

# THE FREGOSO GROUP

May 31, 2023

Ms. Fernanda Arias  
Santa Ana Planning Division  
20 Civic Center Plaza, M-20  
Santa Ana, CA. 92702

RE: Submittal of May 15, 2023, Second Sunshine Meeting documents – Vista Charter Public Schools

Dear Ms. Arias,

On behalf of Vista Charter Public Schools and Red Hook Capital Partners, please find the enclosed materials required by the Sunshine Ordinance for the May 15, 2023 second Sunshine Meeting for the Vista Charter Public Schools proposed zone change (amendment application) and amendments to the SD-82 zoning district at 601 N. Fairview Street. The following material are provided for your use:

1. Community meeting notice (English and Spanish)
2. List of property owners within 1000 feet of the site
3. List of occupants within 1000 feet of the site
4. The 1000-foot notification radius map
5. Proof of publication in the local newspaper
6. Meeting agenda
7. Sign-in sheet
8. Copy of the PowerPoint presentation for the meeting
9. Meeting minutes/Questions and answers

This letter confirms, under penalty of perjury, that the required meeting, notifications and materials were prepared and distributed in accordance with the Sunshine Ordinance of the City of Santa Ana.

Respectfully,



Vince Fregoso  
The Fregoso Group  
On behalf of Vista Charter Public Schools

# SUNSHINE ORDINANCE COMMUNITY MEETING NOTICE

You are invited to attend a Community Meeting for the project described below:

**Subject:** Amend the zoning of the northwest parcel from Industrial to Specific Development No. 82 (SD-82) to be consistent with the majority of the parcel and to amend the Operational Standards of the SD-82 zoning to allow outdoor recreation areas.

Spanish language translators will be available during the meeting.

**Location:** 2609 West Fifth Street (Vista Heritage Bay 2 Cafeteria)

**Meeting Date:** Monday, May 15, 2023

**Meeting Time:** 6:30 pm to 7:30 pm

**Meeting Location:** Vista Heritage Bay 3 Cafeteria  
2609 West Fifth Street

**Notification Area:** 

**Project Site:** 

**Meeting Site:** 



For more information, contact Vince Fregoso at 714-904-4506 or Ingrid Canedo at 818-309-3664

# SUNSHINE ORDINANCE

## AVISO DE REUNIÓN COMUNITARIA

Está invitado a asistir a una reunión comunitaria para del proyecto descrito a continuación:

**Propósito:** Modificar la zonificación industrial de la propiedad ubicada en la parte noroeste de la escuela de la zona industrial a desarrollo específico No. 82 (SD-82) para que coincida con la mayor parte del terreno junto, que viene siendo la escuela. La modificación también agregara términos generales a la zona SD-82 para incluir actividades físicas al aire libre.

**Traductores en lenguaje español** estarán presentes durante la reunión.

**Ubicación:** 2609 West Fifth Street (la cafetería de bay 2 de Vista Heritage School)

**Fecha de reunión:** Lunes, 15 de Mayo de 2023

**Hora de reunión:** 6:30 p. m. a 7:30 p. m.

**Lugar de reunión:** La cafetería de bay 3 de Vista Heritage School

2609 West Fifth Street

**Area de Notificacion:** 

**Sitio de Proyecto:** 

**Sito de Reunion:** 



**Para más información, comuníquese con Vince Fregoso al 714-904-4506 o Ingrid Canedo al 818-309-3664**



ORDER NO: 2023-26  
DATE: 02/09/2023

#3  
004-152-10  
HOLDINGS SORENTO  
2209 W 9TH ST  
SANTA ANA CA 92703

#6  
004-152-13  
ESTHER AVALOS MAFFEY  
2225 W 9TH ST  
SANTA ANA CA 92703

#9  
004-153-02  
ESTELA LORA GUERRERO  
2230 W 9TH ST  
SANTA ANA CA 92703

#12  
004-153-05  
REBECCA P CAMPOS  
2218 W 9TH ST  
SANTA ANA CA 92703

#15  
004-153-08  
LONG TRAN  
2206 W 9TH ST  
SANTA ANA CA 92703

#18  
004-153-11  
RODOLFO & STELLA LICERIO  
2141 W CIVIC CENTER DR  
SANTA ANA CA 92703

#21  
004-153-14  
IGNACIO D GONZALES  
2205 CIVIC CENTER DR WEST  
SANTA ANA CA 92703

#24  
004-153-18  
MASTAN INC  
811 N FAIRVIEW ST  
SANTA ANA CA 92703

#27  
004-183-02  
CARLOS H PEREGRINA  
2130 W 9TH ST  
SANTA ANA CA 92703

#1  
004-152-01  
ARMANDO & JOSEFINA E ESPARZA  
2222 W 10TH ST  
SANTA ANA CA 92703

#4  
004-152-11  
HOLLY NHIHA LE  
2217 W 9TH ST  
SANTA ANA CA 92703

#7  
004-152-14  
CANDIDA G OLIVAS  
2229 W 9TH ST  
SANTA ANA CA 92703

#10  
004-153-03  
STEVEN HUU & TAMMY CHANH NGUYEN  
6945 ALTAIR CT  
CORONA CA 92880

#13  
004-153-06  
TEODULO MONTIEL ADAME  
2214 W 9TH ST  
SANTA ANA CA 92703

#16  
004-153-09  
DANIEL PEREZ & JILL E AVILA  
2202 W 9TH ST  
SANTA ANA CA 92703

#19  
004-153-12  
NGOC TRAN  
2145 W CIVIC CENTER DR  
SANTA ANA CA 92703

#22  
004-153-16  
SOUTHLAND HOMES REAL ESTATE &  
INVESTMENT  
10448 SALINAS RIVER CIR  
FOUNTAIN VALLEY CA 92708

#25  
004-153-20  
EDELIRA MORENO  
2209 W CIVIC CENTER DR  
SANTA ANA CA 92703

#28  
004-183-03  
VICTORIA FLORES RODRIGUEZ  
2126 W 9TH ST  
SANTA ANA CA 92703

#2  
004-152-09  
HOLDINGS SORENTO  
2209 W 9TH ST  
SANTA ANA CA 92703

#5  
004-152-12  
ERIC R LOPEZ  
2221 W 9TH ST  
SANTA ANA CA 92703

#8  
004-153-01  
WINSTON HUYNH  
2234 W 9TH ST  
SANTA ANA CA 92703

#11  
004-153-04  
DIOSFORO & MARIA E SERNA  
2222 W 9TH ST  
SANTA ANA CA 92703

#14  
004-153-07  
ANTONIO RODRIGUEZ TRUJILLO  
2210 W 9TH ST  
SANTA ANA CA 92703

#17  
004-153-10  
RICARDO H & ANA L HARO  
2137 CIVIC CENTER DR WEST  
SANTA ANA CA 92703

#20  
004-153-13  
ANDY O MUNOZ  
2019 VALENCIA ST  
SANTA ANA CA 92706

#23  
004-153-17  
JUAN D & CAROLYN E MEDRANO  
2221 W CIVIC CENTER DR  
SANTA ANA CA 92703

#26  
004-183-01  
SERGIO MORENO JUAREZ  
2134 W 9TH ST  
SANTA ANA CA 92703

#29  
004-183-15  
ANDREW JONATHAN & DIANA ROSE MUNOZ  
2129 W CIVIC CENTER DR  
SANTA ANA CA 92703

#30  
004-183-16  
DAVID NGUYEN  
3361 RURAL CIR  
CORONA CA 92882

#31  
004-183-17  
MICHAEL B MATTINGLEY  
4006 CALLE MARLENA  
SAN CLEMENTE CA 92672

#32  
004-183-22  
HERIBERTO & MARIA MERCADO  
2121 CIVIC CENTER DR  
SANTA ANA CA 92703

#33  
004-183-24  
REYNALDO & ZOILA VERGARA  
2125 CIVIC CTR  
SANTA ANA CA 92703

#34  
007-021-02  
TUAN HOANG NGUYEN  
7662 LEHIEN PL  
WESTMINSTER CA 92683

#35  
007-021-03  
ARTURO F DURAZO  
2321 6TH ST  
SANTA ANA CA 92703

#36  
007-021-04  
NESTOR ALEJANDRES  
2317 6TH ST  
SANTA ANA CA 92703

#37  
007-021-05  
GEORGE B COBARRUVIA  
2309 6TH ST  
SANTA ANA CA 92703

#38  
007-021-06  
EUGENE JONES  
12921 ROSALIND DR  
SANTA ANA CA 92705

#39  
007-021-08  
JOSE & YOLANDA ZAVALA  
2339 6TH ST  
SANTA ANA CA 92703

#40  
007-021-10  
TUNG DINH PHAN  
14822 ALCESTER ST  
WESTMINSTER CA 92683

#41  
007-021-14  
JPACIFIC INTERNATIONAL TR6TH SA GARDENS  
13043 BACH WAY  
CERRITOS CA 90703

#42  
007-022-01  
FOR THE SOUL LLC HOMES  
1616 FLOWER AVE  
FULLERTON CA 92833

#43  
007-022-04  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#44  
007-022-05  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#45  
007-022-06  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#46  
007-022-07  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#47  
007-022-09  
JAKE J YOON  
2301 5TH ST  
SANTA ANA CA 92703

#48  
007-022-13  
INDELISA QUINTERO  
2424 6TH ST  
SANTA ANA CA 92703

#49  
007-022-16  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#50  
007-022-17  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#51  
007-022-19  
JAKE J YOON  
2301 5TH ST  
SANTA ANA CA 92703

#52  
007-022-20  
FRANCISCO JAVIER PERAZA  
2414 6TH ST  
SANTA ANA CA 92703

#53  
007-022-21  
LA RIVA ROSIE V DE  
2418 6TH ST  
SANTA ANA CA 92703

#54  
007-022-23  
AVA ENTERPRISES  
2831 1ST ST  
SANTA ANA CA 92703

#55  
007-022-24  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#56  
007-022-25  
MICHAEL A MADZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#57  
007-022-26  
ORANGE COUNTY TRANSIT  
PO BOX 14184  
ORANGE CA 92863

#58  
007-022-29  
RICK D KAGASOFF  
2023 HELIOTROPE  
SANTA ANA CA 92706

#59  
007-022-30  
JAKE J YOON  
2301 5TH ST  
SANTA ANA CA 92703

#60  
007-022-31  
MICHAEL A MAD ZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#61  
007-022-32  
JAKE J YOON  
2301 5TH ST  
SANTA ANA CA 92703

#62  
007-022-33  
MICHAEL A MAD ZOEFF  
211 MARIGOLD AVE  
CORONA DEL MAR CA 92625

#63  
007-110-01  
KEVIN OVERGAAUW  
2308 5TH ST  
SANTA ANA CA 92703

#64  
007-120-24  
RICK D KAGASOFF  
2023 HELIOTROPE  
SANTA ANA CA 92706

#65  
007-120-25  
T R KIRWAN  
5133 LORELEI AVE  
LAKEWOOD CA 90712

#66  
007-120-26  
JOSE LUIS CHOCOTECO  
1002 ROSITA ST  
SANTA ANA CA 92703

#67  
007-120-27  
CHARLES A HATFIELD  
25852 PECOS RD  
LAGUNA HILLS CA 92653

#68  
007-120-28  
CHUNG-YEN & YEN-LING HUANG  
18819 MT SCHELIN CIR  
FOUNTAIN VALLEY CA 92708

#69  
007-120-43  
KELLY E CHAPMAN  
24242 SANTA CLARA AVE 11  
DANA POINT CA 92629

#70  
007-120-44  
KELLY E CHAPMAN  
24242 SANTA CLARA AVE 11  
DANA POINT CA 92629

#71  
007-120-46  
DION C CHAPMAN  
30442 BENECIA  
LAGUNA NIGUEL CA 92677

#72  
007-120-48  
ORANGE COUNTY TRANSIT  
P O BOX 3005  
GARDEN GROVE CA 92840

#73  
007-121-01  
RICK D KAGASOFF  
2023 HELIOTROPE  
SANTA ANA CA 92705

#74  
007-121-02  
FIFTH STREET CAPITAL WEST  
55 FANLIGHT  
IRVINE CA 92620

#75  
007-121-03  
MARANATHA REAL ESTATE  
411 SULLIVAN ST  
SANTA ANA CA 92703

#76  
007-121-04  
HOLDINGS LLC HBBF  
410 NANTUCKET PL  
SANTA ANA CA 92703

#77  
007-121-05  
RICK D KAGASOFF  
2023 HELIOTROPE DR  
SANTA ANA CA 92706

#78  
007-121-06  
RICK D KAGASOFF  
2023 HELIOTROPE  
SANTA ANA CA 92705

#79  
007-121-07  
CYMC LLC  
321 SULLIVAN ST  
SANTA ANA CA

#80  
007-121-08  
CYMC LLC  
301 SULLIVAN ST  
SANTA ANA CA 92703

#81  
007-121-09  
CYMC LLC  
2430 CAPE COD WAY  
SANTA ANA CA 92703

#82  
007-121-10  
RICK D KAGASOFF  
2023 HELIOTROPE DR  
SANTA ANA CA 92706

#83  
007-141-04  
CHRIS R SOLDAN  
7243 CAMBRIA CIR  
ORANGE CA 92869

#84  
007-141-11  
SPACE PROPERTIES TWO LLC EXTRA  
2795 COTTONWOOD PKWY #400  
SALT LAKE CITY UT 84121

#85  
007-141-24  
PHUC VIET TRAN  
126 MAXINE ST  
SANTA ANA CA 92703

#86  
007-141-26  
RICK D KAGASOFF  
2023 HELIOTROPE  
SANTA ANA CA 92706

#87  
007-141-29  
W & M PROPERTIES  
1479 MUSTANG AVE  
ORANGE CA 92869

#88  
007-141-31  
W & M PROPERTIES  
1479 MUSTANG AVE  
ORANGE CA 92869

#89  
007-141-35  
F C B PROPERTIES  
6138 JAMES ALAN ST  
CYPRESS CA 90630

#90  
007-141-42  
CHRIS R SOLDAN  
7243 CAMBRIA CIR  
ORANGE CA 92869

#91  
007-141-66  
MAS LLC YIA  
16741 GLENHAVEN LN  
HUNTINGTON BEACH CA 92647

#92  
007-141-67  
ANA MINI STORAGE SANTA  
5901 ENCINA RD C-5  
GOLETA CA 93117

#93  
007-141-76  
CHRIS R SOLDAN  
7243 CAMBRIA CIR  
ORANGE CA 92869

#94  
007-141-77  
W & M PROPERTIES  
1479 MUSTANG AVE  
ORANGE CA 92869

#95  
007-142-01  
GOODWILL INDUSTRIES OF ORANGE COUNTY  
CA  
410 FAIRVIEW ST  
SANTA ANA CA 92703

#96  
007-351-01  
MOHAMMAD ARAFEEN QUERASHI  
6633 PASEO FIESTA DR  
ANAHEIM HILLS CA 92703

#97  
007-351-02  
MOHAMMAD ARAFEEN QUERASHI  
6633 PASEO FIESTA DR  
ANAHEIM HILLS CA 92703

#98  
007-351-03  
MARIA FLORES  
2230 CIVIC CENTER DRIVE WEST  
SANTA ANA CA 92701

#99  
007-351-04  
JOHN A MONREAL  
2226 CIVIC CENTER DR WEST  
SANTA ANA CA 92703

#100  
007-351-05  
KENNY QUYEN LIEU  
2222 CIVIC CENTER DR  
SANTA ANA CA 92703

#101  
007-351-06  
EZEQUIEL SEGURA  
2218 CIVIC CENTER DR  
SANTA ANA CA 92703

#102  
007-351-07  
RODRIGO SANTIAGO PACHECO  
2214 CIVIC CENTER DR  
SANTA ANA CA 92703

#103  
007-351-08  
REYMUNDO & EVA M DOMINGUEZ  
2210 CIVIC CENTER DR WEST  
SANTA ANA CA 92703

#104  
007-351-09  
JOSE PATINO  
2206 CIVIC CENTER DR  
SANTA ANA CA 92703

#105  
007-351-10  
NHUT NGOC NGUYEN  
801 COURTNEY  
FULLERTON CA 92833

#106  
007-351-11  
RAYMOND M ZAMORA  
2148 CIVIC CENTER DR WEST  
SANTA ANA CA 92703

#107  
007-351-14  
NOE & MIREYA VARGAS  
2136 CIVIC CENTER DR  
SANTA ANA CA 92703

#108  
007-351-15  
ANDRES FLORES  
2132 CIVIC CTR  
SANTA ANA CA 92703

#109  
007-351-16  
VINA PROPERTIES  
7241 WESTMINSTER BLVD  
WESTMINSTER CA 92683

#110  
007-351-19  
FAUSTO MACHADO  
2116 CIVIC CENTER DR WEST  
SANTA ANA CA 92703

#111  
007-351-24  
VENA & JULIE F SCANLAN  
2144 CIVIC CENTER DR  
SANTA ANA CA 92703

#112  
007-351-26  
EPIFANIO GONZALEZ  
2140 CIVIC DR  
SANTA ANA CA 92703

#113  
007-351-28  
ALEJANDRO GAVINA  
2124 CIVIC CENTER DR  
SANTA ANA CA 92703

#114  
007-351-30  
CONSTANTINO SALINAS RODRIGUEZ  
2120 CIVIC CENTER DRIVE WEST  
SANTA ANA CA 92703

#115  
007-351-32  
JOSE D ORTIZ  
2112 CIVIC CENTER DR  
SANTA ANA CA 92703

#116  
007-352-02  
CHRISTOPHER A OVIEDO  
2105 7TH ST  
SANTA ANA CA 92703

#117  
007-352-03  
ESTEVAN N RAMIREZ  
2110 7TH ST  
SANTA ANA CA 92703

#118  
007-352-04  
ROGELIO SILVA  
2113 7TH ST  
SANTA ANA CA 92703

#119  
007-352-05  
LUIS MELCHOR PENALOZA  
2117 7TH ST  
SANTA ANA CA 92703

#120  
007-352-06  
JARELY MELCHOR  
2121 7TH ST  
SANTA ANA CA 92703

#121  
007-352-07  
HUAN NGUYEN  
2125 7TH ST  
SANTA ANA CA 92703

#122  
007-352-08  
RAUL LOPEZ  
2129 7TH ST  
SANTA ANA CA 92703

#123  
007-352-09  
YANLING SUN  
2133 7TH ST  
SANTA ANA CA 92703

#124  
007-352-10  
JAIME MUNOZ  
1730 WASHINGTON  
SANTA ANA CA 92706

#125  
007-352-11  
SIMONA M PERALES  
2201 7TH ST  
SANTA ANA CA 92703

#126  
007-352-12  
ROMAN ANTHONY REYNA  
2205 7TH ST  
SANTA ANA CA 92703

#127  
007-352-13  
JOANNA L PETERSON  
2533 HESPERIAN ST  
SANTA ANA CA 92706

#128  
007-352-14  
HECTOR MELENDEZ  
2213 7TH ST  
SANTA ANA CA 92703

#129  
007-352-15  
SERGIO GASCA MANRIQUEZ  
2217 7TH ST  
SANTA ANA CA 92703

#130  
007-352-16  
MACXIMILLIANO P CEBALLOS  
2221 17TH ST  
SANTA ANA CA 92703

#131  
007-352-17  
ELVA MENDEZ  
2225 7TH ST  
SANTA ANA CA 92703

#132  
007-352-18  
FERNANDO RODRIGUEZ CHAVEZ  
2229 7TH ST  
SANTA ANA CA 92703

#133  
007-352-19  
VICTOR MANUEL PEREZ  
2233 7TH ST  
SANTA ANA CA 92703

#134  
007-352-20  
JOSE V VALDEZ  
2237 7TH ST  
SANTA ANA CA 92703

#135  
007-352-23  
THACH JADE HOANG  
2242 7TH ST  
SANTA ANA CA 92703

#136  
007-352-24  
CHUONG MAI  
2238 7TH ST  
SANTA ANA CA 92703

#137  
007-352-25  
JUAN DIAZ  
2234 7TH ST  
SANTA ANA CA 92703

#138  
007-352-26  
ROBERT ANTHONY FLORES  
2230 7TH ST  
SANTA ANA CA 92703

#139  
007-352-27  
CATHY L BUENDIA  
2226 7TH ST  
SANTA ANA CA 92703

#140  
007-352-28  
RACHEL CAMACHO  
1242 CEDAR  
SANTA ANA CA 92707

#141  
007-352-29  
CATALINA & JOSE A ANDRADE  
2218 7TH ST  
SANTA ANA CA 92703

#142  
007-352-30  
JOHNNY C NGUYEN  
2214 7TH ST  
SANTA ANA CA 92703

#143  
007-352-31  
ESTHER C GONZALEZ  
2210 7TH ST  
SANTA ANA CA 92703

#144  
007-352-32  
KHIET DO  
2206 7TH ST  
SANTA ANA CA 92703

#145  
007-352-33  
MARGARITA CORTES  
2202 7TH ST  
SANTA ANA CA 92703

#146  
007-352-34  
LILIANA FAUSTO  
2138 7TH ST  
SANTA ANA CA 92703

#147  
007-352-35  
BRAD & WENDY PEIKERT  
2130 7TH ST  
SANTA ANA CA 92703

#148  
007-352-36  
BRAD & WENDY PEIKERT  
2130 7TH ST  
SANTA ANA CA 92703

#149  
007-352-37  
ENRIQUE PENA  
2126 7TH ST  
SANTA ANA CA 92703



#150  
007-352-38  
ISRAEL VERGARA ALVAREZ  
2122 7TH ST  
SANTA ANA CA 92703

#151  
007-352-39  
ISRAEL & ELEAZER MONTES VERGARA  
2118 7TH ST  
SANTA ANA CA 92703

#152  
007-352-40  
AGUSTIN & MARICELA ANAYA  
2114 7TH ST  
SANTA ANA CA 92703

#153  
007-352-41  
ESTEVAN N RAMIREZ  
2110 7TH ST  
SANTA ANA CA 92703

#154  
007-352-42  
EDNA L MEJIA  
1238 BAKER ST  
SANTA ANA CA 92707

#155  
007-352-46  
MOHAMMAD ARAFEEN QUERASHI  
6633 PASEO FIESTA DR  
ANAHEIM HILLS CA 92703

#156  
198-151-35  
KIM EAR KUONG  
12636 CASA BONITA PL  
VICTORVILLE CA 92392

#157  
405-211-01  
SCHOOL SANTA ANA UNIFIEDDISTRICT  
1405 FRENCH ST  
SANTA ANA CA 92701

#158  
405-211-02  
SCHOOL SANTA ANA UNIFIEDDISTRICT  
1405 FRENCH ST  
SANTA ANA CA 92701

#159  
405-211-03  
SCHOOL SANTA ANA UNIFIEDDISTRICT  
1601 CHESTNUT AVE  
SANTA ANA CA 92701

#160  
405-211-04  
SCHOOL SANTA ANA UNIFIEDDISTRICT  
1405 FRENCH ST  
SANTA ANA CA 92701

#161  
405-211-07  
GERALD L HIGDON  
12692 BONITA HEIGHTS DR  
SANTA ANA CA 92705

#162  
405-211-08  
ROSA MENDIVIL  
1424 LOWELL ST  
SANTA ANA CA 92706

#163  
405-211-09  
THAI JENNIFER LOAN  
9350 BOLSA AVE SPC 58  
WESTMINSTER CA 92683

#164  
405-211-10  
ORVILLE N ROSEBEARY  
16461 VENUS DR  
WESTMINSTER CA 92683

#165  
405-211-11  
LUIS B & MARIA D L RODRIGUEZ  
2520 9TH ST  
SANTA ANA CA 92703

#166  
405-211-12  
JUAN JUAREZ HERNANDEZ  
2528 9TH ST  
SANTA ANA CA 92703

#167  
405-211-13  
FELIX CIBRIAN  
2534 9TH ST  
SANTA ANA CA 92703

#168  
405-211-14  
DANH C NGUYEN  
2606 9TH ST  
SANTA ANA CA 92703

#169  
405-211-15  
MAIRA & NOEL ISRAEL AYALA  
1718 TURQUOISE DR  
CORONA CA 92882

#170  
405-211-16  
IRMA OROZCO  
11858 MAYFLOWER CIR  
FOUNTAIN VALLEY CA 92708

#171  
405-211-17  
ALFREDA & PABLO JUAREZ  
2618 9TH ST  
SANTA ANA CA 92703

#172  
405-211-18  
NGUYEN VIET CAO  
16576 MT TODD ST  
FOUNTAIN VALLEY CA 92708

#173  
405-211-19  
RODOLFO MUNOZ  
2624 9TH ST  
SANTA ANA CA 92703

#174  
405-211-20  
BERTRAM F RUDOLPH  
P O BOX 2302  
CARMEL CA 93921

#175  
405-211-22  
TAI VAN LAM  
11460 VIA PLAYA CORTES WAY  
SAN DIEGO CA 92124

#176  
405-211-23  
SOUTHLAND HOMES REAL  
10448 SALINAS RIVER CIR  
FOUNTAIN VALLEY CA 92708

#177  
405-211-36  
SCHOOL SANTA ANA UNIFIEDDISTRICT  
1405 FRENCH ST  
SANTA ANA CA 92701

#178  
405-212-01  
MY TRAN DUE LUU  
9509 PRICHARD ST  
BELLFLOWER CA 90706

#179  
405-212-02  
GUADALUPE OLEA  
933 FAIR WAY  
SANTA ANA CA 92703

#180  
405-212-09  
MARCELINO & EUSTOLIA JUAREZ  
924 MARENGO PL  
SANTA ANA CA 92703

#181  
405-212-10  
TENTH DO  
422 MAXINE ST  
SANTA ANA CA 92704

#182  
405-212-11  
MANUEL GARCIA RIZO  
2607 9TH ST  
SANTA ANA CA 92703

#183  
405-213-01  
DENISE LE  
1002 FAIRVIEW ST  
SANTA ANA CA 92703

#184  
405-213-02  
DENISE LE  
1002 FAIRVIEW ST  
SANTA ANA CA 92703

#185  
405-213-04  
JORGE G FRUTOS  
2517 9TH ST  
SANTA ANA CA 92703

#186  
405-213-05  
CUAUHTEMOC FERNANDEZ  
2521 9TH ST  
SANTA ANA CA 92703

#187  
405-213-06  
RAYMOND C C YANG  
2628 DEEGAN DR  
SANTA ANA CA 92704

#188  
405-213-07  
DIANA MELINA VALENZUELA PEREZ  
927 MARENGO PL  
SANTA ANA CA 92703

#189  
405-213-14  
OF SANTA ANA CITY  
20 CIVIC CENTER PLAZA M-30  
SANTA ANA CA 92701

#190  
405-221-01  
SCHOOL SANTA ANA UNIFIEDDIST OF ORANGE  
1405 FRENCH ST  
SANTA ANA CA 92701

#191  
405-221-02  
SCHOOL SANTA ANA UNIFIEDDIST OF ORANGE  
1405 FRENCH ST  
SANTA ANA CA 92701

#192  
405-221-03  
SCHOOL SANTA ANA UNIFIEDDIST OF ORANGE  
1405 FRENCH ST  
SANTA ANA CA 92701

#193  
405-221-05  
ORANGE COUNTY TRANSIT  
P O BOX 3005  
GARDEN GROVE CA 92840

#194  
405-221-07  
SCHOOL SANTA ANA UNIFIEDDIST OF ORANGE  
1405 FRENCH ST  
SANTA ANA CA 92701

#195  
405-241-01  
PARCEL HOLD

#196  
405-241-01  
PARCEL HOLD

#197  
405-241-02  
ORANGE COUNTY TRANSIT  
P O BOX 3005  
GARDEN GROVE CA 92840

#198  
405-241-03  
KITCHENS QOZB FAIRVIEW  
402 OCEAN VIEW AVE  
ENCINITAS CA 92024

#199  
405-241-04  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#200  
939-45-057  
CALVARIO TEMPLO  
2501 5TH ST  
SANTA ANA CA 92703

#201  
939-45-057  
CALVARIO TEMPLO  
2501 5TH ST  
SANTA ANA CA 92703

#202  
939-45-058  
CALVARIO TEMPLO  
2501 5TH ST  
SANTA ANA CA 92703

#203  
939-45-058  
CALVARIO TEMPLO  
2501 5TH ST  
SANTA ANA CA 92703

#204  
939-45-059  
CALVARIO TEMPLO  
2501 5TH ST  
SANTA ANA CA 92703

#205  
939-45-059  
CALVARIO TEMPLO  
2501 5TH ST  
SANTA ANA CA 92703

#206  
939-45-060  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#207  
939-45-060  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#208  
939-45-061  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#209  
939-45-061  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#210  
939-45-062  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#211  
939-45-062  
2609 W 5TH STREET  
2900 TEMPLE ST  
LOS ANGELES CA 90026

#212  
939-45-063  
GENERATION TILE & MARBLE NEW  
563 FAIRVIEW ST  
SANTA ANA CA 92703

#213  
939-45-063  
GENERATION TILE & MARBLE NEW  
563 FAIRVIEW ST  
SANTA ANA CA 92703

#214  
939-45-064  
WILBERT MARRUFO  
559 FAIRVIEW ST  
SANTA ANA CA 92703

#215  
939-45-064  
WILBERT MARRUFO  
559 FAIRVIEW ST  
SANTA ANA CA 92703

#216  
939-45-065  
WILBERT MARRUFO  
555 FAIRVIEW ST  
SANTA ANA CA 92703

#217  
939-45-065  
WILBERT MARRUFO  
555 FAIRVIEW ST  
SANTA ANA CA 92703

#218  
939-45-066  
DHANANJAYA N MHASKAR  
3972 BARRANCA PKWY J158  
IRVINE CA 92606

#219  
939-45-066  
DHANANJAYA N MHASKAR  
3972 BARRANCA PKWY J158  
IRVINE CA 92606

#220  
939-45-067  
SCOTTY LEE  
13791 DIEPPE CIR  
GARDEN GROVE CA 92843

#221  
939-45-067  
SCOTTY LEE  
13791 DIEPPE CIR  
GARDEN GROVE CA 92843

#222  
939-45-068  
CURTIS & BETTY TOM  
24982 LUNA BONITA DR  
LAGUNA HILLS CA 92653

#223  
939-45-068  
CURTIS & BETTY TOM  
24982 LUNA BONITA DR  
LAGUNA HILLS CA 92653

#224  
939-45-069  
EN HONG & JANG LAN SHEN  
3314 MEADOWRIDGE  
ORANGE CA 92867

#225  
939-45-069  
EN HONG & JANG LAN SHEN  
3314 MEADOWRIDGE  
ORANGE CA 92867

#226  
939-45-070  
EDWARD DONLEY  
19432 CLOVER  
SANTA ANA CA 92705

#227  
939-45-070  
EDWARD DONLEY  
19432 CLOVER  
SANTA ANA CA 92705

#228  
939-45-071  
BARRY J EINCK  
14681 DANBERRY CIR  
TUSTIN CA 92780

#229  
939-45-071  
BARRY J EINCK  
14681 DANBERRY CIR  
TUSTIN CA 92780

#230  
939-45-072  
ROBERT C HUNT  
28371 MODJESKA CANYON RD  
MODJESKA CA 92676

#231  
939-45-072  
ROBERT C HUNT  
28371 MODJESKA CANYON RD  
MODJESKA CA 92676

#232  
939-45-073  
TAI TAN PHAM  
302 TULIP TREE AVE  
ORANGE CA 92865

#233  
939-45-073  
TAI TAN PHAM  
302 TULIP TREE AVE  
ORANGE CA 92865

#234  
939-45-074  
HANH BICH HOANG  
16572 GRAHAM PL  
HUNTINGTON BEACH CA 92649

#235  
939-45-074  
HANH BICH HOANG  
16572 GRAHAM PL  
HUNTINGTON BEACH CA 92649

#1  
004-152-01  
CURRENT OCCUPANT  
2222 W 10TH ST  
SANTA ANA CA 92703

#2  
004-152-09  
CURRENT OCCUPANT  
2209 W 9TH ST  
SANTA ANA CA 92703

#3  
004-152-10  
CURRENT OCCUPANT  
2213 W 9TH ST  
SANTA ANA CA 92703

#4  
004-152-11  
CURRENT OCCUPANT  
2217 W 9TH ST  
SANTA ANA CA 92703

#5  
004-152-12  
CURRENT OCCUPANT  
2221 W 9TH ST  
SANTA ANA CA 92703

#6  
004-152-13  
CURRENT OCCUPANT  
2225 W 9TH ST  
SANTA ANA CA 92703

#7  
004-152-14  
CURRENT OCCUPANT  
2229 W 9TH ST  
SANTA ANA CA 92703

#8  
004-153-01  
CURRENT OCCUPANT  
2234 W 9TH ST  
SANTA ANA CA 92703

#9  
004-153-02  
CURRENT OCCUPANT  
2230 W 9TH ST  
SANTA ANA CA 92703

#10  
004-153-03  
CURRENT OCCUPANT  
2226 W 9TH ST  
SANTA ANA CA 92703

#11  
004-153-04  
CURRENT OCCUPANT  
2222 W 9TH ST  
SANTA ANA CA 92703

#12  
004-153-05  
CURRENT OCCUPANT  
2218 W 9TH ST  
SANTA ANA CA 92703

#13  
004-153-06  
CURRENT OCCUPANT  
2214 W 9TH ST  
SANTA ANA CA 92703

#14  
004-153-07  
CURRENT OCCUPANT  
2210 W 9TH ST  
SANTA ANA CA 92703

#15  
004-153-08  
CURRENT OCCUPANT  
2206 W 9TH ST  
SANTA ANA CA 92703

#16  
004-153-09  
CURRENT OCCUPANT  
2202 W 9TH ST  
SANTA ANA CA 92703

#17  
004-153-10  
CURRENT OCCUPANT  
2137 W CIVIC CENTER DR  
SANTA ANA CA 92703

#18  
004-153-11  
CURRENT OCCUPANT  
2141 W CIVIC CENTER DR  
SANTA ANA CA 92703

#19  
004-153-12  
CURRENT OCCUPANT  
2145 W CIVIC CENTER DR  
SANTA ANA CA 92703

#20  
004-153-13  
CURRENT OCCUPANT  
2201 W CIVIC CENTER DR  
SANTA ANA CA 92703

#21  
004-153-14  
CURRENT OCCUPANT  
2205 W CIVIC CENTER DR  
SANTA ANA CA 92703

#22  
004-153-16  
CURRENT OCCUPANT  
2217 W CIVIC CENTER DR  
SANTA ANA CA 92703

#23  
004-153-17  
CURRENT OCCUPANT  
2221 W CIVIC CENTER DR  
SANTA ANA CA 92703

#24  
004-153-18  
CURRENT OCCUPANT  
809 N FAIRVIEW ST  
SANTA ANA CA 92703

#24  
004-153-18  
CURRENT OCCUPANT  
811 N FAIRVIEW ST  
SANTA ANA CA 92703

#24  
004-153-18  
CURRENT OCCUPANT  
813 N FAIRVIEW ST  
SANTA ANA CA 92703

#24  
004-153-18  
CURRENT OCCUPANT  
815 N FAIRVIEW ST  
SANTA ANA CA 92703

#25  
004-153-20  
CURRENT OCCUPANT  
2209 W CIVIC CENTER DR  
SANTA ANA CA 92703

#26  
004-183-01  
CURRENT OCCUPANT  
2134 W 9TH ST  
SANTA ANA CA 92703

#27  
004-183-02  
CURRENT OCCUPANT  
2130 W 9TH ST  
SANTA ANA CA 92703

#28  
004-183-03  
CURRENT OCCUPANT  
2126 W 9TH ST  
SANTA ANA CA 92703

#29  
004-183-15  
CURRENT OCCUPANT  
2129 W CIVIC CENTER DR  
SANTA ANA CA 92703

#30  
004-183-16  
CURRENT OCCUPANT  
2133 W CIVIC CENTER DR  
SANTA ANA CA 92703

#31  
004-183-17  
CURRENT OCCUPANT  
2119 W CIVIC CENTER DR  
SANTA ANA CA 92703

#32  
004-183-22  
CURRENT OCCUPANT  
2121 W CIVIC CENTER DR  
SANTA ANA CA 92703

#33  
004-183-24  
CURRENT OCCUPANT  
2125 W CIVIC CENTER DR  
SANTA ANA CA 92703

#34  
007-021-02  
CURRENT OCCUPANT  
2325 W 6TH ST  
SANTA ANA CA 92703

#35  
007-021-03  
CURRENT OCCUPANT  
2321 W 6TH ST  
SANTA ANA CA 92703

#36  
007-021-04  
CURRENT OCCUPANT  
2317 W 6TH ST  
SANTA ANA CA 92703

#37  
007-021-05  
CURRENT OCCUPANT  
2309 W 6TH ST  
SANTA ANA CA 92703

#38  
007-021-06  
CURRENT OCCUPANT  
2307 W 6TH ST  
SANTA ANA CA 92703

#39  
007-021-08  
CURRENT OCCUPANT  
2339 W 6TH ST  
SANTA ANA CA 92703

#40  
007-021-10  
CURRENT OCCUPANT  
2331 W 6TH ST  
SANTA ANA CA 92703

#41  
007-021-14  
CURRENT OCCUPANT  
2333 W 6TH ST  
SANTA ANA CA 92703

#42  
007-022-01  
CURRENT OCCUPANT  
2430 W 6TH ST  
SANTA ANA CA 92703

#43  
007-022-04  
CURRENT OCCUPANT  
2334 W 6TH ST  
SANTA ANA CA 92703

#44  
007-022-05  
CURRENT OCCUPANT  
2328 W 6TH ST  
SANTA ANA CA 92703

#45  
007-022-06  
CURRENT OCCUPANT  
2324 W 6TH ST  
SANTA ANA CA 92703

#46  
007-022-07  
CURRENT OCCUPANT  
2318 W 6TH ST  
SANTA ANA CA 92703

#47  
007-022-09  
CURRENT OCCUPANT  
2304 W 6TH ST  
SANTA ANA CA 92703

#48  
007-022-13  
CURRENT OCCUPANT  
2424 W 6TH ST  
SANTA ANA CA 92703

#49  
007-022-16  
CURRENT OCCUPANT  
2325 W 5TH ST  
SANTA ANA CA 92703

#50  
007-022-17  
CURRENT OCCUPANT  
2317 W 5TH ST  
SANTA ANA CA 92703

#51  
007-022-19  
CURRENT OCCUPANT  
2310 W 6TH ST  
SANTA ANA CA 92703

#52  
007-022-20  
CURRENT OCCUPANT  
2414 W 6TH ST  
SANTA ANA CA 92703

#53  
007-022-21  
CURRENT OCCUPANT  
2418 W 6TH ST  
SANTA ANA CA 92703

#54  
007-022-23  
CURRENT OCCUPANT  
2338 W 6TH ST  
SANTA ANA CA 92703

#55  
007-022-24  
NO CURRENT OCCUPANT

#56  
007-022-25  
CURRENT OCCUPANT  
2329 W 5TH ST  
SANTA ANA CA 92703

#57  
007-022-26  
NO CURRENT OCCUPANT

#58  
007-022-29  
CURRENT OCCUPANT  
2415 W 5TH ST  
SANTA ANA CA 92703

#59  
007-022-30  
CURRENT OCCUPANT  
2301 W 5TH ST  
SANTA ANA CA 92703

#60  
007-022-31  
CURRENT OCCUPANT  
2314 W 6TH ST  
SANTA ANA CA 92703

#61  
007-022-32  
CURRENT OCCUPANT  
2301 W 5TH ST  
SANTA ANA CA 92703

#62  
007-022-33  
CURRENT OCCUPANT  
2315 W 5TH ST  
SANTA ANA CA 92703

#63  
007-110-01  
CURRENT OCCUPANT  
2308 W 5TH ST  
SANTA ANA CA 92703

#64  
007-120-24  
CURRENT OCCUPANT  
2400 W 5TH ST  
SANTA ANA CA 92703

#65  
007-120-25  
CURRENT OCCUPANT  
2401 CAPE COD WAY A12  
SANTA ANA CA 92703

#66  
007-120-26  
CURRENT OCCUPANT  
2350 W 5TH ST  
SANTA ANA CA 92703

#67  
007-120-27  
CURRENT OCCUPANT  
2351 CAPE COD WAY  
SANTA ANA CA 92703

#68  
007-120-28  
CURRENT OCCUPANT  
2330 W 5TH ST  
SANTA ANA CA 92703

#69  
007-120-43  
CURRENT OCCUPANT  
2341 CAPE COD WAY  
SANTA ANA CA 92703

#70  
007-120-44  
CURRENT OCCUPANT  
2331 CAPE COD WAY  
SANTA ANA CA 92703

#71  
007-120-46  
CURRENT OCCUPANT  
2321 CAPE COD WAY  
SANTA ANA CA 92703

#72  
007-120-48  
NO CURRENT OCCUPANT

#73  
007-121-01  
CURRENT OCCUPANT  
2430 W 5TH ST  
SANTA ANA CA 92703

#74  
007-121-02  
CURRENT OCCUPANT  
2410 W 5TH ST  
SANTA ANA CA 92703

#75  
007-121-03  
CURRENT OCCUPANT  
411 N SULLIVAN ST  
SANTA ANA CA 92703

#76  
007-121-04  
CURRENT OCCUPANT  
410 NANTUCKET PL  
SANTA ANA CA 92703

#77  
007-121-05  
CURRENT OCCUPANT  
401 N SULLIVAN ST  
SANTA ANA CA 92703

#78  
007-121-06  
CURRENT OCCUPANT  
400 NANTUCKET PL  
SANTA ANA CA 92703

#79  
007-121-07  
CURRENT OCCUPANT  
321 N SULLIVAN ST  
SANTA ANA CA 92703

#80  
007-121-08  
CURRENT OCCUPANT  
301 N SULLIVAN ST  
SANTA ANA CA 92703

#81  
007-121-09  
CURRENT OCCUPANT  
2430 CAPE COD WAY  
SANTA ANA CA 92703

#82  
007-121-10  
CURRENT OCCUPANT  
2420 CAPE COD WAY  
SANTA ANA CA 92703

#83  
007-141-04  
CURRENT OCCUPANT  
302 N SULLIVAN ST  
SANTA ANA CA 92703

#84  
007-141-11  
CURRENT OCCUPANT  
2602 W 5TH ST  
SANTA ANA CA 92703

#85  
007-141-24  
CURRENT OCCUPANT  
2520 W 5TH ST  
SANTA ANA CA 92703

#86  
007-141-26  
CURRENT OCCUPANT  
2518 W 5TH ST  
SANTA ANA CA 92703

#87  
007-141-29  
CURRENT OCCUPANT  
408 N SULLIVAN ST  
SANTA ANA CA 92703

#88  
007-141-31  
CURRENT OCCUPANT  
406 N SULLIVAN ST  
SANTA ANA CA 92703

#89  
007-141-35  
CURRENT OCCUPANT  
412 N SULLIVAN ST  
SANTA ANA CA 92703

#90  
007-141-42  
CURRENT OCCUPANT  
402 N SULLIVAN ST  
SANTA ANA CA 92703

#91  
007-141-66  
CURRENT OCCUPANT  
419 N FAIRVIEW ST  
SANTA ANA CA 92703

#92  
007-141-67  
CURRENT OCCUPANT  
401 N FAIRVIEW ST  
SANTA ANA CA 92703

#93  
007-141-76  
CURRENT OCCUPANT  
308 N SULLIVAN ST  
SANTA ANA CA 92703

#94  
007-141-77  
CURRENT OCCUPANT  
404 N SULLIVAN ST  
SANTA ANA CA 92703

#95  
007-142-01  
CURRENT OCCUPANT  
404 N FAIRVIEW ST  
SANTA ANA CA 92703

#96  
007-351-01  
CURRENT OCCUPANT  
711 N FAIRVIEW ST  
SANTA ANA CA 92703

#97  
007-351-02  
CURRENT OCCUPANT  
711 N FAIRVIEW ST  
SANTA ANA CA 92703

#98  
007-351-03  
CURRENT OCCUPANT  
2230 W CIVIC CENTER DR  
SANTA ANA CA 92703

#99  
007-351-04  
CURRENT OCCUPANT  
2226 W CIVIC CENTER DR  
SANTA ANA CA 92703

#100  
007-351-05  
CURRENT OCCUPANT  
2222 W CIVIC CENTER DR  
SANTA ANA CA 92703

#101  
007-351-06  
CURRENT OCCUPANT  
2218 W CIVIC CENTER DR  
SANTA ANA CA 92703

#102  
007-351-07  
CURRENT OCCUPANT  
2214 W CIVIC CENTER DR  
SANTA ANA CA 92703

#103  
007-351-08  
CURRENT OCCUPANT  
2210 W CIVIC CENTER DR  
SANTA ANA CA 92703

#104  
007-351-09  
CURRENT OCCUPANT  
2206 W CIVIC CENTER DR  
SANTA ANA CA 92703

#105  
007-351-10  
CURRENT OCCUPANT  
2202 W CIVIC CENTER DR  
SANTA ANA CA 92703

#106  
007-351-11  
CURRENT OCCUPANT  
2148 W CIVIC CENTER DR  
SANTA ANA CA 92703

#107  
007-351-14  
CURRENT OCCUPANT  
2136 W CIVIC CENTER DR  
SANTA ANA CA 92703

#108  
007-351-15  
CURRENT OCCUPANT  
2132 W CIVIC CENTER DR  
SANTA ANA CA 92703

#109  
007-351-16  
CURRENT OCCUPANT  
2128 W CIVIC CENTER DR  
SANTA ANA CA 92703

#110  
007-351-19  
CURRENT OCCUPANT  
2116 W CIVIC CENTER DR  
SANTA ANA CA 92703

#111  
007-351-24  
CURRENT OCCUPANT  
2144 W CIVIC CENTER DR  
SANTA ANA CA 92703

#112  
007-351-26  
CURRENT OCCUPANT  
2140 W CIVIC CENTER DR  
SANTA ANA CA 92703

#113  
007-351-28  
CURRENT OCCUPANT  
2124 W CIVIC CENTER DR  
SANTA ANA CA 92703

#114  
007-351-30  
CURRENT OCCUPANT  
2120 W CIVIC CENTER DR  
SANTA ANA CA 92703

#115  
007-351-32  
CURRENT OCCUPANT  
2112 W CIVIC CENTER DR  
SANTA ANA CA 92703

#116  
007-352-02  
CURRENT OCCUPANT  
2105 W 7TH ST  
SANTA ANA CA 92703

#117  
007-352-03  
CURRENT OCCUPANT  
2109 W 7TH ST  
SANTA ANA CA 92703

#118  
007-352-04  
CURRENT OCCUPANT  
2113 W 7TH ST  
SANTA ANA CA 92703

#119  
007-352-05  
CURRENT OCCUPANT  
2117 W 7TH ST  
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# RADIUS MAP 1000'

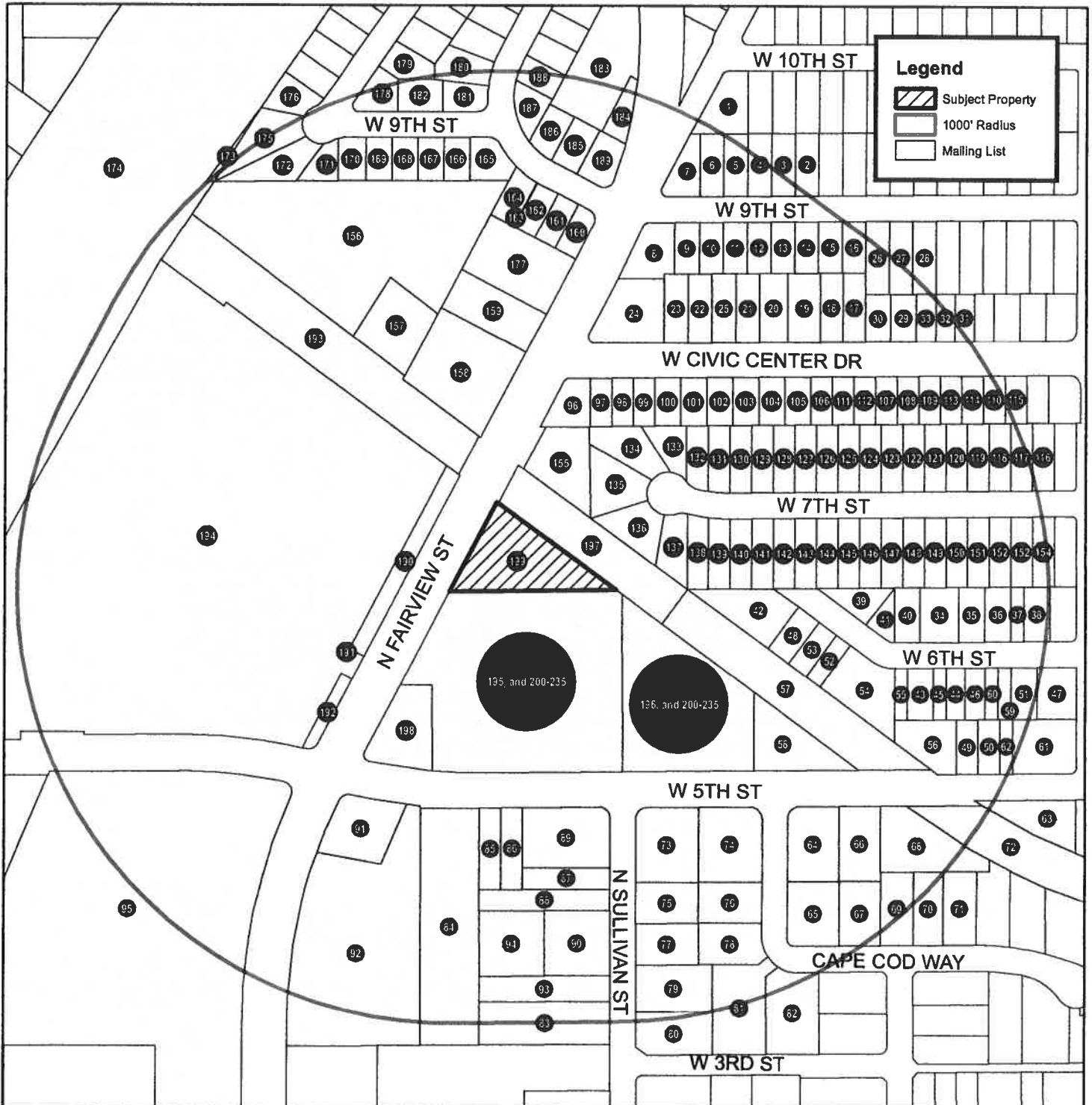
Map Date: 2/9/2023

## SUBJECT PROPERTY

ADDRESS: 601 N. FAIRVIEW AVE., SANTA ANA, CA 92703  
 APN: 405-241-04

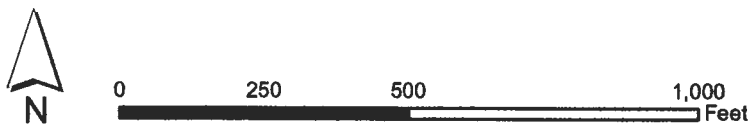
## Graphic Data Source

Orange County Geographic Information System  
 Base Parcel Database (Derived from APN Maps)  
 Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet  
 Datum: North American 1983



Latest equalized assessment rolls obtained from the Orange County Assessor's Office through ParcelQuest, a vendor service on 2/9/2023

ORDER NO. 2023-26



**RADIUS MAPS 4 LESS**  
 PLANNING + ENGINEERING

[www.radiusmaps4less.com](http://www.radiusmaps4less.com) | (909) 997-9357

**ORANGE COUNTY REPORTER**  
- SINCE 1921 -

This space for filing stamp only

600 W SANTA ANA BLVD STE 812, SANTA ANA, CA 92701  
Telephone (714) 543-2027 / Fax (714) 542-8841

Ingrid Canedo  
VISTA HERITAGE GLOBAL ACADEMY  
2609 W. 5TH STREET  
SANTA ANA, CA - 92703

OR#: 3698354

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California            )  
County of ORANGE            ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

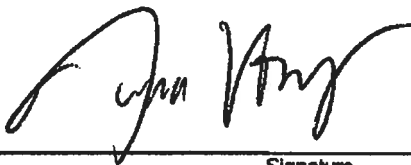
Ad Description:  
Vista Sunshine Meeting Notice

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the ORANGE COUNTY REPORTER, a newspaper published in the English language in the city of SANTA ANA, county of ORANGE, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of ORANGE, State of California, under date 06/20/1922, Case No. 13421. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

05/05/2023

Executed on: 05/05/2023  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature



\* A 0 0 0 0 0 6 3 0 3 0 3 9 \*

# AGENDA

## SUNSHINE ORDINANCE

### COMMUNITY MEETING NOTICE

Monday, May 15, 2023

1. Welcome & Overview: **Collin Felch, Ed.D., Assistant Super Intendent, Vista Heritage Global Academies**
2. Vista Heritage Global Academies Santa Ana Project Details: Slides 1-5)  
**Team: Collin Felch, Ed.D., Assistant Super Intendent, Vista Heritage Global Academies**
  - Introduction to the Vista Organization (Slides 1-2)
  - Why Santa Ana (Slide 3)
  - Benefits of converting parcel 4 from what it previously was into what it can/will be. (Slide 4)
  - How does that benefit the community? (Slide 5)
3. Land Use Team: (Slides 6-7) **Vince Fergoso, Principal, The Fergoso Group**
  - Project Details (Slide 6)
  - Current Zone & use (Slide 6)
  - Proposed Zone Amendments (Slide 6)
  - Proposed Use (Slide 6)
  - Requested Application (Slide 6)
  - Next Steps & Where we are at (Slide 6)
  - Parking Distribution per CC & R (Slide 7)
4. Architecture Team: (Slides 8-10) **Tony Pacheco-Taylor, AIA, LEED® AP, Studio W Architects,**
  - Updated site plan (Slide 8)
  - Exterior architectural improvements (Slide 8)
    - Ft<sup>2</sup> of outdoor areas
    - Architectural features
  - Upgrades from development (Slide 8)
    - Landscaping
    - Pedestrian
    - Accessibility
    - Aesthetic – Elevations (Slides 9-10)
5. Traffic Team: (Slides 11-12) **Robert Uv, Traffic Engineer, Urban Xroads**
  - Changes to pick up and drop off queue (Slide 11)
  - Changes in routing to pick up and drop off circulation (Slide 12)

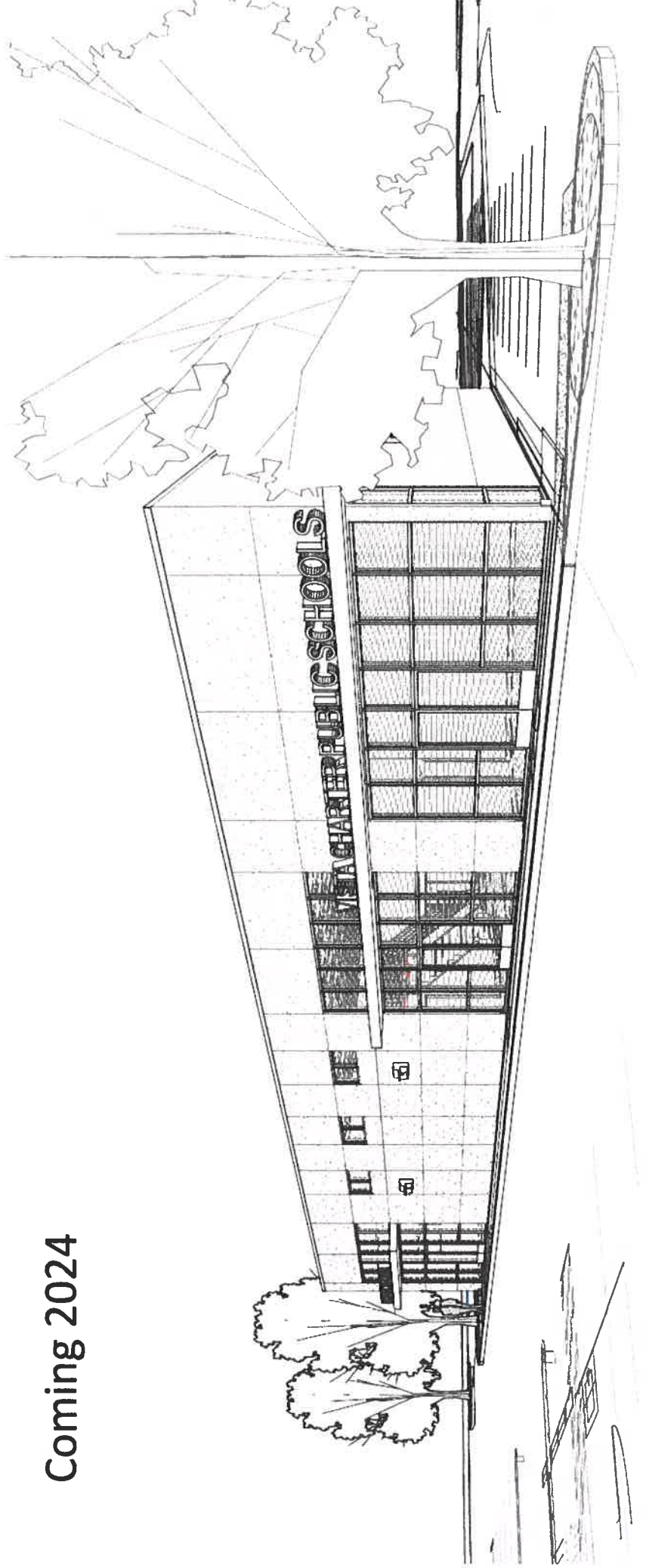






# Vista Charter Public Schools District Office & Outdoor Space

Coming 2024



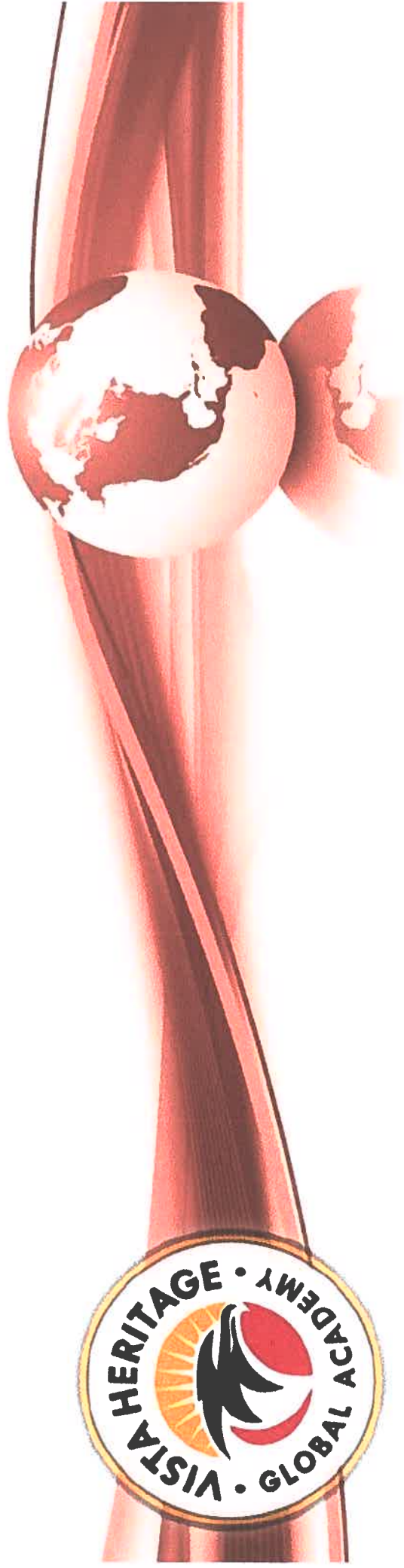
# INTRODUCTION TO THE VISTA ORGANIZATION

## Who we are:

- Vista Charter Public Schools operates 6 free public charter schools in Los Angeles and Orange County serving a total of 1,500 students.

## Purpose of District office Space:

- Vista Charter Public Schools Headquarters
- Host Monthly Board Meetings



# WHY SANTA ANA?

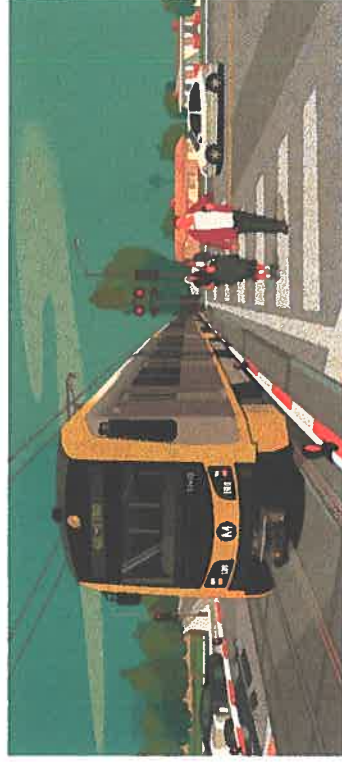
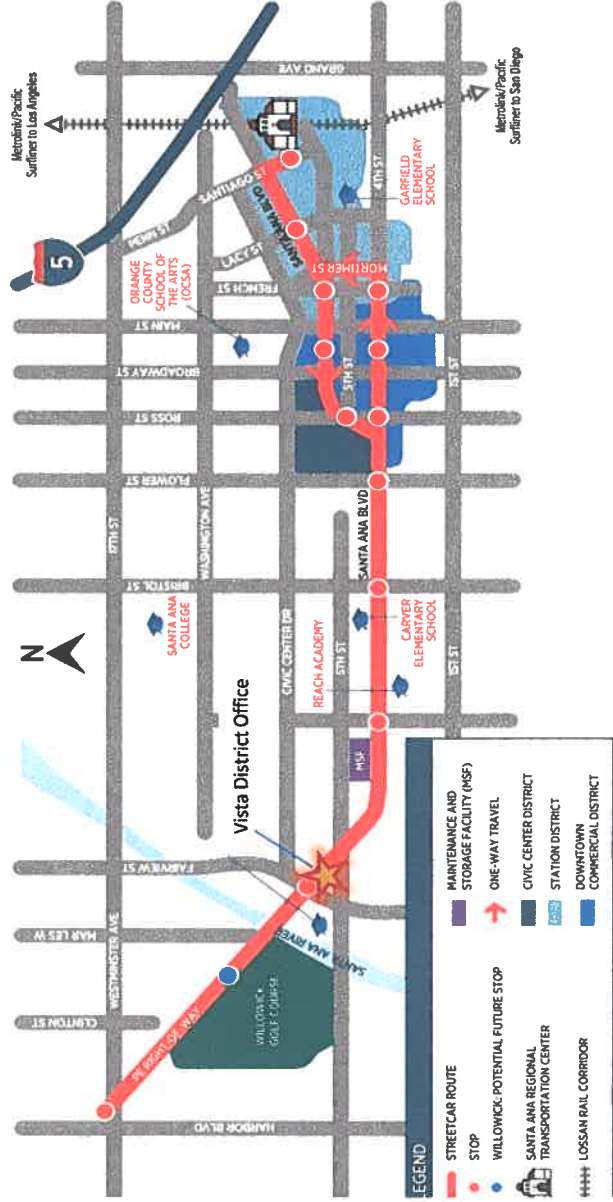
## Location:

- 68% of VCPS student enrollment is currently in Orange County



## Organizational Hub:

- Auto shop acquisition created an opportunity to have a district office located next to our largest school.



West Santa Ana Branch Transit Corridor



# COMMUNITY IMPACT

- Beautifying dilapidated auto shop building
- Reducing homeless presence
- Significantly more parking vs, when Auto Shops were present



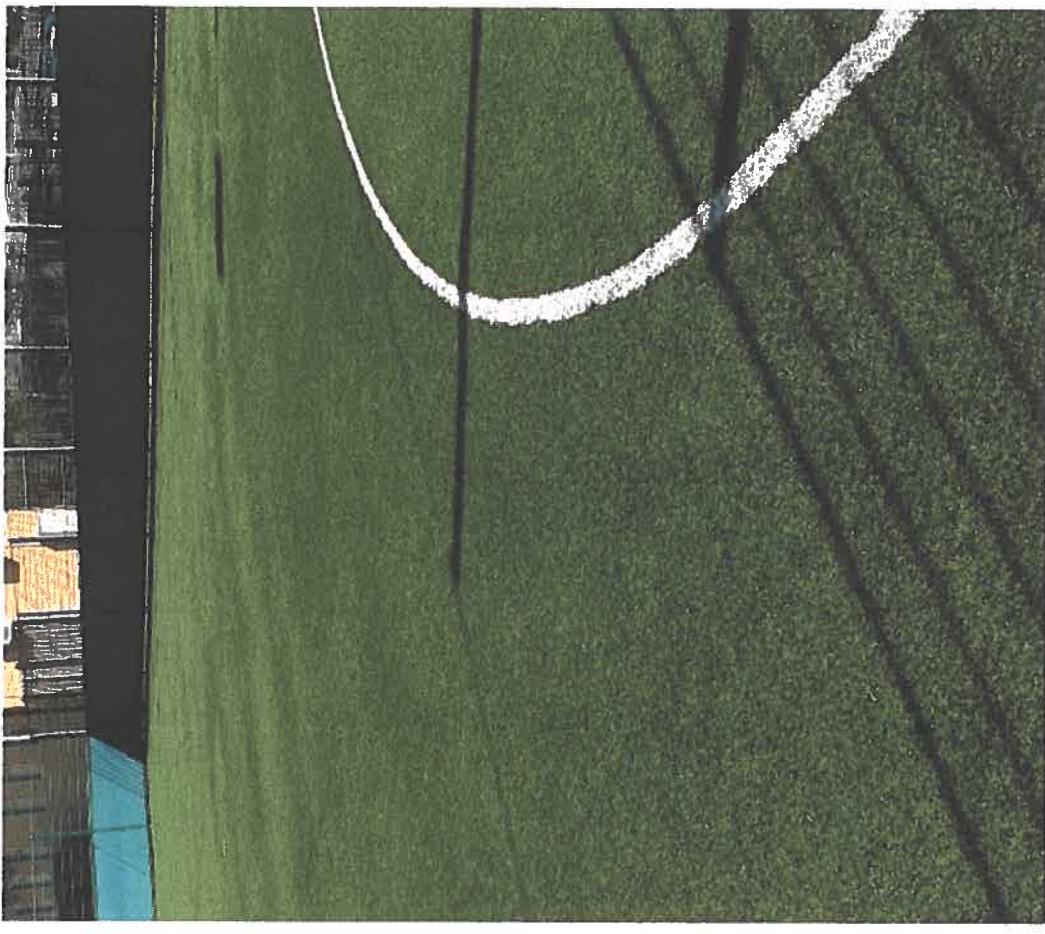


# OUTDOOR SITE IMPROVEMENTS

- Addresses the needs the community requested
- Introduces outdoor play space for physical activities



- Provides safe, beautiful outdoor space
- Provides additional parking spaces



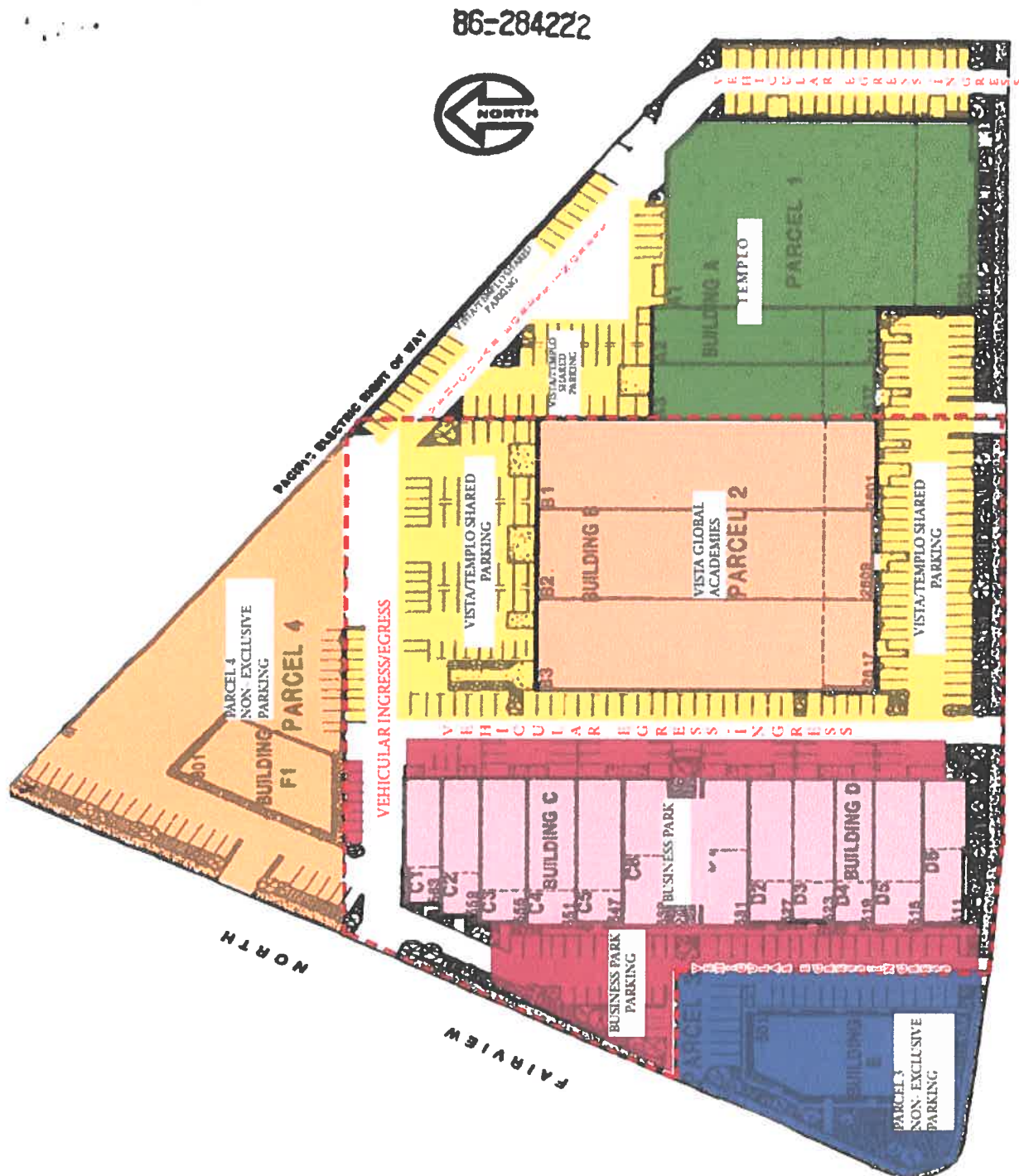
## PROJECT DETAILS

- Additional lot to provide office support functions (does not increase school capacity)
- Provides 70 additional parking spaces/reduces impact to Business Park
- Enhances student drop-off/pick-up functions
- Encourages commercial use that is consistent with Business Park uses
- Requires zone change for automotive parcel and amendment to Operational Standards to allow outdoor play area
- Planning Commission review and recommendation
- City Council action will be required



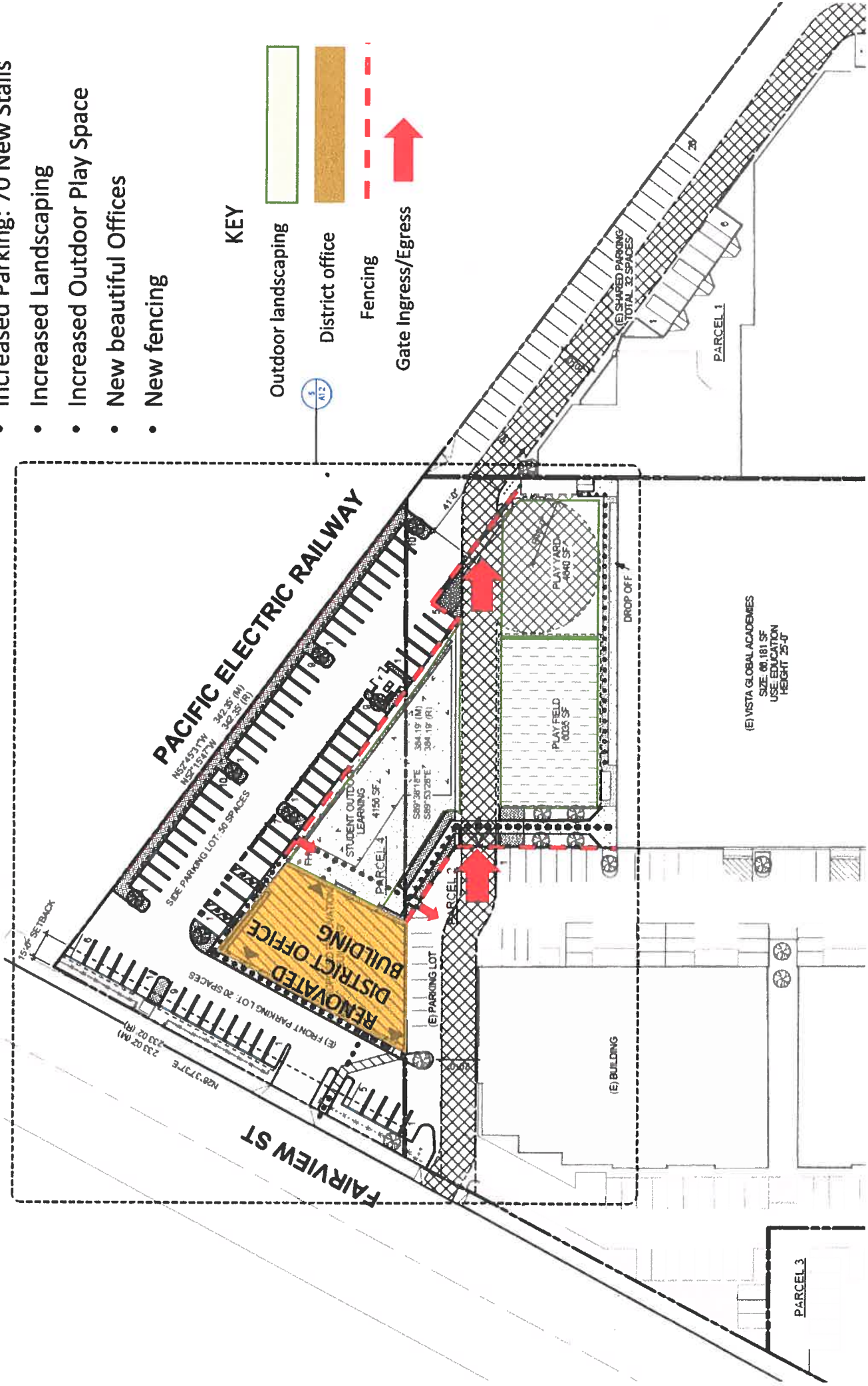
# FAIRVIEW BUSINESS CENTER SITE PLAN

2609 W. 5TH ST. & 601 N. FAIRVIEW PARCEL DIVISION AND PARKING DESIGNATION MAP



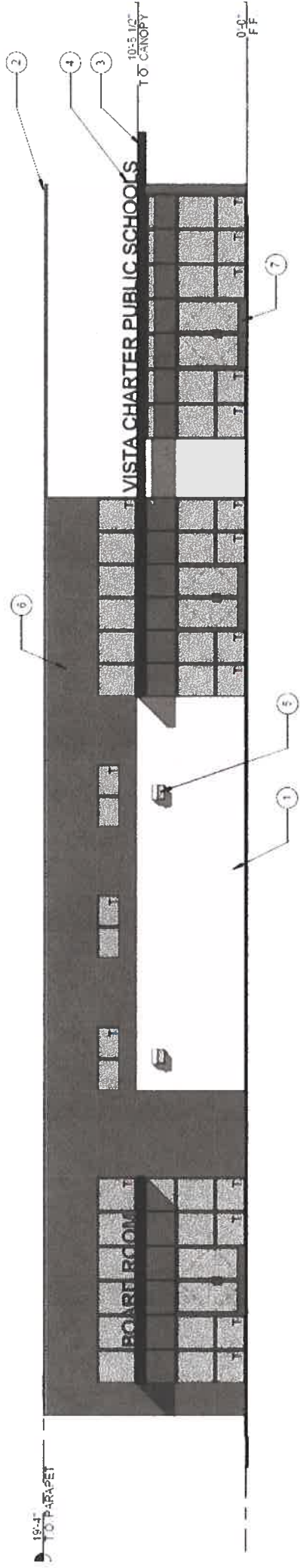
# ENLARGED SITE PLAN

- Increased Parking: 70 New Stalls
- Increased Landscaping
- Increased Outdoor Play Space
- New beautiful Offices
- New fencing

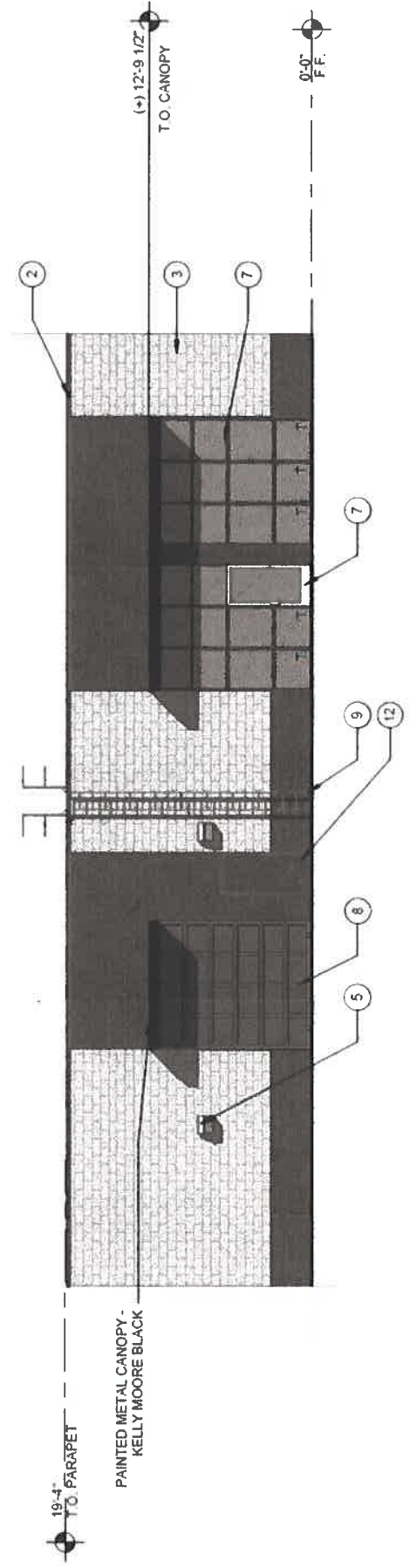




# DISTRICT OFFICE IMPROVEMENTS



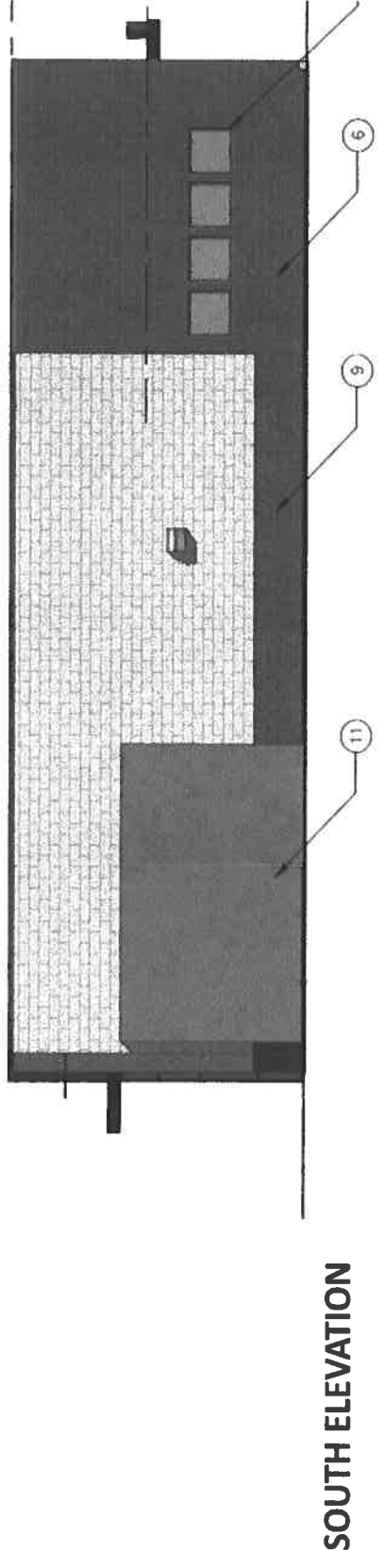
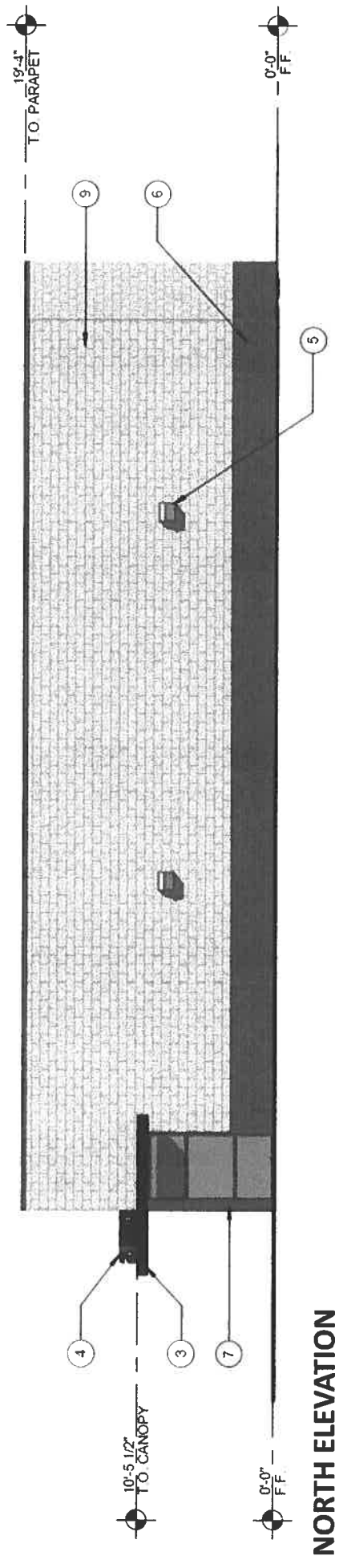
WEST ELEVATION



EAST ELEVATION

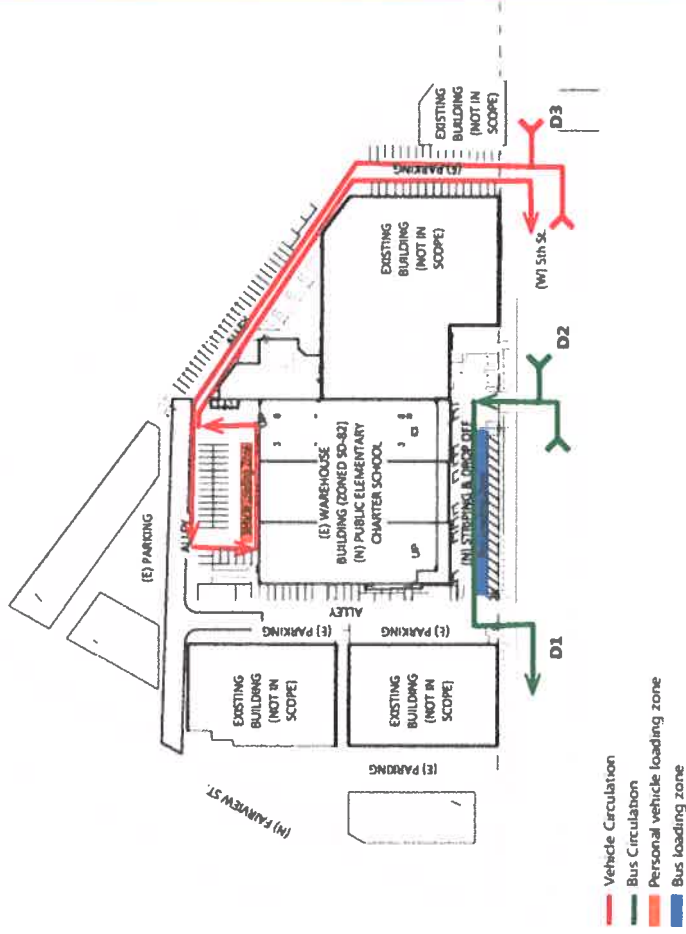
PAINTED METAL CANOPY -  
KELLY MOORE BLACK

# DISTRICT OFFICE IMPROVEMENTS

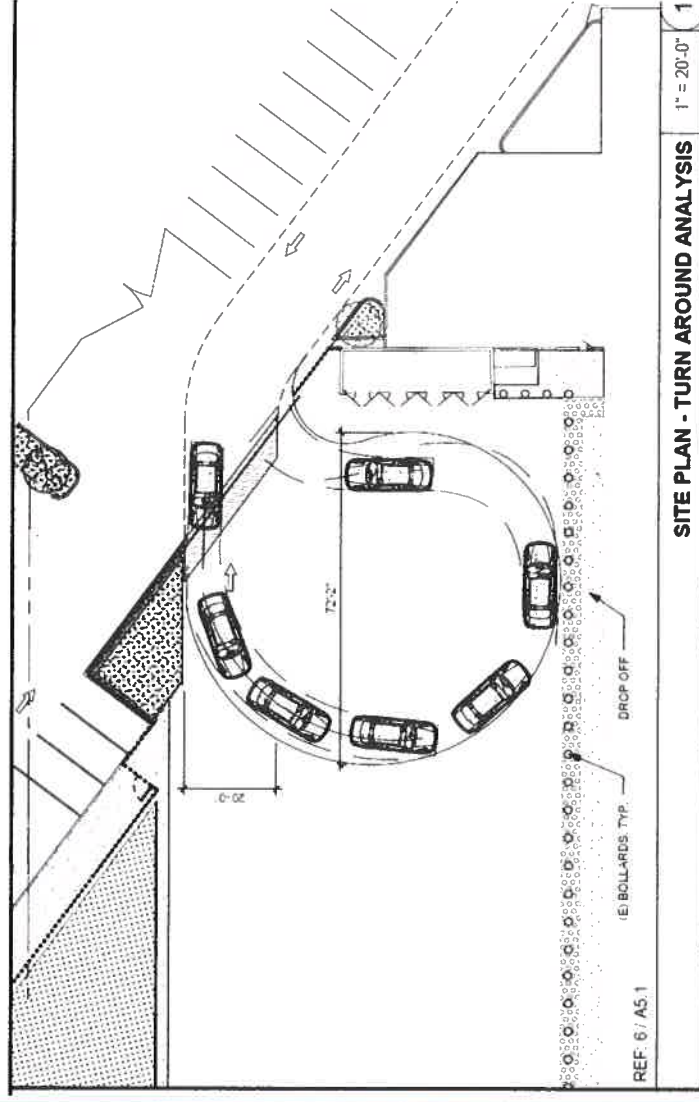


# DROP OFF AND PICK UP ROUTE MODIFICATIONS

## CURRENT ROUTE



## PROPOSED CHANGE IN ROUTE



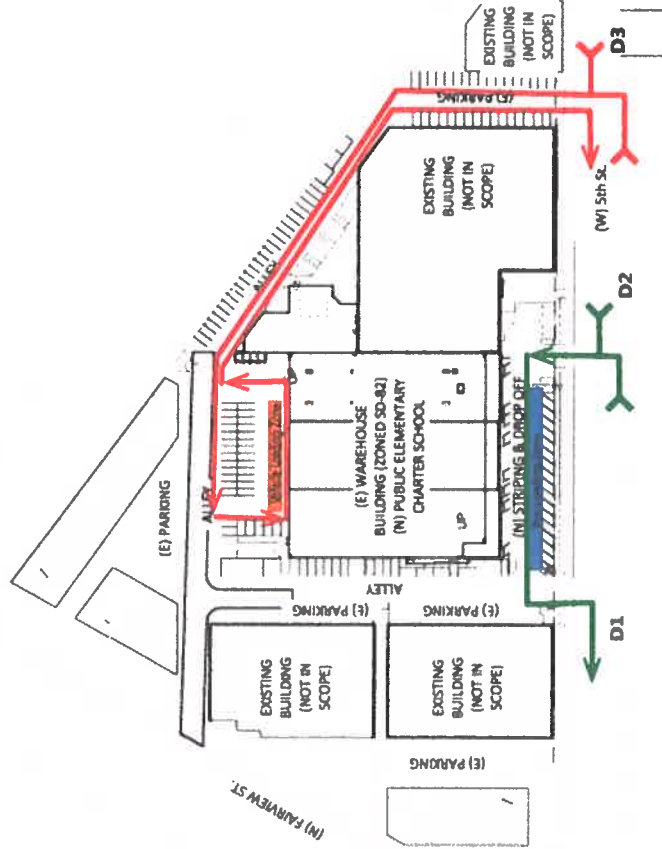
SITE PLAN - TURN AROUND ANALYSIS

REF: 6 / A5.1

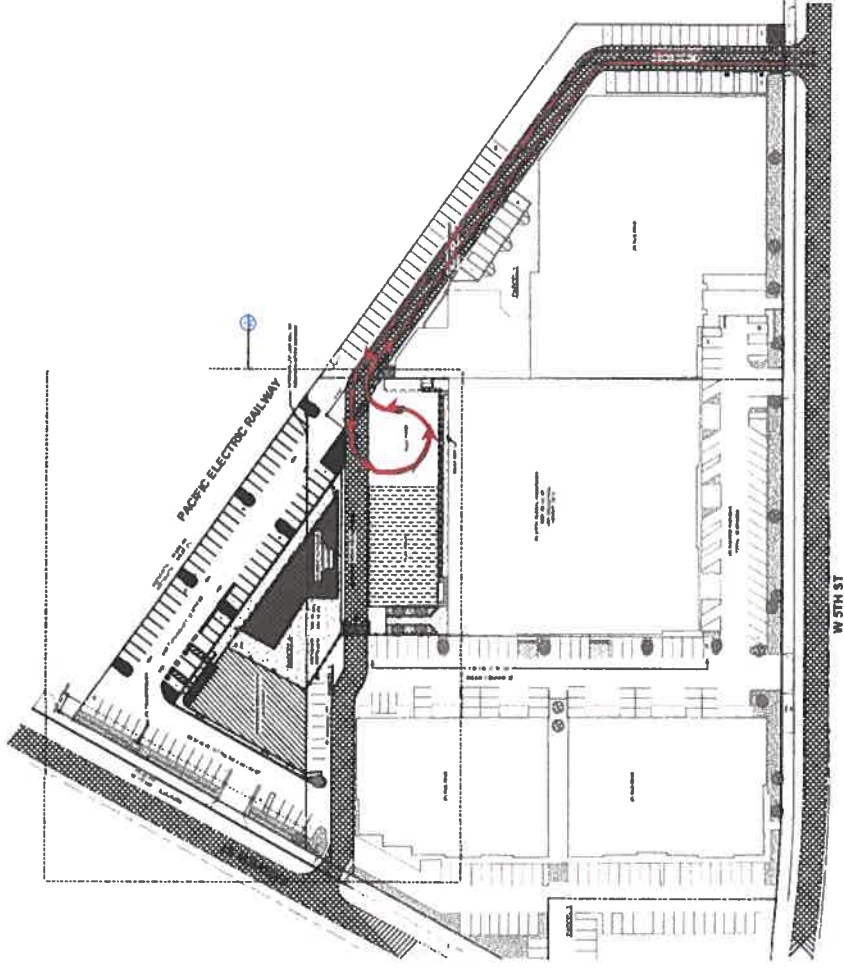
1" = 20'-0"

# DROP OFF AND PICK UP ROUTE MODIFICATIONS

**CURRENT ROUTE**



**PROPOSED ROUTE**





# VISTA CHARTER PUBLIC SCHOOLS



THANK YOU!

## **Vista Charter Public School**

### **Sunshine Ordinance Meeting No. 2 Meeting Notes – May 15, 2023**

#### **Follow Up Meeting – May 23, 2023**

**Q:** How will access be provided for our large trucks?

**A:** We are still reviewing options for meeting the school's needs while maintaining truck access. At the follow up meeting on 5/23, Vista presented a new revised a new circulation plan that demonstrated the neighbor's concerns of how larger vehicles moved through the park. The revised plan will be submitted to the city for further review.

**Q:** Will the plans be revised to provide truck access?

**A:** If changes are made, the plans will be revised and will be resubmitted to the city. The plans have since been revised to demonstrate access for larger commercial vehicles.

**Q:** How can you gate off the alley if there are reciprocal easements?

**A:** A review of the easements does not show specific truck easements between the properties. We have a team continuing to review documents related to easements, and the business park should do the same. This issue has been resolved in the redesign reflected in the latest site plans.

**Q:** The truck issue was raised at the first meeting. Why wasn't it addressed?

**A:** The plans for the site are still evolving, and we couldn't address the truck issue until we finalized the site plan for the school. With this feedback, we will be able to address the issue and will have a separate meeting to review the revised plans. The issue has been since resolved and communicated on 5/23.

**Q:** How big is the old auto building/new office building?

**A:** The building is approximately 5,800 square feet in size. The demolished auto mechanic structure was approximately ±11,000 square ft.

Q: Is the building one or two stories in height?

A: The building is one story in height but does contain a small (1,200 square foot) mezzanine.

Q: How many will be working in the building?

A: Approximately 10 employees will occupy the building.

Q: Parking needs to be reverified as there will not be 70 new parking spaces on the north parcel but more like 15.

A: The 64 new spaces referred to are the number of stalls on the north parcel that will now be available for the industrial park to utilize. These spaces were previously exclusive to the former automotive uses. Approximately 44 spaces will be new as they will be where the demolished building was located.

Q: What is the maximum size of truck that will be studied?

A: We will be looking at turning movements for 50-foot long trucks.

Q: The 2019 approved SD prohibited outdoor play areas. Why the changes to allow an outdoor play area now?

A: A combination of factors such as typical schools have outdoor play areas, families prefer outdoor areas, an lessons learned from covid are led to the decision to pursue an outdoor play area.

Q: Our biggest concern besides truck circulation is we can't find a parking spot.

A: The revised site plan will provide additional parking opportunities for the industrial park to use.

Q: Will this project move forward if we can't address the truck circulation issue?

A: We still intend to find a solution that works for all parties. However, the plan will be to move forward if an acceptable option is not found.