



Leaders of Men

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Carmichael Times

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DONALD R. GERTH HAS PASSED



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Merry Christmas



Caltrans Hero Awarded State's Highest Honor for Public Servants



Royce Hiner was awarded the State's Highest Honor for Public Servants. Photo courtesy Caltrans

Department of Transportation Press Release

SACRAMENTO, CA (MPG) - The State of California has awarded Caltrans Highway Maintenance Leadworker Royce Hiner with a Governor's State Employee Medal of Valor for courage in the face of danger. Hiner received the Silver Medal of Valor for risking his life to save another.

"Many honorable servants to the state of California risk danger as part of their everyday duties. But occasionally someone goes beyond the line of duty to display extraordinary courage in the face of danger," said Caltrans Director Toks Omishakin. "Royce Hiner is one such public servant. We honor and thank him for his bravery and are proud to have him in our Caltrans family."

Hiner was traveling to a routine maintenance call on July 25, 2018, on Interstate 5 near Corning, when he encountered a van that was on fire. He stopped to help the driver, who was frantically trying to put the fire out. Hiner advised the driver to stay clear from the van as he worked to free a dog that was still in the vehicle. He was pulling the man away from the vehicle when it suddenly burst into flames. Hiner ensured the man remained safe until first responders arrived at the scene.

The State Employee Medal of Valor Award is the highest honor California bestows on its public servants. Governor Edmund G. Brown Sr. presented the first awards in 1959. Today nearly 700 state employees have earned that honor for displaying bravery, courage, and selflessness in the face of danger. ★

Take Action for Mental Health Campaign Launched

New Campaign Encourages Californians to Check In, Learn More, and Get Support for Themselves and Others

By Padma Nagappan

SACRAMENTO REGION, CA (MPG) - Take Action for Mental Health, a new campaign focused on improving the mental health and wellness of all Californians was launched December 15, 2021. Created to build off progress made by previous campaigns and developed with extensive community feedback, the campaign encourages Californians to take steps to check in, learn more, and get support for themselves and people they care about.

Take Action for Mental Health builds on established approaches and provides resources to equip all Californians to support their own mental health and the mental health of people they care about.

Take Action for Mental Health is the result of considerable in-depth research, focus groups, and stakeholder input. It incorporates input from diverse populations and

subject matter experts. The campaign focuses on three key actions—check in, learn more, and get support; Check in: Helps people recognize the signs and symptoms of mental health challenges and identify when to seek help or start a conversation with someone they care about; Learn more: Supports understanding of the issues or challenges associated with mental health concerns and identifies self-care and support options available; Get support: Connects people with tools and resources to help at any point along the mental health spectrum, from needing a mental health day off to securing professional help and everything in between.

The new campaign website, resources, and updated social media channels are going live today with plans to continue adding additional resources, partnerships, events, and programs throughout 2022 and beyond. New or updated resources

available at launch include a Take Action Pledge, and overview of signs and symptoms, mental health self-care tips, and mental health guides.

The California Mental Health Services Authority (CalMHSA), in collaboration with its county members, is a leading voice for mental health services for California. Created to deliver on the promise of the California Mental Health Services Act, CalMHSA is an independent government agency created by California counties and cities, focused on the efficient delivery of mental health services and resources.

The Mental Health Services Act (MHSA) Prevention and Early Intervention (PEI) component was designed to increase awareness of and access to mental health services, reduce the negative impacts that mental illness can have on a person's wellbeing, reduce the stigma associated with mental illness and help-seeking, and prevent suicide. ★



Happy New Mayor

Story and photo by Susan Maxwell Skinner

CARMICHAEL, CA (MPG) - Sal Ramirez has won appointment as Carmichael's Honorary Mayor for 2022. Raising nearly \$11,500 over four months, the 33-year-old communications officer for non-profit TK Momentum beat pie shop proprietor Diana Shockley to the post.

The funds will be shared equally between the Carmichael Chamber of Commerce and Ramirez's chosen charity, the Adopt an Elder Foundation. This Sacramento-based organization helps low-income seniors with living expenses.

When the election result was announced at a Chamber luncheon last week, Ramirez handed a check for \$5734 to Adopt an Elder board member Matthew Crooks. An elated Crooks estimated the donation would assist ten seniors for a year.

Noted Ramirez: "Our Mexican tradition is to honor elderly folk. I love to see that continued in society. Carmichael has many senior homes and it's important for me to be a resource for families who are making choices concerning their beloved elders."

His campaign included fundraising events that ranged from formal to slapstick. A wine-pull at River City Brewery sent 30 donors home with



Outgoing Carmichael Honorary Mayor Izzy DeLancey (in sash) congratulates her 2022 successor Sal Ramirez. Former Carmichael mayors Katie Pexa (left), Kelli Foley and Virginia Stone join DeLancey and Ramirez.

top-brand bottles. A pie-in-the-candidate's-face opportunity followed at Sunrise of Carmichael senior home. "Twenty people hit me with pies and we raised \$750," reports Ramirez. "I wore a plastic cape and goggles. Sticky filling ended up inside my ears, nostrils—everywhere. Everyone who donated got a whole pie to take home. Like my opponent Diana Shockley, I love pie. But

it'll be a long time before I want chocolate or banana cream again."

Ramirez's election breaks a long tradition for female mayors in Carmichael. Since Esteban Nava took the honorary post for 2011/12, ladies have worn the mayoral trousers. Congratulating Ramirez, out-going Mayor Izzy DeLancey explained that the pandemic mixed many ribbon cuttings,

community galas and two successive July 4 parades. The realtor nevertheless used her two-year reign to highlight community needs. She spearheaded drives for the San Juan Food Closet—a resource that sustains low-income school district families. "I made the position work by making it all about the community," DeLancey told Chamber members. "Plenty of people were not

doing well. What better time to give back?"

Her sentiments were echoed by successor Ramirez. "My campaign was split in two directions," he explained. "I know many seniors in this area experience hardship. After weathering the pandemic, the Chamber also needed help. At the end of the day, my efforts all go back to the community, and I will continue that mission as mayor

in 2022. Izzy had her disappointments, but I'm determined to help make up for that. We've decided to ride in the next parade together. We'll make July 4 a two-mayor affair."

Diana Shockley's campaign benefited the Carmichael Parks Foundation and the Chamber by \$1648 each. Learn about Carmichael Chamber of Commerce at www.carmichaelchamber.com ★

Merry Christmas FROM MPG

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Mandated Masks Again

By Ana B. Ibarra, CALMatters

Starting Wednesday, (December 15, 2021) Californians will once again be required to wear masks indoors in public places regardless of vaccination status, state health officials announced today.

The renewed masking requirement follows a 47% increase in COVID-19 case rates since the Thanksgiving holiday and the arrival of new variant, said Dr. Mark Ghaly, the state's health secretary.

The mask mandate will run through January 15 and is specific to public settings, not private gatherings. Nevertheless, health officials

recommend people get tested ahead of holiday gatherings and consider better ventilation by opening windows or convening outdoors when possible.

The mandate will mainly affect about 50% of the state population that lives in counties that currently don't have their own mask mandate, Ghaly said. Los Angeles and several Bay Area counties already have mask mandates for public settings in place.

Along with renewed mask rules, the state will also require that attendees at mega events – those of 1,000 people or more – who are unvaccinated show proof of a negative COVID-19 test taken within

one day, if an antigen test, or two days for PCR tests. The state is also recommending that travelers get tested before and after trips.

The first statewide mandate was imposed in 2020 and lifted last June.

After the state's June 15 reopening, vaccinated people were allowed to return to grocery stores, retail and other public settings without a mask – at least under state rules. People who were not vaccinated still had to adhere to indoor masking. Telling the difference, however, was tricky: Ghaly acknowledged today that throughout the pandemic enforcement of these rules has been a challenge.



The first statewide mandate was imposed in 2020 and lifted last June. Photo courtesy Pixabay

Board Approves Budget Priorities Based on Survey

By Kim Nava, Sacramento County

SACRAMENTO COUNTY, CA (MPG) - The Sacramento County Board of Supervisors, at its Dec. 8 meeting, approved the recommended budget priorities to be used in the development of the FY 2022-23 budget.

The budget priorities were a result of the County's Community Engagement Plan to develop priorities for the budget based on public input and the results of a survey of adult residents of Sacramento County.

The recommended priorities for the use of General Fund discretionary funds in the FY 2022-23 budget are:

Complying with the County's legal, financial, regulatory and policy obligations, including providing mandated services, ensuring collection of revenues, and complying with the General Reserves policy;

Maintaining existing service levels budgeted for County programs, improving effectiveness and efficiency where possible and limiting the extent to which reductions in categorical revenue are backfilled

with discretionary resources;

Funding new or enhanced programs that focus on the most critical and urgent needs, with the following priority focus areas identified in a survey of County residents: A Countywide focus area of addressing homelessness and its impacts, including housing, mental health and substance use; An unincorporated focus area of improving the condition of streets and roads.

In order to inform the development of survey questions, County departments conducted outreach with the County's Advisory Boards and Commissions. All told, 59 boards and commissions provided responses, with key themes including affordable housing, homelessness, health and human services, safety, and parks and road infrastructure.

After a competitive bid process, the Board approved a contract award to FM3 Research (FM3) to develop a survey instrument and administer the public opinion survey.

FM3 conducted the survey of adult residents of Sacramento County from Oct. 27 through Nov.

8, 2021. Surveys were conducted through telephone and online interviews with 1,153 respondents, compared to the target of 800 respondents, with a margin of sampling error of ±3.5 percent at the 95 percent confidence level. The survey was available in 10 languages, including English.

Of the 1,153 respondents surveyed, residents were drawn from communities in proportion to the population, represented the County's adult population demographics by age and gender, and came from a mix of educational backgrounds and household income.

More than half of the respondents identified with a race or ethnicity other than white, and more than one-quarter indicated they speak a language other than English at home regularly.

More than two in five respondents personally experienced homelessness or knew someone who had, and more than half have lived in the County for more than 20 years.

Survey results highlights include: *County Context:* The top concern

the survey respondents want the County to address, by far, is homelessness. Of the respondents identified, 53 percent reported homelessness as the most important problem. The second and third categories, affordable housing/rent and crime/public safety/drugs/violence, were far behind at 13 percent each.

Roads/infrastructure was the fourth category at 8 percent, and COVID-19/pandemic/mandates was fifth at 7 percent.

Homelessness and housing costs are the top issues across racial and ethnic groups, and street and road conditions are especially concerning for residents in District 3.

In homes where a language other than English is spoken, jobs are a slightly bigger concern.

Resident Priorities for County Budget: Low levels of homelessness and crime, child abuse prevention and reliable water are seen as key to quality of life. Residents also strongly value affordable housing and disaster preparation.

Residents were broadly satisfied with waste disposal, clean water,

parks and libraries. A majority of residents were dissatisfied with maintenance of County streets and roads.

Fully four in five residents are dissatisfied with the County's efforts to prevent homelessness, and a number of key items that are more important to quality of life also have lower satisfaction ratings, including affordable housing, mental health services, child abuse prevention, job creation, planning for growth and drug use treatment.

Allocating the County Budget: Residents were asked to imagine they are in charge of the Sacramento County budget, and were asked how they would prioritize County spending in six broad areas.

On average, residents allocated more funding to public safety and homelessness than other areas. Residents in Districts 3, 4 and 5 assigned more of their funding to public safety, and white and Latino residents assigned greater shares to public safety as well.

Notably, those with and without ties to homelessness assign about the same amount to that priority. ★

Let me start by saying that without question Craig Diez is the best realtor in the Sacramento area. I say this as I have personally done 10 transactions with him over the past 20 years that all went spectacularly. And I have worked in the mortgage industry for more than 30 years where I was involved with literally 1000's of transactions and hundreds of realtors. Here is what separates Craig from the rest. He has 35 years of experience as a full-time professional and knows his stuff. He knows the market better than anyone, both good markets and bad. He gives honest advice about getting the right value.

Many like me have stayed with him for 20+ years. Anyone would be lucky to have him on their team.

Happy Holidays
- Michael Wheeler



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Leaders of Men

American River College Hosts Football Awards

By Patrick Larenas

CARMICHAEL, CA (MPG) - Beaver Athletics Football held its Annual American River College Football Banquet, honoring this year's ARC graduating sophomore Class of 2021 at Carmichael Elks Lodge. Over 350 friends, families, coaches, and players attended the evening of December 16, for athletes who participated in the football program and are now transferring to 4-year universities throughout the country with scholarships, accolades, and bright futures in athletics.

Head Football Coach for ARC, John Osterhout, said, "Our responsibility as coaches and innately, as teachers is to unlock the potential of the student-athlete, while enforcing core values that will not only enhance their athletic strengths but will continue to positively reward their life beyond the field."

Coaches and coach assistants spoke emphasizing their own experiences in their athletic careers, giving this year's athletes inspirational anecdotes to take with them as they continue to develop in the fields of education they choose to undertake.

Former ARC offensive coordinator Doug Grush told student athletes to remember their teammates as they make their way in life because in their training, they have formed a lifelong foundation and "a bond in this school that is unbreakable."

Head Coach John Osterhout said the coaches, families and faculty contributing are "Leaders of Men." He thanked them, adding, "We recognize our calling to develop young men as worthwhile and appreciate the resulting favorable reflection upon the institution and community."

ARC Football Awards Went To:

OL - Sedrick Luke - Unanimous 1st Team All Nor-Cal, Offensive MVP, 1st



Head Football Coach for ARC, John Osterhout, speaks at the American River College Football Banquet flanked by the 2021 ARC Sophomore Football Team. Photo by Patrick Larenas

Team All Region and 1st Team All-American; Tommy Medellin - Unanimous 1st Team All Nor-Cal and 1st Team All Region CA; and Andrew Cokley - 1st Team All Nor-Cal

RB - Avant Jacobs - 1st Team All Nor-Cal

WR - Sawyer Merrill - Unanimous 1st Team All Nor-Cal and 1st Team All Region CA

TE - Grayson Barnes - 1st Team All Nor-Cal

DL - PJ Huff - 1st Team All Nor-Cal; Tatuo Martinson

- 1st Team All Nor-Cal; Michael Sullivan - Honorable Mention

LB - Luke Afato - Unanimous 1st Team All Nor-Cal and 1st Team All Region CA; Donovan Laban - 1st Team All Nor-Cal

Specialties

K - Zach Schreiner

PUNT RET - Savion Ponce - Unanimous 1st Team All Nor-Cal and 1st Team All Region CA

Team Awards given went to:

Robert J. Herwig (Outstanding Student / Athlete); Jacob Chaney

(3.56 GPA); Sedrick Luke (3.6 GPA) Tyler Geide (3.7 GPA); Wyatt Elmore (3.78 GPA)

Josh Harris (Respect Was Earned) Cooper Johnson

Ralph Orey (Outstanding Attitude Through Adversity) PJ Huff

Outstanding Offensive Player - Sedrick Luke

Outstanding Special Teams Player - Blayden Brown

Larry Ghilardi (Outstanding Representation of ARC Football) Tommy Medellin

The Sophomore Class of 2021 Honored Were:

Blayden Brown, Jake Chaney, Caleb Freeland, JD Ragosa, Cameryn Walker, John Toth, Chris Bush, Peyton Early, Cooper Johnson, Phillip Huff Jr., Darrius Vance, Sedrick Luke, Enrique Carillo, Tatuo Martinson, Grant Patterson, Tavion Pickett, Isiah Cotton, Terrell Littlejohn, Trey Overton, Tommy Medellin, Tyler Geide, Wyatt Elmore, Zac Welch and Patrick Valencia. ★



Lou Baiz, Football Assistant Head Coach/Defensive Coordinator, gives Offensive Lineman Sedrick Luke his award. Baiz was in charge of presenting every member of the class with their award and a big hug. Photo by Patrick Larenas



ARC Coaches from left to right: Football Assistant Head Coach/Defensive Coordinator, Lou Biaz; Offensive Line Coach, Bob Barnes; Head Football Coach for ARC John Osterhout; and Carmichael Elks Lodge President, Jim Warrick. Photo by Susan Maxwell Skinner

Call for Bands!

2022 West Sac Summer Concert Series Band Submission



Deadline Jan 14

Information at WestSacFun.org



Big Utilities Winning Battle Over Solar Power



By Dan Walters
CALMatters

The emails arrived just minutes apart on Monday.

The first, from a group called Affordable Clean Energy for All, proclaimed “CPUC Takes Steps to Fix the Unfair Customer Cost Shift Created by 25-Year-Old Rooftop Solar Program.”

The second, from a rival organization, the Environment California Research & Policy Center, countered with “California Public Utility Commission fails Californians by gutting bedrock solar program.”

Both were reacting to release of a California Public Utilities Commission draft ruling that would reduce the payments from utilities to owners of rooftop solar power systems when they feed excess juice back into the grid. It would also require those owners to pay a monthly fee for using the grid.

The release capped months of political jousting between the state’s major utilities, backed by their employees’ unions, and the solar power industry, which has allies among environmental groups, over how solar energy will develop as the state attempts to drastically reduce its carbon footprint. Will it emphasize individual solar

installations controlled by consumers or large solar panel farms controlled by utilities and their suppliers?

The big utilities – Pacific Gas and Electric, Southern California Edison and Sempra Energy – are pushing the policy change. They argue that since rooftop solar arrays are mostly owned by upper-income Californians, the current policy, in effect, gives them a subsidy, of as much as \$3.4 billion a year, from the pockets of less affluent rate-payers. They also contend that since owners of solar panels use the grid, they should pay something to maintain it, hence the \$57 monthly fee.

The companies that install personal solar systems counter that the new policy proposal would make them less affordable to middle- and low-income homeowners. They and their environmental allies also contend that changing the rules would have the overall effect of reducing solar generation and thus hamstringing California’s efforts to wean itself from carbon-based energy.

Both sides have waged public relations and media campaigns to sell their messages, but so far, with the release of the draft, the utility-led faction is prevailing, which is not surprising given the CPUC’s historic slant. While it regulates utilities, supposedly to protect consumers, the commission also has an implicit duty to make sure that power companies are financially healthy enough to attract investors and borrow money for system improvements.

Clearly, the utilities – and their unions – see the growth of personal solar systems as a potential threat to their financial future. Reducing that threat, rather than creating more equity, is their true motive for seeking a change of policy. Likewise, while their solar industry rivals also claim equity as their motive, the proposal would make it more difficult to sell rooftop systems, more than a million of which are already operative. So their underlying motive is also financial.

The full CPUC is expected to vote early next year, but the battle is not over and it now shifts to Gov. Gavin Newsom, who appoints its members. He’s already nominated a new chairperson, Alice Reynolds, who is now his energy advisor and will take the new position before a final vote on the policy.

Politically, therefore, it is very clear that the revised solar policy will only be adopted if Newsom wants it to be adopted. Setting aside the major interest groups in the conflict, it involves two sub-factions that have close ties to the governor – unions and environmentalists – although the latter are also divided into pro and con camps.

The full CPUC is likely to adopt the proposed policy change and if there’s political fallout, Newsom will feel it as he seeks re-election next year.

Dan Walters has been a journalist for nearly 60 years, spending all but a few of those years working for California newspapers. ★

SMUD Slashes Solar Growth in Sacramento Region

Solar Rights Alliance News Release

SACRAMENTO, CA (MPG) - Just a few days after President Biden’s Department of Energy released a first-ever blueprint calling for an immediate doubling of solar energy to fight climate change, Sacramento’s local utility company adopted a policy that will slow down new solar installations in the region while harming existing solar users. The policy comes a year after the Sacramento Municipal Utility District (SMUD) Board of Directors adopted its own climate emergency declaration and committed itself to getting off fossil fuels by 2030. That commitment will require a lot more renewable energy, yet neither the SMUD Board nor its staff have a plan for how it will get there, leaving environmentalists dumbstruck as they watch the utility deliberately slow down the growth of solar energy in the region.

“SMUD is killing rooftop solar at a time when they should be doing everything in their power to grow it,” said Lee Miller, Elk Grove resident and board member of the Solar Rights Alliance, an organization that represents solar users in the Sacramento region and across California. “This is utter madness. The state is burning. Hurricanes are raging. We need more solar, a hell of a lot more solar power, and we need it right now.”

In response to SMUD’s decision to slash solar incentives, solar users and environmentalists took to the streets, organizing a protest outside SMUD headquarters during a virtual board meeting.

“I went solar to help the planet, power my EV, and save money on my utility bill, but I never thought SMUD would claw back the financial benefits of significant customer investments in clean, renewable, energy,” said SMUD customer Fatima Malik. “SMUD used to be a progressive utility, but they have become a backwoods bully. All they seem to care about is hoarding opportunities and monopolizing the solar energy market.”

At a board meeting Thursday night, the SMUD Board of Directors voted to adopt changes to a long-standing program called “net energy metering” or “NEM.” The program is popular with consumers because it is a simple way to make solar energy affordable for consumers while promoting the sharing of clean energy within neighborhoods. Under net metering, 36,000 SMUD homes have gone solar to date, including 2,000 low-income families on SMUD’s bill assistance program, and more than 400 businesses.

Specifically, starting March 2022, SMUD will reduce the credit customers receive for energy sent back to the grid and used within their immediate neighborhood by 44 percent, from 13.2 cents to 7.4 cents per kilowatt-hour. Such a move will make solar investments less valuable and therefore harm the financial benefits. Most consumers look to save money by investing in solar power. The policy changes will be retroactive to all existing solar users in SMUD territory starting in 2031. The reduced credits are also triggered by adding solar panels to an existing solar system, adding a battery, or selling your home. Making retroactive changes to net metering is something the state of California has rejected for customers of PG&E.

Today, 6,400 homes in Sacramento County invest in solar every year, generating 27 MW of clean energy and supporting 2,700 jobs and dozens of local businesses. The California Solar and Storage Association estimates that under SMUD’s new program, the solar market for existing homes will slow down and reduce by as much as 40-50 percent from what it is today.

“We’ve seen this movie before. Other utilities have tried the same thing and the results are disastrous: less solar and fewer local jobs,” said Ben Davis, policy associate at the California Solar & Storage Association (CALSSA) representing dozens of local solar companies and their workers. “We see this kind of backwards policy making in other states, but you never really get used to seeing it in California, not to mention Sacramento. It is a shame.”

At a workshop of the SMUD Board of

Directors two weeks ago, SMUD staff orchestrated public comment from local organizations and businesses they lined up to speak in favor of their anti-solar proposal. Many of the organizations receive grant money from SMUD and had little knowledge in the policy being debated. Meanwhile, members of the public, including existing solar users, were expected to wait more than three hours on a video call to testify against the proposal. Many individuals dropped off due to the long wait and feeling of disenfranchisement.

“I can’t believe SMUD is not supporting working families by allowing them to use solar to reduce their bills when we are struggling with COVID and under- and unemployment,” said Adriana Santana, a mother of six who lives in Del Paso Heights and went solar last year. “My bill used to be over \$400/month, and I was drowning in debt. I was falling behind on my bill payments and was having to sacrifice because if I pay \$400 to SMUD, that’s money I don’t have for groceries for two weeks for my kids. I invested in solar to save money and it worked, but now SMUD is trying to pull the rug out from under me and my neighbors.”

In promoting their anti-solar plan, SMUD is touting their support of another program that they claim will spur the adoption of energy storage but is actually a lackluster initiative that raises a number of questions for consumers. Under the program, SMUD would provide an upfront rebate of up to \$2,500 plus \$200 per year. Combined, the payments will cover approximately 35 percent of the battery’s cost, but the homeowner would need to turn over 75 percent of the battery to SMUD for up to 200 days each year. The program is unlikely to spur significant adoption given the high cost of batteries and low subsidy payments combined with requirements that make the battery feel more like SMUD’s than the homeowner’s.

Meanwhile, SMUD is maintaining its large subsidies to consumers who invest in electric appliances and vehicles. The utility prefers homes that are all electric but that don’t have their own solar energy system to cover their increased electricity usage. In this way, consumers buy more of SMUD’s product: electricity, which increases the utility’s revenues significantly.

“We are all about solar energy and energy storage, and rooftop solar goes hand in glove with electrification efforts,” said Mr. Davis. “But consumers need solar power to charge their batteries and they need solar power to cover their increased electricity usage. Killing the economics of solar while attempting to encourage batteries and home electrification is like taking one step forward and two steps back. This is how you squash an emerging market, not how you grow it.”

“I’m a retiree on a fixed income,” said Gisla Dewey from La Riviera. “I can’t just keep paying higher and higher electric bills and stay in my home. SMUD says they care about low-income residents but in reality they only care about their own revenues just like every other utility in the state.”

Utility interests, including SMUD, have promoted making major changes to the state’s net metering program through a trumped-up cost-shift argument. Their line of thinking claims homeowners, schools and businesses who generate their own power from the sun are not providing enough revenue for the utility, thereby forcing the utility to meet their revenue needs on the backs of other customers. Studies show that investing in local rooftop solar energy can save on utility costs, avoiding having to bring energy into cities like Sacramento from distant solar and wind farms. Utility revenues may shrink but their ability to pass along savings to all ratepayers from a more affordable, renewable electric grid grows.

“Everyone knows a stitch in time saves nine,” said Mrs. Miller. “Investing in rooftop solar energy today, will save all consumers billions of dollars in the years to come as we continue to fight climate change. That’s what President Biden’s call to action is all about and it is a shame the SMUD Board of Directors is going in the opposite direction.” ★

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CROSSWORD

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- CLUES**
- ACROSS**
- Rope fiber
 - Mai
 - Russia's Terrible one, e.g.
 - "What ___ Happened to Baby Jane?"
 - Tattled
 - Actress Reed
 - Internet share-able
 - Inwardly
 - Black tropical hardwood
 - "Winged impression in winter"
 - Home of the Hawkeys
 - Investigative report
 - Chicken or this?
 - Not dense
 - Early-day supercontinent
 - Afternoon shut-eye
 - Even though
 - Picture on a coat
 - Anti-seniors sentiment
 - Jean of Dadaism
 - Crewneck alternative
 - Half-man, half-goat
 - Arm cover
 - Victoria Beckham ___ Adams
 - Lacking sense of moral standards
 - Flying high
 - Often part of disguise
 - Queen-like
 - Wood file
 - * ___ Plunge
 - Secret stash
 - Damien's prediction
 - Not at work
 - Opposite of cation
 - Abbreviated seconds
 - Precedes stated rank
 - Moon pull
 - *Like toddy or cocoa
 - Trans-Siberian Railroad city
- DOWN**
- Shortens pants
 - Like fair share
 - Short for memorandum
 - Antebellum
 - Polynesian kingdom
 - Ten-pin establishment
 - Bucolic poem
 - *Ride on runners
 - *Winter building material
 - Tolstoy's Karenina
 - R&B Charles
 - *Glittery decor
 - Condenscend
 - Indian black tea
 - Nibble
 - Big mess
 - Like a Druid, e.g.
 - Celery, technically
 - *Snowman's corn cob accessory
 - Are not
 - Wedding singer, e.g.
 - Questioned
 - *Snow ___ ammunition
 - *"But I heard him exclaim, ___ he drove out of sight..."
 - *Winter walking aid
 - Type of consonant
 - Actors' grp.
 - a.k.a. strict vegetarians
 - Mature, as in fruit
 - Like Silas of "The Da Vinci Code"
 - Young Montague
 - Decide at the polls
 - Jasmine of "Aladdin"
 - Turns blue litmus red
 - #42 Across, once

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Citrus Heights Messenger Adjudicated For and By the County of Sacramento, Adjudication No. 34-2020-00273535-March 12, 2020
The Rio Linda News Adjudicated For and By the County of Sacramento, Adjudication No. 358073-March 21, 1988

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FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10034 Gispan Consulting, Inc. 1324 School Street, Folsom, CA 95630 is doing business under the Fictitious Business Name(s) "The Lady Locksmith" 1324 School Street, Folsom, CA 95630. Filed with the Clerk of Sacramento County November 16, 2021
Publish: December 3, 10, 17 & 24, 2021
LADY 180201 12-24-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10179 Ghulam Barouq Bashar, 5738 Windmill Way, Carmichael, CA 95608 & Hashmatullah Sidqi, 4725 Marconi Avenue, Carmichael, CA 95608 are doing business under the Fictitious Business Name(s) "Immigration and Taxation Services" 6726 Fair Oaks Boulevard, Suite 304, Carmichael, CA 95608. Filed with the Clerk of Sacramento County November 22, 2021
Publish: December 3, 10, 17 & 24, 2021
IMMIG 180201 12-24-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09948 Roberta Palmer, 4400 Pennsylvania Avenue, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Studio B" 2271 Sunrise Boulevard, Suite C, Gold River, CA 95670. Filed with the Clerk of Sacramento County November 12, 2021
Publish: December 3, 10, 17 & 24, 2021
STUDIO 180201 12-24-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09784 WFP Management, Inc., 7216 55th Street, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "Super 8, Super 8 Motel, Super 8 Sacramento" 7216 55th Street, Sacramento, CA 95823. Filed with the Clerk of Sacramento County November 5, 2021
Publish: December 3, 10, 17 & 24, 2021
SUPER 180201 12-24-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09993 RHD Diversified Properties, Inc., 2395 El Camino Avenue, Suite 100, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Diversified Properties" 2395 El Camino Avenue, Suite 100, Sacramento, CA 95821. Filed with the Clerk of Sacramento County November 15, 2021
Publish: December 10, 17, 24 & 31, 2021
DIVER 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10202 Positive Connections Worldwide, LLC, 5170 Golden Foothill Parkway, El Dorado Hills, CA 95762 is doing business under the Fictitious Business Name(s) "Positive Connections Worldwide, LLC" 5170 Golden Foothill Parkway, El Dorado Hills, CA 95762. Filed with the Clerk of Sacramento County November 23, 2021
Publish: December 10, 17, 24 & 31, 2021
POSIT 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10384 Shanton Tyson, 7510 Windbridge Drive, Apt. 68, Sacramento, CA 95831 is doing business under the Fictitious Business Name(s) "meant to be" 7510 Windbridge Drive, Apt. 68, Sacramento, CA 95831. Filed with the Clerk of Sacramento County November 30, 2021
Publish: December 10, 17, 24 & 31, 2021
MEANT 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10195 Christian Jones, 5216 Field Street, North Highlands, CA 95660 is doing business under the Fictitious Business Name(s) "Jones Auto Care" 5216 Field Street, North Highlands, CA 95660. Filed with the Clerk of Sacramento County November 22, 2021
Publish: December 10, 17, 24 & 31, 2021
JONES 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10194 Icy Nails LLC, 5216 Field Street, North Highlands, CA 95660 is doing business under the Fictitious Business Name(s) "Icy Nails LLC" 5216 Field Street, North Highlands, CA 95660. Filed with the Clerk of Sacramento County November 22, 2021
Publish: December 10, 17, 24 & 31, 2021
ICY 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10189 Kool Wellness, LLC, 2902 Weald Way, Unit 121, Sacramento, CA 95833 is doing business under the Fictitious Business Name(s) "Kool Wellness, Henriempe" 2902 Weald Way, Unit 121, Sacramento, CA 95833. Filed with the Clerk of Sacramento County November 22, 2021
Publish: December 10, 17, 24 & 31, 2021
KOOL 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10355 Well Ran LLC, 910 Drummond Avenue, Davis, CA 95618 is doing business under the Fictitious Business Name(s) "Soul Ona Roll Sac" 910 Drummond Avenue, Davis, CA 95618. Filed with the Clerk of Sacramento County November 29, 2021
Publish: December 10, 17, 24 & 31, 2021
SOUL 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09751 Diego Garcia, 5508 Sandmound Boulevard, Oakley, CA 94561, Berta Fuentes, 1749 Tenama Drive, Woodland, CA 95695, Javier Cuellar, 7235 French Road, Apt. 16, Sacramento, CA 95828, Juan J. Chavez, 180 Odell Circle, Sacramento, CA 95835 and Gabriela Flores, 4815 Palomino Lane, North Highlands, CA 95660 are doing business under the Fictitious Business Name(s) "Nuevos Horizontes" 180 Odell Circle, Sacramento, CA 95835. Filed with the Clerk of Sacramento County November 4, 2021
Publish: December 10, 17, 24 & 31, 2021
NUEVOS 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09921 Agustin J. Duran, 4815 Palomino Lane, North Highlands, CA 95660 is doing business under the Fictitious Business Name(s) "Solar Panels Clean Energy" 4815 Palomino Lane, North Highlands, CA 95660. Filed with the Clerk of Sacramento County November 10, 2021
Publish: December 10, 17, 24 & 31, 2021
SOLAR 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09844 AJ4U & Associates Inc, 10058 Newhart Court, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "916 Notary Public, 916 Livescan Services, 916 Apostille Services, 916 Print Services" 10058 Newhart Court, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County November 8, 2021
Publish: December 10, 17, 24 & 31, 2021
NOTARY 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10338 Robert W. Judah & Sandra J. Brown, 3249 Max Court, Carmichael, CA 95608 are doing business under the Fictitious Business Name(s) "Trust Production Services" 3249 Max Court, Carmichael, CA 95608. Filed with the Clerk of Sacramento County November 29, 2021
Publish: December 10, 17, 24 & 31, 2021
TRUST 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10467 Jesse A. Peelyhouse & Karen L. Peelyhouse, 9012 Terramore Drive, Orangevale, CA 95662 are doing business under the Fictitious Business Name(s) "KJ's Old Fashioned Hot Dogs" 9012 Terramore Drive, Orangevale, CA 95662. Filed with the Clerk of Sacramento County December 2, 2021
Publish: December 10, 17, 24 & 31, 2021
KJ'S 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10253 Christopher S Lenning, 4101 Wheat Street, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Top Pick Mobile Welding" 4101 Wheat Street, Sacramento, CA 95821. Filed with the Clerk of Sacramento County November 23, 2021
Publish: December 10, 17, 24 & 31, 2021
TOP 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10163 Melissa Faith Zanetta, 7921 Sunrise Boulevard, Apt. 3108, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Memories" 7921 Sunrise Boulevard, Apt. 3108, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County November 19, 2021
Publish: December 10, 17, 24 & 31, 2021
MEM 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09848 Werner Visage DDS Inc, 6440 Fair Oaks Boulevard, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Marconi Dental Group" 6440 Fair Oaks Boulevard, Carmichael, CA 95608. Filed with the Clerk of Sacramento County November 8, 2021
Publish: December 10, 17, 24 & 31, 2021
MARC 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09947 Susan Kim Dakuzaku Schlack & William Perry Schlack, 4440 Minnesota Avenue, Fair Oaks, CA 95628 are doing business under the Fictitious Business Name(s) "Xleration Services" 4440 Minnesota Avenue, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County November 12, 2021
Publish: December 10, 17, 24 & 31, 2021
XLER 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10494 Jesse Sonny Davis, 9670 Beachwood Drive, Orangevale, CA 95662 and Frank Thomas Gori IV, 7405 Springvale Way, Citrus Heights, CA 95621 are doing business under the Fictitious Business Name(s) "Green Clean Solar Solutions" 6261 Hazel Avenue, #694, Orangevale, CA 95662. Filed with the Clerk of Sacramento County December 3, 2021
Publish: December 10, 17, 24 & 31, 2021
GREEN 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09654 Yordanos G Beyene, 8028 Tetotom Parkway, Antelope, CA 95843 and Trihas G Beyene, 5332 Croxton Way, Sacramento, CA 95842 are doing business under the Fictitious Business Name(s) "Tesiadel" 4900 Madison Avenue, Suite B, Sacramento, CA 95841. Filed with the Clerk of Sacramento County November 2, 2021
Publish: December 10, 17, 24 & 31, 2021
TESI 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10328 Armando Damian, 4400 Shandwick Drive, #277, Antelope, CA 95843 is doing business under the Fictitious Business Name(s) "Lifetime Services" 4400 Shandwick Drive, #277, Antelope, CA 95843. Filed with the Clerk of Sacramento County November 29, 2021
Publish: December 10, 17, 24 & 31, 2021
LIFE 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10458 Ting Xian Griffiths, 5017 Bumrae Place, Antelope, CA 95843 and Tingcui Hou, 8280 Iron Gorge Drive, Sacramento, CA 95829 are doing business under the Fictitious Business Name(s) "Lili's Massage" 8891 Greenback Lane, Orangevale, CA 95662. Filed with the Clerk of Sacramento County December 2, 2021
Publish: December 10, 17, 24 & 31, 2021
LIL 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10446 Samona Turner, 731 16th Street, #118, Sacramento, CA 95814 is doing business under the Fictitious Business Name(s) "St. T. St. T Collaboratives" 731 16th Street, Suite 118, Sacramento, CA 95814. Filed with the Clerk of Sacramento County December 2, 2021
Publish: December 10, 17, 24 & 31, 2021
S.T.T 180201 12-31-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10397 Robert David Vaughn, 4633 Chicago Avenue, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Wayne Nameplate Company" 4633 Chicago Avenue, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County December 1, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
WAYNE 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10215 Edward R. Marszal Enterprises, Inc., 5805 Windmill Way, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Jackson Road Chevron" 9700 Jackson Road, Sacramento, CA 95827. Filed with the Clerk of Sacramento County November 23, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
JACKSON 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09987 BranDee Thomas, 3920 Ramsey Drive, North Highlands, CA 95660 is doing business under the Fictitious Business Name(s) "Exceptional Housekeeping Personnel Agency" 3920 Ramsey Drive, North Highlands, CA 95660. Filed with the Clerk of Sacramento County November 15, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
EXCEPT 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10567 Robin Martin, 9239 Winding Oak Drive, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Two Songbirds Press" 9239 Winding Oak Drive, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County December 7, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
SONG 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09803 Mauricos Harper, 5520 Claudied Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "TSQ Nursing Academy" 5520 Marconi Avenue, #5, Carmichael, CA 95608. Filed with the Clerk of Sacramento County November 5, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
TSQ 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10582 Melesio Anthony Perez Jr., 1038 Roosevelt Avenue, Winters, CA 95694 is doing business under the Fictitious Business Name(s) "Bowie Specialties" 7846 Fair Oaks Boulevard, Carmichael, CA 95608. Filed with the Clerk of Sacramento County December 8, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
BOWTIE 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10142 Joseph Sparks, 3701 California Avenue, #A, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Gold Coast Creative" 3701 California Avenue, #A, Carmichael, CA 95608. Filed with the Clerk of Sacramento County November 19, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
GOLD 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09206 Kristina Schumacher & Megan Schumacher, 3300 Capitol Center Drive, #64, Rancho Cordova, CA 95670 are doing business under the Fictitious Business Name(s) "Pretty In Faith" 3300 Capitol Center Drive, #64, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County October 15, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
PRETTY 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10559 Blake Krekelberg, 8668 Bluff Lane, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "On Target Promotions" 11367 Pyrites Way, Suite K, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County December 7, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
ONTARGET 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10456 Jamaela Constance Jennings, 4230 Fell Street, Sacramento, CA 95838 is doing business under the Fictitious Business Name(s) "J Spot Kitchen" 3173 Marysville Boulevard, Sacramento, CA 95815. Filed with the Clerk of Sacramento County December 2, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
JSPOT 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10534 FNU Shushma Kumari, 3512 Ester Brook Way, Antelope, CA 95843 is doing business under the Fictitious Business Name(s) "Sanja Punjab Foods" 3512 Ester Brook Way, Antelope, CA 95843. Filed with the Clerk of Sacramento County December 6, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
SANJA 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09943 No Ends Inc, 2300 J Street, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "Crystal Nugs Events" 2300 J Street, Sacramento, CA 95816. Filed with the Clerk of Sacramento County November 12, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
CRYSTAL 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09946 Closed Door Inc, 2300 J Street, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "Crystal Nugs Shop" 2300 J Street, Sacramento, CA 95816. Filed with the Clerk of Sacramento County November 12, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
CRYSTAL 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09945 Crystal Nugs Inc, 3109 Lea Sterling Way, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Crystal Nugs Delivery" 241 North 10th Street, Sacramento, CA 95811. Filed with the Clerk of Sacramento County November 12, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
CRYSTAL 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10001 Samjhana Food Inc, 4740 Natomas Boulevard, Suite 150, Sacramento, CA 95835 is doing business under the Fictitious Business Name(s) "Himalaya Momo" 4740 Natomas Boulevard, Suite 150, Sacramento, CA 95835. Filed with the Clerk of Sacramento County November 15, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
HIMA 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10497 Amy Tremayne, 4080 Truxel Road, #100, Sacramento, CA 95834 is doing business under the Fictitious Business Name(s) "Mayne St. Properties, Mayne St. Coaching" 4080 Truxel Road, #100, Sacramento, CA 95834. Filed with the Clerk of Sacramento County December 3, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
MAYNE 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10540 Mohsen Razani, 5307 Marconi Avenue, #33, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Grand Central Cars" 9521 Folsom Boulevard, Suite R-1G, Sacramento, CA 95827. Filed with the Clerk of Sacramento County December 6, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
GRAND 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10372 Reese Brother Enterprises LLC, 6060 Sunrise Vista Drive, Suite 3400, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Silvercreek Association Management, Silver Creek Association Management" 6060 Sunrise Vista Drive, Suite 3400, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County November 30, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
SILVER 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10530 Aries Car Co Inc, 2620 La Mesa Way, Unit B, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Aries Car Co Inc" 2620 La Mesa Way, Unit B, Sacramento, CA 95825. Filed with the Clerk of Sacramento County December 6, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
ARIES 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10525 Prime Auto Registration LLC, 4865 Pasadena Avenue, Suite 17, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "Prime Auto Registration LLC" 4865 Pasadena Avenue, Suite 17, Sacramento, CA 95841. Filed with the Clerk of Sacramento County December 3, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
PRIME 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10527 Creative Engineering LLC, 4330 Winding Way, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "AUL Painting" 4330 Winding Way, Sacramento, CA 95841. Filed with the Clerk of Sacramento County December 6, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
AUL 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10210 Jose Martin Barrios, 4901 Patric Way, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Droplet Landscaping" 4901 Patric Way, Carmichael, CA 95608. Filed with the Clerk of Sacramento County November 23, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
DROPLET 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10705 Elena Sokolova, 5419 Manzanita Avenue, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Bes Hair Lab" 5525 Hemlock Street, Sacramento, CA 95841. Filed with the Clerk of Sacramento County December 10, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
BES 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10620 Tiana Keene, 7531 Andrewsarah Court, Sacramento, CA 95828 is doing business under the Fictitious Business Name(s) "Na-Cho Snacks" 7531 Andrewsarah Court, Sacramento, CA 95828. Filed with the Clerk of Sacramento County December 8, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
NA-CHO 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10402 Tony Hamblin, 2248 Garfield Avenue, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Warrior Method" 6022 A Fair Oaks Boulevard, Carmichael, CA 95608. Filed with the Clerk of Sacramento County December 1, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
WARRIOR 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10682 Creamon Alston, 5005 Argo Way, Sacramento, CA 95820 is doing business under the Fictitious Business Name(s) "CRE Kutting Up" 5005 Argo Way, Sacramento, CA 95820. Filed with the Clerk of Sacramento County December 10, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
CRE 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10690 Ezz ride auto sales, 3216 El Camino Avenue, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Ezz ride auto sales" 3216 El Camino Avenue, Sacramento, CA 95821. Filed with the Clerk of Sacramento County December 10, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
EZZ 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10697 Kevin Pham, 7 Ingram Court, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "Sacramento EDM Collective, Sac EDM Collective" 7 Ingram Court, Sacramento, CA 95823. Filed with the Clerk of Sacramento County December 10, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
SACEDM 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10698 Rory Randy Rodriguez, 7 Costa Brase Court, Sacramento, CA 95838 is doing business under the Fictitious Business Name(s) "Bimes ILL, Chaotic Forms" 7 Costa Brase Court, Sacramento, CA 95838. Filed with the Clerk of Sacramento County December 10, 2021
Publish: December 17, 24, 31, 2021 & January 7, 2022
BIMES 180201 1-7-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10599 Jonathan Hamphill, MD, 3533 Serramont Court Carmichael, CA 95608, Scott Baron, MD, 11740 Melones Circle, Gold River, CA 95670, and Bradley Stauber, DO 875 Commons Drive Sacramento, CA 95825 are doing business under the Fictitious Business Name(s) "Capitol Heart Center" 6347 Coyle Avenue Carmichael, CA 95608. Filed with the Clerk of Sacramento County December 8, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
CAPITOL 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10640 Classy Merchandise, Inc, 30616 San Antonio Street Hayward, CA 94544 are doing business under the Fictitious Business Name(s) "Tartan Sports, Precise Golf" 30616 San Antonio Street Hayward, CA 94544. Filed with the Clerk of Sacramento County December 9, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
TARTAN 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10470 Lee A. Mahla, 2016 Idaho Mine Court Gold River, CA 95670 are doing business under the Fictitious Business Name(s) "Get Order Lee, RightSize Your Move" 2016 Idaho Mine Court Gold River, CA 95670. Filed with the Clerk of Sacramento County December 2, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
GET 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10607 PAN Moving and Storage, LLC, 1401 21st Street Suite R Sacramento, CA 95811 is doing business under the Fictitious Business Name(s) "Tony's Sons Moving and Storage" 2419 Mercantile Drive Suite D Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County December 8, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
TONY 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-09694 VA7 Park Knoll, LLC 2082 Michelson Drive 4th FL Irvine, CA 92612 are doing business under the Fictitious Business Name(s) "Renew On Coloma" 10680 Coloma Road Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County November 3, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
RENEW 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10542 Gary Brian Kennedy, 6816 Lonciera Drive Orangevale, CA 95662 are doing business under the Fictitious Business Name(s) "Grand Bakehouse" 6816 Lonciera Drive Orangevale, CA 95662. Filed with the Clerk of Sacramento County December 6, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
GRAND 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10713 Antonio Ammendaz Hernandez, 7348 Walnut Avenue Orangevale, CA 95662 are doing business under the Fictitious Business Name(s) "Exclusiveluxurydetailing" 7348 Walnut Avenue Orangevale, CA 95662. Filed with the Clerk of Sacramento County December 13, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
EXCLUSIVE 180201 1-14-22

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-10827 Cristian Ruvalcaba and Cindy Martinez, 2507 Tronero Way Rancho Cordova, CA 95670 are doing business under the Fictitious Business Name(s) "Bright Finishes Painting" 2507 Tronero Way Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County December 17, 2021
Publish: December 24, 31, 2021 January 7, & 14, 2022
BRIGHT 180201 1-14-22

ORDER TO SHOW FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00310963
Robert Carl Walden has filed a petition with this court for a decree changing the name(s) of Robert Carl Walden to Robert Carl Tupas. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 11, 2022, in Department 54, located at 813 6th Street, 2nd Floor, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 10, 2021
Christopher E. Krueger, Judge of the Superior Court
Publish: December 3, 10, 17 & 24, 2021
WALDEN 180201 12-24-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311134
Anthony Carlos Anyon has filed a petition with this court for a decree changing the name(s) of Anthony Carlos Ayon to Roxas Anthony Ayon. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 13, 2022, in Department 54, located at 813 6th Street, 2nd Floor, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 15, 2021
Christopher E. Krueger, Judge of the Superior Court
Publish: December 3, 10, 17 & 24, 2021
AYON 180201 12-24-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00308018
Vuong Anh Ngoc Tran has filed a petition with this court for a decree changing the name(s) of Vuong Anh Ngoc Tran to Mike Tran. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 19, 2022, in Department 54, located at 813 6th Street, 2nd Floor, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 18, 2021
Christopher E. Krueger, Judge of the Superior Court
Publish: November 26 & December 3, 10, 17, 2021
TRAN 180201 12-24-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311223
Inderjit Kaur Bedi has filed a petition with this court for a decree changing the name(s) of Inderjit Kaur Bedi AKA Inderjit Kaur AKA Noney Bedi to Kismat Kaur Bedi. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on January 18, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 17, 2021
Shama H. Mesiwala, Judge of the Superior Court
Publish: December 3, 10, 17 & 24, 2021
BEDI 180201 12-24-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00309062
Edward Charles Lewis has filed a petition with this court for a decree changing the name(s) of Edward Charles Lewis to Bernard Payne. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on January 26, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 30, 2021
Shama H. Mesiwala, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
LEWIS 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311403
Michelle Louise Sinclair has filed a petition with this court for a decree changing the name(s) of Michelle Louise Sinclair to Michelle Louise Hansel. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on January 19, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any,

Are You 'Aged Out' of Owning a Business?

Commentary
by **Stuart Robles**

Two drivers behind “The Great Resignation” have been unhappiness and boldness – people thinking they can find a more fulfilling job at a different company, or a new career altogether, and then going for it.

One example is the surge in new entrepreneurs. The pandemic has brought out a record number of them. And a high percentage of those who recently quit their jobs say they’re planning to start their own business.

Yet others who consider being their own boss hesitate, and one reason is age. Are they too old, or too young and inexperienced, to start and run a new business or buy and operate an existing company? These are valid questions, but the current economic climate is favorable for entrepreneurship no matter one’s age, says Stuart Robles (www.briggscapital.com), co-author of The New World of Entrepreneurship: Insiders’ Guide to Buying and Selling Your Own

Business in the Digital Age. “With the great economic reset from the pandemic working its way through the American economic system, there have been many losers and some big winners along the way,” Robles says. “But the biggest winners will be those individuals who step into the entrepreneurial ring in 2022.

“This includes hard-working Americans in the middle. Now is their time. There are historic opportunities for those poised to start a business or become partners in one. Tremendous amounts of money are available – in venture capital and other investment vehicles. Chaos has created disruption and new niches for businesses. The markets are overheated and returns are unpredictable with interest rates rising next year. So a great place folks can put their money is in private businesses.”

Robles cautions, however, that historically failure rates for new businesses are high, and learning how to



The current economic climate is favorable for entrepreneurship no matter one’s age, says Stuart Robles. Photo courtesy Rodinae-Productions Pixels.

navigate the sometimes rough waters is essential to success. He offers these tips for first-time entrepreneurs:

Bring the bucks to match your boldness. Without sufficient growth capital, promising plans for start-ups or initiatives for existing companies die on the launching pad. “Many first-time buyers or start-up entrepreneurs do not consider the follow-on cash

needed to propel the business,” Robles says. “A start-up needs a long runway to profitability because it has no existing sales. You must examine your reserves, understand your limitations, and avoid signing up for debt you cannot pay back.”; **Be sly like a fox.** Robles says the best start-up operators are “the slyest foxes in the forest,” attracting executives

of influence in the sector and trolling through their connections. “These are absolutely key undertakings in your quest,” he says. “The experienced players involved in start-ups admire those founders who whittle and cajole others to do their bidding for no apparent up-front compensation.”; **Be ready for long hours.** The pace, demands, and hours required of a business owner necessitate honest self-reflection before taking the leap, Robles says. “You really have to critique yourself physically for the rigors ahead,” he says. “We often recommend a physical exam before an acquisition to fully evaluate your health. Find time to get away and exercise. And having a smooth life on the home front, with no static for your long absences, is a must for longevity.”; **Be a storyteller.** Robles says the message you convey about your business should combine passion and uniqueness, so it connects with people. “Learn to turn your dull widget into a fascinating oracle of

the industry,” Robles says. “Show the fire and enthusiasm that will be welcomed by the established players. They can cut years off your learning curve and provide contacts and vendors that you would stumble past in your ignorance.”; **Don’t give away too much too soon on social media.** Announcing to the world your intentions right out of the gate is not a good idea, Robles says, because rivals will intervene. “Better to let them eye you with wary but benign interest and not try to block you before you’ve hardly advanced the ball,” Robles says. “Until your strategy starts impacting the marketplace, keep your plans to yourself and your key players. Social media posts and press releases pushed through paid wire services are most often read by your competitors rather than your customers.”

“Every seven to 10 years, America faces an economic crisis, but these jolts set the stage for innovation and profits for new entrepreneurs,” Robles says. “Now is one of those times.” ★

LEGAL ADVERTISING

Carmichael Times Adjudicated For and By the County of Sacramento, Adjudication No. 317294-February 7, 1984
Rancho Cordova Independent Adjudicated For and By the County of Sacramento, Adjudication No. 195380-September 18, 1969
Citrus Heights Messenger Adjudicated For and By the County of Sacramento, Adjudication No. 34-2020-00273535-March 12, 2020
The Rio Linda News Adjudicated For and By the County of Sacramento, Adjudication No. 358073-March 21, 1988

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ORDER TO SHOW FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311685

Yulia Kononenko has filed a petition with this court for a decree changing the name(s) of Yulia Kononenko to Julia Demidoff, Volodymyr Kononenko to Vladimir Demidoff, Sofia Kononenko to Sofia Demidoff, Andriy Gorbatkov to Andrey Demidoff. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on January 25, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 23, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
KONONENKO 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311153

Barry Lee Henning II has filed a petition with this court for a decree changing the name(s) of Barry Lee Henning II to Oswald Sharebanker. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on January 18, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 16, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
HENNING 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311799

Jose Israel Medel Sanchez filed a petition with this court for a decree changing the name(s) of Jose Israel Medel Sanchez to Jose Israel Hernandez Sanchez. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 26, 2022, in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 30, 2021

Christopher E. Krueger, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
SANCHEZ 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00310593

Elizabeth Tsymbal has filed a petition with this court for a decree changing the name(s) of Cash Eli Coleman to Cash Eli Tsymbal. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 1, 2022, in Department 53, located at 813 6th Street, 2nd Floor, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 6, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
TSYMBAL 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311410

Joshua Buluran Dela Cruz has filed a petition with this court for a decree changing the name(s) of Joshua Buluran Dela Cruz to Joshua Dela Cruz Alayon. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 19, 2022, in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 19, 2021

Christopher E. Krueger, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
CRUZ 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311416

- - Smith has filed a petition with this court for a decree changing the name(s) of - - Smith to Re'anna Michelle Porter. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 19, 2022, in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: November 19, 2021

Christopher E. Krueger, Judge of the Superior Court
Publish: December 17, 24, 31, 2021 & January 7, 2022
SMITH 180201 1-7-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00311932

Ixayana Bermudez has filed a petition with this court for a decree changing the name(s) of Ixayana Bermudez to Ixayana Castro. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on January 27, 2022, in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 2, 2021

Christopher E. Krueger, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
CASTRO 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312115

Margarita Morales has filed a petition with this court for a decree changing the name(s) of Christian Enrique Morales to Christian Enrique Morales Avalos and Moises Eliseo Morales to Moises Eliseo Morales Avalos. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 9:00a.m. on February 1, 2022, in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 6, 2021

Christopher E. Krueger, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
CASTRO 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00310139

Lisa Michelle Toews has filed a petition with this court for a decree changing the name(s) of Lisa Michelle Toews to Lisa Michelle Gibson. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 3, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 8, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
TOEWS 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312043

Brandon Charles Brown has filed a petition with this court for a decree changing the name(s) of Brandon Charles Brown to Brandon Charles Nojima. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 1, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 2, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
BROWN 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312261

Roberta Jean Welch has filed a petition with this court for a decree changing the name(s) of Roberta Jean Welch to Roberta Jean Barnhart. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 2, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 7, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
BARNHART 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312327

Yralina Sophia Lee Johnson has filed a petition with this court for a decree changing the name(s) of Yralina Sophia Lee Johnson to Yralina Sophia Nana Tufono. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 3, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 8, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
JOHNSON 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312462

Conika Nashea Underwoods has filed a petition with this court for a decree changing the name(s) of Conika Nashea Underwoods to Dalis Austin Yates. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 8, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 10, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
UNDERWOODS 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312507

Vanessa Marquez has filed a petition with this court for a decree changing the name(s) of Vanessa Marquez to Vanessa Marron, and Yasmin Nayeli Marquez to Yasmin Nayeli Damian. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 8, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 10, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
MARQUEZ 180201 1-14-22

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00312045

Lisset Bello Rocha has filed a petition with this court for a decree changing the name(s) of Lisset Bello Rocha to Lisset Rocha. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court at 1:30p.m. on February 9, 2022, in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: December 2, 2021

Shama H. Mesiwala, Judge of the Superior Court
Publish: December 24, 31, 2021 January 7, and 14, 2022
ROCHA 180201 1-14-22

NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF WAYNE E. VAN WINKLE CASE No. 34-2021-00293318-PR-PW-FRC

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both of Wayne E. Van Winkle, deceased. A Petition for Probate has been filed by Steven Douglas Van Winkle, in the Superior Court of California, County of Sacramento, requesting Steven Douglas Van Winkle 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 executor to take many actions without obtaining court approval. Before taking certain very important actions, however, the executor will be required to give notice to interested persons unless they have waived notice or have consented to the proposed action.) The independent administration authority will be granted unless an 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 in this court as follows: March 17, 2022 9:00 a.m. in Dept 129. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. 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 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. The name, address and telephone number of the Attorney for Petitioner is: Barbara Sonin 21 Court Street, Woodland, CA 95695 530-662-2226 Publish: December 10, 17 & 24, 2021 WINKLE 17062 12-24-21

NOTICE OF PETITION TO ADMINISTER ESTATE OF PATRICIA BERDAN CASE No. 34-2021-00307125

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both of Patricia Berdan aka Patricia Andrews, deceased. A Petition for Probate has been filed by Melani Andrews, in the Superior Court of California, County of Sacramento, requesting Melani Andrews 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 executor to take many actions without obtaining court approval. Before taking certain very important actions, however, the executor will be required to give notice to interested persons unless they have waived notice or have consented to the proposed action.) The independent administration authority will be granted unless an 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 in this court as follows: February 9, 2022 9:00 a.m. in Dept 129. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. 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.

NOTICE OF TRUSTEE'S SALE TS No.: FHAC.277-656 APN: 229-0521-003-0001 Title Order No.: 191230222-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/25/2008. 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 drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or 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, 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: HARRIET O. LINSKOTT, AN UNMARRIED WOMAN Duly Appointed Trustee; PROBOR AND RAPHAEL, ALC Recorded 7/8/2008 as Instrument No. N/A in book 20080708, page 1463 of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: 1/18/2022 at 1:30 PM Place of Sale: At the east main entrance to the county courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$116,725.53 Street Address or other common designation of real property: 6268 LONGFORD DRIVE #1 CITRUS HEIGHTS, California 95621 A.P.N.: 229-0521-003-0001 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. 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 (800) 683-2468 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case FHAC.277-656. 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 (800) 683-2468, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case FHAC.277-656 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: 12/13/2021 PROBOR AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-FN4738995 12/24/2021, 12/31/2021, 01/07/2022

TRUSTEE SALE NOTICES

YOU MAY EXAMINE the file kept by the court. If you are 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. The name, address and telephone number of the Attorney for Petitioner is: Peter A. Galgani, 916 2nd Street, 2nd Floor, Sacramento, CA 95814 916-498-1357 Publish: December 17, 24, & 31, 2021 BERDAN 17062 12-31-21

NOTICE OF PUBLIC LIEN SALE SELF STORAGE AUCTION

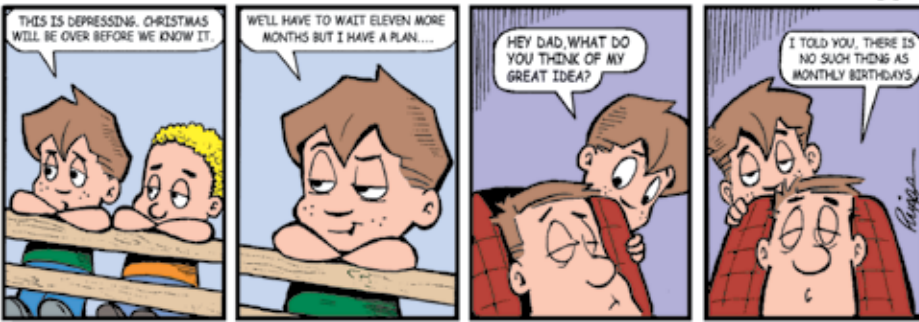
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Storage Act (Sections 21700-21716 of the Business & Professions Code.) **ARMOR MINI STORAGE:** Property is located at 5714 Auburn Blvd., Sacramento, CA 95841. The auction will be conducted entirely online at: <https://bid13.com/> Auctioneer: Bid13.com 1-844-348-2776; agent for Owner: Contents for the following lien units will be sold: **Unit # H192 Adrian Hockless, Unit # H103 Ronald Talford, Unit # H029 Carrie Chaves, Unit # E040 Lance Harris, Unit # H003 Elizabeth Mulvihill, Unit # H121 Krystal Gregersen, Unit # H185 Leila Lewis.** Pictures of the contents of the storage space can be seen online. Bids must be entered online beginning WEDNESDAY 12/22/21 at 10am PST - ending TUESDAY 12/28/21 at 10am PST. Payment must be made at the time of purchase. All items in the unit are sold as is and must be removed within three days of the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Carmichael Times December 17 and 24, 2021

WEEKLY COMICS

Amber Waves

by Dave T. Phipps



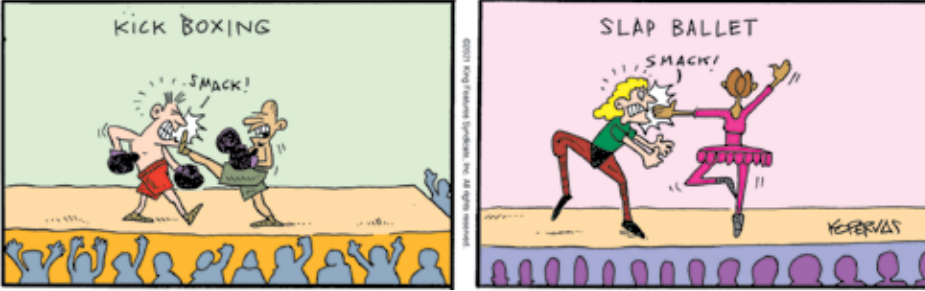
The Spats

by Jeff Pickering



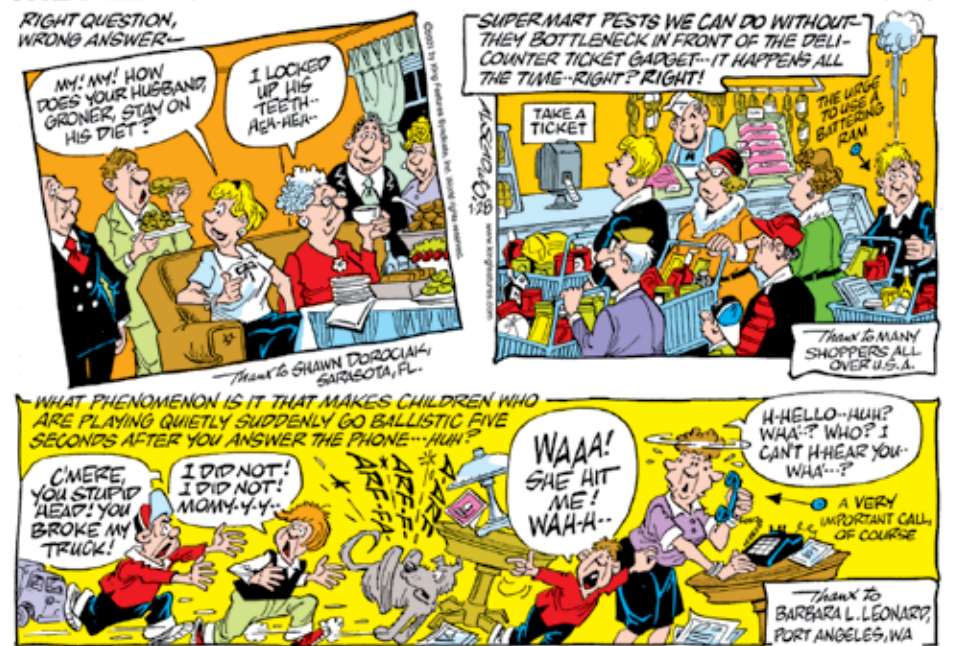
Out on a Limb

by Gary Kopervas



THEY'LL DO IT EVERY TIME

BY AL SCADUTO



R.F.D.

by Mike Marland



GRIN BEAR IT

LAFF-A-DAY

Just Like Cats & Dogs

by Dave T. Phipps

HOCUS-FOCUS

BY HENRY BOLTIHOFF



WE HAVE A GOOD SUPPLY OF FRISKIES (5.5 oz) & FANCY FEAST (3.5 oz) CAT FOOD!!!

We Beat Almost All Online Prices on Premium Brand Pet Foods. Including Blue Buffalo, Chicken Soup, Earth Born, Diamond Naturals, Pinnacle, Taste of the Wild, & Royal Canin.

PET CLUB FOOD AND SUPPLIES

EVERYDAY LOW PRICES
Super Discount Prices! Hot Specials & Coupons
*Valid from 12/22/21 to 12/28/21
(No Membership Fees)

2344 Sunrise Blvd. 318 N Sunrise Blvd.
Rancho Cordova, CA Roseville, CA
916-635-5008 916-781-8500

We Only Accept ATM, Cash, & Checks M-F 9-7, SAT 9-7, SUN 10-7 Effective 12/22/21 - 12/28/21

\$2.50 OFF
ANY PURCHASE OF \$7.00 OR MORE OF PET OR FISH SUPPLIES (Excluding Pet Food or Litter) Cannot be used in conjunction with similar dollar or percentage off coupons & advertised sale items. Limit 1 PLU 331 CHM Limit: 1 Coupon Per Family Effective 12/22/21 - 12/28/21

FREE PURE NESS PET BOWL
Sm. Size #00201 or #000A1 with any purchase of pet, fish food or supply. Limit 1. 99c Value PLU 338 CHM Limit: 1 Coupon Per Family Effective 12/22/21 - 12/28/21

Look for Advertised Sale Items Everyweek at www.petclubstores.com

TASTE OF THE WILD GRAIN FREE DRY DOG FOOD
•Wetlands •Sierra Mountains •Pacific Salmon •High Prairie •Southwest Canyon
28 Lb Bag **\$39.99**
Effective 12/22/21 - 12/28/21

CANIDAE DRY DOG FOOD FOR ALL LIFE STAGES
•Multi-Protein •Chicken Meal & Rice •Large Breed 44 Lb
As Marked **\$15 OFF**
Our Regular Low Prices!
Effective 12/22/21 - 12/28/21

BLUE BUFFALO WILDERNESS DRY DOG FOOD
•Chicken •Salmon •Duck •Large Breed •Healthy Weight
100% Grain Free
24 Lb Bag **\$10 OFF**
Limit 2 Bags
Our Regular Low Prices!
Effective 12/22/21 - 12/28/21

FRISKIES DRY CAT FOOD
16 Lb Bag
•Seafood •Indoor •Surfing & Turfing
Limit 2 Bags per Family **\$10.99**
Effective 12/22/21 - 12/28/21

9 LIVES CANNED CAT FOOD
5.5 Oz All Varieties
Limit 2 Cases Per Family **43¢**
Effective 12/22/21 - 12/28/21

FANCY FEAST GOURMET CANNED CAT FOOD
All Varieties except Elegant Medley 3 Oz
Limit 2 Cases Per Family **ON SALE Everyday**
Effective 12/22/21 - 12/28/21

JONNY CAT PREMIUM CAT LITTER
20 Lb Bag
•Regular •Multiple Cat Formula
Limit 2 Bags Per Family **\$4.19**
Effective 12/22/21 - 12/28/21

FELINE PINE HEALTHY CAT LITTER
20 Lb Bag
Limit 2 Bags **\$8.99**
Effective 12/22/21 - 12/28/21

WELLNESS CANNED CAT FOOD Full Case
•Pate •Gravies Selected Varieties
Also •Signature Select •Core 5.3 Oz Limit 1 Case **20% OFF**
REGULAR LOW PRICES

15 Lb Bag **SCIENCE DIET SMALL BITES DRY DOG FOOD** Limit 2 Bags
•Adult •Light •Mature (Puppy Small Bites \$25.99) (Sensitive Stomach \$29.99) (Lamb & Rice Small Bites \$30.99) **\$24.99**

20 Lb Box **PRECIOUS CAT CAT LITTER** Touch of Outdoors **\$8.49**
Limit 2 Boxes Cat Attract

24-30 Lb Bag **WELLNESS DRY DOG FOOD**
•Chicken •Senior •Grain Free Lamb •Healthy Weight •Grain Free White Fish **\$53.99** **\$56.99**

FRESH STEP SCOOPABLE CAT LITTER 42 Lb Bag Limit 2 Bags **\$13.99**

12 Lb Bag •Original \$10.99 Multi Cat \$11.99
36 Lb Bag Original **\$29.99** Multi-Cat **\$31.99**

CHICKEN SOUP FOR THE SOUL CANNED FOOD SALE As Marked **10% OFF**
OUR REGULAR LOW PRICES
Dog Cans 13 Oz (Reg & Grain Free) All Varieties Cat Cans 5.5 Oz Limit 1 Case

BLUE BUFFALO CANNED DOG & CAT FOOD As Marked **20% OFF**
OUR REGULAR LOW PRICES
•Homestyle •Blue's Stew •Wilderness 12.5 oz •Tastefulls •Wilderness 3 & 5.5 oz Selected Varieties

IAMS DRY CAT FOOD
•Healthy Adult Chicken •Indoor/Weight/Hairball •Salmon & Tuna •Hairball 16 Lb Bag Limit 2 bags **\$19.99**

Limit 2 Bags **CHICKEN SOUP FOR THE SOUL DRY DOG FOOD** As Marked **10% OFF**
OUR REGULAR DISCOUNT PRICES
•Adult (including Beef) •Large Breed (including Beef) •Mature •Weight Care •Puppy (Reg & Lrg Breed) 28 Lb Bag

60 Liter (Ultra Not Included) **CAREFRESH PET BEDDING** **\$16.49**

MERRICK'S WHOLE EARTH FARMS DRY DOG FOOD
•Grain Free Chicken/Turkey •Grain Free Pork, Beef & Lamb 25 Lb Bag Limit 2 Bags per Family **\$7 OFF**
OUR REGULAR LOW PRICES

PET-MATE VARI-KENNELS & 2 DOOR KENNELS All Sizes **20% OFF**
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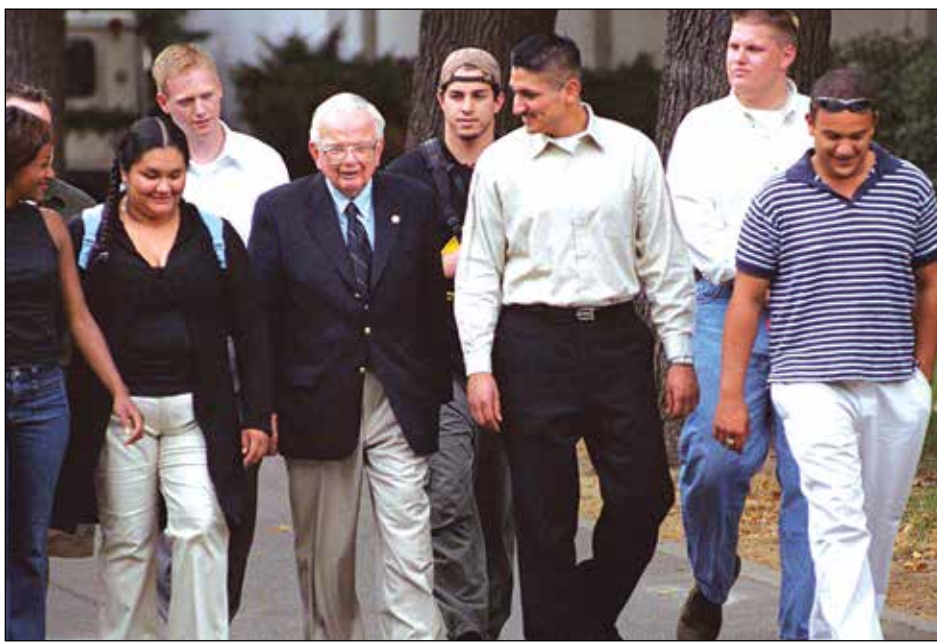
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CHM PLU 367

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•Selected Varieties - 3 Oz
Limit 2 Pkgs with Coupon
Limit One Coupon Per Family
Price Valid Only With Coupon Effective 12/22/21 - 12/28/21 **\$1.49**
CHM PLU 569

BONUS COUPON
JONNY CAT CAT LINERS
Jumbo Drawstring - 5 Ct
Limit 1 Box with Coupon
Limit One Coupon Per Family
Price Valid Only With Coupon Effective 12/22/21 - 12/28/21 **\$2.19**
CHM PLU 449

President Emeritus Donald R. Gerth Has Passed Away



Donald Gerth continued to be an active part of life at Sacramento State after his retirement in 2003. Photo: Sacramento State file

It is with extreme personal sadness that I share that Sacramento State President Emeritus Donald R. Gerth passed away.

Dr. Gerth was Sac State's longest-serving President, holding the position from 1984 to 2003. His impressive 45 years of service to the California State University began in 1958, when he joined San Francisco State as an associate dean. After serving in both administrative and faculty positions across several CSU universities, he became President of CSU Dominguez Hills in 1974, where he served until coming to Sacramento to lead our campus.

With the loving support of his wife, Beverly (Bev), who served actively alongside her husband, the Gerths transformed Sacramento State. Under Dr. Gerth's leadership, enrollment grew from 22,000 to 28,000 students, doubling its number of Asian and Hispanic students. He led the establishment of the School of Arts and the Office of Research, Graduate, and Extended Studies. He oversaw nearly \$100 million in modernization of campus buildings and facilities, and added 1.2 million square feet of building to campus, including two parking structures. Dr. Gerth also established The Center for California Studies, which positioned Sac State prominently in state government and ensured that we are the Capital's University.

After four-and-a-half decades of service,

Dr. Gerth continued to be a champion of Sac State and the CSU system during his retirement. In 2010, he published *The People's University: A History of the California State University*. In 2018, the University renamed the special collections as the Donald and Beverly Gerth Special Collections and University Archives in recognition of their service and support of the Sac State and the CSU. That support included a gift of \$300,000 for the collections, which helped to modernize the archives, making them more accessible and useful.

President Emeritus Gerth loved Sacramento State and the CSU. His impact on our campus and the system as a whole is remarkable. It was my honor to call him a friend, and I will miss his wise council. Now is the time for the entire Hornet Family to rally behind and support his beloved wife, Bev.

I have spoken to Bev Gerth, who has asked that in lieu of flowers, donations be made to the President Emeritus Donald R. Gerth Memorial Scholarship Fund. Bev has asked that we wait until early next year to hold a celebration of life for Don. Details will be forthcoming.

Robert S. Nelsen
President
California State University, Sacramento

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BEST OF CARMICHAEL 2021

New Home Sales in Region Continue to Increase

North State Building Industry Association Press Release

SACRAMENTO, CA (MPG) - New home sales in the Sacramento region are expected to continue rising for the next couple of years peaking at around 8,000 in 2023 before dropping off slightly in 2024. But while those sales totals are higher than most years since 2007, annual sales will remain far below they were before the Great Recession and well below the amount of new housing needed to meet current and expected demand, a panel of economists and builders said at the North State Building Industry Association's annual Regional Housing Forecast presentation.

Dr. Sanjay Varshney with Goldenstone Wealth Management, Dr. Dean Wehrli with John Burns Real Estate Consulting and Denton Kelley with LDK Ventures, told nearly 300 participants in-person and virtual that despite inflationary pressures, mortgage rates are expected to remain at historic lows, which will help counterbalance rising housing prices and keep the market for new homes strong.

Wehrli said his firm projects sales of 7,200 in 2022 (14.3% above this year), 7,800 in 2023 (8.3% higher than 2022), and 7,400 in 2024 (a 5.1% decline from the prior year.)

We are projecting over the next four years for the Sacramento MSA to



Panelists Expect New Home Sales in Sacramento Region Will Continue Increasing Through 2023, the North State BIA Reports MPG File photo

do pretty well. My biggest worry is, do we have the land to do it? We do in some places, not so much in others. Do we have the labor to do it? Do we have the supplies to do it? You hope the supplies will shake out some time next year, but labor is going to be constrained for the foreseeable future," he said.

He noted that builders have ramped up production, with permits up 41% in the region year over year, the fourth highest rate in the country behind San Francisco, Jacksonville, Fla., and

San Antonio, but that still isn't enough to meet demand.

We have ratcheted up supply, but I'd argue in the long-term perspective that new-home sales in the 7,000s is at or below the organic demand," he said.

Wehrli said a major demand driver has been the revolution in working from home caused by the COVID-19 pandemic. Varshney noted that Sacramento gained about 20,000 households from the Bay Area once tech workers didn't have to live close to their offices.

Many people have moved to Sacramento, along with places like Austin, Tex., Boise, Ida., Reno and Phoenix, where housing was more affordable.

He added that the region remains well-positioned even if companies adopt a hybrid schedule, where workers are in the office two or three days a week and work from home the rest of the time.

"People who moved to Phoenix or Reno or Boise would have to be closer to the Bay if that happens, and our competitors are Tracy,

Lathrop and Manteca – and Sacramento has a lot more (amenities) than they do," he said.

If Bay Area companies do implement hybrid schedules, he said Elk Grove would benefit due to being closer to Silicon Valley than South Placer County or Folsom, but he said those submarkets have more land available and will likely be major growth centers for the next 10- to 20 years.

Kelley, who is developing The Railyards and focuses more on multi-family than single-family

housing, said about 3,000 units of market-rate apartments are in the pipeline, which he said was more than usual but because relatively few apartments have been built in the urban core during this cycle leads him to believe we're not overbuilding.

Lots of people still want to live in an urban environment, so my general feeling is if the city improves the environment downtown it should all work out as long as we continue to invest in amenities people want, he said. ★

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