Twain School Expansion Project to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the Garden Grove Unified School District is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Intent (NOI) to adopt a MND pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the IS/MND. NOTICE OF AVAILABILITY: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the IS/MND will be available for a 30-day public review from Friday, September 6, 2024, through Monday, October 7, 2024. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt. Copies of the IS/MND are available for review at the following locations:

- Garden Grove Unified School District District Office 10331 Stanford Avenue Garden Grove, CA 92840
- Mark Twain School Front Desk 11802 South Loara Street Garden Grove, CA 92840
- Garden Grove USO Facilities Department 11700 Knott Avenue Garden Grove, California 92841

The document can also be accessed online at: https://www.ggusd.us/departments/facilities

WRITTEN COMMENTS: We ask that any person wishing to comment on the IS/MND provide written comments by the end of the public review period at 5:00 p.m., Monday, October 7, 2024. You may send comments by email or mail to the addresses below:

Subject: Mark Twain School Expansion Project
By email: facilities@ggusd.us
Subject: Mark Twain School Expansion Project
Attn: Kevin Heerschap, Director
Garden Grove USD – Facilities Department
11700 Knott Avenue
Garden Grove, California 92841

PROJECT LOCATION: Mark Twain School is located at 11802 South Loara Street in the City of Garden Grove (See Figure 1, Local Vicinity). The proposed improvements would occur within the Mark Twain School's campus.

Bus drop-off zones will be located directly south of proposed Building F and existing Building A and west of proposed Building G. The new fencing around the new buildings would include gates to access the campus and new buildings. Specifically, two double swing gates to provide emergency vehicle access would be provided at the north and east ends of the new parking lot area; one double swing gate would be provided south of proposed Building E and Building F; and one single swing gate and one double swing gate would be provided west of proposed Building G. The existing horseshoe drive way located in the northwestern portion of the project site would remain; however, student drop off would no longer be permitted in this area.

ENVIRONMENTAL ISSUES: The environmental document has identified that the proposed project may have a significant effect on the environment. However, the District has determined that with mitigation identified in the Initial Study, implementation of the proposed project would not result in any significant impacts.

Project Sponsor: Garden Grove Unified School District
Consulting Firm: PlaceWorks
Date: September 6, 2024

Signature: [Handwritten Signature]
Kevin Heerschap, Director, Facilities
Garden Grove Unified School District

PROJECT DESCRIPTION: The District plans to add classrooms, office space, and play courts; expand parking; and add fencing improvements to the Mark Twain School campus (project site) and plans to consolidate two of the District's special education programs at the campus (proposed project). The two special education programs to be consolidated include the Adult Transition Program currently housed off-site at the Jordan Secondary Learning Center and the Mark Twain Special Education program currently housed at the project site. The off-site Adult Transition Program will be relocated to the project site and the Mark Twain Special Education program will remain on-site. The relocation of the Adult Transition Program to the project site would result in an increase in enrollment at the project site by 105 students. The combined programs on the project site would serve 194 students and would have 22 faculty members and one nurse. Although the proposed project would result in an increase of students at the project site, these students are currently served by the District and would not represent new student enrollment within the District. The proposed project would not increase overall enrollment within the District. The proposed project includes two new classroom buildings (Building F and Building G) located southeast of the existing Mark Twain buildings; a new administration building (Building E); renovation of the northern portion of the existing administration and multi-purpose building (Building A), fencing around the new buildings; installation of two shade structures, two basketball courts, and walk paths for students; and the reconfiguration and expansion of the existing parking and student drop off area. The proposed project would require demolition of hardscape and landscape and partial demolition of the existing Building A for renovation. The proposed Building F and Building G would contain 11 classrooms with dedicated restrooms and workspaces and one skills lab classroom. The proposed Building E would consist of dedicated space for reception, a principal's office, nurse's office, staff lounge, and conference room. The northern portion of the existing Building A would be renovated to include two counseling offices and one conference room. The proposed reconfiguration of the existing parking and student drop-off area would consist of the construction of one new driveway and reconstruction of the existing driveway along Loara Street that would enter into a one-way parking lot with two designated drop-off zones. The existing northernmost driveway currently provides ingress and egress to the existing parking lot; the reconstruction of the northernmost driveway would provide egress from the reconfigured parking lot. The new southernmost driveway would provide ingress to the reconfigured parking lot. Within the reconfigured parking lot, the first drop-off zone would be located on the east boundary of the parking lot and the second drop-off zone would be located on the north boundary of the parking lot, adjacent to Building A. The main entrance to the school would be provided through proposed Building E. The proposed project would include 130 parking stalls; staff bicycle storage with 4 bike racks within proposed Building E, and a student bicycle parking enclosure located north of the proposed basketball courts.

