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Non Commissioned Officers Association



Retired Chief Master Sergeant Sullivan presents Noncommissioned Officers Association Vietnam Medallions. Photo courtesy of Tammy Sullivan

By Omella Rossi

SACRAMENTO REGION, CA (MPG) - The Non Commissioned Officers Association (NCOA), a military service organization established in 1960, plays a vital role in supporting members across all United States Armed Forces branches and their families from Rancho Cordova and the greater Sacramento area through programs and initiatives.

With a mission focused on enhancing quality of life and supporting the professional development of non-commissioned officers, the association operates under the motto "Strength in Unity." Throughout the year, the organization raises funds through various programs and allocates them to area veterans in need.

The Non Commissioned



The Noncommissioned Officers Association sponsored a tee at the Veterans of Foreign Wars (VFW) Cherry Island Golf Tournament for a membership drive. Photo courtesy of Tammy Sullivan

Officers Association also collaborates with the Rancho Cordova Area Chamber of Commerce to promote community recycling events, enhancing environmental sustainability efforts.

A cornerstone of the association's support is the partnership with Volunteers

at the event.

"It's an opportunity to help those veterans to be cared for," said Non Commissioned Officers Association International Auxiliary President Tammy Sullivan. "It happens all over Sacramento. Some of our most recent locations include Placer County and Elk Grove."

Another significant program involves the association's partnership with the Veterans Administration (VA), where representatives actively assist in securing homes and furniture for homeless veterans. The association operates four warehouses in Rancho Cordova for storing donated items. Members meticulously maintain a list of veterans' needs and available resources, ensuring efficient matching and furnishing of homes with

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UC Davis Health Breaks Ground On 14-Story California Tower

UC Davis Health News Release

SACRAMENTO REGION, CA (MPG) - UC Davis Health hosted a groundbreaking ceremony for the medical center's California Tower on July 22. The expansion project includes a 14-story hospital tower and five-story pavilion that will deliver superior care for Northern Californians and adapt to meet the evolving needs of the community.

"The addition of the California Tower to UC Davis Medical Center is a testament to our innovative forward thinking across our health system and main campus," said UC Davis Chancellor Gary S. May. "This project will position our researchers, students, faculty and staff to meet and adapt to regional health care needs for the next 50 years."

May spoke in the construction zone to an energized audience of UC Regents, university leaders, elected officials, project collaborators, and construction and facilities management workers.

California Tower Construction

Approved by the UC Board of Regents in January 2022, the California Tower will be part of the region's most advanced medical center. The new hospital and pavilion will be in addition to the medical center's existing University and Davis Towers.

The new tower will add nearly one million square feet of space to the eastern side of the existing medical center. It will include new operating rooms, an imaging center, leading edge facilities for pharmacy and burn care units, and about 334 private rooms for patients.

More than 250 of the rooms are being designed for greater flexibility in the event of a patient surge such as a pandemic, massive wildfire or other disaster. These will easily convert into intensive-care-unit rooms with air isolation to treat patients of any level of hospitalization.

"With the California Tower, we are building a new paradigm of patient care, centered around how a health system can deliver tomorrow's health care today," said David Lubarsky, CEO of UC Davis Health. "We are building into this new

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Hargrove Selected to Sports Hall of Fame

By James Darnell

RANCHO CORDOVA, CA (MPG) - Harvey Hargrove has loved the game of baseball for a long time. Now, after a journey filled with several twists and turns, the game is loving him back.

Hargrove, a Cordova High School 1994 graduate and area baseball standout, is part of the 2024 class of honorees being inducted into the Rancho Cordova Sports Hall of Fame on Sept. 14 at the Mills Station Arts and Culture Center. The former Lancers shortstop/pitcher is grateful to be part of such company.

"It means a lot," Hargrove said. "I know some of the names that have been inducted into the (Cordova Sports) Hall of Fame and it is an honor to be named amongst other Cordova sports legends."

Hargrove, 48, was a two-time All-Metro



Harvey Hargrove, a 1994 Cordova High School graduate, now coaches at Cosumnes River College and the Baseball Performance Academy in Rancho Cordova. Photo courtesy of Rancho Cordova Sports Hall of Fame's Michael Marando

League selection during his time at Cordova High School under legendary coach Guy Anderson. During his senior season, Hargrove produced a .423 batting average with 18 steals and compiled a 7-3 record on the mound. Hargrove played

collegiately at Sacramento State University, where he was named a Third Team All-American in 1997 after knocking 26 home runs and 62 Runs Batted In (RBIs). His 35 career home runs as a Hornet tied a school record that remained intact until this past season when it was broken by Hornets' sophomore JP Smith.

Hargrove was drafted by the Seattle Mariners with the 193rd pick in the 1997 MLB Draft. After six seasons in the Mariners' minor league system and never appearing in a regular season Major League game, Hargrove made the decision to formally step away from the game of baseball in 2007. Hargrove joined the corporate sector and found it hard to discuss his professional career after it didn't go the way he would have wanted, according to Hargrove.

It took a friend coaxing

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PAWS Mobile Clinic: Lifeline for Pets of Unhoused

Sacramento County News Release

SACRAMENTO COUNTY, CA (MPG)

Sacramento County's Bradshaw Animal Shelter and its dedicated team are making remarkable strides in improving the lives of pets and their unhoused owners. Through the innovative Pet Aid & Wellness Services (PAWS) Mobile Clinic, led by veterinarian Dr. Cynthia Metcalf, and an extensive network of community partners, they are providing much-needed veterinary care, resources and support to a vulnerable population that needs it most.

Recently, Pet Aid & Wellness Services received a generous \$100,000 grant from UC Davis California for All Animals. This funding is specifically aimed at enhancing access to veterinary care for pets of the unhoused, covering critical resources that will significantly enhance the program's reach and services.



Pet Aid & Wellness Services (PAWS) Mobile Clinic has made an effort to care for the pets of the unhoused. Photo courtesy of Sacramento County

met him," said Bellamy's owner Elizabeth. "We connected right away. Though he was really shy for a long time, we've become very close. His favorite things are kisses and walks in nature at sunrise, and he's such an amazing friend who brings me so much comfort and strength."

Elizabeth, who has been unhoused for more than a year, shared how Pet Aid & Wellness Services has been a lifeline for her and Bellamy. Despite her challenges, she continues to support herself by teaching online English lessons and remains devoted to Bellamy, her loyal companion.

Pet Aid & Wellness Services' success and success stories like Bellamy's wouldn't be possible without partners like California for All Animals and Mercy Pet Hospital. These collaborations have been pivotal in extending the clinic's reach and effectiveness.

In partnership with the Department of Homeless Services and Housing, Pet Aid & Wellness Services also distributes water to the unhoused and their pets, ensuring hydration and well-being during Sacramento's hot summer months. Water for pet owners is available at all Pet Aid & Wellness Services mobile events. This initiative will continue throughout the next year.

The Bradshaw Animal Shelter and the Pet Aid & Wellness Services team continue to inspire and uplift the community through their unwavering dedication to animal welfare and support for the unhoused. Their efforts not only save lives but also foster a sense of compassion and unity within Sacramento County.

The Pet Aid & Wellness Services Mobile Clinic is a full-service veterinary clinic on wheels, serving the pets of unhoused owners across Sacramento County. The clinic offers spay/neuter services, medical treatments, vaccinations, microchipping and pet supplies. For more information and a calendar of upcoming clinics and locations, visit the Pet Aid & Wellness Services Mobile Clinic website or call (916) 876-5215. ★



The Pet Aid & Wellness Services Mobile Clinic is a full-service veterinary clinic on wheels. Photo courtesy of Sacramento County

To ensure unhoused pet owners and their furry friends receive the care they deserve, a collaborative effort called the Compassionate Pet Care Alliance (CPCA) was created. Established in September 2023, the Compassionate Pet Care Alliance brings together various organizations working with the pets of the unhoused in Sacramento County. Members include PAWS (Bradshaw Animal Shelter), Front Street's Homeless Outreach and Assistance Program (HOAP), Sacramento SPCA, Elica Health

Services, Animals of the Homeless, Mercer Veterinary Clinic, 4R Friends and Street Dog Coalition. Meeting bi-monthly, these groups share resources, tackle challenges and support each other's missions. The collaboration has been invaluable, leveraging each organization's unique strengths.

With summer in full swing, Pet Aid & Wellness Services, along with the Homeless Outreach and Assistance Program and Sacramento SPCA, has shifted its focus to spay/neuter services to address the surge in puppy



Their efforts not only save lives but also foster a sense of compassion and unity within Sacramento County. Photo courtesy of Sacramento County

and kitten populations. "PAWS has a waitlist for these procedures and is fully booked for July underscoring the high demand for these critical services," said Dr. Metcalf.

"A touching example of PAWS' impact is the story of Bellamy, a six-year-old neutered male cat suffering from severe oral pain due to stomatitis," explained Dr. Metcalf. Initially treated with pain management and antibiotics by Pet Aid & Wellness

Services, Bellamy was later referred to Mercy Pet Hospital for a full mouth extraction thanks to the Cal 4 Animals Grant. Today, Bellamy is thriving, much to the relief and gratitude of his owner, Elizabeth Osgood.

"Bellamy came to be with me two and a half years ago after being taken to the shelter (Happy Tails) as a kitten where he spent the next three and a half years before I

UC Davis Health Breaks Ground On 14-Story California Tower



UC Davis representatives celebrate at the July 22 ceremony for the California Tower, expected to be ready in 2030. Photo courtesy of UC Davis

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tower some of the lessons we learned from the recent pandemic. As an example, three out of four of the rooms in this new tower can be easily converted to fully functional ICUs if needed, tripling our ICU capacity."

When the California Tower is open for patients in 2030, Lubarsky added, it will continue the hospital's 150-year legacy of "caring for those who need it most, delivering superior patient outcomes while becoming more sustainable, and keeping our focus on improving health outcomes and equity."

The \$3.74 billion tower will replace parts of the hospital that must close due to state seismic regulations. Hospitals across California are in the process of upgrading their existing facilities or constructing new buildings that can withstand major earthquakes.

The current, 646-bed hospital, the largest in the Sacramento region, will have a total of 675 to 700 inpatient beds when the project is expected to be completed in 2030.

Supporting the Community

The California Tower project is expected to create hundreds of construction jobs and thousands of new health care positions for the surrounding community. It's one of many benefits of being home to an anchor institution such as UC Davis Medical Center.

Anchor institutions are place-based, mission-driven entities such as universities and hospitals that leverage economic power alongside human and intellectual resources to improve the long-term health and social welfare of surrounding communities.

"The hospital tower we're breaking ground on today represents another pivotal investment in our city by UC Davis," said Sacramento Mayor Darrell Steinberg. "Both this tower and the new Aggie Square innovation campus will create thousands of new, high-quality jobs and expand our ability to meet the health care needs of our residents."

UC Davis Health plans to help fuel the economic health and overall wellbeing of the neighborhoods surrounding its Sacramento campus by hiring and developing local workforce talent, purchasing more goods and services from local vendors, investing in local projects that support vulnerable communities and engaging employees to volunteer in local neighborhoods.

"This project further harnesses the advantages of UC Davis Medical Center being Sacramento's No. 1 hospital and delivering nationally-ranked care," Lubarsky said. "UC Davis Health is Sacramento County's second-largest employer and we're making sure we are bringing not only health care but jobs and community wealth-building to our surrounding neighborhoods."

"I am so grateful for the collaborative planning effort that has spanned years and required so much hard work and coordination to bring us to this point of breaking ground for this new hospital tower," Lubarsky said.

Learn more about the California Tower project by visiting the Vision 2030 website at <https://health.ucdavis.edu/facilities/vision-2030>. ★

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Foundation Gives Graduates Construction Opportunities



Julian Aguilar works on an electrical installation at a Taylor Morrison home in the Vineyard neighborhood in Sacramento County. Photo courtesy of The Write Stuff Communications

The Write Stuff Communications News Release

SACRAMENTO COUNTY, CA (MPG) - Julian Aguilar has wanted to be a construction worker for a long time; he just didn't know what trade he wanted to pursue.

To learn more, Aguilar, 18, participated in a four-week hands-on construction internship last summer between his junior and senior year at Casa Roble High School in Orangevale. The program, sponsored by the North State Building Industry Foundation, exposed him to a wide range of building trades. This year, for the first time, selected interns from last year were invited to come back for another session to see if they were ready for job offers.

Aguilar jumped at the opportunity.

"The program exposed me to everything, and it's helped me find what trade I want to be in," Aguilar said during a break at the new home community under construction in the Vineyard area of Sacramento County. "At first when I got into the program, I wanted to be a framer, then I wanted to be an HVAC worker. And now, I want to be an electrician."

At the conclusion of the internship, he got his wish. He's been hired by Republic Electric and will begin work on July 30.

According to Shaun Ruddy, vice president of field operations for homebuilder Taylor Morrison, the senior interns worked hard.

"You can see the effort they're putting in," Ruddy said. "They're trying to prove themselves to the trades like, 'Hey, hire me when this four-week period's done.'"

Aguilar was one of 52 Sacramento-area high school students participating in a program this summer that demonstrates there are good careers that don't require them to go to college and incur large amounts of student debt.

"This is a career you can do without going into debt, going into college very easily and making \$30,000 to \$40,000 a year in an entry-level position," said Foundation Executive Director Jennifer Poff. "If you love to work with your hands and you love seeing something come together, figure out piece by piece how it comes together, then this is a great career for you. And you don't have

to worry about incurring college debt in order to get a degree to do something when you can do this right out of high school."

Ruddy agreed.

"We tell them, if you're not interested in college, that's OK, you can make a good living, you can support your family. We brought in representatives from the trades to talk about their story of like, 'Hey, I don't have a degree, you know? Now after 15 years, I'm the foreman of this company making six figures, making a good living. I have a boat. I have a house. I have my big truck,'" he said.

Ruddy said it is crucial that the homebuilding industry recruits new workers, and soon.

"It's important for us to keep the workforce in place. In the next five to 10 years, this workforce is aging out. For this next generation, it's a great career to have. You can come into the workforce right out of high school, be trained at your career, something you can be proud of. Building the American dream is what we've always thought this was. And it's something these kids coming out of high school can be successful at and move up in the world."

Students participating this year came from the Sacramento City, Twin Rivers, Natomas, Elk Grove and San Juan unified school districts. Besides Taylor Morrison, Lennar, Toll Brothers and USA Properties offered internships in several developments around the region.

Aguilar said the hands-on internship was a great experience.

"Honestly, I think this program is great because it exposes you to every trade. Maybe you want to work in an office, maybe you want to do paperwork, but the program gives you a glimpse of everything you would do, all hands-on. I think anyone that's able to take advantage of this program should absolutely take it, because it's phenomenal, man. Love it," he said.

Fortunately, the program is likely to continue into its eighth year as well, Ruddy said.

"As long as I'm here, we'll definitely keep participating," he said.

Applications for the 2025 internship program will be available early next year. For more information about the program, visit <https://bit.ly/4cWjTAX>. ★

Edible Food Recovery Microgrants Available

Sacramento County News Release

SACRAMENTO COUNTY, CA (MPG) - The Capital Food Access Alliance – a regional collaboration between Sacramento County and the cities of Citrus Heights, Elk Grove, Galt, Folsom, Rancho Cordova, Sacramento – has released Edible Food Recovery Microgrants to help local organizations expand their capacity to accept food donations for distribution throughout the community.

Award amount: applicants can request a minimum of \$5,000 and a maximum of \$25,000.

Grant application period: applications are accepted now through November 2024. Applications will be reviewed once

per month. Notifications of award will be provided on a rolling basis.

The grant term will last six months.

Grant funds must solely benefit food recovery efforts in the Sacramento County region, and this grant does not require matching funds or cost-sharing.

Capital Food Access Alliance may extend or reopen the application cycle and launch a larger grants program with higher funding limits.

To learn more about and register for this grant, visit the Capital Food Access Alliance grant overview webpage at <https://capfoodaccess.org/overview>.

Applicants will need to register with Capital Food Access Alliance to access grant information and apply. ★

Non Commissioned Officers Association

Continued from page 1

appliances and furniture. Additionally, they facilitate direct delivery of these essentials to veterans' residences, further enhancing their support efforts.

Association members also plan to increase outreach efforts to connect with the Veterans Village residents in Sacramento.

The Non Commissioned Officers Association members had an informational booth June 20 at the annual Rancho Cordova Business Expo & Job Fair.

"As a result of the business expo, we were able to start a partnership with JumpKing to acquire used, yet functional beds and mattresses for donation," Sullivan said. "We see a huge demand for these items when it comes to this program."

The Non Commissioned Officers Association also collaborates with Move America Forward, a non-profit military charity based in Sacramento, to assemble and send care packages for troops overseas, showcasing the organization's commitment through practical, community-driven initiatives.

"I'm proud of our collaboration with the Veterans of Foreign Wars where we raise money to buy appliances such as grills and commercial toasters," said Scott Rodowick, the auxiliary chapter treasurer, reflecting on some of the association's initiatives. "These items are integral to our participation in barbecues, which serve as outreach programs aimed at keeping everybody connected."

Sullivan highlighted unique challenges faced by veterans in the region, including the need for stronger peer-to-peer connections due to the absence of active military bases nearby. To address this, the Non Commissioned Officers Association organizes events such as the Irreverent Warrior Silkie Hike, an annual veteran-only hiking event in Rancho Cordova,



Veterans come together for the Irreverent Warrior Silkie Hike in 2023. Photo courtesy of Tammy Sullivan

fostering camaraderie and support among veterans. Additionally, members emphasize support for post-traumatic stress disorder (PTSD) treatment and aim to improve coordination among veterans' organizations for more effective outreach.

Area residents, businesses and volunteers interested in supporting the Non Commissioned Officers Association's mission can engage through volunteering opportunities listed on the association's website at ncoausa.org or by following its social media presence. Sullivan emphasized the importance of community awareness and involvement in bolstering their efforts to assist veterans effectively.

"There are so many ways and varying levels of degrees to get involved," Rodowick said. "It's a great group of wonderful people and the greatest gift is when you are helping others. Especially those that put their lives on the line to give us the freedoms we enjoy today."

The Noncommissioned Officers Association meets regularly in Rancho Cordova and other locations throughout Sacramento, with monthly gatherings aimed at fostering community and support among members. Two local chapters include the Central Valley and the Spirit of Sacramento Auxiliary Chapters comprising about 90 members in the Sacramento area. ★

When asked why residents should join the Non Commissioned Officers Association, Sullivan emphasized the organization's responsibility to veterans and the community.

"We enjoy the freedoms of today because of those veterans and sometimes this gets lost," Sullivan said. "We all have someone or know someone that has put that uniform on and that uniform represents this country and everything this country stands for. We should honor that."

Rodowick said that members do not have to be connected to the military to join. Anyone can be a part of the organization."

Active Noncommissioned Officers Association members are throughout the greater Sacramento region, according to Sullivan, including in Rancho Cordova, Citrus Heights, Placerville, Lincoln, Plumas Lake and Elverta.

The Noncommissioned Officers Association Central Valley Chapter Number 1551 and Spirit of Sacramento Auxiliary Chapter Number 270 host meetings at 7 p.m. the first Wednesday of every month at Veterans of Foreign Wars Post 4647, 3300 U St. in Antelope. All are welcome to attend.

For more information on the Non-Commissioned Officers Association and how to get involved, visit its website at ncoausa.org. ★

Hargrove Selected to Sports Hall of Fame

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him out of retirement to begin coaching area youth in 2017, Hargrove said. He is currently on the coaching staff at Cosumnes River College, as well as the Baseball Performance Academy in Rancho Cordova.

For Hargrove, it has been one of the best decisions he has ever made.

"It has been different than I thought it was going to be," Hargrove said. "It's been therapeutic for me to be around the game and pass it on to the next generation." ★



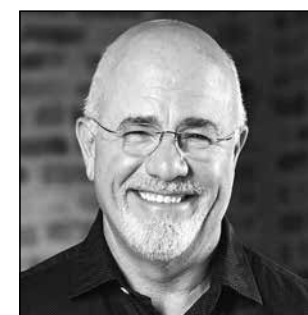
Hargrove will be inducted into the Cordova Sports Hall of Fame on Sept. 14. Photo courtesy of Rancho Cordova Sports Hall of Fame's Michael Marando

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Dave Ramsey

Dave Ramsey Says Right Heart, Wrong Actions

ing money to your parents isn't necessarily a financial hardship for you and your husband, but that by consistently giving or loaning your parents money you're losing respect for them. This is not a healthy situation. Your relationship has become strained, and that's a tough thing for anyone to deal with—especially in a parent-child scenario.

Make no mistake, going into the ministry with the right heart is an admirable thing. However, in the Bible, Paul made tents while he conducted his ministry. I'm paraphrasing, of course, but his line was to the effect of, "If you don't work, you don't eat." He had a job. So, I don't think suggesting your folks think about working outside the ministry while trying to do God's work is unfair in a situation like this.

I'm sure your mom is a good person, but no one should do this to their child. On top of it all, she sounds like a travel agent for guilt trips—like she's working you over while implying it's all really for God. That's not only toxic, it's just plain wrong.

It's going to be hard to

unravel it all and turn this into a respectable situation where they're not constantly asking for money, and you're not feeling pressure and falling victim to the guilty feelings that enable this behavior. I hope all of you will consider sitting down with a reasonable, objective third party and talking things through. I also hope you'll take some time to read a book called *Boundaries* by Dr. Henry Cloud. It will open your eyes to a few things.

God bless you and your family, Abigail.

— Dave

Dave Ramsey is an eight-time national best-selling author, personal finance expert and host of The Ramsey Show, heard by more than 20 million listeners each week. He has appeared on Good Morning America, CBS Mornings, Today Show, Fox News, CNN, Fox Business, and many more. Since 1992, Dave has helped people regain control of their money, build wealth and enhance their lives. He also serves as CEO for the company, Ramsey Solutions. ★

Social Security Matters I was Self-Employed and Don't Have Enough Credits for Social Security



By Russell Gloor,
AMAC Certified Social
Security Advisor

Dear Rusty: For a thirty-year period, I was making a living as an independent contractor and freelancer. I was working on behalf of myself. Thus, I was only paying state and federal taxes when applied. Due to changes in the employment landscape, I wish to apply for benefits at age sixty-four, as receiving said SS benefits would serve as supplemental income to what I would be receiving from outside sources.

I recently discovered through the SSA that I do not have enough "points" to apply for Social Security benefits. What would be the method to obtain those required points in order to receive benefits? **Signed: Needing Points**

Dear Needing: Social Security is an earned benefit, and eligibility is attained by contributing to SS through FICA payroll taxes, or Self-Employment (SECA) tax on your net earnings from self-employment, over your lifetime. You must have at least 40 "quarters of credit" to be eligible for Social Security benefits – essentially you must work one quarter of each year earning at least a specified amount

during that quarter to earn one credit, and you can earn a maximum of 4 credits for each year you work. The amount of earnings per credit varies each year, but for 2024, work earnings of \$1,730 give you one credit (annual work earnings of \$6,920 earn 4 credits). Usually, you must contribute to Social Security for about 10 years to be eligible for benefits. You must have earned at least 40 quarter credits to collect Social Security retirement benefits/ If you have less than 40 you are not eligible for SS retirement benefits.

For self-employed individuals, SECA SS tax is paid when you file your federal income tax return - you pay into Social Security when filing your annual Self-Employment income tax return (the self-employed must pay both the employee and the employer portion of Social Security tax). If you did not file an income tax return for each year over your lifetime you were self-employed, you didn't earn any SS credits for that year. You pay SECA tax on your NET earnings from self-employment (after all business expenses are deducted).

If you are just a few credits short of the 40 necessary to be eligible for benefits, you can still earn those extra credits needed by working and paying SS FICA or SECA taxes on your work earnings. For each \$1,730 earned this year, you will earn one SS credit, up to a maximum of 4 per year. But you must contribute to Social Security from those earnings

– if you work as a company employee you will have FICA taxes withheld from your earnings, and if you are still self-employed you would need to pay SECA taxes on net earnings over \$6,920 when you file your self-employment income tax return. You would need to do that for as long as it takes for you to attain the minimum 40 quarter credits needed to be eligible for Social Security retirement benefits. (FYI: you cannot "buy" the extra points needed; you need to earn them by working and contributing to Social Security from your earnings).

One final point: whenever SS benefits are claimed before one's full retirement age (FRA) Social Security's "earnings test" applies. The earnings test limits how much you can earn from working before some of your SS benefits are taken away. The earnings test no longer applies after you reach your FRA and, if you turned 64 this year, your FRA is 67. Self-employed individuals are also subject to an hourly limit of 15 to 45 working hours per month in their first year of early retirement.

This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). To submit a question, visit our website (amacfoundation.org/programs/social-security-advisory) or email us at ssadvisor@amacfoundation.org. ★

Hanley Investment Group Arranges Sale of New Construction Pad

Monaghan Communications News Release

RANCHO CORDOVA, CA (MPG) - Hanley Investment Group Real Estate Advisors, a nationally recognized real estate brokerage and advisory firm specializing in retail property sales, recently announced that the firm arranged the sale of a new construction, multi-tenant net-leased retail pad, Shops III at the new Anatolia Marketplace shopping center in Rancho Cordova, California, an affluent suburb in the Sacramento metro area. The sale price was \$4.8 million.

Hanley Investment Group's Executive Vice Presidents Bill Asher and Jeff Lefko represented the seller Anatolia Marketplace, LLC, based in Sacramento. The buyer, a local private 1031 exchange investor, was represented by Craig Lewis of Lewis Capital Advisors in Modesto, California.

"We secured a local 1031 exchange buyer from Sacramento for a new construction, four-tenant retail pad with a drive-thru end cap, which was still under construction when escrow was opened," said Asher. "We negotiated a longer escrow and closed shortly after all four tenants commenced paying rent."

The 5,900-square-foot Shops III at Anatolia Marketplace pad building sits on a 1.278-acre parcel at 4041 Sunrise Boulevard. It is strategically located near the signalized intersection of Sunrise Boulevard and Douglas Road (44,000 cars per day) and the signalized intersection of Sunrise Boulevard and Herodian Drive. Sunrise Boulevard serves as the main thoroughfare connecting both U.S. Route 50 (El Dorado Freeway) and California State Route 16 (Jackson Road).

Shops III at Anatolia Marketplace contains four tenants: Popeyes Louisiana Kitchen (with a drive-thru), Cold Stone Creamery, Jamba and Capriotti's Sandwich Shop. Asher notes all four tenants have new, long-term leases.

Popeyes Louisiana Kitchen, Inc., founded in 1972 in New Orleans, Louisiana, is an American multinational chain of fried chicken restaurants with over 4,000 restaurants in the U.S. and around the world. It is currently a subsidiary of Restaurant Brands International Inc., one of the world's largest quick-service restaurant companies with more than \$40 billion in annual system-wide sales and over 30,000 restaurants in more than 100 countries.

The Cold Stone Creamery, Inc. is an American international ice cream parlor chain founded in 1988. It has approximately 1,000 locations in the U.S. The company is headquartered in Scottsdale, Arizona and owned and operated by Kahala Brands, one of North America's largest holding companies of franchise fast-food restaurant brands.

Jamba, formerly known as Jamba Juice, is an American quick-service restaurant and juice bar chain. It is owned by GoTo Foods (formerly Focus Brand), which also owns Auntie Anne's, Cinnabon, Carvel, McAlister's Deli, Schlotzsky's, and Moe's

Southwest Grill. Currently, Jamba operates approximately 800 locations across 36 U.S. states, as well as in the Philippines, Taiwan, South Korea, Thailand, and Japan.

Capriotti's Sandwich Shop, founded in 1976, is a fast-casual restaurant chain with 112 company-owned and franchise locations across 27 states. Capriotti's offers a variety of flavorful sub sandwiches made with fresh ingredients, including their famous Bobbie® with slow-roasted turkey, cranberry sauce, and handmade stuffing.

Other tenants at Anatolia Marketplace include stand-alone buildings leased to Chipotle Mexican Grill Drive-Thru, McDonald's, Dutch Bros and Chevron. Another multi-tenant pad building features Round Table Pizza and Anatolia Dental Group (Pacific Dental Services) and Kids Care Dental.

National tenants in the immediate area include Raley's grocery store, ARCO am/pm, Chase Bank, Walgreens and The UPS Store.

Hanley Investment Group is currently marketing for sale the single-tenant, absolute NNN Chipotle Mexican Grill drive-thru pad at Anatolia Marketplace. The property is currently under construction and is scheduled to open in September 2024. The investment features a new long-term lease with an asking price of \$4,590,000. Contact Bill Asher at Hanley Investment Group for further details.

Notable demographics include over 92,000 people within a five-mile radius and the median household income within a one-mile radius is nearly \$147,000. Rancho Cordova has experienced nearly 47% growth in the last 20 years and ranks as the third wealthiest region in the Sacramento metro area.

There are 38,535 homes either existing, planned or under construction in the immediate area. Rancho Cordova serves as one of the largest employment centers in the region, with a daytime employment population exceeding 17,000 within a three-mile radius of the property. Fortune 500 companies with regional facilities in the area include Cisco Systems, Centene, Anthem Blue Cross, Franklin Templeton, HP Enterprise, Health Net, Teledyne Technologies and Vision Service Plan.

In Q1 2024, six multi-tenant retail properties in California, valued between \$3 million and \$8 million, sold for an average price of \$5,519,500, with an average cap rate of 6.38%. In comparison, during Q1 2023, five similar properties traded at an average price of \$4,499,000 and an average cap rate of 5.81%. This represents a 22.7% increase in average sales price and a 57 basis points rise in cap rate from Q1 2023 to Q1 2024, per CoStar.

"Despite market fluctuations over the past 12 months, high-quality, well-positioned, new construction multi-tenant retail properties leased to national tenants continue to experience strong demand. As a result, these properties have seen increased transaction velocity and relatively modest pricing adjustments," Asher noted. ★

July 2024

DTSC PUBLIC NOTICE

Department of Toxic Substances Control - Our Mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.

Inactive Rancho Cordova Test Site

Rancho Cordova, California

The Department of Toxic Substances Control (DTSC) has approved the 2nd Five-Year Review (FYR) for the Inactive Rancho Cordova Test Site (IRCTS) located at 11505 Douglas Road in Rancho Cordova, California 95742. The FYR addresses remedial actions conducted at the IRCTS from 2014 to 2019. The FYR evaluates if active remedies: a) remain protective of human health and the environment; b) are functioning as designed; and c) are maintained appropriately by operation and maintenance (O&M) activities. The findings of the FYR are presented in a Five-Year Review Report, which will be made available to the public in the information repository mentioned below. Overall, the active remedies and cleanup actions continue to be protective of public health and the environment.

Cleanup actions for the majority of the IRCTS were specified in multiple Removal Action Workplans (RAWs) and Remedial Action Plans (RAPs) between 2000 and 2011. The FYR evaluates the performance of these cleanup actions. The FYR evaluates the effectiveness of the ongoing active groundwater extraction and treatment (GET) remedies that provide containment and treatment of perchlorate- and trichloroethene (TCE)-impacted groundwater beneath the IRCTS, areas south of the IRCTS, and areas west of the IRCTS near Mather Field. The FYR also assesses prior groundwater, soil, and soil vapor cleanup actions conducted at several areas within the IRCTS.

The groundwater monitoring and reporting programs for the GET remedies continue to meet current State requirements. Water quality data demonstrate the GET systems are effective at containing the perchlorate and TCE groundwater plumes, preventing impact to area water supply wells, and preventing further degradation of groundwater resources. Previous soil removal and containment actions conducted at the Administration Area, Propellant Burn Area, and White Rock Dump 1 reduced long term health risk from contaminants identified in soil. Soil vapor extraction remedial activities conducted at Administration Area and Alpha Complex within the IRCTS reduced the risk from residual volatile contaminants in soil. Based on newly adopted vapor intrusion guidance, additional soil vapor characterization was recommended at these areas to ensure property use remains protective of human health. Additional remedy decisions and cleanup actions are pending for areas that were not included in the previous RAWs and RAPs. Land Use Covenants (LUCs) have been or will be developed for areas on the IRCTS to ensure that future land uses are appropriate and protective of public health.

The 3rd FYR will be conducted in 2025 under the direction of DTSC and the Central Valley Regional Water Quality Control Board and will address remedial actions completed during the period from 2020 to 2024.

Information Repository: The Five Year Review and other site related documents may be viewed at the DTSC website at https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=34370069 or at DTSC Sacramento Regional Office File Room located at 8800 Cal Center Drive, Sacramento, California 95826; call (916) 255-3758 for an appointment.

DTSC Contact:

Susan Scudder, Project Manager at (916) 255-3601 or Susan.Scudder@dtsc.ca.gov

Tammy Pickens, Public Participation Specialist at (916) 255-3594 or Tammy.Pickens@dtsc.ca.gov

Russ Edmondson, Public Information Officer at (916) 323-3372 or Russ.Edmondson@dtsc.ca.gov



Hearing Impaired individuals may use the California Relay Service at 711 or 800-735-2929 TTY/VCO/HCO to voice.



Additional information on DTSC sites can be found through our EnviroStor. (rev. 5-2020)

And Another Thing

I wonder if the upcoming election campaigns will be as hot for the presidential election?

By Bob McGarvey

I was looking at the press today about everything from the Park Fire in which over 350,000 acres have burned. I wonder if the upcoming election campaigns will be as hot for the presidential election on November 5, 2024? Our election is being watched around the world this year. Some times in the past it has been hard to get many people interested in our own country.

I am comparing campaigns to the value of gold in the past and its value today. Gold Price Per Ounce today is \$2,408.30.

There isn't much information about the value of gold in 1849, but here's related information about the California Gold Rush value. In 1854, during the California Gold Rush, an ounce of gold was worth \$20.00. There are always some people who pay attention to candidates they think are worth their vote. In our country, the voters make our elections worthwhile.

As my column says, and another thing is worth looking at. I have written about people who ride on bicycles and who don't ride very safely. A man was on a bicycle the other day, and he was riding on our side of the road riding toward us. He was going in and out of the bicycle lane toward us. It was very scary for him to do that. I don't want to be the driver who hit him when he tried too much. Please be careful.

I am enjoying the cooler weather this weekend for a couple of reasons. First,

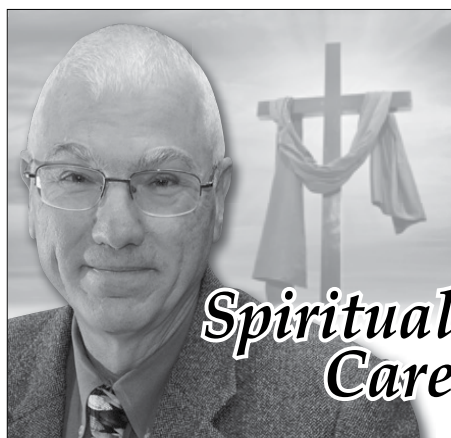
the cooler weather this weekend is helping the firefighters as they fight the huge forest fire north of us, and it is helping just about everyone who lives here feel better. The weather forecasters all agreed about cooler temperatures, and unfortunately, they almost all agree that the first week of August will have temperatures over 100 degrees. I hope they are all wrong.

A couple of years ago I was able to go to the groundbreaking ceremony in the Rio Del Oro community. Many things happened between then and now. I am glad that White Rock Road was open again a couple of years ago. The new Elliot homes are popular as usual and increasing quickly. I hope that the connection which joins Elk Grove, Rancho Cordova, and Folsom will be completed sooner than we think. It will make that wonderful connection around those cities.

I imagine some of you have received calls from family members or friends who live back east, but see the news about the horrible fire going on in Northern California. They ask if you are ok or are you close to the fire. My brother called and asked if the fire is close to Rancho Cordova. They were able to see the national weather maps and weren't sure if we were ok. I imagine all of us make connections to our families. We were able to let them know we are 100 miles south of the fire. He is very glad and so are we.

From Bob McGarvey, God bless, and see you next time. ★

The Tale the Dead Man Told



BY NORRIS BURKLES

According to the animatronic skull at Disneyland's "Pirates of the Caribbean" ride, "Dead men tell no tales."

The saying didn't prove so true some years ago when I received a phone call from the director of a funeral home in Stockton, Calif.

The director asked if I was available to conduct the funeral of a person unknown to me. Honestly, these were welcome requests in my early pastoring days as they supplemented my modest pay while demanding little from my emotional bank.

I told him I'd be happy to do it, so he launched into the background story of how a local man had visited the funeral home a few months prior to make advance preparation for his own funeral. The director was happy to oblige and helped the man make his plans, choose a casket and select the music.

"There would have been nothing odd in this man's request," the director said, his voice trailing. "Except for his modest prediction."

"Don't expect a crowd," the lone man told him. "In fact, probably no one will be here at all."

With that, the director approved the plan and accepted payment.

"Perhaps my visitor was only being modest with his attendance prediction," the director said. "But no matter, we will provide what he paid for."

I agreed and hung up the phone to write a short sermon outline tailored to what I expected to be a handful of mourners.

A few days later, the director greeted me inside the funeral chapel, handing me a business-size envelope containing an obituary and my honorarium. We took our seats in the front row and over background music speculated how one approached life's end with the expectation that no one would attend your funeral.

At twenty-five minutes past the hour, I stood to signal the director I was done with our chit-chat. I thanked him and turned to

walk toward the exit.

"Aren't you going to preach your sermon?" he asked.

"Really?" I asked, waving my hand over the vacant pews.

"The man paid for a funeral. You and I agreed that he should get one."

I nodded and took my spot before the empty chapel pews and preached a cookie-cutter sermon about God's love for every man.

Later, back in my office, as I considered the deceased's predicament. I began to see the similarities to the biblical parable from Matthew 25.

It's a story Jesus told about a king who'd entrusted three servants to make investments on his behalf. Apparently, the king had a reputation for rewarding people by letting them keep their heads.

The first two servants did well. One doubled the king's investment and the other increased it by half. Both were rewarded with their own kingdoms.

However, the focus of the parable is on the third man. Fearful of his king, this tightwad buried the treasure so as not to lose a cent.

When that servant offered the king only his original principal, the scripture implies that the king executed the man.

I won't presume to say that this man whose funeral I performed was just like the scaredy cat in the parable. I won't speculate, judge or even pretend to know his life.

Perhaps this fella simply outlived everyone he knew.

However, if you forced me to guess, I'd say I have to wonder if the no-show funeral meant that this guy never gave to anyone. Did he ever help out in a food kitchen?

Or I might say that the biblical servant and the guy who advanced planned his funeral were trying to live their lives dodging the risk of failure. They worked hard to avoid disappointing people by steering clear of meaningful relationships.

I've done many funerals since that day — some for saints and a few for scoundrels.

But this funeral has always reminded me that life is not without risks and those who seek to evade risk are often sentenced to a solitary existence. This is certainly not the way I want to live, and I'm convinced that it's not the way God wants his investment returned.

Fun Fact: "Dead men tell no tales," was first attributed to a 16th century English clergyman named Thomas Becon. Of course, it was easy for him to make that claim because his day was never interrupted by phone calls. ★

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Kings Korner

By V.G. Harris



If there are any Kings fans left that have any doubts about the veracity of talent and basketball savvy as it relates to the Sacramento Kings general manager Monte McNair, it should be put to rest once and for all.

McNair has shown acumen beyond his years, as he embraces the competitive arena of trades and acquisitions with the senior GMs of the NBA.

Time and again, McNair has passed on trades that would have been a band-aid solution, while waiting for a better opportunity has proven invaluable to the team we see represented today.

There are undoubtedly trade opportunities that the fans will never know about, but take it from this writer, McNair has shown a level of patience that is rarely seen in young GMs.

The resigning of Malik Monk will probably fly under the radar for the casual fan, but make no mistake about it, locking up Monk for the next three years was a real feather in Monte McNair's cap.

When multiple high-priced and acclaimed free agents were signed by other teams, fans waited and scratched their heads, wondering why the Kings weren't in the mix.

Finally, when the naysayers had all but given up, came the signing of DeMar DeRozan, perhaps one of the top three free agent players available in this off-season.

Only time will tell what the resigning of Monk, and acquisition of DeRozan will do for the Kings, but hold onto your seats Kings fans, because the Kings GM is not done yet.

Just last week the Kings acquired 24-year-old big man Orlando Robinson who was recently released by the Miami Heat. On the surface this would appear to be a tepid acquisition at best, but at 6'10" this undrafted young man out of Fresno State deserves a closer look.

I reached out to a 40-year alum and booster from Fresno State, and this is the response I received after asking what we should expect from Orlando:

"He is great! A 6'10" true four. Could easily be a 20/10 guy with playing time. I have visited with him a few times. No behavior trouble. He is an essential-type player in today's NBA...who for a reasonable price is good."

These comments from a true basketball aficionado should at the very least raise some eyebrows and give Kings fans a reason to pay attention to Mr. Robinson.

Robinson played sparingly for the Miami Heat, but when he did play, he was productive, and I for one will be paying close attention to his progress in the preseason.

The signing of Robinson, for me, simply points out the fact that Monte McNair is scouring the league and beyond, to find another big man to complement Domantas Sabonis.

There remain several power forwards on the free-agent market, and I am confident that just as McNair was able to attract DeMar DeRozan, he will find the Kings the elusive big man they've been looking for.

Drew Timme impressed me with his summer league play, and at 6'10" he may yet impress the Kings front office. It would not surprise me to hear that Timme receives an invite to training camp.

The current team as it's assembled, barring any additions, will be a high-octane machine that will literally wear the competition down. Older teams will put Sacramento on the calendar as a place they would least like to play.

In the past teams have put a W on the calendar when looking at Sacramento, but those days are gone.

This season's ticket will be a coveted one, and don't look for any empty seats this year.

If you're not excited yet, please check and make sure you have a pulse. This team is going to amaze you, with lightning quick De'Aaron Fox, and Mr. double-double and triple-double Domantas Sabonis just reaching the prime of their careers.

Give Sabonis just a little more help on the boards, and it's anyone's guess how far this team can go. Fans are looking at a bonafide playoff team, and on the surface this squad could easily surpass the totals of two years ago when the Kings reached the playoffs for the first time in seventeen years.

Cross your fingers Kings fans, because this writer believes Monte McNair has yet another rabbit in his hat!

All the best! ★

Your thoughts are always welcome at
vgharriskingsfan@gmail.com



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DIVINE 8-2-24

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BOWINKLES 8-2-24

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Marwa Diab, 11867 Country Garden Drive, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "Happy Latte Studios" 11867 Country Garden Drive, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County June 25, 2024
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ANGRY 8-2-24

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APRIMA 8-2-24

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NAILZ 8-2-24

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Rachel Kiene and Lesley Nelson, 10537 Ambassador Drive, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Birthstream Midwifery Service" 10537 Ambassador Drive, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County July 1, 2024
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BIRTHSTREAM 8-9-24

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MELAS 8-9-24

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FOVEC 8-9-24

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Dena Shulruff, 5529 Rubion Circle, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "The Body Apothecary" 4088

Bridge Street, Fair Oaks Suite 7, CA 95628. Filed with the Clerk of Sacramento County June 10, 2024
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THE 8-9-24

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Tom Nunes and Jeffrey Lenhart, 2100 Watt Avenue #155, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Help-U-Sell Real Estate" 2100 Watt Avenue #155, Sacramento, CA 95825. Filed with the Clerk of Sacramento County July 8, 2024
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HELP 8-9-24

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Eduard Salamatov, 4425 Winje Drive, Antelope, CA 95843 is doing business under the Fictitious Business Name(s) "MRK Concrete Design" 4425 Winje Drive, Antelope, CA 95843. Filed with the Clerk of Sacramento County June 12, 2024
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BOWINKLES 8-9-24

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CIRCLE 8-9-24

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Dmitriy Ozeruga, 7047 Cross Drive, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Simplified Business Solutions" 7047 Cross Drive, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County June 14, 2024
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SIMPLIFIED 8-9-24

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Colleen E Clark and Karri L Biehle, 6330 Sunrise Boulevard #1032, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "The Practitioner's Post" 6330 Sunrise Boulevard #1032, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County July 10, 2024
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PRACTITIONERS 8-9-24

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DNA 8-9-24

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Isabel Diego, 3612 Husch Way, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Las Michoacanas" 10491 Folsom Boulevard, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County June 12, 2024
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LAS 8-9-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05315
Advantage 1 Restaurant Services LLC, 3324 Monier Circle Suite 4, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "Renegade Restaurant Services and Design" 3324 Monier Circle Suite 4, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County July 10, 2024
Publish: July 19, 26, August 2, 9, 2024
RENEGADE 8-9-24

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Kita Locks Inc, 6923 Escallonia Drive, Orangevale, CA 95662 is doing business under the Fictitious Business Name(s) "Kita Locks" 6923 Escallonia Drive, Orangevale, CA 95662. Filed with the Clerk of Sacramento County May 15, 2024
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KITA 8-9-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05202
Pakwan Curry LLC, 2989 Club Center Drive, Sacramento, CA 95835 is doing business under the Fictitious Business Name(s) "Desi Curry" 3290 Northgate Boulevard, Sacramento, CA 95833. Filed with the Clerk of Sacramento County July 5, 2024
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DESI 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05000
Annual Holdings, Inc., 10940 White Rock Road Suite 210 2nd Floor - #4265, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Private Label Supplement/StartUpTakeOff" 10940 White Rock Road Suite 210 2nd Floor - #4265, Rancho Cordova, CA 95670. Filed with

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PRIVATE 8-16-24

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AVAND 8-16-24

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GREEN 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05501
William Jackson, 5801 Sutter Avenue #215, Carmichael, CA 95608. Filed with the Clerk of Sacramento County July 17, 2024
Publish: July 26, August 2, 9, 16, 2024
DRONE 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-04732
Aidanek Ruslanbekova, 2263 Northrop Avenue Apt 97, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Mosaic Photo Booth" 2263 Northrop Avenue Apt 97, Sacramento, CA 95825. Filed with the Clerk of Sacramento County June 18, 2024
Publish: July 26, August 2, 9, 16, 2024
MOSAIC 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05309
Michelle Denise Walker, 3832 12th Avenue, Sacramento, CA 95817 is doing business under the Fictitious Business Name(s) "Sharing and Caring" 4955 Marconi Avenue Suite A, Carmichael, CA 95608. Filed with the Clerk of Sacramento County July 9, 2024
Publish: July 26, August 2, 9, 16, 2024
SHARING 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05363
Fyock Enterprises LLC, 4420 Pasadena Avenue, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Big Dogs & Spuds" 4420 Pasadena Avenue, Sacramento, CA 95821. Filed with the Clerk of Sacramento County July 11, 2024
Publish: July 26, August 2, 9, 16, 2024
BIG 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05284
Mignon M. McIntyre, 176 Bittercreek Drive, Folsom, CA 95630 is doing business under the Fictitious Business Name(s) "Mignonette" 176 Bittercreek Drive, Folsom, CA 95630. Filed with the Clerk of Sacramento County July 9, 2024
Publish: July 26, August 2, 9, 16, 2024
MIGNONETTE 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05553
Keith Lewis Poteat, 8112 Glen Creek Way, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Poteat Plumbing" 8112 Glen Creek Way, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County July 18, 2024
Publish: July 26, August 2, 9, 16, 2024
POTEAT 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05125
Emergy Group LLC, 1900 Point West Way Suite 268, Sacramento, CA 95815 is doing business under the Fictitious Business Name(s) "Complete Business Services" 1900 Point West Way Suite 268, Sacramento, CA 95815. Filed with the Clerk of Sacramento County July 2, 2024
Publish: July 26, August 2, 9, 16, 2024
COMPLETE 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05590
Sean Buchanan, 6740 Sutter Avenue, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Sutterscape Designs" 6740 Sutter Avenue, Carmichael, CA 95608. Filed with the Clerk of Sacramento County July 19, 2024
Publish: July 26, August 2, 9, 16, 2024
SUTTERSCAPE 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05452
Mark A. Delgado Inc., 86 Primrose Way, Sacramento, CA 95819 is doing business under the Fictitious Business Name(s) "Dara Delgado Home Loans" 86 Primrose Way, Sacramento, CA 95819. Filed with the Clerk of Sacramento County July 16, 2024
Publish: July 26, August 2, 9, 16, 2024
DARA 8-16-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05399
Joshua James Fitzpatrick, 5343 Moody Lane, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "HD Window Cleaning Services" 5343 Moody Lane, Carmichael, CA 95608. Filed with the Clerk of Sacramento County July 12, 2024
Publish: August 2, 9, 16, 23, 2024
HD 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05545
Margarito Perez Robles, 5331 Kohler Road, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "Page's Fountains & Water Gardens" 5331 Kohler Road, Sacramento, CA 95841. Filed with the Clerk of Sacramento County July 18, 2024
Publish: August 2, 9, 16, 23, 2024
PAGES 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05014
Sheldon Heights Holdings, 10095 Sheldon Road, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Lucky Bubbles Laundry" 3901 Madison Avenue Suite 25, North Highlands, CA 95660. Filed with the Clerk of Sacramento County June 28, 2024
Publish: August 2, 9, 16, 23, 2024
LUCKY 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05709
Pull Up Plate, 6109 Oak Green Circle, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Pull Up Plate Cafe/P.U.P Cafe" 2912 Auburn Boulevard, Sacramento, CA 95821. Filed with the Clerk of Sacramento County July 24, 2024
Publish: August 2, 9, 16, 23, 2024
PULL 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05234
Coronel's Ventures LLC, 99 S Almaden Boulevard Suite 600, San Jose, CA 95113 is doing business under the Fictitious Business Name(s) "Coronel Expedite" 2108 North Street Suite 8586, Sacramento, CA 95816. Filed with the Clerk of Sacramento County July 8, 2024
Publish: August 2, 9, 16, 23, 2024
CORONEL 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05345
Alexandra Miriam Jansen, 6330 Sunrise Boulevard #1024, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Therapy With Xandra" 6330 Sunrise Boulevard #1024, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County July 11, 2024
Publish: August 2, 9, 16, 23, 2024
THERAPY 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05628
Eva M. Segal and Jonathan F. Segal, 11406 Forty Niner Circle, Gold River, CA 95670 is doing business under the Fictitious Business Name(s) "Salon Aprima" 5200 Sunrise Boulevard Suite 100, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County July 22, 2024
Publish: August 2, 9, 16, 23, 2024
SALON 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-04740
John Lawson Vincent, 7732 Ziebell Court, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Nor Cal Shade" 7732 Ziebell Court, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County June 20, 2024
Publish: August 2, 9, 16, 23, 2024
NORCAL 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05588
Jon Schwarz, 1000 San Ramon Way, Sacramento, CA 95864 is doing business under the Fictitious Business Name(s) "RMS Enterprises" 1000 San Ramon Way, Sacramento, CA 95864. Filed with the Clerk of Sacramento County July 19, 2024
Publish: August 2, 9, 16, 23, 2024
RMS 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05666
Vladimir Stepanov, 3831 Annadale Lane #4, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Smart Tech Service" 3831 Annadale Lane #4, Sacramento, CA 95821. Filed with the Clerk of Sacramento County July 23, 2024
Publish: August 2, 9, 16, 23, 2024
SMART 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05700
Nand Enterprises LLC, 4925 Mack Road Apt #176, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "Clothes & Craft Co" 4925 Mack Road Apt #176, Sacramento, CA 95823. Filed with the Clerk of Sacramento County July 24, 2024
Publish: August 2, 9, 16, 23, 2024
CLOTHES 8-23-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-05683
Bobby G. Kerr, 6309 Landis Avenue, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Bob's Skate Supply" 6309 Landis Avenue, Carmichael, CA 95608. Filed with the Clerk of Sacramento County July 24, 2024
Publish: August 2, 9, 16, 23, 2024
BOBS 8-23-24

ORDER TO SHOW CAUSE CHANGE OF NAME
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV012680
Cassandra Shaunte Louise Diaz has filed a petition with this court for a decree changing the name(s) of Olivia Ann McKinney-Diaz to Olivia Ann Diaz.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 24, 2024, at 1:30 p.m. 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: June 26, 2024
Richard K. Sueyoshi, Judge of the Superior Court
Publish: July 12, 19, 26, August 2, 2024
DIAZ 8-2-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV013010
Stanley James Parker has filed a petition with this court for a decree changing the name(s) of Stanley James Parker to TySean Lamonta McDaniel.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 30, 2024, at 1:30 p.m. 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: July 1, 2024
Richard K. Sueyoshi, Judge of the Superior Court
Publish: July 12, 19, 26, August 2, 2024
PARKER 8-2-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV013812
Jaren Dale Rose has filed a petition with this court for a decree changing the name(s) of Jaren Dale Rose to Jeren Dale Rose.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 9, 2024, at 9:00 a.m. 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: July 19, 2024
Christopher E. Krueger, Judge of the Superior Court
Publish: August 2, 9, 16, 23, 2024
ROSE 8-9-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV013309
Walter Hughes Jr. has filed a petition with this court for a decree changing the name(s) of Walter Hughes Jr. to Maurice Walter Hughes.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 5, 2024, at 1:30 p.m. 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: July 5, 2024
Richard K. Sueyoshi, Judge of the Superior Court
Publish: July 19, 26, August 2, 9, 2024
HUGHES 8-9-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV012873
Fazel Ahmad Gul Ahmad has filed a petition with this court for a decree changing the name(s) of Fazel Ahmad Gul Ahmad to Fazel Ahmad Ahmadzai.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 24, 2024, at 1:30 p.m. 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: June 26, 2024
Richard K. Sueyoshi, Judge of the Superior Court
Publish: July 26, August 2, 9, 16, 2024
AHMAD 8-16-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV013614
Bibi Nadya Taghai has filed a petition with this court for a decree changing the name(s) of Bibi Nadya Taghai to Nadia Rahmani.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 6, 2024, at 1:30 p.m. 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: July 1, 2024
Richard K. Sueyoshi, Judge of the Superior Court
Publish: July 26, August 2, 9, 16, 2024
TAGHAI 8-16-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV014932
Josselyn P. Nelson has filed a petition with this court for a decree changing the name(s) of Alondra Monserrath Perdomo to Alondra Monserrath Nelson.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 30, 2024, at 8:00 a.m. 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.

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001974
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by Michele Miesner, of the Superior Court of California, County of Sacramento, requesting Michele Miesner be appointed as personal representative(s) to administer the estate of the decedent.

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001974
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by Michele Miesner, of the Superior Court of California, County of Sacramento, requesting Michele Miesner be appointed as personal representative(s) to administer the estate of the decedent.

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001931
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by CRED NO. 24PR001931

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001931
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by CRED NO. 24PR001931

Dated: July 26, 2024
Christopher E. Krueger, Judge of the Superior Court
Publish: August 2, 9, 16, 23, 2024
NELSON 8-23-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #34-2019-00252673-PR-GP-FRC
Raitavea Casey has filed a petition with this court for a decree changing the name(s) of Za'nyah Marie Jael McDaniel to Za'nyah Marie Casey.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 30, 2024, at 9:00 a.m. in Department 129, located at 3341 Power Inn Road, Sacramento, CA 95826, and show cause, if any, why the petition for Change of Name should not be granted.
Dated: June 27, 2024
James E. McFetridge, Judge of the Superior Court
Publish: August 2, 9, 16, 23, 2024
CASEY 8-23-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE CHANGE OF NAME #24CV014388
Mae Joy Castaneda has filed a petition with this court for a decree changing the name(s) of Heaven Reese Manipon Obille to Heaven Reese Obille Castaneda.
IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 10, 2024, at 9:00 a.m. 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: July 19, 2024
Christopher E. Krueger, Judge of the Superior Court
Publish: August 2, 9, 16, 23, 2024
Castaneda 8-23-24

NOTICE OF PETITION TO ADMINISTER ESTATE
NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001974
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by Michele Miesner, of the Superior Court of California, County of Sacramento, requesting Michele Miesner be appointed as personal representative(s) to administer the estate of the decedent.

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001974
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by Michele Miesner, of the Superior Court of California, County of Sacramento, requesting Michele Miesner be appointed as personal representative(s) to administer the estate of the decedent.

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001974
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by Michele Miesner, of the Superior Court of California, County of Sacramento, requesting Michele Miesner be appointed as personal representative(s) to administer the estate of the decedent.

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIOLINDA MOGINIE CASE NO. 24PR001974
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Diolinda Moginie. A Petition for Probate has been filed by Michele Miesner, of the Superior Court of California, County of Sacramento, requesting

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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

Legal Advertising
7144 Fair Oaks Blvd #5
Carmichael, CA 95608

NOTICE OF PETITION TO ADMINISTER ESTATE

erwise interested in the will or estate, or both, of Fred A. Bigler. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. A Petition for Probate has been filed by Altha Bogan, in the Superior Court of California, County of Sacramento, requesting Altha Bogan be appointed as personal representative(s) 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 August 22, 2024, 1:30 p.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

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 Petitioner is: Altha Bogan, 7558 Van Maren Lane, Citrus Heights, CA 95621; 916-239-5574
Publish: July 19, 26, August 2, 2024
BIGLER 8-2-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILBERT ADOLF CALHOUN SR CASE NO. 24PR001221

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Wilbert Adolf Calhoun Sr.

A Petition for Probate has been filed by Angela Calhoun, in the Superior Court of California, County of Sacramento, requesting Angela Calhoun be appointed as personal representative(s) 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 August 22, 2024, 1:30 p.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

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 Petitioner is: Angela Calhoun, 1801 Ferran Avenue, Sacramento, CA 95832; 916-879-0036
Publish: August 2, 9, 16, 2024
CALHOUN 8-16-24

SUMMONS

SUMMONS (FAMILY LAW)
CASE NUMBER (NUMERO DEL CASO):
24WHFL00196

NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre):
Alejandro Pintado

YOU HAVE BEEN SUED. Read the information below and on the next page. PETITIONER'S NAME IS: (NOMBRE DEL DEMANDANTE):
Bertha Pintado.

You have 30 CALENDAR DAYS after this Summons and Petition are served on you to file a response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org) or by contacting your local county bar association.

Usted tiene 30 DÍAS CALENDARIO después de que se le presente esta Citación y Petición para presentar una respuesta (formulario FL-120) en el tribunal y tener una copia notificada al peticionario. Una carta, llamada telefónica o comparecencia ante el tribunal no lo protegerá. Si no presenta su respuesta a tiempo, el tribunal puede hacer órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. Es posible que se le ordene pagar la manutención y los honorarios y costos de los abogados. Para obtener asesoramiento legal, póngase en contacto con un abogado de inmediato. Obtenga ayuda para encontrar un abogado en el Centro de Autoayuda en Línea de los Tribunales de California (www.courts.ca.gov/selfhelp), en el sitio web de Servicios Legales de California (www.lawhelpca.org) o comunicándose con el colegio de abogados de su condado local.

NOTICE: RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouse or domestic partners until the petition is dismissed, a judgment is entered or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

AVISO: LAS ÓRDENES DE RESTRICCIÓN ESTÁN EN LA PÁGINA 2: Estas órdenes de restricción son efectivas contra ambos cónyuges o parejas domésticas hasta que se desestime la petición, se dicte una sentencia o el tribunal dicte más órdenes. Son exigibles en cualquier lugar de California por cualquier oficial de la ley que haya recibido o visto una copia de ellos.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

EXENCIÓN DE TARIFAS: Si no puede pagar la tarifa de presentación, pídale al secretario un formulario de exención de tarifas. El tribunal puede ordenarle que devuelva la totalidad o parte de los honorarios y costos que el tribunal renunció para usted o la otra parte.

The name and address of the court are: (El nombre y dirección de la corte es): Whittier Courthouse, 7339 Painter Avenue, Whittier, CA 90602.

The name, address and telephone number of the petitioner's attorney, or the petitioner without an attorney are: (El nombre, dirección y número de teléfono del abogado del peticionario, o del peticionario sin abogado es:) Matias Flores, Esq. Matias Flores Law Firm, 10846 Paramount Boulevard, Downey, CA 90241; 562-372-0846
Date: (Fecha) 2/7/2024
Phone: 562-372-0846
By: Clerk of Court N. Arellano, Deputy

STANDARD FAMILY LAW RESTRAINING ORDERS

Starting immediately, you and your spouse or domestic partner are restrained from:

- removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;
- cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health automobile, and disability, held for the benefit of the parties and their minor children;
- transferring, encumbering, hypothecating, concealing, or in

any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and

4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.

You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or pay court costs.

NOTICE: ACCESS TO AFFORDABLE HEALTH INSURANCE:

Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506

WARNING: IMPORANT INFORMATION

California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property.

Publish: July 19, 26, August 2, 9, 2024
PINTADO 8-9-24

SUMMONS (FAMILY LAW) CASE NUMBER (NUMERO DEL CASO): 23FL04634

NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre):
Jose Luis Lopez Vega

YOU HAVE BEEN SUED. Read the information below and on the next page. PETITIONER'S NAME IS: (NOMBRE DEL DEMANDANTE):
Maria Lopez.

You have 30 CALENDAR DAYS after this Summons and Petition are served on you to file a response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org) or by contacting your local county bar association.

Usted tiene 30 DÍAS CALENDARIO después de que se le presente esta Citación y Petición para presentar una respuesta (formulario FL-120) en el tribunal y tener una copia notificada al peticionario. Una carta, llamada telefónica o comparecencia ante el tribunal no

lo protegerá. Si no presenta su respuesta a tiempo, el tribunal puede hacer órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. Es posible que se le ordene pagar la manutención y los honorarios y costos de los abogados. Para obtener asesoramiento legal, póngase en contacto con un abogado de inmediato. Obtenga ayuda para encontrar un abogado en el Centro de Autoayuda en Línea de los Tribunales de California (www.courts.ca.gov/selfhelp), en el sitio web de Servicios Legales de California (www.lawhelpca.org) o comunicándose con el colegio de abogados de su condado local.

NOTICE: RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouse or domestic partners until the petition is dismissed, a judgment is entered or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

AVISO: LAS ÓRDENES DE RESTRICCIÓN ESTÁN EN LA PÁGINA 2: Estas órdenes de restricción son efectivas contra ambos cónyuges o parejas domésticas hasta que se desestime la petición, se dicte una sentencia o el tribunal dicte más órdenes. Son exigibles en cualquier lugar de California por cualquier oficial de la ley que haya recibido o visto una copia de ellos.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

EXENCIÓN DE TARIFAS: Si no puede pagar la tarifa de presentación, pídale al secretario un formulario de exención de tarifas. El tribunal puede ordenarle que devuelva la totalidad o parte de los honorarios y costos que el tribunal renunció para usted o la otra parte.

The name and address of the court are: (El nombre y dirección de la corte es): Sacramento Superior Court, 3341 Power Inn Road, Sacramento, CA 95826.

The name, address and telephone number of the petitioner's attorney, or the petitioner without an attorney are: (El nombre, dirección y número de teléfono del abogado del peticionario, o del peticionario sin abogado es:) Thanh T. Foxx, 2151 River Plaza Drive, Suite 250, Sacramento, CA 95833; 916-922-2255
Date: (Fecha) 10/3/2023
By: Clerk of Court S. Prasad, Deputy

STANDARD FAMILY LAW RESTRAINING ORDERS

Starting immediately, you and your spouse or domestic partner are restrained from:

- removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;
- cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health automobile, and disability, held for the benefit of the parties and their minor children;
- transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and
- creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change

must be filed and served on the other party.

You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or pay court costs.

NOTICE: ACCESS TO AFFORDABLE HEALTH INSURANCE:

Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506

WARNING: IMPORANT INFORMATION

California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property.

Publish: July 26, August 2, 9, 16, 2024
LOPEZ 8-16-24

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2021-09572

The following person(s) has/ have abandoned the use of the FICTITIOUS BUSINESS NAME of: Complete Business Services, 1900 Point West Way Suite 268, Sacramento, CA 95815. Grigori K Ivanoff, 3731 Scott Street, San Francisco, CA 94123.

The Fictitious Business Name Statement was filed on 10/29/2021 in the County of Sacramento.

Filed with the clerk of Sacramento County: 10/29/2021.
Publish: July 19, 26, August 2, 9, 2024
COMPLETE 8-9-24

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2023-08349

The following person(s) has/ have abandoned the use of the FICTITIOUS BUSINESS NAME of: KPS Critters, 4370 24th Street Suite G, Sacramento, CA 95822. Khavong Pha, 7280 Huntsville Drive, Sacramento, CA 95828.

The Fictitious Business Name Statement was filed on 11/7/2023 in the County of Sacramento.

Filed with the clerk of Sacramento County: 7/18/2024.
Publish: July 26, August 2, 9, 16, 2024
KPS 8-16-24

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2023-02337

The following person(s) has/ have abandoned the use of the FICTITIOUS BUSINESS NAME of: Natomas Ace Hardware and North Natomas Ace Hardware, 2020 Club Center Drive Suite 100, Sacramento, CA 95835. Natomas Hardware, Inc., 2020 Club Center Drive Suite 100, Sacramento, CA 95835.

The Fictitious Business Name Statement was filed on 3/28/2023 in the County of Sacramento.

Filed with the clerk of Sacramento County: 7/22/2024.
Publish: August 2, 9, 16, 23, 2024
NATOMAS 8-23-24

City of Rancho Cordova Notice of Public Hearing

NOTICE is hereby given that on **Wednesday, August 14, 2024, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following:

RIO DEL ORO PARCEL 78 — TENTATIVE SUBDIVISION MAP — PROJECT NO. PLND-0723-0077

REQUEST: The Applicant is seeking approval of a Tentative Subdivision Map (TSM) for Rio Del Oro Parcel 78. The Applicant is requesting to subdivide a 240.3 acre portion of parcel 072-0370-107-0000 into smaller parcels, creating a total of 843 residential lots, 1 school lot, 1 park lot, 1 detention basin lot, 2 neighborhood green lots, and associated greenbelts, open space, and landscape lots for an overall total of 881 lots.

<p>OWNER: Alta Vista, LLC, c/o Elliott Homes Price Walker 340 Palladio Parkway, Suite 521 Folsom, CA 95630</p>	<p>APPLICANT: Elliott Homes Price Walker 340 Palladio Parkway, Suite 521 Folsom, CA 95630</p>
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LOCATION/APN: East of Sunrise Boulevard and South of Gold Dredge, within the Rio Del Oro Specific Plan (A Portion of APN: 072-0370-107-0000)
ZONING: Rio Del Oro Specific Plan (Various residential, public quasi-public, park and open space uses).
ENVIRONMENTAL: Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Consistent with the Community Plan, General Plan or Zoning."
PROJECT PLANNER: Nick Sosa, Associate Planner

The City of Rancho Cordova encourages interested parties to attend public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to attend the meeting, written comments that are delivered to the Planning Commission Clerk prior to the time of the hearing will be made a part of the public record.

Questions regarding this matter should be directed to the City of Rancho Cordova Planning Division at (916) 851-8750.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (916) 851-8750. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Printed in the Grapevine Independent on August 2, 2024.

City of Rancho Cordova Notice of Public Hearing

NOTICE is hereby given that on **Wednesday, August 14, 2024 at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Rancho Cordova will hold a Public Meeting at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following:

A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Zoning Code, Article 9 Specific Use Provisions of the City of Rancho Cordova Municipal Code

REQUEST: The City of Rancho Cordova is updating the Rancho Cordova Municipal Code (RCMC) Title 23 Zoning, Article 9, Chapter 23.901, Section 23.901.060 to be consistent with State law as it relates to Accessory Dwelling Units, along with minor formatting and text revisions for improved clarity.

LOCATION: Revisions to the Municipal Code apply city-wide.
ENVIRONMENTAL: California Environmental Quality Act (CEQA) exemption found in Guidelines Sections 15061(b) (3)

PROJECT PLANNER: Chance Finley-Ross, Assistant Planner

The City of Rancho Cordova encourages interested parties to attend public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to attend the meeting, written comments that are delivered to the Planning Commission Clerk's office prior to the time of the hearing will be made a part of the public record.

Questions regarding this matter should be directed to the City of Rancho Cordova Planning Division at (916) 851-8750.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

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Printed in the Grapevine Independent on August 2, 2024.

SMUD's \$10 Million State Grant Advances Long-Duration Battery Storage Technology



SMUD News Release

SACRAMENTO, CA (MPG) - SMUD's long-duration battery storage project in partnership with ESS Tech, Inc. has been awarded a \$10 million grant from the California Energy Commission to demonstrate a groundbreaking 3.6-megawatt, eight-hour iron flow battery project and set the foundation for future large-scale battery deployments and manufacturing at energy centers in Sacramento.

The project aims to showcase the capability and reliability of iron flow battery technology, which complements renewable energy sources like wind and solar by storing energy and strategically dispatching it based on demand to support grid distribution and transmission systems as SMUD transitions to a carbon-free power portfolio by 2030.

"Thank you to California Energy Commission Chairman David Hochschild, fellow commissioners and staff for continuing to lead the way in policy development and investments that make California the leader for others to follow in the transition to a clean energy future," said SMUD's Chief Legal & Government Affairs Officer Laura Lewis. "The CEC's partnership and investment in clean technologies are critical to advancing and bringing them to scale, while helping SMUD keep its rates among the lowest in California."

SMUD continues to

make great strides toward its goal to eliminate carbon emissions from its power supply by 2030 through investments in renewable energy projects, customer programs and cutting-edge technologies, such as its partnership with ESS to deliver and grow long-duration energy storage and other zero-carbon innovation. This technology not only captures and stores clean energy, ensuring it's available around the clock and maximizing the use of renewable resources, but it also enhances resource adequacy, especially during peak demand times, providing a stable, reliable and clean energy supply for its community.

"The California Energy Commission is proud to support this exciting long-duration energy storage project which will help drive this new clean energy industry into the mainstream," said California Energy Commission Chair David Hochschild. "It's a technology that's needed to harness excess renewables for use during peak demand and overnight, especially as we work toward a goal of 100 percent clean electricity."

The partnership and technology offer several anticipated benefits, including accelerating the commercialization of iron flow batteries, improving the cost-competitiveness of non-lithium long-duration energy storage, bolstering grid reliability, complementing SMUD's renewables, and supporting workforce development and the

local economy through clean energy jobs.

Currently, the ESS iron flow long-duration energy storage project is in its early phases at SMUD's Sacramento Power Academy. In September 2023, ESS commissioned six Energy Warehouse™ systems for SMUD as part of a 2-gigawatt-hour framework agreement. The existing 450 kilowatt / 2,400 kilowatt-hour Energy Warehouse system at SMUD's Sacramento Power Academy continues to provide SMUD and ESS with valuable insights through risk and benefits analysis, use case studies and performance testing. These efforts will ultimately determine the optimal applications for iron flow battery technology, aiming to achieve cost and performance competitiveness relative to lithium-ion batteries for 8-hour durations and longer.

ESS will deliver up to 200 megawatts / 2 gigawatt-hours of iron flow long-duration energy storage systems. Once fully operational and paired with renewable energy, these systems are expected to eliminate approximately 284,000 metric tons of CO2 emissions per year from SMUD's grid.

Alongside the California Energy Commission's grant, SMUD is committing approximately \$19.5 million in cost-sharing for labor and material expenses for the combined 4-megawatt ESS Tech, Inc. long-duration energy storage project, which includes the existing 450-kilowatt installation and the newly grant-funded 3.6-megawatt addition. ★

Nonprofits Awarded Nearly Half Million Dollars from Bank of America

Bank of America News Release

SACRAMENTO, CA (MPG) - Bank of America recently announced it recently awarded nearly \$500,000 in grants to 20 local nonprofits across the Greater Sacramento region and San Joaquin Valley to drive meaningful and sustainable progress to help tackle society's biggest challenges. This first round of grants the company awards to local nonprofits throughout the year was focused on health-related and workforce development programs.

Two of this year's grant awardees include Digital NEST and Sunburst Projects. Digital NEST, serving Stockton and Modesto, among other California cities, creates scalable technology learning centers for Latino youth, providing culturally relevant and age-appropriate programs to help members of underserved communities explore career pathways, build confidence and pave the way for careers in tech and tech-adjacent industries. Sunburst Projects, located in Sacramento, has supported the Northern California HIV/AIDS community and their loved ones for nearly 40 years, helping clients access medical care and lifesaving medications, so they can live their healthiest lives and reach their highest potential.

"Partnerships are how you accelerate and amplify impact. We are proud to consider Bank of America, as a partner of the Digital NEST," said Jacob Martinez, founder and CEO of Digital NEST. "With the support of Bank of America, we have been able to provide programming that allows our youth to build a foundation of the professional and technical skills and experiences every young person needs to thrive in today's workforce."

"Sunburst Projects is dedicated to

enhancing public health by providing free HIV and STD testing. Thanks to the generous support of Bank of America, we can expand our outreach and better serve communities disproportionately affected by these health crises. Together, we are making a transformative impact," shared Jake Bradley-Rowe, executive director of Sunburst Projects.

Other organizations receiving grants include: Boys and Girls Clubs of Greater Sacramento, California Restaurant Association Foundation Inc., Center for Employment Opportunities Inc., Food Literacy Center, GRID Alternatives North Valley, Juma Ventures, Junior Achievement of Sacramento, NPower Inc., Pride Industries, Sacramento Food Bank, Sacramento Loaves and Fishes, Saint John's Program for Change, Second Harvest of the Greater Valley, Sierra College Foundation, Soil Born Farms, Women's Center-Youth & Family Services, Women's Empowerment and Yolo Food Bank.

"As demand for nonprofit services continue to rise, businesses can play a role in creating real change for people and families in need," said CP Parmar, president, Sacramento. "Investing in the region's nonprofits that help remove barriers to economic stability is one way Bank of America can help make financial lives better."

These grants build on the \$9 million Bank of America provided to Greater Sacramento and San Joaquin Valley organizations and the 56,000 hours of employee volunteerism to local causes since 2019.

Additional background about Bank of America's Charitable Foundation giving can be found at <https://about.bankofamerica.com/en/making-an-impact/charitable-foundation-funding>. ★

Governor Newsom Orders State Agencies to Address Homeless Encampments

Office of Governor Gavin Newsom News Release

SACRAMENTO, CA (MPG) - Building on California's ongoing work and unprecedented investments to address the decades-long issue of homelessness, Governor Gavin Newsom issued an executive order on July 25 ordering state agencies and departments to adopt clear policies that urgently address homeless encampments while respecting the dignity and well-being of all Californians. With the recent U.S. Supreme Court decision in *Grants Pass v Johnson*, local governments now have the tools and authority to address dangerous encampments and help provide those residing in encampments with the resources they need.

"This executive order directs state agencies to move urgently to address dangerous encampments while supporting and assisting the individuals living in them — and provides guidance for cities and counties to do the same. The state has been hard at work to address this crisis on our streets. There are simply no more excuses. It's time for everyone to do their part," said Governor Gavin Newsom.

Governor Newsom's executive order directs state agencies and departments to adopt humane and dignified policies to urgently address encampments on state property, including by taking necessary and deliberate steps to notify and support the people inhabiting the encampment prior to removal. Governor Newsom has made record-level investments to address the housing crisis, investing over \$24 billion across multiple state agencies and departments, including billions of dollars in funding to assist local jurisdictions in providing services and wrap-around support to people living in encampments. In Fiscal Year 2022-2023, these investments helped lift more than 165,000 people out of homelessness and into interim or permanent housing.

California Blueprint

Governor Newsom's order directs state agencies and departments to adopt policies and plans consistent with the California Department of Transportation's (Caltrans) existing encampment policy. Since July 2021, California has resolved more than 11,000 encampments, and has removed 248,275 cubic yards of debris from encampments along the state right of way in preparation for Clean California projects. Prioritizing encampments that pose a threat to the life, health, and safety of the community, Caltrans provides advance notice of clearance and works with local service providers to support those experiencing homelessness at the

encampment, and stores personal property collected at the site for at least 60 days.

The order encourages local governments to emulate the state's successful model to adopt local policies and to use all available resources, including those provided by the state's historic investments in housing and intervention programs, to address encampments within their jurisdictions.

Proposition 1 Funding Available for Local Governments

Governor Newsom also encourages local governments to apply for the newly available \$3.3 billion in competitive grant funding from Proposition 1 to expand the behavioral health continuum and provide appropriate care to individuals experiencing mental health conditions and substance use disorders — with a particular focus on people who are most seriously ill, vulnerable, or homeless. Proposition 1 includes two parts: a \$6.4 billion Behavioral Health Bond for treatment settings and housing with services, and historic reform of the Behavioral Health Services Act (BHSA) to focus on people with the most serious illnesses, substance disorders, and housing needs. The state also recently released the Proposition 1 Behavioral Health Services Act: Housing Supports Primer (July 2024) for counties, which explains how to spend the projected \$950 million annual BHSA revenue on housing interventions.

Unprecedented Investments to Support Communities

Governor Newsom is tackling California's homelessness crisis head-on. Since he took office, the state has developed a Statewide Action Plan for Preventing and Ending Homelessness and the Governor has demanded unprecedented accountability from local governments to do their part to end the homelessness crisis through regionally coordinated action plans. The Governor has also pioneered nation-leading homeless and housing reforms and invested more than \$24 billion to address this crisis with state and local support, including \$4.85 billion for Homeless, Housing Assistance and Prevention Grants for local jurisdictions to prevent and reduce homelessness, \$1 billion in Encampment Resolution Funding to assist local jurisdictions in providing services and supports to people living in encampments, and \$3.3 billion for Homekey to rapidly expand housing for persons experiencing homelessness.

A copy of July 25's executive order can be found at <https://www.gov.ca.gov/wp-content/uploads/2024/07/2024-Encampments-EO-7-24.pdf>. ★

Sloppy Staff Work and Agenda Hide-And-Seek Taint Board of Supervisors' 2023 Pay Raise

Sacramento County Grand Jury News Release

SACRAMENTO COUNTY, CA (MPG) - Missed crucial details, an uncorrected math error, and an astonishing lack of transparency are among the significant problems the 2023-24 Sacramento County Grand Jury found when it investigated the process used by the Sacramento County Board of Supervisors to award themselves a hefty salary increase in 2023.

"A critical math mistake in the informational meeting packet given to the Board led some of the supervisors — and the public — to initially think they were approving a 20-percent raise. It was, in fact, 36-percent," said Steve Caruso, 2023-24 Grand Jury foreperson. The error was discovered after the Board of Supervisors (BOS) voted on the raise.

"Even more concerning than the math miscalculation, is the choice by county staff not to update the Board with the correct information after the fact," Caruso said. "Among other things, it raises the question of how many other times mistakes in facts presented at Board meetings are never publicly corrected."

To examine the BOS decision-making process, the Grand Jury interviewed 16 people and reviewed a multitude of regulations and ordinances, as well as the agenda packets for the BOS meetings on April 18, 2023 — when the raise was first introduced and approved — and May 23, 2023 — when it was adopted.

Surprisingly, the pay raise proposal appeared on the consent calendar at both the April 18 and May 23 BOS meetings. The consent calendar is typically reserved for routine or noncontroversial matters that the BOS votes on as a single item. The consent calendar rarely attracts any public comment. Although the Board's use of the consent calendar was not unlawful, the Grand Jury reported, the consent calendar process lacks transparency to maintain the

public's trust when voting on matters of significant public interest.

"During our investigation, county staff acknowledged that it was a mistake to tuck the salary increase proposal in the middle of the consent calendar," Caruso said. "But we also hold the supervisors accountable because they had the authority to take the proposal off the consent calendar to encourage more public discussion, but they made a conscious decision not to."

In another misstep that limited public input into the process, the Grand Jury's research revealed a serious mistake in the number of days between when the salary increase was approved by the BOS and its effective date.

The county directed the salary increase to start 30 days after the final vote, but California Government Code Section 25123.5 mandates a 60 day wait. State law allows such a wait to provide time for voters, if they so choose, to organize a referendum to overturn the decision.

The Grand Jury recommends seven actions the BOS and county executive team can take to improve processes. Among them are for staff to explain, in an open BOS meeting, the financial errors made in this salary increase process.

Other recommendations include that the BOS determine, again in an open BOS meeting, the validity of the salary increase ordinance as it relates to state law as well as determine if any money already paid to the supervisors should be returned to the county.

The Grand Jury also recommends the county form a citizen-based compensation commission.

The Sacramento County Grand Jury is the independent watchdog over public entities within the county. Concerned residents can contact the Grand Jury on a confidential basis through written complaints that alert the Grand Jury to issues within public entities. We would like to hear from you at www.sacgrandjury.org. ★

Eye-Popping Construction Costs Intensify California's Chronic Housing Shortage



By Dan Walters, CALMatters.org

It's not hyperbole to declare that California's most serious economic, social and political issue is its chronic shortage of housing, particularly for families in the lower income brackets.

As the yawning gap between demand and supply, especially in urban areas, pushes costs upward, it drags down the economy by discouraging investment in job-creating businesses; it drives employers and their workers to other states where they can afford housing; it fuels the nation's highest level of functional poverty and it's the major factor in California's worst-in-the-nation homelessness.

The state has pushed local governments to reduce impediments to housing construction, setting a goal of 2.5 million new units over the current eight-year planning cycle, or an average of more than 300,000 units a year, "and no less than one million of those homes must meet the needs of lower-income households."

At best, California's private and public housing developers are meeting a third of that goal, and the recent trend is downward. The state budget notes that in 2023 residential permits declined by 2.9% from 2022 to about 110,000 permitted units, and it projects that

while single-family housing construction will probably pick up this year, multi-family units are expected to contract 5.5%, the largest annual decline since 2020.

The budget cites high interest rates, imposed by the Federal Reserve to combat inflation, as a major factor in the state's stagnant housing picture. But inflation itself — the rising costs of building materials and construction labor — also is a problem, as is the tangle of red tape that projects must endure.

A project now underway in downtown Sacramento, just a couple blocks from the state Capitol, illustrates how high development costs affect supply. The decrepit Sequoia Hotel, originally built in 1906, is being transformed into 88 tiny units of housing — 150 square feet each — for homeless people, at a total cost of \$50.1 million, with most of the money coming from the state. That's nearly \$600,000 per unit, more than enough to buy a detached single-family home in one of Sacramento's middle-class neighborhoods, and close to \$4,000 a square foot.

Sacramento is by no means an isolated example of the eye-popping costs of building housing for low-income Californians.

A similar project in downtown San Francisco, converting a fire-damaged building into 35 low-rent apartments, is costing a million dollars a unit, the San Francisco Chronicle revealed this week.

"Just five years ago, the cost to build affordable housing in San Francisco was only about \$740,000 a unit, according to the Bay Area Council Economic

Institute. But these days units are clocking in at \$1 million or even higher, prompting the question of what can be done to bring down costs," the Chronicle reported.

What indeed? Governmental projects, such as those in Sacramento and San Francisco, tend to have the highest costs because they must include all sorts of mandates, such as union-scale labor, and they depend on a pastiche of financing sources.

Private projects that needn't follow those mandates can be done much less expensively, particularly if they consist of modules that have been assembled in factories and then joined together on the site. However, construction unions bitterly oppose such innovations and flex their political muscles to minimize their use.

A new \$50 million housing fund created by Apple and private philanthropists will only finance projects that meet strict cost limits — less than \$550,000 for studios and less than \$700,000 for larger units. That's still a lot of money, but it's a step in the right direction.

California will never solve its housing crisis if it doesn't get more — much more — bang for its bucks.

Dan Walters is one of most decorated and widely syndicated columnists in California history, authoring a column four times a week that offers his view and analysis of the state's political, economic, social and demographic trends. He began covering California politics in 1975, just as Jerry Brown began his first stint as governor, and began writing his column in 1981. ★

Caltrans Awards \$51.4 Million for Sustainable Transportation Projects

Caltrans News Release

SACRAMENTO REGION, CA (MPG) - With a majority of funding coming from Governor Gavin Newsom's clean transportation infrastructure package and the California Climate Commitment, on July 9, Caltrans awarded \$51.4 million in planning grants for 89 sustainable, climate-resilient transportation projects throughout California to help communities better withstand the impacts of extreme weather events fueled by climate change.

The selected projects will help reduce planet-warming pollution, improve resiliency of the state highway system, enhance access to safe walkways and bike paths, and expand natural disaster preparedness. Nearly \$29 million comes from one-time state and federal sources made possible by Governor Newsom's historic \$15 billion clean transportation package in the 2022-23 state budget to further the state's ambitious climate goals. Another \$12.4 million comes from Senate Bill (SB) 1, the Road Repair and Accountability Act of 2017. The awards will fund project planning and conceptual design efforts, helping move the projects closer to construction.

"California is at the forefront of planning transportation projects built to help underserved communities withstand the effects of climate change," said Caltrans Director Tony Tavares. "By working closely with local partners, we can maintain a sustainable, adaptable and resilient transportation system that will serve all Californians far into the future."

In total, Caltrans will fund: \$28.8 million in Climate Adaptation Planning Grants — all from Governor Newsom's clean transportation infrastructure package — to 30 local, regional and transit agencies to identify transportation-related climate vulnerabilities through the development of climate adaptation plans, as well as project-level adaptation planning to address climate impacts to transportation infrastructure.

Ninety-seven percent of these projects will benefit disadvantaged communities.

\$19.2 million in Sustainable Communities Competitive and Technical Grants to 50 local, regional and transit agencies for transportation and land use planning, as well as planning for electric vehicle charging infrastructure. This includes more than \$6 million to fund planning for 16 projects that improve safety and access for people who walk and bike. Ninety-two percent of these projects will benefit disadvantaged communities.



\$3.4 million in federally funded Strategic Partnerships Grants to nine projects that will plan for managed lanes, training and certification for local elected officials, comprehensive multimodal corridors, transit network and comprehensive operational

analyses, improve interregional ADA paratransit coordination, develop airport passenger transportation recommendations, develop a zero-emissions bus fleet, coordinate multimodal transportation and land use compatibility.

Caltrans awards transportation planning grants each year through a competitive process to encourage local and regional projects. Applications are evaluated on how projects advance state transportation and climate goals by identifying and addressing statewide, interregional, or regional transportation deficiencies on the highway system. The grant program began in the 2015-16 fiscal year. Since then, Caltrans has awarded 685 planning grants totaling \$266 million, and more than 60 percent of those projects have been completed.

SB 1 provides \$5 billion in transportation funding annually that is shared between state and local agencies. Road projects progress through construction phases more quickly based on the availability of SB 1 funds, including projects that are partially funded by SB 1.

Find more projects that are building California's climate-friendly future at build.ca.gov and RebuildingCA.ca.gov. ★

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COMICS & PUZZLES

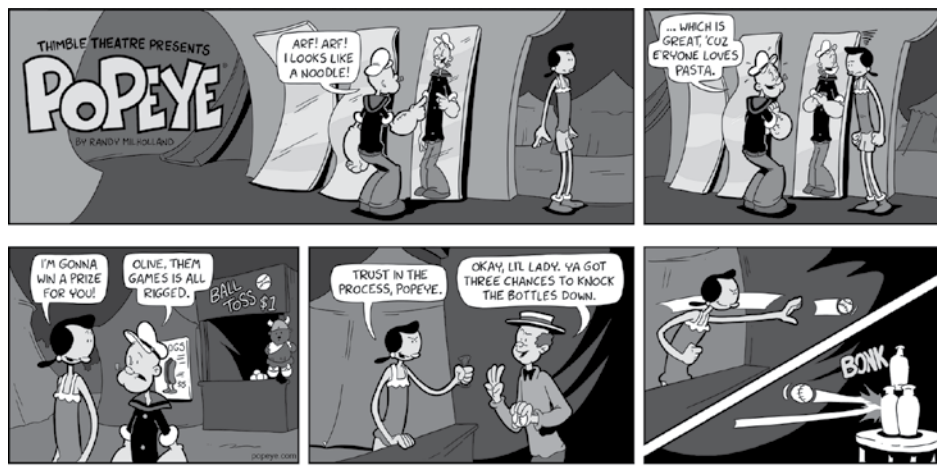
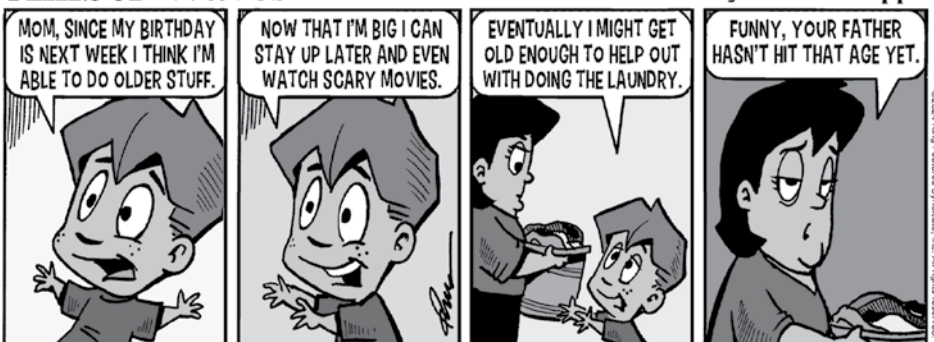
The Spats

by Jeff Pickering



Amber Waves

by Dave T. Phipps



HOCUS-FOCUS

BY HENRY BOLTINOFF

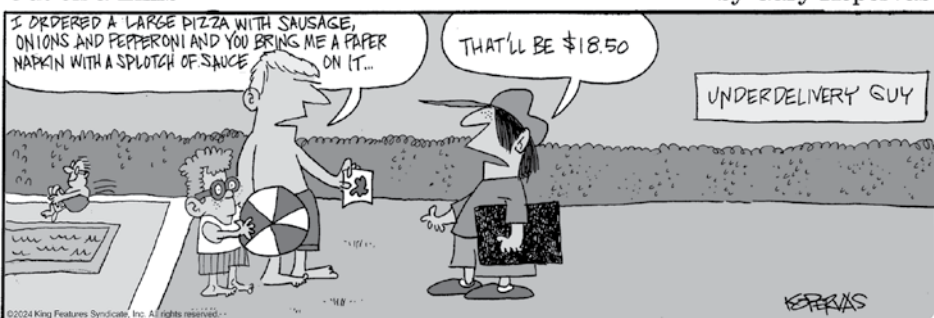
Find at least six differences in details between panels.



Differences: 1. Hand is larger. 2. Ear is larger. 3. Man is thinner. 4. Arm is different. 5. Tree is moved. 6. Cap is larger.

Out on a Limb

by Gary Kopervas



TIGER

by BUD BLAKE



GRIN & BEAR IT



Just Like Cats & Dogs

by Dave T. Phipps



S	A	I	L		S	A	C		M	A	S	T						
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STATEPOINT CROSSWORD • THINGS WITH BUTTONS

CLUES

ACROSS

- Genoa or storm jib
- Pouch
- Support for #1 Across
- Gaelic language
- Big-ticket
- Flowerbed cover
- Western Samoan money
- Agrippina's slayer
- Literature class homework
- "The Curious Case of ___ Button"
- God of thunder
- Tight or rigid
- Blunder
- * ___ control
- *Alarm clock delay
- Edible tuber
- Racecourses
- Crew propellers
- Often follows dark or back
- ___-Town, or Chicago
- Friend, south of the border
- Singular of #25 Down
- Containing uranium
- Rip off
- Sleeping sickness vector
- Che Guevara's hat, pl.
- Roman road
- "And Then ___ Were None"
- Hillside, in Scotland
- "Home ringer"
- Raccoon's South American cousin
- Debate side
- Spring in a mattress
- Ar, atomic number 18
- Black-tie occasion
- Golfer's aim
- Group with pressure
- Stallone
- Semiprecious variety of agate

DOWN

- Collector's goal
- Kuwaiti, e.g.
- ___ of Man
- Shanty
- Flower trunks
- American Eagle's intimates brand
- "Oh ___!"
- *Edible button
- "The Sun ___ Rises"
- "The Lion King" villain
- Olden day "your"
- More asinine
- City area
- Bulwark
- Ems follower
- Aimless walk
- "Bravo! Bravo!", e.g.
- Pall ___ and ___ of America
- Largest organ of human body
- Mobutu Sese Seko's nation
- Cereal killer
- Land measure
- ___-cha-cha
- Walls
- *Tall building people-mover
- Of sour taste
- All 50 states
- Spanish airline
- Make a logical connection (2 words)
- Repeat an echo
- Opposite of atonal
- In a heated manner
- Dull one
- Angry display
- Entertainingly eccentric people, Down Under
- "On Golden Pond" bird
- ___ of the valley
- *A baseball one has a button on top
- Lexington airport code

CROSSWORD

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62							63				64		

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2	9	5	7	3	6	8	4	1
7	4	3	1	5	8	9	6	2
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Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9.



Employment Opportunities

We Are Hiring

Opportunities at Messenger Publishing Group

Email your resume to Publisher@MPG8.com

Circulation Manager - We are seeking a full-time Circulation Manager to oversee our 18 local newspapers. Duties include managing the weekly reporting of distribution, preparation for weekly audits, managing and recruiting our carrier staff, preparing and reporting postal statements, customer service support, physical labor repairing and replacing newsstands, setting up new locations, and other related duties needed to run the circulation department. This position works primarily in Carmichael but will require some local travel to our other offices in the Sacramento region. The hours may vary but are flexible due to the nature of the duties.

Office Administration - We are seeking a full-time administrative support person for our newspaper group. This position works in the Carmichael office and works directly with the Office Manager. Work hours are between 8:30 to 5:00 Monday through Friday. Previous office experience is required. Primary duties are working with customers and assisting with weekly legal advertising filings. We also have a part-time position available in West Sacramento available in August.

City Reporter - We are seeking a full-time City Reporter for our newspaper group. This position may be assigned to work in the Carmichael office or another area office and works directly with the Managing Editor. Work hours are flexible depending on assignments. Previous reporting experience is required.

Copy Editor - We are seeking a part-time copy editor for our newspaper group. This position works in the Carmichael office and works directly with the Managing Editor. Work hours are flexible between 8:30 to 5:00 Monday through Friday. Previous editing experience is required.

Delivery Driver - Weekly Hauling to Marysville- We are seeking a part-time Delivery Driver for our newspaper group. This position would transport newspapers from our Carmichael office to our offices in Marysville and Gridley. Work hours are from 8:30 to 4:00 every Thursday. Must be able to lift and move bundles of newspapers without assistance. Must have your own reliable cargo van. This is an independent contractor position and pays a flat rate for your service.

Newsstand Delivery Driver/Local - We are seeking a part-time Newsstand Deliver Driver for our newspaper group. This position works from the Carmichael office and delivers to our locations in the West Sacramento/Sacramento Region. Routes also available in Elk Grove, Pocket, East Sacramento, Arden Arcade. Work hours are from 8:30 to 5:00 Thursday and/or Friday. Must be able to lift and move bundles of newspapers without assistance. You must have a reliable vehicle. This is an independent contractor position. Previous experience preferred.

To find out more or to apply:

Email your questions or resume to Publisher@MPG8.com

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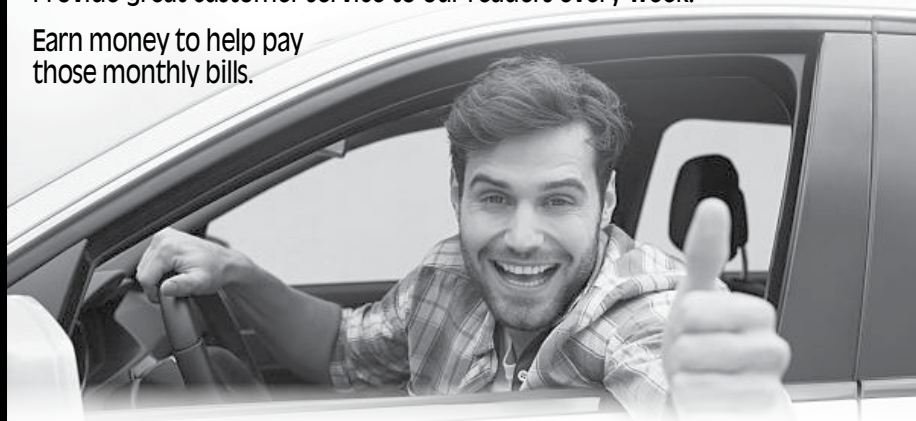
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CHP Swears In 102 New Officers



A new CHP officer is sworn in. Photo courtesy of CHP

California Highway Patrol News Release

SACRAMENTO REGION, CA (MPG) - On July 12, the California Highway Patrol (CHP) proudly introduced 102 of the state's newest officers during a swearing-in ceremony at the CHP Academy in West Sacramento. In a continued effort to fill vacant officer positions, these men and women hail from communities throughout California, as well as Colorado and Oregon.

"Having successfully completed the last 26 weeks of intensive training, the CHP is pleased to welcome these new officers to the CHP family. They are beginning a career of service and I trust they will do everything they can to take care of their communities," said CHP Commissioner Sean Duryee. "Every corner of the State deserves to have the best trained and prepared personnel, and I am confident these new officers will be able to provide the highest level of safety, service, and security possible."

While at the CHP Academy, cadets receive over 1,200 hours of training and start with subjects including nobility in policing, leadership, professionalism and ethics, and cultural diversity. Additionally, cadets receive instruction on mental illness response and crisis intervention

techniques. Training also covers vehicle patrol, crash investigation, first aid, and the apprehension of suspected violators, including those who drive under the influence. Cadets also receive training in traffic control, report writing, recovery of stolen vehicles, assisting the motoring public, issuing citations, emergency scene management, and various codes, including the California Vehicle Code, Penal Code, and Health and Safety Code.

July 12's graduation concludes the new officers' stay at the Academy prior to their reporting to one of the 102 CHP Area offices throughout the state on July 22.

The CHP continues the search for service-minded individuals who are interested in a career in law enforcement in support of its ongoing, multiyear recruitment campaign to hire 1,000 officers. In 2023, the CHP added 407 officers to its ranks. With July 12's swearing-in, an additional 409 officers have been sworn in this year and there are still two more cadet classes scheduled to complete the Academy before the end of 2024.

For more information about a life-changing career with the CHP, visit the CHP website and register for an online hiring seminar at 6:30 p.m. on July 17.

The mission of the California Highway Patrol is to provide the highest level of Safety, Service, and Security. ★

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TASO Coconut Water 16.9 Loz **\$2.99/ea**

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Army Brand Chopped Pork Patties 425 gr **\$4.49/ea**

Ahmad Tea Paradise Blend (free mg) 500 g **\$12.99/ea**

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Tandoori Garlic Naan 5 pcs. 14.1 oz **\$1.99/ea**

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Wang Mak Kool-Soo 3 lbs **\$7.99/ea**

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Hot Pepper Paste 1 kg - 170 g **\$6.99/ea**

Mild Korean Cookie w/ Sesame 120 g **\$1.49/ea**

Chap Shiring Flavour 8 oz **\$7.99/ea**

BF Curry Sauce 3 kinds 200 g **\$2.49/ea**

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Tornado Potato 5 pcs. / 400 g **\$4.99/ea**

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Pitted Green Olives **\$4.99/lb**

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