

Eagles Soar Over Tigers to Remain Undefeated

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SEPTEMBER 13, 2024

SDD NSIDE GALLAGHER **CRITICIZES**



SESSION'S END

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KINGS KORNER BY V.G. HARRIS



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DON'T TELL IT **TO THE CHAPLAIN**





Young Musical Mayhem Productions performers sing during a previous presentation of "Newsies." Photo courtesy of Musical Mayhem Productions

Broadway **Comes Back** to Elk Grove

By Nan Mahon

ELK GROVE, CA (MPG) - Musical Mayhem Productions (MMP) is once again recreating some of America's favorite theater shows for Elk Grove audiences. The sweet fantasy of Disney's "Beauty and the Beast" and the improbable comedy "Sister Act" will entrance those who love live theater.

"Beauty and the Beast" will be presented by students ages 6 through 12 years old on Sept. 13 and 14 in the Consumnes Oaks High School Performing Arts Theater. Evening shows are at 7 with a Sunday matinee at 2 p.m.

"Sister Act" stars advanced students ages 13 through 19 in the Sheldon High School Performing Arts Theater on Sept. 27 and 28 and again on Oct. 5 and 6. Evening shows are at 7 and Sunday matinee is 2 p.m.

City Settles Second Oak Rose Lawsuit



An illustration shows the rejected proposal for the Oak Rose Apartments in Old Town Elk Grove. Under a tentative settlement, the development will be moved to a different part of the city. Image courtesy of city of Elk Grove

By Matthew Malone Staff Writer

ELK GROVE, CA (MPG) - The city of Elk Grove has reached a settlement in a state lawsuit stemming from the city's rejection of the proposed Oak Rose Apartments.

As part of the settlement, the city has agreed to meet certain reporting requirements, pay the state's legal costs and find a location for new affordable housing. The agreement brings a close to the remaining lawsuit related to the project, more than a year after it was filed by California Attorney General Rob Bonta, Gov. Gavin Newsom and the state Department of Housing and Community Development.

The dispute between city and state began in July 2022, when Elk Grove City Council voted against approving Oak Rose Apartments, which would have brought 66 affordable housing units to Old Town Elk Grove, along with supportive services

Council cited Oak Rose's inclusion of ground-floor residential units in their rejection but the lawsuits pointed to an earlier Old Town development that got approval despite also having ground-floor residential.

Relatedly, under California Senate Bill (SB) 35, affordable housing projects must be given an expedited review process if they meet "objective" zoning and design standards laid out ahead of time by a city.

housing laws.

"This settlement reflects what I've said all along: California's housing laws are not optional. Local governments that violate our laws to deny affordable housing opportunities to Californians will be held accountable," Bonta said. "While I am pleased that this is now behind us, and that Elk Grove ultimately approved even more homes

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for residents.

The state and the developer, Excelerate Housing Group, responded by filing separate lawsuits against the city of Elk Grove. They accused the city of applying its building code inconsistently. City

Excelerate's lawsuit settled earlier this year.

In a statement on Sept. 4, Bonta said exceptions must not be made in state

for those most in need, the city's refusal to do the right thing over and over again cannot be swept under the rug."

The attorney general continued that, with the state's ongoing Continued on Page 3



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Planners OK Tree Removal for Medical Offices

By Matthew Malone Staff Writer

ELK GROVE, CA (MPG) - Elk Grove Planning Commission signed off on three projects at its Sept. 5 regular meeting: a medical office park, an RV storage project and industrial warehouses.

A major element of the design review for the proposed Allen Ranch Medical Buildings was the decision to cut down dozens of trees on the site.

Located on the east side of Laguna Springs Drive, 350 feet south of Elk Grove Boulevard, the development will consist of seven one-story medical buildings, ranging in size from 4,200 square feet to 20,000 square feet. The buildings would have about 65,700 square feet of floor space total.

Construction will involve the removal of 56 live oak and valley oak trees, which are designated as "trees of local importance." Thirtyone of the removals are due to the site layout, and 25 are for health and public safety reasons.

"Many of the oak trees on the site are in significantly compromised health," senior planner Sarah Kirchgessner said, citing an arborist report on the site. "And the applicant did place a priority on retaining trees that have the best opportunity



The Elk Grove Planning Commission considered the projects marked above during its Sept. 5 regular meeting. Created with Datawrapper • Map by Matthew Malone

to thrive in the post-development condition."

Kirchgessner said that there are existing trees along Laguna Springs Drive and that the project will bring 76 new trees.

Commissioners Oscar O'con and Sandra Poole, and Commission Chair Suman Singha said they had concerns about the tree removals but they were reassured by the information from staff.

"I'm glad to see the normal mitigation requirements and the fact that 76 new trees are being planted as replacement. ... I mean, I understand they're not going to be trees of local importance but they will be trees at the end of the day," Singha said. "So that's what you're looking at, is making sure there's enough greenery in the city."

Poole commended city staff and the applicant for their diligence "to try to save as many trees as possible."

The item passed with a 4-0 vote. Commissioner Juan Fernandez was absent.

The commission approved a conditional use permit for a planned M2 Waterman RV Storage project east of Waterman Road. In a 4-0 vote, the commission also agreed to divide the parcel where the project will be located into seven pieces. Consisting of a 1,650-square-foot office building, two canopies and 302 covered *Continued on Page 3*

Tickets for both productions are available at www. mmpkids.com/tickets.

Musical Mayhem Productions is a nonprofit performing arts organization for students ages 4 through 19. Since its inception in 2012, when the co-founders Anne-Marie Pringle and Bryce McDill decided to take a chance on such an uncertain project, the idea has flourished. They have now grown out of their original building and into a larger facility. They currently have 130 students just in the Master Academy and 50 in the Apprentice Academy producing 20 shows a year. In addition they have 1,400 cast members performing in shows throughout the year in numerous venues.

Musical Mayhem Productions has garnered a wall full of awards. For outstanding acting, directing, costuming and choreography, Musical Mayhem Productions has been named Best Of in numerous Elly Awards and was presented The Iris Award for Performing Arts from the City of Elk Grove Arts Commission. The organization has been recognized nationally at the Junior Theater Festival and is a pilot company for new musicals not yet released

Continued on Page 4

GCitizen.com

Gallagher Criticizes Undemocratic End of Session

Assembly Republican News Release

SACRAMENTO, CA (MPG) - On Sept. 9, Assembly Republican Leader James Gallagher (Yuba City) demanded answers from the Assembly Rules Committee in the wake of several parliamentary violations that crushed debate and caused chaos at the end of the 2024 legislative session.

In the final hours of the session, Democrats illegally amended the Assembly's rules to limit debate on bills

to just 30 seconds per person and refused to recognize multiple Republican lawmakers attempting to speak on behalf of their constituents.

Additionally, Democrats repeatedly and improperly ignored motions to permanently adjourn the special session convened to take up Gov. Newsom's gas storage mandate proposal.

"A vital part of a thriving democracy is fair and equitable debate. The people of California didn't get that this year," said Gallagher. "Californians deserve an investigation into the unlawful and undemocratic actions taken by the supermajority that silenced Republican voices and stamped out important discussions. We're elected to provide a voice for our constituents - if Democrats continue to run the Assembly as chaotically and unfairly as they did, that can't happen. Our constituents deserve answers."

On top of Democrats' actions to silence Republican lawmakers, poor time management and political squabbles led to a frantic rush to consider dozens of bills in the final minutes of the legislative session.

Despite spending hours on ceremonies and speeches, adjourning early the night before, and not convening until 2:30 p.m. on the final day, legislators crammed through bills with little to no debate while multiple other proposals failed to meet the midnight deadline for passage.

View Gallagher's letter at https://www. dropbox.com/scl/fi/ysjjs94vcs0bjkgl2isc5/ Request-to-Investigate-Floor-Actions. pdf?rlkey=5z2fwdk4fgxo406jflb6f-084p&e=1&dl=0.

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Football season has begun, but make no mistake about it, basketball fans are eagerly anticipating the upcoming camp and preseason for the Sacramento Kings.

This year's team will take on a decidedly offensive look, as they have added a perennial 20 points per game with DeMar DeRozan to their already potent offense.

Last season with the Bulls, DeRozan averaged 24 points per game, but he has exceeded 27 points per game twice in his already legendary career. This bodes well for the hometown team, as threepoint shooters like Keegan Murray, Malik Monk, and De'Aaron Fox will undoubtedly get better looks, as defenders try to control the frenetic mid-range game of DeMar DeRozan.

The Kings can actually put 5 scorers on the court at the same time, and although Keon Ellis is known for his ferocious defense, his offensive game has come to life as well. We saw a man among boys in the NBA summer league, as Keon did pretty much what he wanted as he scored at will against the newcomers and younger players in the league.

Keon's experience from last year, particularly as a starter, will in all likelihood lead to a standout year in the upcoming campaign.

Starters for the Kings that we can already pencil in include Domantas Sabonis, De'Aaron Fox, Keegan Murray, and of course the standout offseason acquisition of DeMar DeRozan. That leaves one spot to be filled, and everyone seems to be coming up with their own personal favorite. The leading candidates are Malik Monk, Keon Ellis, and Kevin Huerter who is returning from a shoulder injury that cut short his 2023/2024 season.

Huerter and Ellis are accustomed to starting, but Malik Monk has made it known that he would like to transition from the 6th man position to the starting lineup.

The unknown quotient is coach Mike Brown who has a difficult decision to make. Hopefully he will give each of the three an opportunity to start in preseason games, but the preseason is short, and the body of work will be minimal to make a decision.

There are those for whom it's not who starts but who finishes, but I respond by saying, starting is a place of pride, and I've yet to meet the player that would rather come off the bench than start a game.

Trey Lyles has never gotten the love from coach Brown that Keon Ellis receives, and I contend that Trey has acquitted himself well, and to the point that his name should be in the conversation. When Trey plays alongside Sabonis the Kings present a much more formidable front line, and Lyles could be the missing ingredient the Kings need to give Domantas the wingman he needs to help clean the boards.

The truth is, whether Huerter, Monk, Ellis, or Lyles, all four of these players represent quality NBA talent, and Brown has some notable ballers to make his final selection.

All that said, the bench will be strong this year, and if Alex Len can take just one more step, I believe this 1st round draft choice from 2013 could finally live up to the potential that so many pundits believed that he had when originally drafted.

I like Len's game, and his effort is unquestionable. He acquits himself well when Sabonis needs a breather, and if he can take that next step, I can see moments when he and Sabonis are on the court together.

If I haven't yet mentioned your favorite player, dark horses like Colby Jones, Jordan McLaughlin, Boogie Ellis, or newcomers Orlando Robinson and Isaiah Crawford are waiting in the wings to make their presence known.

Just as Keon Ellis emerged last season, one of these players is waiting to show the Sacramento Kings fans that they deserve some accolades, and it will surprise me if I'm not surprised by one the aforementioned candidates.

Let's not forget that we haven't even mentioned Kings' top draft choice Devin Carter, and although he is scheduled to miss the first half of the upcoming season, Devin no doubt will be eagerly awaiting his opportunity to show the Sacramento fans why this 22-year-old was drafted #13 overall.

Get ready Kings fans, for a season that will rival any you've seen so far, and as always if you have comments, please send them to vgharriskingsfan@gmail.com.

All the best!

City Settles 2nd Oak Rose Suit

Continued from page 1 homelessness crisis, local governments have "a legal and moral responsibility" to work with the state to provide housing.

In its own statement, the city of Elk Grove emphasized its investments in affordable housing.

"Today's settlement announcement underscores Elk Grove's continued commitment to the development of all forms of affordable housing and its focus on putting its resources towards its housing goals. Since 2004, Elk Grove has provided \$78 million in funding for affordable housing projects in Elk Grove, including transitional housing and permanent supportive housing," the city said.

It called for the state to collaborate more with local governments, saying that "Elk Grove is proud of the role it has played as a leader in the development of affordable housing in the region. The City is hopeful that in the future the State will work more collaboratively with cities to partner in the development of affordable housing rather than use precious resources in the pursuit of unnecessary litigation."

Newsom criticized the city's rejection of Oak Rose.

"We can't solve California's homelessness crisis without creating new housing and supportive services," Newsom said. "Elk Grove is not immune to this challenge, and the city's decision wasting valuable time and resources — is especially shameful. We expect Elk Grove to follow the law continued refusal will not be tolerated."

In addition to paying \$150,000 to cover the state's legal expenses, for a five-year period the city has agreed to provide the Department of Housing and Community Development with a copy of any application to build affordable housing, as well as submit monthly reports on the progress of proposed affordable housing projects. For that same

period, if the city rejects a project that includes affordable housing, it will have to explain how the decision is consistent with its "obligation to ...combat historic patterns of segregation and foster more inclusive communities."

Elk Grove must also identify a new site for low-income housing with equivalent development capacity to the original location. The site will be in an area of the city with the highest economic, educational and health outcomes.

This new location is separate from an affordable development provided for in the settlement with Excelerate. Coral Blossom Apartments, planned for a parcel on Elk Grove-Florin Road, south of Calvine Road, will comprise 66 units for people at risk of homelessness.

The Elk Grove Planning Commission recently allowed Coral Blossom to proceed over objections from nearby residents and business owners, citing SB 35 and the state's litigation. ★

Planners OK Tree Removal for Medical Offices

Continued from page 1

and uncovered RV parking stalls, the project will take up one of the newly created parcels. It will run from Charolais Way in the north and Wayne Heintz Street in the south. No use has been proposed for the other six parcels, five of which sit between Waterman and the RV project; the seventh is on the south side of Wayne Heintz.

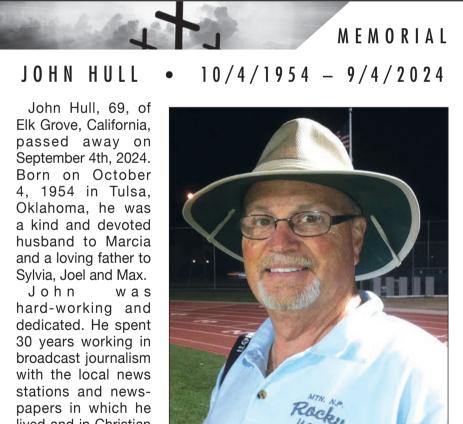
The commission voted 4-0 to approve a major design review of two industrial warehouse buildings east of the intersection of Elkmont and Iron Rock ways. The applicant requested minor deviations from city building code, slightly reducing the number of parking spots and widening the spacing of landscaped islands in the parking lot. Associate planner Joseph Daguman said the adjustments would improve the site's usability. The warehouses and associated offices will take up about 42,300 square feet on a 2.8-acre lot.

Daguman noted that the applicant had updated its design to add canopies requested by the city; city staff recommended deleting a related condition of approval from the design review.

Representing the applicant, consultant Jim Gillum agreed with the condition's removal.

The Development Services director said the commission's regular meetings on Sept. 19 and Oct. 3 will probably be canceled due to a lack of agenda items. \star







Which is called the draw period. After the initial 5 year period, the APR cane topic your be of careful (FLLCO), and is lack to lack and Margin. The Index is the weekly average yield on U.S. Treasury Securities adjusted to a constant maturity of 10 years and the margin is 3.50%. The current APR for repayment period is 7.37%. The maximum APR that can apply any time during your HELOC is 15%. A qualifying transaction consists of the following conditions: (1) the initial APR assumes a maximum HELOC of \$200,000, and a total maximum Lan-to-Value (LTV) of 70% including the new HELOC and any (1) the initial APR assumes a maximum residence; (2) your residence securing the HELOC must be a single-family home that you occupy as your primary residence; (3) if the 1st Deed of Trust loan is with a lender other than El Dorado Savings Bank, that loan may not exceed \$300,000, have a total maximum Loan to Value (LTV) of 65% and may not be a revolving line of credit. Additional property restictions and requirements apply. All loans are subject to a current appraisal or property evaluation. This cost will be disclosed in your commitment letter and paid at loan closing. Property insurance is required and flood insurance may be required. Rates, APR, terms and conditions are subject to change without notice. Other participate to the second second barrow of the line of credit is there use from the date of experiments of a correct to a current second barrow of the place of credit is there use from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new from the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for an enditive new for the date of experiment for enditive new for the date of experiment for enditive new for th conditions apply. A \$525 early closure fee will be assessed if the line of credit is closed within three years from the date of opening. An annual fee of \$85 will be assessed on the first anniversary of the HELOC and annually thereafter during the draw period. Ask for a copy of our "Fixed Rate Home Equity Line of Credit Disclosure Notice" for additional important information. Other HELOC loans are available under different terms.

lived and in Christian radio where he was

known for his voice and desire to share truth. John then went on to teach for over 15 years both at Luther Burbank High School and Cosumnes River College, sharing his many years of experience in the journalism and media fields. Despite his many responsibilities, he always made time for his family and his passions.

John was often known for his selflessness, desire to help and having a genuine interest in those he met. He had a great sense of humor with a contagious laugh. He was well known for his original words, phrases and songs that his friends, family and students still repeat to this day. He left a lasting impact on everyone who knew him.

John loved sports. He was actively involved in coaching his sons' teams when they were young and reporting on the Elk Grove-area high school sporting events during his time writing for the Elk Grove Citizen newspaper. His favorite was golf, passing on his passion to his children and grandchildren.

More than sports, John loved Jesus. He passionately served alongside his wife at Sacramento First Church of the Nazarene, where he led Bible studies, played the oboe in the worship band, and served those in the community around the church. His desire was to make Jesus known to others, which he did until his last breath.

He is survived by his wife, Marcia, children Sylvia Osorno (Jack Osorno), Joel Hull (Carlee Hull), Max Hull, his grandchildren Seth Osorno, Olivia Osorno, Cora Osorno, Walker Hull and Andee Hull, his mother, Shirley Hull, his sister, Julie Hull, as well as many friends and extended family members who will miss him dearly.

A celebration of life service will be held on Saturday, September 14, 2024 at 11:00am at Sacramento First Church of the Nazarene (1820 28th Street, Sacramento). In lieu of flowers, donations can be made to Sacramento First Church of the Nazarene.

Young actors

starred in "Shrek," a

presentation

Productions.

Photo courtesy

Musical

from Musical

previous

Mayhem

Mayhem Productions

of

Broadway Comes Back to Elk Grove

Continued from page 1 to the public.

Musical Mayhem Productions offers plays not just in its hometown of Elk Grove but in theaters in Sacramento and the surrounding region. Registered auditions are open to young theater hopefuls and not limited to academy members.

"By the end of October, 500 kids will have performed in eight plays,"

said Edie Sabia, Musical Mayhem Productions volunteer outreach spokesperson.

Although the organization is primarily a musical theater, Musical Mayhem Productions students are taught the basics of vocal and dance disciplines as well as backstage skills such as costume and set design.

"During their time working in theater, students learn teamwork, discipline, work ethic and gain confidence," said Sabia, who has grandchildren in the program. "It is an alternative to sports programs."

Musical Mayhem Productions is good for the Elk Grove economy, Sabia said, because parents and family members from other areas bring their children to classes and to the shows. Many come from Stockton, Carmichael,



West Sacramento and neighboring cities. "They shop and dine in

here," she said. For more information

restaurants while they are

about Musical Mayhem Productions, visit mayhem productions.com.

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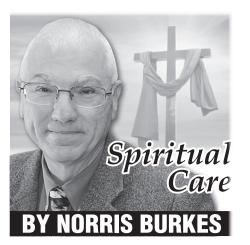
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Last year I wrote a book called, "Tell It to the Chaplain." If you've seen it, then you're likely wondering why this headline makes the opposite request.

My title refers to certain phrases people use that cause me to jokingly reply, "Don't ever say that to a chaplain."

When they cock their head in search of an explanation, I tell them that I'm a retired healthcare chaplain and I may inject a totally different meaning into common sayings.

For instance, I once asked my photojournalism professor if he could stay after class to explain my new camera.

"I really can't," he said, "I'm on my way out."

"Please don't say that to a chaplain," I replied. "On the way out' means you're going to meet God."

"No – no. I have a faculty meeting," he said. "And God's not often there."

On another day, I ran breathlessly to an airline gate, only to be told by the agent,

Don't Tell it to the Chaplain

"They've already departed."

Ouch. Don't say that to a chaplain. "Departed" describes someone who has taken flight to their celestial destination.

At some point, chaplains call these folks the "dearly departed." On a different occasion, my neigh-

bors described how they moved out of the city into our forested

lake community in the California foothills.

"It just feels like we're in a better place now," the husband blurted.

I winced at "a better place" since the phrase most often describes the afterlife.

In another example, I was walking with my friend Roger through a sports stadium when he abruptly stopped at a concession stand to buy a Pepsi.

"Keep walking," he said, "Meet me on the other side."

Of course, I knew he

was simply asking me to meet him at our seats on the other side of the stadium.

But as a chaplain, he should have known that I'd make a heavenly inference that we'd not meet again until we got to the "Other Side." Finally, I once stood on the banks of the Jordan River as our Israeli tour guide pointed toward the land "just beyond the river."

I nudged my wife and said, "I wish he wouldn't say that."

I started humming the refrain to Fanny Crosby's hymn, "Near the Cross."

"In the cross, in the cross, Be my glory ever; Till my raptured soul shall find Rest beyond the river."

Becky groaned, recognizing this as one of my favorite fragments.

I jest with these phrases because I love puns, but I also appreciate them as a comforting way to remember the three people I've lost in the past four years.

My brother, the one I called "Brotherman," died of COVID in December 2020. He was so full of conspiracy

theories that he wasn't contented in this world, so I really do feel a sense of comfort knowing he's very much "in a better place."

And, as you know, I lost my mother last month. I thank all of you who sent me

numerous messages and cards.

But most reassuring is how I still hear the notes of her operatic voice singing those Crosby hymns. "Near the Cross" was among her favorites, and I take consolation believing she's found her "rest beyond the river."

However, my most difficult loss came four years ago this month, when I lost my life-long best friend, Roger Williams. On the last day I saw him, we sat on his couch, shoulder to shoulder, the same way we'd stood for 45 years.

As we said our temporary goodbyes, I held his cooling hand and laid my head on his shoulder. Then, in between my sobs, I told him that I'd see him "on the other side."

"That's OK, Norris," he said. "It'll be all right." Soon he was asleep. Four days later, Roger died at 63 years of age.

So, sometimes all I have left to say is "See you, Mom. See you, Roger. See ya, Brotherman. I'll meet you all "in a better place," "on the other side" just "beyond the river."

For an autographed copy of "Tell It To The Chaplain," order on my website or send a \$20 check to 10566 Combie Rd. Suite 6643 Auburn, CA 95602. (\$70 will get you all four books.)

Email comments to comment@thechaplain.net or by text or voicemail to (843) 608-9715.

RELIGION NEWS

Grace Church Now Hosts Celebrate Recovery

Celebrate Recovery is a Christ-centered ministry offering help in finding freedom from the issues (hurts, hang-ups, and habits) controlling your life. Meetings are held weekly on Friday evenings at 7 p.m. at Grace Church, located at 9766 Waterman Road, next to Mel Dogs Restaurant.

Sunday Morning Worship begins at 10 a.m. For more information call (916 714 3444) or email: office@gracechurch.org. Visit GraceChurchEG.org.

Chabad of Elk Grove's Weekly Torah Classes

Local community members are invited to attend free weekly Torah Classes that will be offered by Chabad of Elk Grove. Each class will be held from 6:45-7:30 p.m. on Wednesdays at a private location.

The course, "Flashbacks in Jewish History," will examine how our past

informs our future.

Rabbi Chaim Groner leads the discussion. For location, call (917) 724-4443.

Field of Hope United Church of Christ's Services.

Community members are invited to the Field of Hope United Church of Christ's Sunday worship service at 10:30 a.m. at 9624 Melrose Ave., Elk Grove.

Sunday School and nursery services are available. For more information, visit www. FieldOfHopeUCC.org.

Music and Sermon Topics at Elk Grove Presbyterian Church MUSIC EVENTS

Our JAZZ & BLUES HOUR continues the first Sunday of the month at 4 pm. On Oct. 6, Papa Day Blues Band will perform.

Scotty Inman will return to Elk Grove on Nov. 15 for an evening concert of worship and fellowship. Joining Scotty will be the Herb Henry Family, California's First Family of Gospel Music, and Faith Valley. Tickets are \$25 with assigned seating. A portion of the ticket proceeds will benefit several charities – One Thousand Schools (formerly Students Helping Honduras), Chicks in Crisis, Elk Grove Food Bank Services and Sacramento Stand Down. For tickets: itickets.com/events/479656.

The concert will be held at The Center at District 56, 8230 Civic Center Drive, Elk Grove, CA 95757. Come early before the concert starts and listen to the musical talents of Chan Louie and enjoy some refreshments. Doors open at 6 pm and the concert starts at 7 pm.

UPCOMING SERMON TOPICS

Rev. Dexter McNamara has announced upcoming sermon topics:

Sept. 15 – "Holding On To What We Do Not Understand"; Sept. 22 – "Still Not Getting It"; and Sept. 29 – "What Does It Take to Belong?" Rev. McNamara welcomes members and visitors every Sunday at 10 am. Our church is located at 8153 Elk Grove Blvd, Suite 50, facing Big Horn Blvd. For more information Rev. McNamara can be reached at (916) 683-1435 or elkgrovepres@gmail.com.

St. Maria Goretti Catholic Church's Mass Schedule

Elk Grove's St. Maria Goretti Catholic Church invites everyone to celebrations of Holy Mass at 8700 Bradshaw Road..

Mass will be held there at 5 p.m. on Saturdays, and 8 a.m., 10 a.m. and noon on Sundays. They also have weekday Masses at 9 a.m. on Mondays, Wednesdays, Thursdays, and Fridays.

The church's office hours are Mon, Thurs, Fri, 9:30-2:30, Wed, 9:30-6:00. For more information, call (916) 647-4538, visit www. SMGCC.net, or download the MyParish app and enter the code, 55321.

"Departed" describes someone who has taken flight to their celestial destination. At some point, chaplains call these folks the "dearly departed."



Full Gospel Church 9286 E. Stockton Blvd., Elk Grove, CA 95624 Pastor Daniels 916-685-6607 Tuesday Prayer Healing 6pm Sunday School 10am Sunday Worship 11am St. Peter's Lutheran Church 8701 Elk Grove-Florin Rd. Pastor Joe Dapelo 916-689-7300 Service Hours: One in Worship service 8:30 am Sunday School 11 am Website: https://stpeterseg.org

Facebook: https://www.facebook.com/ St.PetersLutheranChurchElkGrove/

Light of the Valley Lutheran Church Missouri Synod Where Word & Spirit Meet Life

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We look forward to seeing you:

Traditional service at 8:45 a.m. Contemporary service at 10:30 a.m. Children's Ministry during Contemporary Service Nursery available at 10:30 a.m. service 9270 Bruceville Road in Elk Grove Stream our service at lightofthevalley.net 916-691-3568

Family Praise and Worship Ministries

4099 Emerson Road, Acampo, CA 95220 Pastors Claude & Jan Moore 209-224-8145 Sunday School 9:30 a.m., | Sunday Service 11:00 a.m. Bible Study Wednesdays 7:00 p.m. Worship Service 4th Friday 7:00 p.m.

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ABOUT TOWN

Local Pioneer History Talk on Sept. 16

Elk Grove Historical Society's monthly speaker series continues on Sept. 16 at 6:30 p.m., with a talk from David Lema on the Edgingtons and the Springsteds, two of Elk Grove's pioneer families.

Lema is chair of the Linda Mae Mahon Lema Foundation, whose goal is to preserve the personal and family stories of the Elk Grove area.

The free, hourlong presentation will take place at Elk Grove Presbyterian Church, 8153 Elk Grove Blvd. For more information, visit elkgrovehistoricalsociety.com.

Elk Grove Community Band Concert Sept. 16

The Elk Grove Community Concert Band's Fall Concert, free for the community, is from 7 p.m. to 8 p.m. Monday, Sept. 16 in the Multipurpose Room at Joseph Kerr Middle School, 8865 Elk Grove Blvd. Doors open at 6:30 p.m.

Christopher J. Tootle is musical director of the band, which includes professional, semi-professional and amateur adult musicians; and talented Elk Grove Unified School District school musicians. The Sept. 16 theme is "The Olympic Spirit."

The band's future concerts are Oct. 28, Dec. 16, Feb. 3, 2025, April 7, 2025, and May 19, 2025.

Learn more at elkgrovecommunityband. org.

After-Hours Business Mixer Sept. 17

Elk Grove Chamber of Commerce will hold its After-Hours Business Mixer on Sept. 17, co-hosted by BMO Bank and Town Planner Calendar.

The networking event will run from 5:30 p.m. to 7 p.m. at BMO Bank (7500 Elk Grove Blvd., Suite 100). Attendance is free for chamber members, and \$15 for nonmembers.

Chamber Seeks Citizen of the Year Nominations

Elk Grove Chamber of Commerce is inviting nominations for 2024 Citizen of the Year. The award recognizes an Elk Grove resident who "has rendered outstanding volunteer service directly to the greater Elk Grove Community."

A nominee must be a resident of the Elk Grove area, be an individual or a couple,

be alive at the time of nomination, and must not be campaigning for political office at the time of nomination.

To submit a nomination, fill out the form found at bit.ly/3X4p0Zq (case sensitive) and send it, along with a signed letter of recommendation, to the chamber.

Submissions are accepted by mail at Citizen of the Year Committee, C/O Elk Grove Chamber of Commerce, 8820 Elk Grove Blvd., Elk Grove, CA 95624. Email is chamber@elkgroveca.com, and fax is 916-691-3810. The deadline is Sept. 18.

POW-MIA Ceremony Sept. 21

The Veterans Organizations in the City of Elk Grove, in partnership with the Cosumnes Community Service District and the City of Elk Grove, are proud to hold a special ceremony to honor the commitment and sacrifices made by our nation's prisoners of war and those who are still missing in action, as well as their families.

On Saturday, Sept. 21, the community is invited to our POW/MIA Recognition Ceremony at District 56, 8230 Civic Center Drive, Elk Grove 95757. Veterans Lawn/Flagpoles @ 11 a.m. with refreshments to follow.

Empty Bowls Fundraiser Sept. 21

The Interfaith Council of Elk Grove invites the community to its Empty Bowls fundraiser, to benefit Al Misbaah Food Bank and Elk Grove Food Bank Services. The fundraiser, from 6 p.m. to 8:30 p.m. Saturday, Sept. 21 at Good Shepherd

Catholic Church, aims to help counter the many faces of hunger in the community.

Participants will select a hand-crafted ceramic bowl created by Elk Grove Unified high school students and fill it with masterful soup creations donated by the Elk Grove area's finest restaurants. All you can eat, with salad, rolls and dessert included.

Tickets are \$30, and children 5 and under are free. Good Shepherd is at 9539 Racquet Court in Elk Grove. Visit bit.ly/ EGEmptybowls2024 for tickets.

Widowed Persons Social Club **Activities for September**

Sept. 13 - 10 a.m. - Hand and Foot card game at La Bou, 8694 Elk Grove Blvd. Contact is Gerri at 916-698-1940.

Sept. 16 - noon - Mahjongg at the Oaks Mobile Home Park Clubhouse, 116 Calle Entrada. Contact is Pat Hunter, 530-559-0191.

Sept. 18 - 10 a.m. - Meet at Big Lots to rideshare to a tour of Sutter's Fort (admission \$5) with lunch to follow. Contact is Myra at 916-838-7509.

Sept. 19 - noon - General Meeting at Valley Hi Country Club, 9595 Franklin Blvd., \$35 includes lunch. Reservations must be made at least a week in advance by calling Pat at 916-802-4524.

Sept. 20 - 10 a.m. - Pinochle at La Bou, 8694 Elk Grove Blvd. Contact is Jim at 916-768-1923

Sept. 24 - 5 p.m. - Dinner at Brickhouse, 9027 Elk Grove Blvd. Contact is Susie at 916-798-0007.

Sept. 25 - 1 p.m. - Book Club at Elk Grove UMC, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact is Merrylynn at 916-549-4264.

Sept. 26 - noon - No-host Lunch & Bunco at Round Table, 8795 Elk Grove Blvd. Contact Evelyn at 916-685-9669.

Sept. 27 - 10 a.m. - Hand and Foot card game at La Bou, 8694 Elk Grove Blvd. Contact is Gerri at 916-698-1940.

Weekend in Greece Food Fest Sept. 23-24

The annual Weekend in Greece food festival will take place Sept. 23 and 24 at Saint Katherine Greek Orthodox Church (9165 Peets St.)

The event will run 11 a.m. to 10 p.m. on the 23rd, and 11 a.m. to 5 p.m. on the 24th. Greek dishes, drinks and pastries will be on offer, and visitors can also enjoy live music, dancing, vendors and church tours. Admission and parking are free.

For more information, visit weekendingreece.org or call 916-683-3443.

Wilton Bingo Played Monthly

Wilton Bingo is the first Saturday of each month in the Wilton Community Center at the corner of Colony Road and Dillard Road. Doors open at 5 p.m. and bingo starts at 6 p.m. Cost is \$10 for 10 games.

Unfortunately, the Taco Girl truck will not be there in September; our usual fare will still be available for sale. Our Good Neighbor table is still happening, so if you can donate a quality used item, it would be appreciated.

All proceeds go to two non-profits: The local Park Council and the Wilton History Group.

Any questions: call Lorraine Robinson,



916-212-8896.

Jazz and Blues Hour Held Monthly

The monthly Jazz and Blues Hour concert series will bring various bands and musicians to Elk Grove Presbyterian Church (8153 Elk Grove Blvd., Suite 50) on first Sundays through November.

Performances start at 4 p.m., and attendees are asked to make a \$10 donation at the door.

For more information, email jbvespers@gmail.com or call Nan Mahon at 916-806-9476.

Upcoming acts are: Oct. 6, Papa Day Blues Band (blues); and Nov. 3, Beth Duncan (jazz).

Legion Baseball Team **Fundraiser Set for Sept. 27**

Elk Grove American Legion Post 233 will host a fundraiser Sept. 27 in support of its new Legion Baseball Team.

The funds generated by this event will be used to purchase equipment, to pay for umpires, tournament entry fees and Legion insurance, among other costs to support the team.

The event, from 5 to 10 p.m. at The Civic Center at District 56, will include a Bratwurst Dinner; beer, wine and spirits; live music by Nina Kuhl; casino (3-card poker, poker and blackjack-21.5); raffles and gift baskets.

Tickets are \$50 per person. For tickets, go to post233.americanlegionelkgrove. com; click on website; click on Post 233; click on Fundraiser.

Veterans Meetings Listed

American Legion Post 233, Veterans and Auxiliary Units: 4th Thursday. Dinner 6 p.m., meeting 7 p.m., Elks Lodge, 9240 Survey Road, Elk Grove. Social Breakfast 1st Saturday each month, 9 a.m., Mimi's Café, Laguna Blvd. and W. Stockton Blvd (just off Hwy 99).

American Legion Post 55, Veterans and Auxiliary Units: 4th Wednesday. Dinner 6 p.m., meeting 7 p.m., Veterans Hall, 8230 Civic Center Drive. Breakfast: 2nd Saturday, 8-10 am., 8830 Sharkey Ave.

Marine Corps League: 1st Thursday. Dinner 6 p.m., meeting, 7p.m., Veterans Hall, 8230 Civic Center Drive.

VFW Post 2073: 2nd Thursday. Dinner 6 p.m., meeting 7 p.m., Veterans Hall, 8230 Civic Center Drive.



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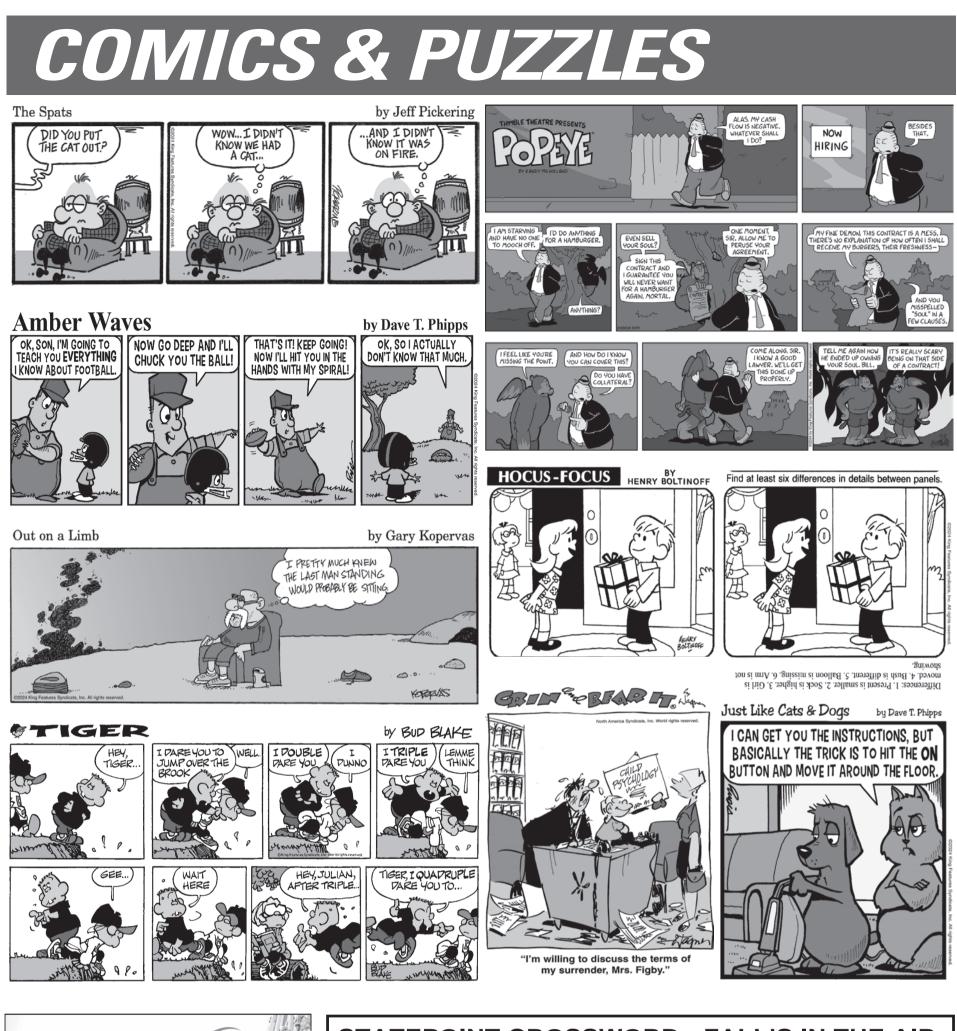
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Publish: August 23, 30, Sept 6, 13, 2024 AQUA 9-13-24

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STATEMENT FBNF2024-06312 Lift Your Wings Inc., 7660 Coffer Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "The Little Gym of Elk Grove" 9163 East Stockton Boulevard #340, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County August 16, 2024

Publish: August 30, Sept 6, 13, 20 2024 LIFT 9-20-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06368 Vincent Liang, 9656 Peller Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Urban Haven Properties" 9656 Peller Way, Elk Grove, CA 95757. Filed the Clerk of Sacramento with County August 20, 2024 Publish: August 30, Sept 6, 13, 20 2024

URBAN 9-20-24 FICTITIOUS BUSINESS NAME

STATEMENT FBNF2024-06414 Dejona Lopez, 10301 Beckley Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Notary Made EZ" 10301 Beckley Way, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County August 21, 2024

Publish: August 30, Sept 6, 13, 20 2024 NOTARY 9-20-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06469 Illighten LLC, 8177 Dunisch Road, Elk Grove, CA 95758 is doing business under the Business Name(s) Makers" 8177 Fictitious "Masaya Dunisch Road, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County August 22, 2024

Publish: August 30, Sept 6, 13, 20 2024 MASAYA 9-20-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06562 Fortunest Inc., 9328 Elk Grove Boulevard, #100, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Fuiiva Japanese Restaurant 9328 Elk Grove Boulevard, #100, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County August 26, 2024

Publish: September 6, 13, 20, 27, 2024 FUJIYA 9-27-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06493

Majestic Dance, LLC, 2471 Elk Grove Boulevard, Suite 100, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Arthur Murray Dance Center" 2471 Elk Publish: August 23, 30, Sept 6, 13, 2024 TALAMANTES 9-13-24

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME

#24CV016265 Van Le Anderson and Shawn Michael Anderson have filed a petition with this court for a decree changing the name(s) of Connor Murphy Anderson to Connor Murphy Minh Anderson. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on December 19, 2024, 1:30 p.m. in Department at 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: August 19, 2024 Richard K. Sueyoshi, Judge of

the Superior Court Publish: August 30, Sept 6, 13, 20 2024 9-20-24 ANDERSON

> SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #24CV016109

FNU Tara Chand has filed a petition with this court for a decree changing the name(s) of FNU Tara Chand to Tara Chand Rattu

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 26, 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: August 14, 2024 Christopher E. Krueger, Judge of the Superior Court Publish: September 6, 13, 20, 27, 2024 CHAND 9-27-24

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #24CV016106 Fnu Pinky Rani has filed a petition with this court for a decree changing the name(s) of Fnu Pinky Rani to Pinky Rani Bangar. IT IS ORDERED that all per-

sons interested in the above-entitled matter appear before this court on December 18, 2024, 1:30 p.m. in Department at 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the pe-tition for Change of Name should not be granted.

Dated: August 14, 2024 Richard K. Sueyoshi, Judge of the Superior Court

Publish: September 6, 13, 20, 27 9-27-24 RANI

SUMMONS

SUMMONS (CITACION JUDICIAL) ON FIRST AMENDED COMPLAINT CASE NUMBER: 22STCV39332 NOTICE TO DEFENDANT: Derrick B. Jackson, and DOES 1 through 25

YOU ARE BEING SUED BY PLAINTIFF: USC Credit Union. NOTICE! You have been sued The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear vour case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Website (www.lawhelpcalifornia. org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 dias. la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www. sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes California, (www.sucorte. de ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y direccion de la corte es): Superior Court of the State of California, County of Los Angeles, 111 North Hill Street, Los Angeles, CA 90012

The name, address and telephone number of plaintiff's at-torney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Brian J. Wagner, Kutak Rock LLP, 5 Park Plaza, Suite 1500, Irvine, CA 92614-8595, (949) 417-0999. Date: (Fecha) 08/05/2024 Kim. Clerk (Secretario) D. Deputy (Adjunto)

Publish: Sept 6, 13, 20, 27, 2024 9-27-24 USC

TRUSTEE SALE

NOTICE OF TRUSTEE'S Trustee SALE Sale No. 156642 Title No. 210275465 YOU ARE IN DEFAULT UN-DER A DEED OF TRUST, DATED 07/03/2007. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE, IF YOU NEED AN EXPLANATION OF THE NA-TURE OF THE PROCEED-AGAINST YOU, ING YOU SHOULD CONTACT A LAW-YER. On 09/19/2024 at 1:30 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/10/2007. as Instrument No. xx, in book 20070810, page 0474, of Ofticial Records in tne ottice of the County Recorder of Sacramento County, State of California, executed by Hanh Le, Mai-Trang T. Le, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the East Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 117-1260-051-0000 The street address and other common designation, if any, of the real property described above is purported to be: 6 3 6 1 Chesterbrook Dr, Elk Grove, CA 95758 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied. regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expens-es of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$142.093.08 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property

is located. Dated: 8/20/24 The Mortgage Law Firm, PLC The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may used for that purpose be Devin Ormonde, Foreclosure Manager The Mortgage Law Firm, PLC 27368 Via Industria, Ste 201, Temecula, CA 92590 (619) 465-8200 FOR TRUST-ÈE'S SALE INFORMATION PLEASE CALL 714-730-2727 NOTICE TO POTENTIAL BID-DERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site www.servicelinkASAP com - for information regarding the sale of this property. using the file number assigned to this case: 156642. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase First, 48 hours after the date of the trustee sale, you can call (714) 730-2727 for information regarding the trustee's sale, or visit this internet website www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case 156642 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4823303 08/30/2024, 09/06/2024, 09/13/2024 ELK GROVE CITIZEN 9-13-24 T.S. No. 116784-CA APN: 116-0930-111-0000 NOTICE OF TRUSTEE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DE-FAULT UNDER A DEED OF TRUST, DATED 4/16/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEED-ING AGAINST YOU. YOU SHOULD CONTACT A LAW-YER On 10/4/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/22/2022 as Instrument No. 202204220809 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: DONNA HARTJE, AN UN-MARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR

CASH, CASHIER'S CHECK

DRAWN ON A STATE OR

NATIONAL BANK, A CHECK

DRAWN BY A STATE OR

you must send a written notice

FEDERAL CREDIT UNION. OR A CHECK DRAWN BY A STATE OR FEDERAL SAV-INGS AND LOAN ASSOCI-ATION, SAVINGS ASSOCI-ATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE EAST MAIN EN-TRANCE OF THE GORDON D. SCHABER SACRAMENTO COUNTY COURTHOUSE, 720 9TH STREET, SACRA-MENTO CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 9554 DOMINIÓN WOOD LN. ELK GROVE, CA 95758 The under-signed Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, condition, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$263,218.99 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTEN-TIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Plac-ing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investion existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the proper-ty. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed. and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 116784-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NO-TICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer,' you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 116784-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second,

of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligi-ble tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES IN-FORMATION: (800) 280-2832 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Published 8/30/2024, 9/6/2024, 9/13/2024 ELK GROVE CITIZEN 9-13-24 T.S. No. 24-69222 APN: 116-0430-060-0000 NOTICE OF TRUSTEE'S SALEYOU ARE

IN DEFAULT UNDER A DEED OF TRUST DATED 4/16/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PRO-CEEDING AGAINST YOU. SHOULD CONTACT YOU A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code authorized to do busiand ness in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made. but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: C FRANCISCO, PETER SINGLE MAN, AS HIS SOLE AND SEPARATE PROPER-TY AND MERCEDES C LIA-LI, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS JOINT TEN-ANTS Duly Appointed Trust-ee: ZBS LAW, LLP Deed of Trust recorded 4/22/2016, in Book 20160422, Page 1309, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 202305170860 and recorded on 05/17/2023. of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale:10/4/2024 at 9:00 AM Place of Sale: East Main Entrance, Gordon D. Schaber Sacramento County Court-house, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$263,059.9 3Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 6935 SPRING-MONT DRIVE ELK GROVE. CALIFORNIA 95758Described as follows: As more fully described in said Deed of Trust 116-0430-060-A.P.N #.: 0000The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If vou consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property, NOTICE TO PROP-ERTY OWNER: The sale date shown on this notice of sale

Grove Boulevard, Suite 100, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County August 22, 2024

Publish: September 6, 13, 20, 27, 2024 ARTHUR 9-27-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06298 Priya Patel and Rickin Patel, 5204 Burberry Court, Elk Grove, CA 95757 are doing business under the Fictitious Business Name(s) RP Property Group/

RPPG" 5204 Burberry Court, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County August 15, 2024 Publish: September 6, 13, 20, 27, 2024

9-27-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06567 Tanzaneka Buckor, 9457 White

Horse Way, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "FivePearlzDesign" 9457 White Horse Way, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County August 26, 2024

Publish: Sept 13, 20, 27, Oct 4, 2024 FIVE 10-4-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-06805 Darius Joseph McAdoo, 10212 Gatemont Circle, Elk Grove, Ca 95624 is doing business under the Fictitious Business Name(s) "McAdoo Consultina" 10212 Gatemont Circle, Elk Grove, Ca 95624. Filed with the Clerk of Sacramento County September 4, 2024

Publish: Sept 13, 20, 27, Oct 4, 2024 MCADOO 10-4-24

ORDER TO SHOW FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #24CV015845 Shawn Michael Talamantes has filed a petition with this court for a decree changing the name(s) of Shawn Michael Talamantes to

Shawn Michael Hawthorne. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on December 12, 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: August 9, 2024

Richard K. Sueyoshi, Judge of the Superior Court

Legal Advertising Hotline 916-483-2299 Legal Advertising Fax 916-773-2999

LEGAL ADVERTISING

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - Octorber 14, 1910 The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000

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

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, October 9, 2024, at the hour of 6:00 p.m., or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Sacramento Countywide Transportation Mitigation Fee Program:

The City Council will consider adoption of a comprehensive update to the existing Sacramento Countywide Transportation Mitigation Fee (SCTMP). The fee program, also known as Measure A, was approved by voters in 2004 and took effect in 2009. While the Sacramento Transportation Authority (STA) administers the fee program, it requires that local agencies individually adopt the Nexus Study and collect the fees

The SCTMP update incorporates new land use forecasts for Sacramento County, includes status updates of transportation projects, provides updated project costs and trip generation rates, and calculates the need for new transportation projects based on new development using updated models. Additionally, the update includes updated board policies, as well as compliance with the requirements of Assembly Bill 602 (2021).

Copies of the draft nexus report are available on the City's website at https://www.elkgrovecity.org/development-related-feeinformation/development-impact-fee-nexus-studies.

Fees for Residential Developments

Development Type	ITE Code	Dwelling Unit Equivalent (DUE)	per DUE*	Maximum Allowable Transit Fee per DUE*	Total Maximum Allowable Fee per DUE*	Maximum Allowable Fee per Unit	Proposed Cost per DUE**	Proposed Fee per Unit	FY 24/25 Fee per Unit	Change in Fee	% Change in Fee
Single-Family Residential	210	(A)	(B)	(C)	(D)=(B)+(C)	(E)=(A)^(D)	(F)	(G)=(A)*(F)	(H)	(I)=(G)-(H)	(J)=(I)/(H)
Very Small (≤ 800 sq.ft.)	210	0.69	\$1,749	\$420	\$2,169	\$1,499	\$1,574	\$1,088	\$1,574	(\$486)	-31%
Small (801-1200 sq.ft.)		0.85	\$1,749	\$420	\$2,169	\$1,499	\$1,574	\$1,000	\$1,574	(\$240)	-31%
							\$1,574		\$1,574		-15%
Medium-Small (1,201-1,600 sq.ft.)		0.92	\$1,749	\$420 \$420	\$2,169	\$2,000		\$1,451		(\$123) \$0	-8%
Medium (1,601-2,400 sq.ft.)		1.00	\$1,749		\$2,169	\$2,169	\$1,574	\$1,574	\$1,574		
Large (>2,400 sq.ft.)	054	1.10	\$1,749	\$420	\$2,169	\$2,384	\$1,574	\$1,730	\$1,574	\$156	10%
Single-Family Residential, Senio	251					0005		0.107		(0700)	
Very Small (≤ 800 sq.ft.)		0.32	\$1,749	\$420	\$2,169	\$685	\$1,574	\$497	\$1,260	(\$763)	-61%
Small (801-1200 sq.ft.)		0.39	\$1,749	\$420	\$2,169	\$840	\$1,574	\$609	\$1,260	(\$651)	-52%
Medium-Small (1,201-1,600 sq.ft.)		0.42	\$1,749	\$420	\$2,169	\$913	\$1,574	\$663	\$1,260	(\$597)	-47%
Medium (1,601-2,400 sq.ft.)		0.46	\$1,749	\$420	\$2,169	\$990	\$1,574	\$719	\$1,260	(\$541)	-43%
Large (>2,400 sq.ft.)		0.50	\$1,749	\$420	\$2,169	\$1,089	\$1,574	\$790	\$1,260	(\$470)	-37%
Multi-Family Residential	220										
Very Small (≤ 800 sq.ft.)		0.63	\$1,749	\$420	\$2,169	\$1,371	\$1,574	\$995	\$1,101	(\$106)	-10%
Small (801-1200 sq.ft.)		0.78	\$1,749	\$420	\$2,169	\$1,682	\$1,574	\$1,221	\$1,101	\$120	11%
Medium-Small (1,201-1,600 sq.ft.)		0.84	\$1,749	\$420	\$2,169	\$1,829	\$1,574	\$1,327	\$1,101	\$226	21%
Medium (1,601-2,400 sq.ft.)		0.91	\$1,749	\$420	\$2,169	\$1,984	\$1,574	\$1,440	\$1,101	\$339	31%
Large (>2,400 sq.ft.)***		1.01	\$1,749	\$420	\$2,169	\$2,181	\$1,574	\$1,582	\$1,101	\$481	44%
Multi-Family Residential, Senior	252										
Very Small (≤ 800 sq.ft.)		0.28	\$1,749	\$420	\$2,169	\$607	\$1,574	\$440	\$943	(\$503)	-53%
Small (801-1200 sq.ft.)		0.34	\$1,749	\$420	\$2,169	\$745	\$1,574	\$540	\$943	(\$403)	-43%
Medium-Small (1,201-1,600 sq.ft.)		0.37	\$1,749	\$420	\$2,169	\$810	\$1,574	\$587	\$943	(\$356)	-38%
Medium (1,601-2,400 sq.ft.)		0.40	\$1,749	\$420	\$2,169	\$878	\$1,574	\$637	\$943	(\$306)	-32%
Large (>2,400 sq.ft.)***		0.44	\$1,749	\$420	\$2,169	\$965	\$1,574	\$700	\$943	(\$243)	-26%
Accessory Dwelling Units											
Very Small (<750 sq.ft.)		•			E	Exempt from	fee				
Otherwise (>750 sq.ft.)	Fee is	based on the	e ratio of the f			ared to the p	rimary unit, t	times the fee built.	that would b	e charged on	the primary
• Maximum Allowable Cost and Fee										5	

Maximum Allowable Cost and Fee Calcaluated for Nexus Study

** Proposed Road Cost per DUE is equal to the medium-sized single family dwelling unit fee for FY 24/25 to comply with Measure A.
*** No multi-family units of this size have been built in Sacramento County in the last 5 years
Note: For residential uses that are anticipated to have unique trip generation characteristics, such as those near transit or those with restricted parking, see Operating

Protocols for fee calculation procedures

(A 2% administrative fee will be applied by the City of Elk Grove, on top of these fee rates, per Chapter 16.96 of Elk Grove Municipal Code

Fees for Non-Residential Development Type

Development Type	ITE Code	Unit	Trip Generation Rate	Maximum Allowed Cost per Trip	Maximum Allowed Fee per Unit	Proposed Cost per Trip	Proposed Fee per Unit	FY 24/25 Fee per Unit	Change in Fee	% Change in Fee
			(A)	(B)	(C)=(A)*(B)	(D)	(E)	(F)	(G)=(E)-(F)	(H)=(G)/(F)
Office Use	710	KSF	10.84	\$185	\$2,009	\$167	\$1,807	\$1,890	(\$83)	-4%
Retail Use*		KSF	NA		\$2,624		\$2,361	\$2,362	(\$1)	0%
Industrial Use	110	KSF	4.96	\$185	\$919	\$167	\$827	\$1,260	(\$433)	-34%
Hotel/Motel	Mixed	sleeping room	5.12	\$185	\$949	\$167	\$854	\$912	(\$58)	-6%
Extended Stay Hotel/Motel	320	sleeping room	3.35	\$185	\$621	\$167	\$559	\$810	(\$251)	-31%
Hospital	610	KSF	10.77	\$185	\$1,996	\$167	\$1,796	\$2,639	(\$843)	-32%
Service Station**	944	Fuel Pump	20.64	\$185	\$3,825	\$167	\$3,442	\$2,047	\$1,395	68%
Supermarket*		KSF	NA		\$2,624		\$1,078.0	\$2,362	(\$1,284)	-54%
Warehouse/Self-Storage	Mixed	KSF	1.43	\$185	\$264	\$167	\$238	\$394	(\$156)	-40%
Assisted Living Facility	254	bed	2.60	\$185	\$482	\$167	\$434	\$454	(\$20)	-5%
Congregate Care	253	unit	2.21	\$185	\$410	\$167	\$368	\$333	\$35	11%
Child Day Care	565	Student	4.09	\$185	\$758	\$167	\$682	\$725	(\$43)	-6%
Private School (K-12)	532	Student	2.48	\$185	\$460	\$167	\$414	\$410	\$4	1%
Auto Repair/Body Shop*		KSF	NA		\$2,624		\$2,361	\$2,362	(\$1)	0%
Gym/Fitness Center*		KSF	NA		\$2,624		\$2,361	\$2,362	(\$1)	0%
Drive-through Car Wash*		KSF	NA		\$2,624		\$2,361	\$2,362	(\$1)	0%
All Other		Trip		\$185		\$167		\$167	(\$0)	0%

* Fee set by Board policy at 1.5 times the rate for Single-Family Dwellings for 1 KSF of retail

* Trip generation rate includes a reduction for pass-by trips, per ITE (A 2% administrative fee will be applied by the City of Elk Grove, on top of these fee rates, per Chapter 16.96 of Elk Grove Municipal Code

Annual Inflation Adjustment

The SCTMP fee shall be updated annually to reflect the change in construction costs based on the McGraw-Hill Engineering News Record (ENR) 20-City Construction Cost Index. The adjustment will automatically take effect July 1 of each year.

Franklin Alum Chase Davis Promoted to Double-A

By Alejandro Barron

ELK GROVE, CA (MPG) -Although there hasn't been too much success from the Major Leaguers from Elk Grove this season, we can look to the minor leagues for a success story.

The Franklin High School and University of Arizona alumnus Chase Davis was promoted to Double-A on Sept. 6 within the St. Louis Cardinals organization.

Davis was drafted by the Cardinals with the 21 overall pick of the 2023 MLB Amateur Draft out of the University of Arizona where in 147 games across three years he slashed .319/.444/.644.

The professional career of Davis kicked off in A-ball in 2023 where he played 34 games and played 74 more games at that same level to start 2024 for the Palm Beach Cardinals.

Through his first 74 games this year in A-ball, Davis slashed .232/.337/.401 with eight home runs and 48 RBIs, which earned him a promotion to High-A to the Peoria Chiefs.

It took 30 games in Peoria for the Cardinals to promote him once again, this time to the Cardinals' Double-A affiliate Springfield Cardinals, as he slashed .301/.388/.451 with three home runs and 18 RBIs.

Well, Davis did not take long to make his presence felt in Springfield, Mo. In his first at-bat on Sept. 7 he sent a ball soaring over the right field wall for a 378foot home run.

"I knew that pitcher wanted to get ahead with something slow," Davis said to reporters after the game. "That first at-bat. I know they wanted to attack and get that get-meover curveball, but I took advantage and happened to get a good swing on it." All it takes is to look in the comments section of any of Davis' highlights to see Carlos Gonzalez, mostly known for his time with the Colorado Rockies and his sweet left-handed

swing, in comparison.

Regardless of the comparisons, Davis' swing is one of the prettier ones you'll see and one that will have the public raving once he gets promoted to the major league squad.

Davis was getting Carlos Gonzalez comparisons across social media users while he was still at the University of Arizona.

He got to be a Wildcat in Arizona thanks to his contributions as a Franklin Wildcat, where he slashed .294/.451/.502 across three varsity seasons before having his senior season canceled due to the COVID-19 pandemic.

It seemed that Davis was on his way to being drafted in 2020 out of high school, but due to the pandemic, MLB decided to only have five rounds of the draft as opposed to the 40 rounds from the previous year.

This allowed Davis to attend the University of Arizona, where he developed into a first-round draft pick and got to Double-A where he also made a leaping catch on the warning track in front of the outfield wall to rob an extra-base hit in his debut.

"That ball was well-hit. It was one of those fly balls where, as an outfielder, you practice for all the time," Davis said. "I was going back on the wall, much farther from the wall than I thought I was. I was still able to get the glove on it and make a play."

Davis has bounced around from city to city this season and continues to produce despite moving up in levels across professional baseball.

"At the end of the day, it's baseball. The game doesn't change." Davis said of his whirlwind year. "Things may get a little better at different levels, but I understand that I've got a job to do." At the time of publication, Davis has two hits in six at-bats across two games and will likely end his season with the Springfield Cardinals, as the regular season ends on Sept. 20.

Amended Measure A Sacramento Countywide Transportation Mitigation Fee Program Agreement on Operating Protocols

The City Council will also consider approval of the proposed amendment to the Measure A Sacramento Countywide Transportation Mitigation Fee Program Agreement on Operating Protocols between the STA and the City ("Operating Protocols Agreement"). The agreement sets forth the protocols related to the fee implementation.

Revisions to Elk Grove Municipal Code Chapter 16.96 (Development Impact Fees for Measure A Transportation Improvements for Citywide Benefit District)

The proposed action also includes revisions to Elk Grove Municipal Code Chapter 16.96 to update information related to definitions. annual inflation adjustments, re-purposing and re-using existing buildings, exemptions, and fee reductions for accessory dwelling units, mixed-use projects, and housing development projects. These amendments correspond to the proposed SCTMP update described above and the proposed Operating Protocols Agreement.

Information or questions regarding this item should be referred to Renee Autar, (916) 478-2203, or to the office of Finance, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way. Elk Grove, CA. 95758, at or prior to the close of the public hearing.

Dated/Published: September 6, 2024 and September 13, 2024

JASON LINDGREN CITY CLERK, CITY OF ELK GROVE

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Elk Grove Citizen 9-6, 9-13-2024



Publisher, Paul V. Scholl

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We have two delivery driver routes open for newsstand and home delivery within Elk Grove. Delivery would include taking newspapers into local stores, restaurants and newsstands. It would also include a small area of home delivery within the same route. Each route is designed to take about 3 to 4 hours. Delivery is every week on Thursdays between 11 and 3 and must be completed on Thursday. This is an independent contractor position. You must have a current California Drivers License, proof of insurance for the State of California, and a reliable vehicle. Previous newspaper delivery experience a plus. Routes are open now. To apply, email Publisher@MPG8.com.

Eagles Soar Over Tigers to Remain Undefeated

By Alejandro Barron

ELK GROVE, CA (MPG) - The Pleasant Grove Eagles are soaring high. Head coach Josh Crabtree and his squad are undefeated and have yet to surrender a single point this season after their 40-0 win over the Tokay Tigers at home.

Before the matchup, the National Anthem included a fly-over thanks to the father of senior wide receiver Cody Nydeggar, a lieutenant colonel in the Air Force, to kick off the Eagles' homecoming game.

With the Tigers taking on newly added Delta League opponent the Laguna Creek Cardinals the previous week for a losing score of 62-40, Crabtree said he told his team that looking at MaxPreps doesn't tell the whole story of that team.

"I've been ringing bells, sounding alarms all week with my guys like, 'Hey, don't think that MaxPreps tells the whole story of that team,' They got some good football players, they got a good coaching staff and to be honest with you, I was concerned coming into this game," Crabtree said.

Coming into this game, the Eagles' senior quarterback Cole Davis was the leader in passing yards in the whole CIF Sac-Joaquin Section with a total of 554 yards, good for 26 completions on 34 attempts and five touchdowns, according



Mason Hanner gets the tackle on the Tokay Tigers' first drive of the game. The Pleasant Grove Eagles shut out their opponent by a score of 40-0 at their home field at Sheldon High School on Sept. 6. Photo by Alejandro Barron

to MaxPreps.

Not only are the Eagles a threat in the air on offense, but senior running back Bobby Mitchell is also an offensive threat. The previous week against the Lodi Flames, he had three touchdowns on a total of 14 carries as he rushed for a total of 82 yards.

"I brought them up in my first year as the head football coach here two years ago; they were sophomores, and they've paid their dues," Crabtree said. "It's fun for me to watch them flourish and have success. It makes it easier to call plays when you don't have to hide one, run the ball or throw the ball. It's a great situation for us."

Not only does Crabtree praise the results on the field, but he described both Davis and Mitchell as unselfish and great leaders.

The Eagles got downfield with Davis connecting with his receivers and Mitchell's running game to culminate in a touchdown for Mitchell, the first of two he would have along with a total of 141 yards rushing on 12 carries.

With no hesitation, Crabtree went for the two-point conversion to put them up 8-0, the first of two conversions from senior Jacob Beals, which would later give them a 16-0 lead.

"He's (Beals) a tough

kid to tackle, so they had bodies there but he's a slippery kid, so we like the numbers advantage and we took it twice and those are big-momentum plays," Crabtree said. "When you look up at the scoreboard and it says 16-0 as opposed to 14, it's two points, but psychologically, it's bigger than that."

The offense kept piling on as Davis would go on to throw for 170 yards with two touchdowns to receivers Nydeggar and senior Jack Maddox to go on to put 40 points on the board.

The Tigers could not put anything together offensively due to the Eagles' lockdown defense for their third straight shutout of the young season.

"We've been on a run where we've had some good play and some good luck," Crabtree said. "Shutouts are rare and to have three in a row is a credit to the kids. It's a credit to the kids. It's a credit to my defensive staff. I love looking at a zero underneath an opponent's name."

Standouts on defense for Crabtree on the night were Maddox Ali, an All-League player for the Eagles last season, and Roman Patterson.

This year marks 24 years of coaching for Crabtree, who said this is one of the best group he's ever coached.

"I've coached teams that

had six or seven scholarship kids on it, I coached at the college level for a while, but this group of kids are just amazing kids," Crabtree said.

There's one game left in the Eagles' schedule before they begin their Delta League schedule, and they'll be looking to adjust as they allowed too many penalties against the Tigers, Crabtree said.

"We had a bunch of penalties tonight which were out of character for us. There's a lot of little things and we were fortunate that we had a bit of a lead, but we can't continue to do that so there's plenty for us to work on," Crabtree said.

The Eagles didn't align properly a couple of times on defense and there was a delay of game among other things that even erased some touchdowns off the board due to penalties.

The last opponent for the Eagles before league play is the Lincoln Trojans, who are currently 1-2 overall this season. The Eagles will travel to Stockton for what Crabtree said will be a big challenge for them.

"They bring a ton of talent to the table. Their running back could be the best running back in the whole section so it's going to be a huge challenge for us," Crabtree said.

"That coaching staff does a good job and they have tons of athletes. Their quarterback can run and throw."

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may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website www.auction. com, using the file number assigned to this case 24-69222. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid

the trustee sale, you can call (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the file number assigned to this case 24-69222 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives

it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/4/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irauction.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such

ment information is to attend the scheduled sale. NOTICE TO TENANT: You may have placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of vine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 www.

obligation. EPP 41057 Pub Dates 09/13, 09/20, 09/27/2024 ELK GROVE CITIZEN 9-27-24

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

ENGINEER'S REPORT AND SUPPLEMENT NO. 54 CONCERNING STREET MAINTENANCE ASSESSMENTS IN DISTRICT 1, ZONE 3-AQ (EASTERN AREA) FOR THE JAIN ESTATES AND HERITAGE HILL DRIVE MAP PROJECTS

NOTICE IS HEREBY GIVEN that on **Wednesday, October 23, 2024,** at **6:00 p.m.**, or as soon thereafter as the matter may be heard, at the City Hall, 8400 Laguna Palms Way, Elk Grove, California, the City Council of the City of Elk Grove shall hold a public hearing on the Engineer's Report and a supplement thereto prepared and filed in connection with proposed street maintenance assessments on property identified in the report as supplemented. The City has mailed a notice to each affected property owner specifying the amount of the proposed assessment on the owner's property. At the public hearing, the City Council shall hear and consider all protests.

Dated / Published: September 6, 2024 and September 13, 2024

JASON LINDGREN CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Elk Grove Citizen 9-6, 9-13-2024

NOTICE OF LIEN SALE SECURCARE SELF STORAGE

Notice is hereby given pursuant to California Business and Professional Codes # 21700-21716, Section 2328 of the UCC of the Penal Code Section 535 the Under-Signed, SecurCare Self Storage, will sell at public sale on or after **Monday the 16th day of September**, 2024 at 11:00am with bidding to take place on Lockerfox.com the following misc. goods: **SecurCare Self Storage** 2328 Maritime Dr, Elk Grove, CA 95758

Valerie Mcevilly Toya Gary

Goods must be paid in CASH and removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

Elk Grove Citizen 9-13-2024



City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

CONCERNING STORM WATER DRAINAGE FEE ZONE 2 ASSESSMENTS

ANNEXATION NO. 69 INTO STORM WATER DRAINAGE FEE ZONE 2 FOR THE IRON ROCK INDUSTRIAL PROJECT

NOTICE IS HEREBY GIVEN that on **Wednesday, October 23, 2024**, at **6:00 p.m.**, or as soon thereafter as the matter may be heard, at the City Hall, 8400 Laguna Palms Way, Elk Grove, California, the City Council of the City of Elk Grove shall hold a public hearing prepared and filed in connection with proposed Storm Water Drainage Fee Zone 2 assessments on properties identified in the resolution of intent adopted on August 28, 2024. The City has mailed a notice to each affected property owner specifying the amount of the proposed assessment on the owner's property. At the public hearing, the City Council shall hear and consider all protests.

Dated / Published: September 6, 2024 and September 13, 2024

JASON LINDGREN CITY CLERK, CITY OF ELK GROVE

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Elk Grove Citizen 9-6, 9-13-2024

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to Section 6586.5 of the California Government Code, that on **September 25, 2024, at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council and the Elk Grove Finance Authority will conduct a joint public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

The City will consider the proposed issuance of bonds by the Elk Grove Finance Authority for the purpose of providing financing for a portion of the costs of infrastructure improvements for the City on behalf of its Community Facilities District No. 2005-1 (Laguna Ridge).

At the public hearing, the City will determine whether there are significant public benefits to citizens of the City from such proposed financing, including a more efficient delivery of City services to residential and commercial development and demonstrable savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs (in accordance with Section 6586 of the California Government Code). All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

Information or questions regarding this item should be referred to Kara Taylor-Seeman, Finance Manager, at (916) 627-3410.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

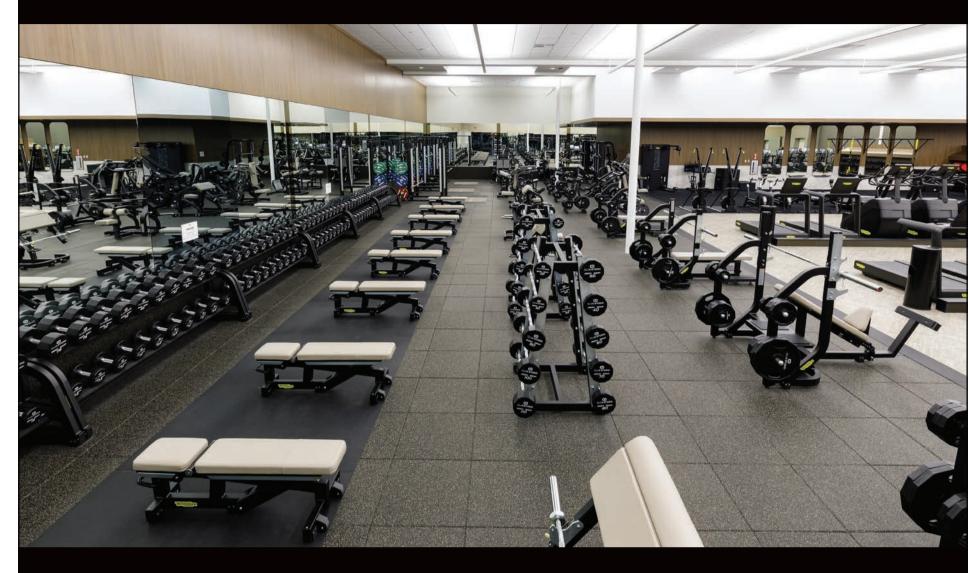
Dated / Published: September 13, 2024

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Saluting Labor: SouthEast Connector Paves Path to Opportunity

By Derek Minnema, Executive Director Capital Southeast Connector JPA

While the Capital SouthEast Connector will make travel safer and greatly improve traffic flows on local highways, it also has enormous social benefits as a ladder of career opportunities.

"This project creates opportunities and pathways for second-chance individuals," said Laborers Local 185 Business Manager Doyle Radford Jr. during a recent event. "People who don't typically get opportunities will get a chance to work in the trades and learn valuable skills to improve their lives."

His organization has a robust apprenticeship program for inexperienced or experienced workers in many fields including concrete placement, pipe



laying, asphalt paving, erosion control, and the building of fences, bridges, and buildings.

Thousands of workers on the Connector, from heavy equipment operators to welders, plumbers, electricians, carpenters, and virtually every trade, will literally pave the way to a better future for the region.

The Capital SouthEast Connector Expressway, stretching from Elk Grove to Highway 50 in El Dorado County, is more than just a roadway project. It is a transformative initiative designed to widen and upgrade a historically dangerous route into a modern, efficient, safe corridor to help meet the transportation needs of our growing population.

This expressway project stands as a testament to how public infrastructure can create equitable opportunities for individuals and enhance the region's quality of life. By providing jobs and opening doors for career-seeking individuals, the Connector is building pathways to better lives.

The laborers who bring these projects to life do so with skill, dedication, muscle and sweat. Their work is about more than just laying asphalt and concrete; it is about creating opportunities, enhancing safety, and producing economic prosperity.

According to a 2022 economic study, the completed Capital SouthEast Connector Expressway will generate \$1.8 billion of increased regional economic output, and \$770 million of new labor

income. It will save commuters between \$500 million and \$1.5 billion in travel time over 20 years compared to using current roadways.

The Capital SouthEast Connector Expressway is a shining example of what can be achieved through collaboration, determination, and hard work.

The project's importance was highlighted recently when it received a \$25 million federal RAISE grant. The RAISE program—Rebuilding American Infrastructure with Sustainability and Equity—recognizes projects that contribute to evenhanded outcomes, especially for communi-

ties that have historically

been underserved.

The RAISE funds will be used to reconstruct a section of Grant Line Road and correct deadly curves and elevations that obstruct the view of oncoming traffic. Longstanding drainage issues that currently cause flooding and hinder first responders during emergencies will also be fixed.

From an environmental standpoint, the SouthEast Connector Expressway has been designed from its inception to avoid negative environmental impacts where possible, and the modern design will eliminate many negative environmental impacts from the roadway's current structure.

In partnership with the South Sacramento Habitat Conservation Plan, the project is designed to ensure the long-term viability of area plant and wildlife species while preserving agricultural and ranch land.

When completed, the Capital SouthEast Connector will reduce greenhouse gases, pollutant emissions, vehicle miles traveled, and regional congestion. The project has obtained environmental permits and has agreed to purchase lands to replace impacted agricultural land or vernal pools.

From every perspective, the Capital SouthEast Connector is a winning proposition. Your support is vital to the project's successful completion. To express your support or if you have questions, please email us at ConnectorSupport@ saccounty.gov.

Derek Minnema is a civil engineer, and the chief executive leading the Capital SouthEast Connector Joint Powers Authority.

What Everybody Ought to Know... About Transportation and Traffic in Sacramento County

Why Are We Publishing This Information

The Capital SouthEast Connector is the largest and most significant road project in Sacramento and El Dorado Counties, but its value to the region is often unknown to residents.

The Capital SouthEast Connector Joint Powers Authority (the agency responsible for designing and building the expressway) hopes to change that through a series of ads appearing over the next several weeks. The ads will explore the Connector's history and future, its financing, its challenges, and its successes.

Please send your comments about these ads, or any questions you might have, to ConnectorSupport@SacCounty.gov

For more information or to sign up for our newsletter, visit our website at ConnectorJPA.com or go to our YouTube channel @southeastconnectorexpressway

Q What is the Capital SouthEast Connector Expressway?

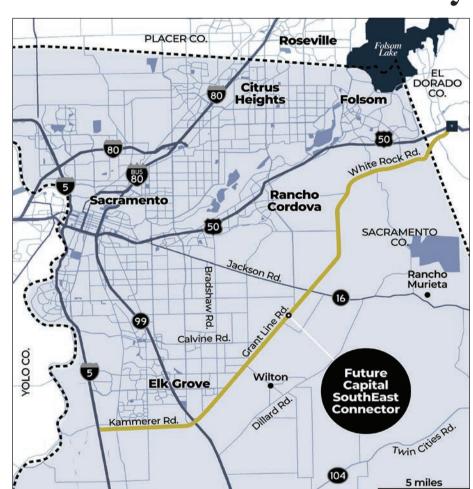
The planned Connector is A an expressway that will link Interstate 5 and Highway 99 near Elk Grove to Highway 50 in El Dorado County. The new expressway will relieve congestion by directing commuter and commercial traffic around the city on a safe expressway. Travelers to and from areas south of Sacramento will no longer need to go through the city to get to their destinations. The Capital SouthEast Connector Expressway also features a parallel bike and pedestrian trail.

particularly Hwy 50, and from fewer toxic fumes spewing from thousands of vehicles stuck in traffic. Southeastern Sacramento County residents will have a safe new route to avoid Hwy 50 congestion and bypass downtown traffic. Businesses, companies, farmers, and ranchers will also be able to receive supplies and send products to market more safely and quickly. Most importantly, the modernized roadway will be safe to travel, unlike current conditions that endanger lives.

specifically to construct a new expressway connecting I-5 and Hwy 99 in the Elk Grove area to Hwy 50 in El Dorado County, now known as the Capital SouthEast Connector. Since the vote, the tax has generated about \$2 billion. To date, the Capital SouthEast Connector has received about \$58 million of those funds, which were paired with federal and state funds to complete 11 miles of the 34-mile project.

Q Where have the transportation tax funds not allocated to the Capital SouthEast Connector been used?

The transportation sales A tax funds are allocated according to a formula voters approved when they approved the tax. The largest single recipient of the funds since the tax began is the Regional Transit Authority (38%, amounting to \$709 million) for operating and maintaining light rail and bus services; and providing transportation options to seniors and individuals with disabilities. Street and road maintenance projects have received 29.4%, amounting to \$545.5 million. Overall, capital improvement projects have received 20.4%, amounting to \$377.4 million. The rest of the funds went to smaller projects, and less than 3/4 of one percent is spent on program administration. What has the Sacra-Q mento Area Council of Governments' role been in the Capital SouthEast



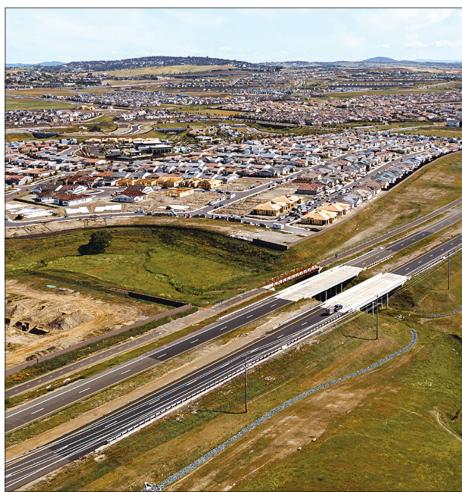
Q Who will benefit from the SouthEast Connector Expressway when completed?

A The entire region will benefit from reduced congestion on area highways,

Q Who approved building the SouthEast Connector Expressway?

A ln 2004, by a 3-1 margin, voters agreed to tax themselves for 30 years for transportation maintenance, road improvements, mass transit, mobility for seniors and people with disabilities, and

Connector's White Rock Road Improvement



Map showing the location of the future Capital SouthEast Connector

Connector's construction.

The Capital SouthEast **A**Connector is part of the "Sacramento Blueprint," adopted over 20 years ago by SACOG's board of directors and still consulted today. The Blueprint's goal is to integrate land use and transportation planning to improve the region's quality of life. It was SACOG's idea to create the Capital SouthEast Connector Joint Powers Authority to manage the design and construction of the expressway. Over the years, SACOG has been mostly supportive of efforts to advance the project, and SACOG recently determined that constructing a segment of the project was the region's number one transportation priority, greatly enhancing a successful project application for federal funding.

QWhat environmental impacts will the South-East Connector Expressway create, and how will they be mitigated?

A Like any road project, the Capital SouthEast Connector will affect the environment during and after construction, but all federal, state, and local regulations to protect the environment are being followed. After construction, the environment will be greatly enhanced due to a design that controls and channels damaging groundwater that currently floods the roadway and adjacent lands. The Connector Joint Powers Authority is a member of the South Sacramento Conservation Agency (SCCA) that oversees compliance with

the South Sacramento Habitat Conservation Plan and its rules for road construction. The Connector project has obtained environmental permits and has also agreed to purchase lands to replace impacted agricultural land or vernal pools in accordance with the conservation plan's vision.

Q How will the Capital SouthEast Connector affect bike and pedestrian traffic in the area?

A Bicyclists and pedestrians who currently face grave danger will be able to avoid traffic entirely by using a paved, Class 1 bike trail that will be built separate from the expressway along its entire length. The bike trail is designed to enable residents to walk or ride their bikes to visit friends in neighboring communities; or peddle to work, local restaurants, stores, parks, and entertainment venues; or simply to exercise and enjoy the outdoors.

Q How can residents support construction of the Capital SouthEast Connector?

A Your support is vital to our successfully applying for funds to complete the project. Telling your local, state, and federal elected representatives that you support the project is very helpful. You can also learn more about the project or sign up for our newsletter on our website at www.connectoripa. com. Alternatively, you can use the QR code on this page, visit our Instagram page at www. instagram.com/connectorjpa or our YouTube channel at www. youtube.com/@SouthEastconnectorexpressway Please send questions or comments to ConnectorSupport@saccounty. qov.

SCAN THIS QR CODE TO VISIT OUR WEBSITE AND LEARN MORE ABOUT OUR PROJECT

www.ConnectorJPA.com



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