



**SCHOOLS LEGAL SERVICE**

AL. MUJARES, Ph.D.  
County Superintendent of Schools

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Paralegal

July 6, 2023

23-105

Re: Conditional Use Permit Number PA-22-05  
Onyx Investments, LLC/Sean St. Peter  
1505 Mesa Verde Drive East, Costa Mesa, CA 92626

To Whom It May Concern,

At the May 8, 2023, Planning Commission Hearing regarding the above-referenced project, the Orange County Department of Education (OCDE) submitted a letter opposing the above-referenced project. Since submitting its opposition, OCDE determined that the leased facility located at 1525 Mesa Verde Drive East, Costa Mesa, California 92626 was no longer needed for College and Career Preparatory Academy. Therefore, OCDE terminated its lease effective August 31, 2023. After that date, OCDE will not operate any student programs at that location.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J.J. Riel".

Jeffrey J. Riel  
General Counsel

JJR:bjf  
Enclosure: Letter dated May 8, 2023

cc: Ramon Miramontes, Ed.D.  
Deputy Superintendent, Educational Services



May 8, 2023

City of Costa Mesa  
Planning Commission

**ORANGE COUNTY  
DEPARTMENT  
OF EDUCATION**  
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**AL MIJARES, Ph.D.**  
County Superintendent  
of Schools

Re: Public Comments: Hearing Date May 8, 2023  
CUP Application Number: PA-22-05  
Applicant/Agent: Onnyx Investments, LLC/Sean St. Peter  
Site Address: 1505 Mesa Verde Drive, East

The Orange County Superintendent of Schools, operating as the Orange County Department of Education (OCDE) is a public education organization with primary administrative offices located at 200 Kalmus Drive, Costa Mesa. We provide supportive services to 27 school districts and more than 600 schools and 20,000 educators serving over 500,000 students throughout Orange County offering professional development, and student programs through our Administrative Services, Alternative Education, Business Services, Career and Technical Education, Information Technology, Instructional Services, Legal Services, Community and Student Support Services, and Special Education Departments.

We lease office space located at 1525 Mesa Verde Drive, East, Suite 109 for our College and Career Preparatory Academy (CCPA). We have leased this space since September 14, 2006 to operate our Alternative, Community, and Correctional Education Schools and Services (ACCESS) Program and currently using the space for our CCPA program.

Our College and Career Preparatory Academy (CCPA) is a charter school year-round independent study program for students ages 16-25 seeking to complete their high school requirements. Students meet one-on-one with their teacher for a minimum of 60 minutes per week and are required to complete 20 hours of homework weekly. Our CCPA program offers flexible scheduling, Monday through Saturday, with day and evening appointments 244 days per year.

We are concerned with having a retail cannabis storefront (distributor) so near where we operate our education program. Costa Mesa City Council Ordinance No. 2021-18 and Ordinance No. 2021-09 both require retail cannabis businesses to be a minimum of 1,000 feet separation distance from sensitive uses such as schools, childcare centers, playgrounds and homeless shelters. We believe the 1505 Mesa Verde Drive, East address is less than 1,000 feet from our leased space. We ask that you do not approve the Request for a Conditional Use Permit by Onnyx Investments, LLC/Sean St. Peter.

Thank you in advance for your consideration.

Respectfully,

Patricia McCaughey

Administrator, Business Operations

Office: 714-966-4085 Email: [pmccaughey@ocde.us](mailto:pmccaughey@ocde.us)

**ORANGE COUNTY  
BOARD OF EDUCATION**

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