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West Sacramento

VOLUME 61 • ISSUE 10

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Meet Your West Sacramento Supervisors



Commission to Address Homelessness chair and is the 2025 **Yolo County Board of Supervisors chair.** Photo courtesy of Yolo County Board of Supervisors



Oscar Villegas, a lifelong resident of West Sacramento, has served as Yolo County supervisor for District 1 since 2014. Photo courtesy of Yolo County Board of Supervisors

By Viviana Dazo and Dotty Pritchard

WEST SACRAMENTO, CA (MPG) - West Sacramento, a key part of Yolo County, is represented by two supervisors: Supervisor Oscar E. Villegas and Supervisor Mary Vixie Sandy.

Supervisor Villegas has served District 1, representing the majority of West Sacramento and the community of Clarksburg, since 2014.

Supervisor Vixie Sandy was appointed in 2023 and elected in 2024 to represent District 3, which covers Bryte, Broderick, Woodland and the Wild Wings communities.

Together, they are committed to

the growth and well-being of West Sacramento and its residents.

To contact Vixie Sandy, email Dotty.Pritchard@yolocounty.gov. To contact Villegas, email Viviana. dazo@yolocounty.gov.

Supervisor Oscar E. Villegas

Villegas, a lifelong resident of West Sacramento, has served as Yolo County supervisor for District 1 since 2014. He remains committed to strategic growth, public health, and the preservation of Yolo County's agricultural and environmental resources.

In recent years, he has focused on enhancing the health care delivery system, supporting a responsive criminal justice system, and working with city partners to provide housing and critical services for individuals experiencing homelessness.

Prior to his tenure as Supervisor, Villegas served on the West Sacramento City Council from 2000 to 2014, a period of significant growth and transformation for the city. His leadership contributed to improvements in housing, retail, infrastructure, recreation and transportation.

Villegas played a key role in the development of Sutter Health Park, home of the Sacramento River Cats and future temporary home of the Continued on page 2

Free Testing for Nitrate-**Impacted Wells Offered**

State Water Resources **Control Board** News Release

SACRAMENTO, CA (MPG) -

Building on the success of a groundbreaking program that has already helped thousands of Central Valley residents, the Central Valley Regional Water Quality Control Board is expanding its Nitrate Control Program (NCP) to eight more groundwater basins. That will ensure the thousands more households that rely on domestic wells have access to safe drinking water.

Launched in 2021, the Central Valley Salinity Alternatives for Long-Term Sustainability (CV-SALTS) Nitrate Control Program has had a significant impact. Since the program began, 9,000-plus wells have been sampled in Priority 1 basins, (those groundwater basins identified as having the most serious contamination issues) and free replacement drinking water has been provided to 1,800-plus households with nitrate-impacted wells. Additionally, more than 3.7-million gallons of safe drinking water have been distributed through bottled water deliveries and eight public water filling stations across the region.

"We are now in the fourth year of this program and the results speak for themselves," said Patrick Pulupa, executive officer for the Central Valley Water Board. "Expanding into more zones means thousands more families will have the peace of mind that comes with knowing their water is safe or getting immediate help if it's not."

Nitrate in drinking water can lead to serious health issues, especially for infants and pregnant women. It is considered a risk to human health when it is above 10 parts per million (ppm) of nitrate nitrogen, which is the primary maximum contaminant level (MCL), also known as the nitrate drinking water standard.

The Nitrate Control Program is a collaborative effort between the Central Valley Water Board, management zone leaders and the regulated community.

Continued on page 2

Affordable Housing Funding Receipts Approved

By John McCallum

WEST SACRAMENTO, CA (MPG) - The West Sacramento City Council approved a resolution at its Feb. 19 meeting that will provide additional funding for affordable housing efforts in West Sacramento.

By passing resolution 25-15, the council authorized staff to apply for state Permanent Local Housing Allocation (PLHA) Program funding that the city is eligible to receive and adopted the related affordable housing five-year plan. The city was notified in an October 2024 Notice of Funding Availability (NOFA) from the California department of Housing and Community Development that it was eligible to receive a total of \$763,253 made available in current years 2021, 2022 and 2023.

The Building Homes and Jobs Act of 2017 created the Permanent Local Housing Allocation



Here is an aerial view of the Grand Gateway District with the district outlined. City Council recently accepted \$763,253 in Permanent Local Housing Allocation state funding, with about \$441,789.15 dedicated to housing assistance with low-income residents of a proposed 114-unit affordable housing project in the district. Photo courtesy of the City of West Sacramen

program to increase the affordable housing supply

funding through a \$75

source of revenue for

documents. West Sacramento

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Yolo Community Foundation Announces New Scholarships

Yolo Community Foundation News Release

WOODLAND, CA (MPG) - The Yolo Community Foundation (YCF) has announced two new scholarship opportunities for Yolo County students, The Kathleen Barsotti Scholarship for Sustainable Agriculture and the Creative Arts and Science Scholarship. We invite students in Yolo County to apply for our range of scholarships designed to support those pursuing higher education, vocational training, or community service projects. Most scholarships are due March 14

The Yolo Community Foundation is pleased to collaborate with the Sacramento Region Community Foundation to offer the following scholarships for the 2025 academic year.

The Kathleen Barsotti Non-Profit for Sustainable Agriculture (KBNP) was founded in 2009 in memory of Kathleen Barsotti. She was a pioneer in the organic agriculture movement founding one of Northern California's first certified organic farms, playing an instrumental role in the creation of the renowned Davis Farmers Market, and starting the successful Community Supported Agriculture (CSA) Farm Fresh to You. This scholarship is for high school seniors in Yolo County pursuing an education that incorporates sustainable agriculture. The scholarship is not limited to agriculture majors. Awardees can receive up to \$4,000 to be payable at \$1,000 per year.

The Creative Arts and Science Scholarship was established to provide financial support to Esparto High School students who exemplify creativity in their lives and was created in honor of Jonathan Durst who graduated from Esparto High School in 1964. Awardees can receive between \$1,000 and \$1,500.

In honor of a long-time community leader, the Mary Ellen Dolcini Scholarship is available to high school seniors of Mexican American descent from Davis, Woodland and surrounding areas in Yolo County. Awardees can receive up to \$10,000 to pursue a college education.

Created to honor Julia Millon's spirit, the Julia R. Millon Memorial Scholarship supports high school students living within the Winters School District who plan to attend a four-year college/university, community college, vocational, trade or technical school in the fall. Awardees will receive \$1,500

The Yolo Youth Service Award (YoYoSA) Scholarship supports high school seniors who have volunteered at a Yolo County nonprofit organization for at least 60 hours during their junior and/or senior years. Awardees will receive a \$1,000 scholarship and a \$500 grant to their sponsoring nonprofit organization.

The NorYo Opportunity

Scholarship is for high school seniors from Northern Yolo County, who plan to attend a community college or vocational school. Award amounts range from \$1,000 to \$3,000.

The Richard & Lucille Harrison Scholarship is awarded to students from Woodland with aspirations to improve their lives through education and training. This scholarship offers up to \$10,000 in support.

Additionally, local students are encouraged to explore further scholarship opportunities through the Sacramento Region Community Foundation at sacregef.org/students. All scholarship applications are due by Friday, March 14.

For more information or to set up a scholarship fund, email Yolo Community Foundation at info@ yolocf.org or call 530-312-0593. You can also visit online yolocf. org.

The Yolo Community Foundation inspires and supports giving and provides philanthropic leadership in Yolo County. The organization offers donor-advised funds, scholarship funds and other philanthropic vehicles, donates to and trains local nonprofit organizations, fosters volunteerism and supports local giving. Yolo Community Foundation currently manages more than 100 philanthropic funds valued at more than \$13 million and is an affiliate of the Sacramento Region Community Foundation.

Affordable Housing Funding Receipts Approved

Continued from page 1
Economic Development
and Housing Department
Housing Manager Raul
Huerta said that staff recommended using 55%
(\$419,789.15) of the
funding to support the
affordable housing component of the Grand Gateway
Master Plan, specifically
for obtaining housing in a
114-unit project proposed
for the development.

"This would be available to households at or below 30% of area median income, 50%, 60% and perhaps 80% of median area income," Huerta said.

The other activity proposed by staff was to provide 40% (\$305,301.20) of Permanent Local Housing Allocation funding to assist affordable housing homeownership opportunities by providing grants up to \$30,000 to qualified low-income owner-occupied residences. Huerta said these would be extended to existing contracts with nonprofit organizations providing home repairs to similar homeowners.

The final use of Permanent Local Housing Allocation funding was dedicating 5% for program administration. All three activities were included in resolution 25-15.

Huerta said that three written public comments were received and replied to on the proposal. The first commenter asked clarification on the five years that the funding covered while the third came from Legal Services of Northern California requesting more detail on some aspects of the affordable housing component of the five-year plan.

"The second comment staff received was from a resident who requested the city stop spending local money for low-income housing as the commenter believed this would create a magnet for low-income families and refugee camps," Huerta said, a comment to which one council member could be heard saying "hmmm."

Councilwoman Norma Alcala asked if the 5% administrative fee was normal. Huerta said it was, with some jurisdictions charging anywhere from 10 % to 20% while others were as low as 1%.

Legal Services of Northern California also questioned the 5% figure, asking it to be reduced and the difference spent on affordable housing. Huerta said given the amount of reporting requirements for the Permanent Local Housing Allocation program, staff felt 5% was needed.

Alcala also asked if the city maintained a wait list of residents applying for affordable housing. Huerta said the city doesn't own or manage affordable housing but facility developers do keep lists.

"As they get applicants approved, they maintain that waiting list for each individual project," he added.

In response to another Alcala question, Huerta estimated a typical affordable housing size for a family in West Sacramento would be a three-bedroom, two-bathroom house "north of \$2,500" in monthly rent. Typical affordable rents, he added, should not be more than 30% of a family's monthly income.

West Sacramento City Manager Aaron Laurel said families often struggle with a much higher percentage of their income going toward housing, even as high as 50%.

"That really stresses the importance of regulated, affordable housing to keep it at a truly affordable level," Laurel added.

Resolution 25-15 passed the council 5-0. ★

Free Testing for Nitrate-Impacted Wells Offered

Continued from page 1
The Central Valley Water
Board early last year issued
more than 900 notices
to comply to dischargers
in these areas, including
growers, dairies, industrial
facilities and wastewater
plants; requiring them to
begin well testing and to
provide free replacement
water where nitrate contamination exceeds health
standards. The starting date
for compliance was Feb.
26.

This phase of the program will expand free well testing and drinking water assistance to residents across the following Priority 2 groundwater basins: Delta-Mendota, Eastern San Joaquin, Madera, Merced, Kern County (Poso and Westside South), Tulare Lake and Yolo.

In addition to addressing nitrate contamination, program partners, such as

Valley Water Collaborative and the Kaweah Delta Water Conservation District, have expanded their testing to screen for other harmful contaminants, including arsenic, uranium and 1,2,3-TCP through funding from the State Water Resources Control Board's Safe and Affordable Funding for Equity and Resilience (SAFER) program.

(SAFER) program.
Residents in the new-ly-added management zones can expect out-reach beginning in early 2025 with information on how to apply for free well testing. If their well water exceeds the nitrate drinking water standard (10 mg/L of nitrate nitrogen), they will qualify for free replacement drinking water through bottled water deliveries or filling

Residents and dischargers can learn more about

the CV-SALTS Nitrate Control Program at

cvsalinity.org. The Central Valley Regional Water Board is a state agency responsible for managing water quality and protecting surface and groundwater beneficial uses such as aquatic habitat and human health for 11,350 miles of streams, 579,110 acres of lakes and the largest contiguous groundwater basin in California. It is the largest of nine regional boards, encompassing 60,000 square miles or about 40% of the state. Thirty-eight of 58 counties are either completely or partially within the regional board's boundaries, formed by the crests of the Sierra Nevada on the east, the coast ranges and Klamath Mountains on the west, the Oregon border on the north and the Tehachapi *Mountains on the south.* \star

Meet Your West Sacramento Supervisors

Continued from page 1

Oakland A's. Before his time on the City Council, Villegas was a member and chairman of the West Sacramento Planning Commission, helping shape the city's general plan and development strategies.

Villegas' professional career includes service with the State of California in the Department of Alcohol and Drug Programs and the Board of State and Community Corrections. He received gubernatorial appointments from Governors Gray Davis and Arnold Schwarzenegger before being appointed to the Yolo County Board of Supervisors by Governor Jerry Brown in 2014.

The supervisor's dedication to public service continues through his leadership on regional and statewide committees, including the Delta Stewardship Council; the National Association of Counties Board of Directors; and the California State Association of Counties' Housing, Land Use, and Transportation Committee.

Supervisor Mary Vixie Sandy

Vixie Sandy was appointed to represent the 3rd district on the Yolo County Board of Supervisors by Governor Gavin Newsom in 2023. In March 2024, she was duly elected to represent the district. At the time of her appointment, Vixie Sandy was the first woman to serve on the Board of Supervisors since 2010 and is the first woman to represent the third district.

Vixie Sandy is deeply committed to improving water conservation and flood mitigation, education, public health and agricultural preservation. One of her top priorities is supporting services to the unhoused and providing healthy working conditions, especially for the 8,000 to 10,000 farm workers who are a critical resource to Yolo County.

She has spent more than 30 years as a policy leader working in higher education and government. In addition to her work on the Board of Supervisors, Vixie Sandy serves as the executive director of the California Commission on Teacher Credentialing, the nation's oldest independent standards board for educators. Previous positions she has held have been at the University of California, Davis School of Education; California State University Chancellor's Office; and the California Department of Education.

She holds a doctorate in education from University of California, Berkeley; a master's degree in education from University of California, Davis; and a bachelor's degree in philosophy from Sonoma State University.

In November 2022, Vixie Sandy was recognized nationally for her contributions in advancing accomplished teaching when she was awarded the James A Kelly Award by the National Board for Professional Teaching Standards. She is the 2025 recipient of the American Association of Colleges for Teacher Education's, David G Imig Award, for distinguished achievement in teacher education.

Vixie Sandy currently serves as the chair of the Yolo Housing Executive Commission to Address Homelessness and is the 2025 Yolo County Board of Supervisors chair. ★

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Companion Set to Help Vet

Story and photo by Susan Maxwell Skinner

SACRAMENTO, CA (MPG)

- A 45-pound (and growing fast) bundle of canine comfort has brought new confidence to Major Abri

Suffering from post-traumatic stress disorder (PTSD), the Air Force veteran ended a 10-year career in service last year.

During three Middle East deployments, Electronic Combat officer Green flew reconnaissance over enemy territory, often under missile attack. In an incident of engine failure, her team's E-3 jet plunged 10,000 feet in seconds. In a separate instance, onboard equipment caught fire and filled the plane with smoke.

"We were scrambling to get on oxygen with our eyes burning," Green recalled. "Luckily, airmen were able to put out the fire. But it was terrifying."

Aged 32, Major Green was honorably discharged last year. But PTSD stalled her hopes for a civilian career.

"I had anxiety and trouble sleeping," said the Natomas resident. "I'd sweat and fidget with my hands. I was paranoid and stressed. All I could do was find a dark spot and stay there."

Living with her Air Force Veteran mother provided emotional support. Thanks to mother Janet Green's intervention, Abri Green last year connected with Rocklin-based RRUFF Healing Heroes. The nonprofit organization in Placer County funds service dog training for vets and first responders with PTSD and sometimes also covers dog acquisition costs.

In December, Green met her newly-weaned chum at Crème Brulee Goldens (retriever breeders) in Roseville (Placer County).

"He just rolled over in my arms," Green grinned. "One cuddle and I was in love."

A week later, Green took him home.

"With all that white fur, the puppy looked like a ball of cookie dough," said his new boss. "We decided to call him Biscuit."

For now, Biscuit is a high-octane handful. Over coming months and years, he'll be trained by a service-dog specialist at All-Stage Canine Development. Operated by former Carmichael Honorary Mayor Miranda Viani, the Citrus Heights facility welcomes his weekly visits. Through a



Air Force veteran Abri Green (center) and retriever Biscuit rejoice in a donation of \$5,000 toward the service puppy's training. Presenter (left) is RRUFF representative Vicki Curtis. All Stage Canine Development owner Miranda Vianni (right) will oversee Biscuit's education.

\$5,000 donation, RRUFF sponsors the lessons.

"We've trained dogs to help with PTSD before," said Viani. "We know how much they can help."

Biscuit will learn to recognize and interrupt Green's anxiety attacks.

"He'll respond with deep pressure," explained All Stage Canine trainer Unee Cardenas. "He's a living weighted blanket. He'll re-set Abri's nervous system and make sure her attacks don't escalate."

Reported Green: "He's helping me live a better life and regain my independence. None of this would be possible without the help we've got from RRUFF."

The veteran has been accepted to study law at University of California, Davis this fall.

"Biscuit will go with me to school," Green said. "He'll love the library. He can sleep while I feel safe and secure to get on with my studies. We'll go hiking

and take my kayak out on Lake Folsom. We'll have a great life together."

Learn about the RRUFF Healing Heroes organization online at RRUFFhealingheroes.org.

All Stage Canine Development is located at 5948 Auburn Blvd., Citrus Heights.

Sac State Recognized for High Research Activity

By Cynthia Hubert, Sacramento State University

SACRAMENTO, CA (MPG) -

Sacramento State University has joined a prestigious group of universities across the country that boast a significant commitment to research and scholarly activities.

The Carnegie Foundation for the Advancement of Teaching has, for the first time, recognized Sacramento State University for its "high research activity" and number of awarded research doctoral degrees by designating the university as an R2 institution.

The recognition is a point of pride for the university, one that signals its ongoing commitment to scholarly work and that will help it attract and retain top faculty, provide students with valuable research opportunities and impact the larger community.

Research is nothing new at Sac State, which annually is awarded millions of dollars in funding for such projects. But in recent years, the university has increased the number of doctoral degrees necessary to earn the coveted Carnegie designation.

"In many ways, the R2 designation is a natural progression for us," said Lisa Hammersley, interim associate vice president for Research, Innovation, and Economic Development. "This is recognition of the level of scholarship that our faculty has engaged in for quite some time," she said. "I'm very excited about the designation."

President Luke Wood said the recognition marks a "pivotal moment" for the University.

"It's a testament to the exceptional work of our faculty, students and staff who have taken our research and creative activities to new heights," Wood said. "Their dedication to engaging in critical research focused on solving real-world problems and to creating new knowledge has transformed our campus into a hub of innovation and discovery."

academic institutions as either R1, R2, or "Research Colleges and Universities" to illuminate the depth of their research footprints and resources.

Sac State has been classified in the R2 category, putting it among institutions that spend at least \$5 million on research and development and produce at least 20 research doctorates in a single year.

In fiscal year 2023, Sac State University received \$28 million in research funding and awarded 26 research doctorates. The university joins 138 other institutions, including 16 in California, that have achieved R2 status.

R1 institutions are those that spend at least \$50 million on research and development and produce at least 70 research doctorates each year. The third category, where Sac State previously resided, focuses solely on research activity.

Even as it celebrates the milestone, however, Sac State will continue to prioritize

"We already have been Carnegie classifies recognized as a high-quality teaching institution," Hammersley said. "Our graduation rates have increased. We have a diverse student body with great support programs. We are a caring institution that supports mental health and wellness. Now we are being recognized for our research, which we really have been doing all along."

"It's all part of the student success story."

Students play an active role in many research programs at the University, allowing them to build their resumes while working on meaningful projects that benefit the region and beyond.

Among many examples, Chemistry Professor Katherine McReynolds and her students study agents capable of slowing the spread of deadly viruses. In collaboration with University of California, Davis, graduate students in biology are studying stem cells and their potential to treat and cure devastating illnesses including cancer. Psychology students led by Professor Erin Rose Ellison are working with elementary school children to research ideas for improving a creek that runs behind their campus.

The ability to engage in high-impact research at an institution that still prioritizes teaching can be attractive to prospective students who are considering where to attend college.

"The R2 designation beautifully complements Sacramento State's longstanding reputation for teaching excellence," said Carlos Nevarez, interim provost and vice president of Academic Affairs.

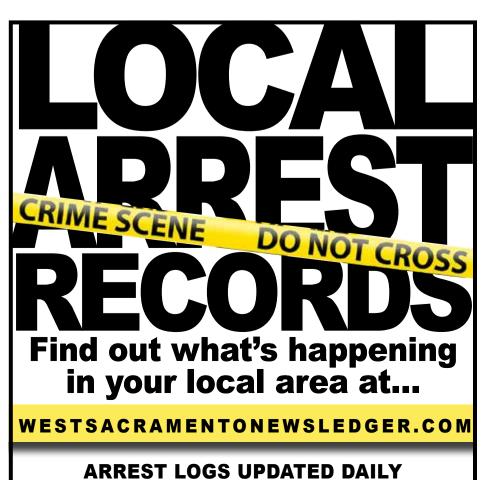
"When our faculty engage in high-level research, it enriches the learning experience for our students, from undergraduates working alongside professors in laboratories to doctoral candidates developing groundbreaking research of their own. This synergy between teaching and scholarship creates a dynamic learning environment where students don't just learn about discoveries; they help make them."

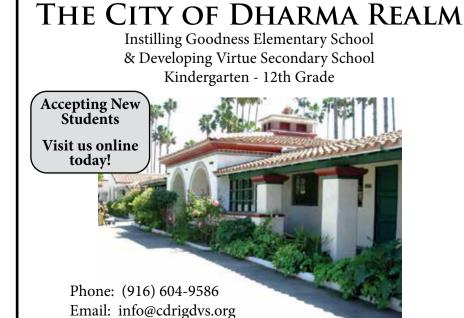
The designation is a catalyst for advancing Sac State's fundamental commitments to student success; diversity, equity and inclusion; innovation and wellness, Nevarez said.

Practically speaking, Nevarez added, it opens doors to expanded funding opportunities, enhanced industry partnerships and deeper community engagement.

"This recognition will expand opportunities for our diverse student population to engage in meaningful research that addresses real community challenges," he said. "It strengthens our ability to support innovative research that promotes health equity, social justice and community well-being.

"Most importantly, it will help us create more inclusive pathways into research careers, ensuring that tomorrow's researchers and innovators will reflect the rich diversity of California," Nevarez said.





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Kings Korner By V.G. Harris

SACRAMENTO CONTROL OF THE PARTY OF THE PARTY

Breaking news, the Sacramento Kings can win games against playoff quality teams without all-world center Domantas Sabonis. It happened Saturday night in Houston Texas against a playoff bound Rockets team, as iron man Sabonis grabbed his right hamstring and was forced to leave the game only two minutes into the action.

Not to be esoteric, but intended for every fan and pundit to understand, this team even short-handed can make the playoffs. Yes, I said playoffs, not playin.

Even with the news that Sabonis will be sidelined for 2-3 weeks, every fan should find the positive where it takes you. With Sabonis resting his ailing hamstring, players such as Keon Ellis, Trey Lyles, and hopefully Markelle Fultz, will get much more court action, and Fultz in particular needs more time getting used to his new teammates.

I'm excited to see the athleticism and deft ball handling that Fultz brings to the hardwood, and without question Malik Monk needs time without the ball. Monk is getting exhausted handling the ball every possession, and he is leading the team in turnovers nearly every night. This comes from trying to do too much, and I love the effort Malik brings every game. No one gives more, but he is more comfortable in the role as a 2 guard, and with either Devin Carter or Markelle Fultz on the court, Malik can assume his former role.

Not to be overlooked as the Kings have put together a 3-game winning streak, is the work of big man Jonas Valanciunas. Jonas looks like the NBA starter he's always been and will fill the void left by Sabonis as he nurses his hamstring over the next half dozen games.

Valanciunas is an excellent rebounder and has a low post game that is second to none. He gets criticism for his defense, but I believe he is a more than capable team defender, and he accepts a challenge well. Without question the acquisition of Jonas Valanciunas was bound to pay dividends, and Sacramento is about to see what this quality NBA center can do.

While pundits criticized the trade that brought Zach Lavine to the Kings from

Chicago, all that Zach has done is play better and better with every game. The initial jitters that led to poor 3-point shooting has been replaced by stellar knock-down 3's, that ignite the home crowd and show naysayers that this former NBA all-star can make a difference every night.

This is exactly the type of team Sacramento fans have been hoping to see for years. A team that can take any team to the wire every night, and as this newly assembled group has found time together, they are looking like a bonified playoff contender.

Just percentage points ahead of the Dallas Mavericks in the Western Conference standings, Monday night's game looms large.

The Kings occupy the No. 9 spot in the standings but are amazingly only a halfgame out of the No. 6 spot. Five quality teams are vying for No. 6, but the Kings are finding their collective stride at just the right moment. Tested they will be as they enter American Airlines arena and face Kyrie Irving and Klay Thompson.

If ever in a frenetic season it is time for optimism, that time is now! It should come from every corner, and regardless of what occurs against the Mavericks and the Nuggets on Wednesday night in Denver, everyone should be looking forward to Friday night's contest against the visiting San Antonio Spurs.

Much has been said about the back story of DeAaron Fox leaving the Kings, and for one night that needs to take hiatus. When DeAaron is introduced as a member of the opposing team, every fan needs to get on their feet and put their hands together. What Fox did for the Sacramento Kings in nearly eight seasons is legendary, and without question No. 5 will have his jersey retired someday.

Stand up Kings fans, because the best is truly yet to come! It's a great time to be a Sacramento Kings fan, so remember the glass is half full, and the playoffs are right around the corner!

All the best!

Your thoughts are always welcome at vgharriskingsfan@gmail.com. ★

Social Security Matters

Should I Wait until Age 70 to Claim Social Security?



AMAC Certified Social Security Advisor

Dear Rusty: I am a married woman, at my full retirement age, and the primary earner in my marriage. How do I know if I should take my Social Security now or wait till 70? I will lose quite a bit if I take it now. How will it affect my taxes if I take it now while still working a full-time job? Signed: Undecided

Dear Undecided: As you apparently already know, waiting until you are 70 to claim Social Security will result in you getting your maximum possible monthly SS retirement benefit. After your full retirement age, you get about 8% more each year you delay claiming up to age 70. But deciding exactly when to claim should consider both your financial needs and, importantly, your life expectancy. If you don't urgently need the money now and your life expectancy is at least "average," then waiting until age 70 to claim is usually the right choice. But if you urgently need the money, or your life expectancy is less than average (mid-80s for a woman your current age), then claiming before age 70 is usually prudent.

Regarding taxation, Social Security benefits may be taxable if your combined income from all sources exceeds the threshold for your IRS filing status. If you file taxes as "married/jointly" and your combined income (including your work income) exceeds \$32,000, then half of the SS benefits you received during the tax year becomes part of your taxable income. But if your combined income is over \$44,000, then up to 85% of your SS benefits becomes taxable income (the thresholds are lower for those who file as a single). So, your full-time work income will likely affect how much of your Social Security benefits are subject to income tax by the IRS.

In the end, only you can decide when you should claim Social Security. Taxation of benefits may be a factor to consider since you are still working full time (thus more

of your SS benefits will be taxable). But waiting longer to claim results in a higher benefit for the rest of your life (your SS retirement benefit will be .667% more for each month you delay, up to age 70). If the "rest of your life" is a long time and you don't urgently need the money, waiting is often the right choice. If not, claiming earlier may be wiser.

If you want to get a more personalized estimate of your life expectancy, I suggest you use the tool we use here at the AMAC Foundation: www.socialsecurityreport.org/tools/life-expectancy-calculator/.

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Lacking the Capacity to Store Water That Atmospheric Rivers Dump on the State



By Dan Walters, CALMatters.org

President Donald Trump is obsessed with how California manages its water supply, demanding changes as one price of giving the state billions of dollars in aid to cope with Southern California's deadly and destructive wildfires.

However, Trump's specific complaints are not grounded in hydrologic or managerial reality — such as his insistence that a lack of water from Northern California was a factor in either the fires' eruption or the firefighting efforts. Hydrants dried up largely because systems were designed to deal with individual structure fires, not widespread wildfires involving thousands of buildings.

That said, there's much to criticize in how California, once a global leader in large-scale water management, has faltered. Population growth and evolving agricultural practices have increased demand, while federal and state environmental laws, judicial decisions, political foot-dragging and climate change have restricted supply.

One major failing has been a slow response to an obvious need for more water storage — either in reservoirs or underground aquifers — to capture winter rains and spring snowmelts as a buffer for dry years.

Scientists believe that even if California's overall water supply from rain and snow storms doesn't decline, wet and dry cycles have become more intense, and more precipitation is coming as rain instead of snow. Thus the natural reservoirs of snowpacks in the Sierra and other mountain ranges are becoming less dependable, increasing the need for supplemental storage.

California's most recent experiences — two wet winters that defied some forecasts — underscore the need.

A new report from the Public Policy Institute of California points out that the atmospheric rivers that dropped immense quantities of rain and snow on the state this month, following a very dry January, did not result in substantial new storage in the state's major reservoirs.

"Rather than storing all the water they can, during the winter reservoir operators are required to maintain enough space in their reservoirs to capture high inflows and reduce the risk of flooding downstream," PPIC researchers Jeffrey Mount and Greg Gartrell wrote.

"When the February storms arrived, the surge of water into the state's two largest reservoirs — Shasta and Oroville — quickly filled the flood reserve space. Because the winter flood season is far from over, dam operators had no choice but to let the water go to make space for possible future floods.

"And they let go a lot of water. Between February 1 and 18, those two reservoirs alone released more than 2 million acre-feet of water into the Sacramento and Feather Rivers to maintain

Scientists believe that even space for future stormwater.'

An acre-foot is 325,851 gallons and 2 million-acre feet equates to more than half of Oroville's capacity, or about 20% of what Californians consume each year for non-agricultural purposes.

Overall, Mount and Gartrell calculated, 5.1 million acre-feet of water flowed into the Sacramento-San Joaquin Delta from storm runoff and reservoir releases during that period in February. Just 4% of it could be diverted into storage because of insufficient capacity and operational mandates.

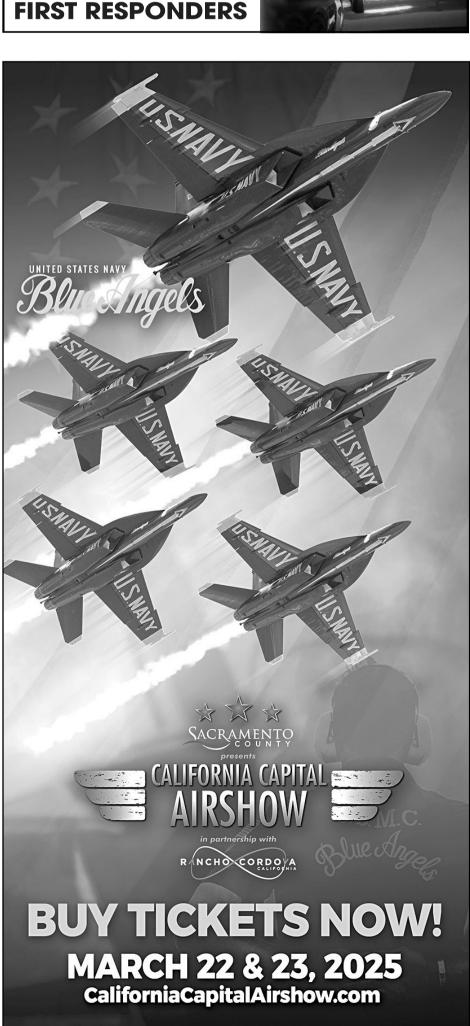
Even a relatively tiny increase in storage capacity could pay huge dividends when wet winters such as this evolve into periods of drought. Had the long-proposed Sites Reservoir on the west side of the Sacramento Valley existed, it could have banked as much as 1.5 million acre-feet of that excess flow.

California's water managers acknowledge the need for more storage to take advantage of high-precipitation winters such as this one, but clearing all of the legal and financial hurdles and actually building it take decades. Sites, first proposed seven decades ago, is just now beginning to appear feasible.

The hydrological reality of California's water supply is changing faster than our willingness to deal with it. The outcome of that disparity is perilous.

Dan Walters is one of

Dan watters is one of most decorated and widely syndicated columnists in California history, authoring a column four times a week that offers his view and analysis of the state's political, economic, social and demographic trends.



LEGAL ADVERTISING

News-Ledger Adjudicated For and By the County of Yolo, Adjudication No. CV PT 09-1432 - September 4, 2009

7144 Fair Oaks Blvd #5 Carmichael, CA 95608

California Civil Code. The law

requires that information about

Legal Advertising

FICTITIOUS BUSINESS NAME STATEMENTS

Legal Advertising Hotline 916-483-2299

Legal Advertising Fax 916-773-2999

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250013 The following person(s) is doing business as: Quailey, 37287 County Road 144, Clarksburg, CA 95612.

Elizabeth Christine Folkes, 37287 County Road 144, Clarks-burg, CA 95612. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on January 6, 2025.

This statement was filed with the County Clerk of Yolo County on 1/06/2025.

By: Jesse Salinas, Deputy Publish: Feb 14, 21, 28, March 7, 2025 **QUAILEY**

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250108 The following person(s) is doing business as: Solid Books Accounting, 720 Donovan Court, Davis, CA 95618.

Monarch Financial Wellness LLC, 720 Donovan Court, Davis, CA 95618. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on December 26, 2024.

This statement was filed with the County Clerk of Yolo County on 2/03/2025. By: Jesse Salinas, Deputy

Publish: Feb 14, 21, 28, March 7, 2025 SOLID 3-7-25 FICTITIOUS BUSINESS NAME

STATEMENT FILE NO. F20250104 The following person(s) is doing business as: Able Electric/Able Heating and Air, 4960 Allison Parkway, Suite A, Vacaville, CA 95688.

J3C Group LLC, 4960 Allison Parkway, Suite A, Vacaville, CA 95688. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on January 1, 2025. This statement was filed with the County Clerk of Yolo County on 1/31/2025.

By: Jesse Salinas, Deputy Publish: Feb 14, 21, 28, March 7, 2025 **ABLE** 3-7-25 FICTITIOUS BUSINESS NAME

STATEMENT FILE NO. F20250145 The following person(s) is doing business as: My Buffet, 638 Cottonwood Street, Woodland, CA 95695.

Bakijabo Dining Entertainment LLC, 638 Cottonwood Street, Woodland, CA 95695. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on February 3, 2025. This statement was filed with the

County Clerk of Yolo County on 2/11/2025.

By: Jesse Salinas, Deputy Publish: Feb 21, 28, March 7, 14, 2025 BUFFET 3-14-25

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250137 The following person(s) is doing business as: Uplift Martial Arts, 3170 Jefferson Boulevard, Suite #145, West Sacramento, CA 95691.

Jung's Martial Arts LLC, 3170 Jefferson Boulevard, Suite #145, West Sacramento, CA 95691. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on April 2, 2019.

This statement was filed with the County Clerk of Yolo County on 2/10/2025.

By: Jesse Salinas, Deputy Publish: Feb 21, 28, March 7, 14, 2025

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250117 The following person(s) is doing business as: Halal King, 651

2nd Street, West Sacramento,

95605

Ahmad S Usufy, 2496 Pheasant Hollow Drive, West Sacramen-to, CA 95691. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on February 4, 2025.

This statement was filed with the County Clerk of Yolo County on 2/4/2025.

By: Jesse Salinas, Deputy Publish: Feb 21, 28, March 7, 14, 2025 HALAL

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250139 The following person(s) is doing business as: Epic Title, 2997 Shirley Street, West Sacramento, CA 95691.

William McLean Kopp, 2997 Shirley Street, West Sacramento, CA 95691. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on January 10, 2025.

This statement was filed with the County Clerk of Yolo County on 2/10/2025.

By: Jesse Salinas, Deputy Publish: Feb 21, 28, March 7, 14, 2025 **EPIC** 3-14-25 FICTITIOUS BUSINESS NAME

STATEMENT FILE NO. F20250079 The following person(s) is doing business as: Eye for Iridescence, 9619 Reed Street, Knights Land-

ing, CA 95645.

James Jay Truesdale, 9619

Reed Street, Knights Landing,
CA 95645. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on January 23, 2025.

This statement was filed with the County Clerk of Yolo County on 1/23/2025. By: Jesse Salinas, Deputy

Publish: Feb 21, 28, March 7, 14, 2025 EYE 3-14-25

FICTITIOUS BUSINESS NAME STATEMENT File No. F20250125

The following person(s) is (are) doing business as: CRUMBL - WEST SACRAMEN-TO, 2155 Town Center Plz, Suite

West Sacramento, CA 95691 County of YOLO Mailing Address: 2155 Center Plz, Suite E170, West Sacramento, CA 95691

FERNANDO SIERRA 6767 E WATERLOO LLC RD. STOCKTON, CA 95215 This business is conducted by a limited liability company

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.

FERNANDO SIERRA LLC S/ FERNANDO SIERRA , MAN-AGING MEMBER, This statement was filed with the

County Clerk of Yolo County on 02/06/2025. Jesse Salinas, County Clerk/Re-

kquam, Deputy Publish: 2/21, 2/28, 3/7, 3/14/25 CNS-3887998# **NEWS-LEDGER**

FICTITIOUS BUSINESS NAME **STATEMENT** FILE NO. F20250100

The following person(s) is doing business as: TNT SERVICES, 1608 19TH ST. WEST SACRAMENTO, CA

95691, County of YOLO. JULIO TORRES RAMIREZ, 1608 19TH ST WEST SACRA-MENTO, CA 95691 This business is conducted by

INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on N/A

/s/ JULIO TORRES RAMIREZ This statement was filed with the County Clerk of Yolo County on Jesse Salinas, County Clerk/Re-

By: KQUAM, Deputy Publish 2/21, 2/28, 3/7, 3/14/25 CNS-3896516# NEWS-LEDGER 3-14-25

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250149 The following person(s) is doing business as: Throw My Junk, 1399 Sacramento Avenue, Unit 138. West Sacramento, CA

95605. Deisy Aguilera, 1399 Sacra-Avenue, Unit 138, West Sacramento, CA 95605. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on Febru-

ary 10, 2025. This statement was filed with the County Clerk of Yolo County on 2/11/2025.

By: Jesse Salinas, Deputy Publish: Feb 28, March 7, 14, 21, 2025 3-21-25

FICTITIOUS BUSINESS NAME The following person(s) is doing business as: S.O.S. Trucking, LLC, 1856 Olvera Drive, Woodland, CA 95776.

S.O.S. Trucking LLC, 1856 Olvera Drive, Woodland, CA 95776. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

This statement was filed with the County Clerk of Yolo County on 2/14/2025. By: Jesse Salinas, Deputy

Publish: Feb 28, March 7, 14, 21, 2025 3-21-25

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250171 The following person(s) is doing business as: Auto Guys, 503 East Street, Woodland, CA 95776.

Abdul Moeid Akmal GP and Iram Shahzad GP, 503 East Street, Woodland, CA 95776. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on February 20, 2025.

This statement was filed with the County Clerk of Yolo County on 2/20/2025.

By: Jesse Salinas, Deputy Publish: Feb 28, March 7, 14, 21, 2025 3-21-25

FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. F20250122 The following person(s) is (are) doing business as:

Watts & Power Electric Co., 1260 Lake Blvd Ste 239, Davis, CA 95616 - 2687 County of YOLO Mailing Address: P.O. Box 25, Yolo, ČA 95697 - 0025 Watts & Power Construction Co.

1260 Lake Blvd Ste 239, Davis, This business is conducted by a limited liability company

The registrant(s) commenced to transact business under the fic-

titious business name or names listed above on February 5th, Watts & Power Construction Co.

S/ Theodore Harrison, Manager This statement was filed with the County Clerk of Yolo County on Jesse Salinas, County Clerk/Re-

Zuri Hernazdez, Deputy 2/28. 3/7. 3/14. 3/21/25 CNS-3897333# **NEWS-LEDGER** 3-21-25 FICTITIOUS BUSINESS NAME

STATEMENT

FILE NO. F20250134 The following person(s) is (are)

doing business as: USFED Cloud & Automation Solutions, 1260 Lake Blvd Ste 239, Davis, CA 95616 - 2687 County of YOLO

Mailing Address: P.O. Box 25, Yolo, CA 95697 - 0025 USFED, LLC, 1260 Lake Blvd Ste 239, Davis, CA 95616 This business is conducted by a limited liability company

The registrant(s) commenced to transact business under the fictitious business name or names listed above on February 6th, 2025.

USFED, LLC S/ Theodore Harrison, Manager This statement was filed with the County Clerk of Yolo County on 02/07/2025. Jesse Salinas, County Clerk/Re-

Melisa Vera, Deputy 2/28, 3/7, 3/14, 3/21/25 CNS-3897298# NEWS-LEDGER

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20250173 The following person(s) is doing business as: FJS Consulting LLC, 26880 Cassidy Lane, Davis, CA 95616.

3-21-25

FJS Consulting LLC, 26880 Cassidy Lane, Davis, CA 95616. This business is conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on November 4, 2022. This statement was filed with the County Clerk of Yolo County on 2/20/2025.

By: Jesse Salinas, Deputy Publish: March 7, 14, 21, 28, 2025 FJS 3-28-25 FICTITIOUS BUSINESS NAME

STATEMENT FILE NO. F20250178 The following person(s) is doing business as: Play and Learn

Day Care, 1505 Rockrose Road, West Sacramento, CA 95691. Fatana Ibrahimi. 1505 Rockrose Road, West Sacramento, CA 95691. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on February 21, 2025. This statement was filed with the County Clerk of Yolo County on 2/21/2025.

By: Jesse Salinas, Deputy Publish: March 7, 14, 21, 28, 2025 3-28-25 PLAY FICTITIOUS BUSINESS NAME

STATEMENT FILE NO. F20250172 The following person(s) is doing business as: Courtyard Health Care Center, 1850 East 8th Street, Davis, CA 95616.

West Court Lane Healthcare, Inc., 29222 Rancho Viejo Road, Suite 127, San Juan Capistrano, CA 92675. This business is conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on February 10, 2025. This statement was filed with the

County Clerk of Yolo County on 2/20/2025. By: Jesse Salinas, Deputy Publish: March 7, 14, 21, 28, 2025

HEALTH

FICTITIOUS BUSINESS NAME The following person(s) is doing business as: The Rich Handy man, 2324 Kinsington Street, West Sacramento, CA 95691. Richard K. Beck II, 2324 Kinsington Street, West Sacramento, CA 95691. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

This statement was filed with the County Clerk of Yolo County on 2/11/2025. By: Jesse Salinas, Deputy

Publish: March 7, 14, 21, 28, 2025 RICH

ORDER TO SHOW CAUSE FOR CHANGE OF NAME WSUPERIOR COURT OF

CALIFORNIA COUNTY OF YOLO ORDER TO SHOW CAUSE CHANGE OF NAME #CV2025-0283 Emiliano Gonzalez Gaytan has

filed a petition with this court for a decree changing the name(s) of Emiliano Gonzalez Gaytan AKA Emiliano Gaytan Jr. ÁKA Emiliano Jr Gaytan to Emiliano Gaytan Jr. IT IS ORDERED that all per-

sons interested in the above-entitled matter appear before this court on March 26, 2025, at 9:00 a.m. in Department 11, located at 1000 Main Street Woodland, CA 95695 and show cause, if any, why the petition for Change of Name should not be granted. Dated: January 29, 2025 Timothy L. Fall, Judge of the Su-

perior Court Publish: Feb 14, 21, 28, March 7, 2025 **GAYTAN** SUPERIOR COURT OF CALIFORNIA

COUNTY OF YOLO

ORDER TO SHOW CAUSE CHANGE OF NAME #CV2025-0366 John Paul Chandler has filed a petition with this court for a de-

cree changing the name(s) of John Paul Chandler to Jack Paul Chandler. IT IS ORDERED that all persons interested in the above-en-

titled matter appear before this court on April 2, 2025, at 9:00 a.m. in Department 14, located at 1000 Main Street Woodland, CA 95695 and show cause, if any, why the petition for Change of Name should not be granted. Dated: February 7, 2025 Daniel M. Wolk, Judge of the Superior Court Publish: Feb 21, 28, March 7, 14, 2025

CHANDLER

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

#CV2025-0419 Janet Mar has filed a petition with this court for a decree changing the name(s) of Janet Mar to Jane IT IS ORDERED that all per-

sons interested in the above-entitled matter appear before this court on April 10, 2025, at 9:00 a.m. in Department 11, located at 1000 Main Street Woodland, CA 95695 and show cause, if any why the petition for Change of Name should not be granted. Dated: March 29, 2023 Timothy L. Fall, Judge of the Su-

perior Court Publish: Feb 28, March 7, 14, 21, 2025 WRIGHT 3-21-25 SUPERIOR COURT OF CALIFORNIA

COUNTY OF YOLO ORDER TO SHOW CAUSE CHANGE OF NAME #CV2025-0565 Jessica Varaitch Scrase has filed a petition with this court for

a decree changing the name(s) of Noah Gabriel Varaitch Scrase Burns to Noah Gabriel Varaitch Scrase. IT IS ORDERED that all per-

sons interested in the above-entitled matter appear before this court on April 22, 2025, at 9:00 a.m. in Department 11, located at 1000 Main Street Woodland, CA 95695 and show cause, if any, why the petition for Change of Name should not be granted. Dated: February 25, 2025 Timothy L. Fall, Judge of the Superior Court Publish: March 7, 14, 21, 28, 2025

SCRASE 3-28-25 NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LEONARD VIN-CENT LAWHORN

CASE NO. PR2025-0048 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate. or both of LEONARD VINCENT LAWHORN. A PETITION FOR PROBATE

has been filed by JANET WEL-BORN CLPF#640 in the Superior Court of California, County of YOLO. THE PETITION FOR PROBATE

requests that JANET WEL-BORN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 03/19/25 at 9:00AM in Dept. 14 located at 1000 MAIN STREET. WOODLAND, CA 95695 IF YOU OBJECT to the granting

of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner

TONYÁ NYGREN - SBN 289803 NYGREN LAW OFFICE, INC. 1903 21ST STREET SACRAMENTO CA 95811 Telephone (916) 739-1900 2/28, 3/7, 3/14/25 CNS-3897394# **NEWS-LEDGER** 3-14-25 LIEN SALE

NOTICE OF LIEN SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1022 Gibson Rd, Woodland,

do Tello: Bria Roberts: Bobbie

Moore: Rebecca Wu: Breanna

CA, 95695 on 3/19/25 @11am: Frank Dilorenzo: Maria Garcia 19389 County Rd 102, Woodland, CA,95776 on 3/19/25 @2pm: Lexa Loperena: Ricar975 F St, West Sacramento, Ca, 95605 on 3/19/25 @11am: Maria Bangayan: Serene Morgan: Oscar Castillo: Charles Mc-Carns: Francisca Sanchez lopez 1100 N 1st St, Dixon, CA 95620 on 3/19/25 @2pm: Jeremy Silva: Jacob Slert: Joann Aragon 3280 Jefferson Blvd, West Sacramento, CA 95691 on 3/19/25 @11am: Cam'mae Johnson-Lee: Vanessa Garcia: Frank Benavidez: Brian Dahms: Jesus Ramirez The auction will be listed and

advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Publish 3/7/25 CNS-3901634#

NEWS-LEDGER

TRUSTEE SALE

3-7-25

NOTICE OF TRUSTEE'S SALE T.S. No. 24-03260-QQ-CA Title No. 240574244-CA-VOI A.P.N. 046-726-001-000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/13/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLÍC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEED-ING AGAINST YOU, YOU SHOULD CONTACT A LAW-YER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, 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: Scott M. Desliu and Renee J. Desliu, husband and wife Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/24/2016 as Instrument No. 2016-0023700-00 (or Book, Page) of the Official Records of Sale: : 04/04/2025 at 1:00 PM Place of Sale: North Entrance to West Sacramento City Hall, 1110 W. Capitol Avenue, West Sacramento, CA 95691 Estimated amount of unpaid balance and other charges: \$147,844.86 Street Address or other common designation of real property: 1955 Spoonbill Rd, West Sacramento, CA 95691-6118 A.P.N.: 046-726-001-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 requirements of California Civil Code 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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.

trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www. ndscorp.com/sales, using the file number assigned to this case 24-03260-QQ-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 website. 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorn.com, using the file number assigned to this case 24-03260-QQ-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, 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section . 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/24/2025 National Default Servicing Corporation c/o Tiffany & amp; Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www. ndscorp.com Connie Hernandez. Trustee Sales Representative A-FN4835873 03/14/2025

Publish: 03/07/2025, 03/21/2025 **NEWS LEDGER** SACRAMENTO, CA NOTICE OF TRI STFF 08/04/2005. UNLESS corded 08/09/2005, as Instrument No. 2005-0038935-00, in book, page,, of Official Records in the office of the County Recorder of YOLO County, State of California. Executed by: PATRI-CIA JANE WALSH, TRUSTEE OF THE PATRICIA J. WALSH FAMILY TRUST, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Pavable at time of sale in lawful money of the United States) At the North entrance to the City

Hall located at 1110 West Capitol Avenue, West Sacramento, CA 95691 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 045-Placing the highest bid at a trust-320-026-000 The street address ee auction does not automatiand other common designation, cally entitle you to free and clear if any, of the real property deownership of the property. You scribed above is purported to should also be aware that the be: 422 SAFFLOWER PLACE, WEST SACRAMENTO, CA lien being auctioned off may be 95691 The undersigned Trustee

a junior lien. If you are the highest bidder at the auction, you disclaims any liability for any inare or may be responsible for correctness of the street address paying off all liens senior to the and other common designation, lien being auctioned off, before if any, shown herein. Said sale you can receive clear title to the will be made, but without coveproperty. You are encouraged to nant or warranty, expressed or implied, regarding title, possesinvestigate the existence, priority, and size of outstanding liens sion, or encumbrances, to pay that may exist on this property by the remaining principal sum of contacting the county recorder's the note(s) secured by said Deed office or a title insurance compaof Trust, with interest thereon, as provided in said note(s), advancnv. either of which may charge you a fee for this information. If es, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the un-

paid balance of the obligation se-

cured 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 \$ 351,513.40.

The beneficiary under said Deed

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

TSG No.: 8783140 TS No.: CA2300288518 APN: 045-320 026-000 Property Address: 422 SAFFLOWER PLACE WEST 95691 SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 04/17/2025 at 12:45 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust reLegal Advertising Hotline 916-483-2299

LEGAL ADVERTISING

News-Ledger Adjudicated For and By the County of Yolo, Adjudication No. CV PT 09-1432 - September 4, 2009

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

TRUSTEE SALE

of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in hidding 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 (916)939-0772 or visit this internet website http://

propertySearchTerms.aspx, using the file number assigned to this case CA2300288518 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 Website. 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 if conducted after January 1, 2021, 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 (916)939-0772, or visit this internet website http://

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search.nationwideposting.com/ propertySearchTerms.aspx, using the file number assigned to this case CA2300288518 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 Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0471602 To: NEWS LEDGER 03/07/2025, 03/14/2025, 03/21/2025 NEWS LEDGER

TS No: CA05000487-24-1 APN: 058-135-031 | 058-135-31-1 TO No: 8794907 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d) (1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 14, 2007. UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EX-PLANATION OF THE NATURE PROCEEDINGS THE AGAINST YOU, YOU SHOULD CONTACT A LAWYER. April 17, 2025 at 12:45 PM, at the North entrance to the City Hall located at 1110 West Capitol Avenue, West Sacramento. CA 95691, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 21, 2007 as Instrument No. 2007-0042605-00, of official records in the Office of the Recorder of Yolo County, California, executed by CHARLES H. MCDONNELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPER-TY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address

and other common designation, if any, of the real property described above is purported to be: 2005 STONE COURT, WEST SACRAMENTO, CA 95691 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$324,101.87 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association. savings association or savings of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the pavee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed. and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www. nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000487-24-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Tenant NOTICE TO TENANT FOR FORECLOSURES AF-TER 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000487-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third. you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an 'eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 13, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000487-24-17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES IN-FORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0471351 To: NEWS LEDGER

Publish: 03/07/2025, 03/14/2025

03/21/2025

PUBLIC HEARING NOTICE

March 20, 2025

Pursuant to Government Code Section 66018, the West Sacramento Planning Commission will conduct a public meeting on Thursday, March 20, 2025, at West Sacramento Civic Center, City Council Chambers, 1110 West Capitol Avenue, West Sacramento, California, at 6:00 PM or as soon thereafter as possible on the item(s) listed below.

public are welcome to watch the meeting (https://www.cityofwestsacramento.org/government/meetings-agendas/planningcommission), or via Astound Broadband Channel 20 or the City's YouTube channel and to submit comments in writing by 4:00 PM on March 20, 2025.

Any interested person or authorized agent may appear and be heard. To submit a comment in writing, please email saraho@cityofwestsacramento.org and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 PM will be provided to the Planning Commission. The comments submitted shall become part of the record of the meeting.

6:00 p.m. **REGULAR AGENDA**

1. PUBLIC HEARING REGARDING A CONDITIONAL USE PERMIT FOR A PROPOSED STARBUCKS CAFE AND DRIVE THROUGH AT 2270 LAKE WASHINGTON BOULEVARD (WESTBRIDGE PLAZA) (Ortega)

The purpose of this item is to request the Commission's consideration of a Conditional Use Permit for a double lane drive-through for a proposed Starbucks café in Westridge Plaza at 2270 Lake Washington Boulevard. This action falls under the Class 32 Categorical Exemption according to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Class 32 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. Class 32 is applicable because the proposed project is on less than 5 aces. The project site is surrounded by urban uses; the project site has no value for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, and/or water quality, and the site can be adequately served by all City utilities and public services.

(In-Fill Development Projects, Section 15332, CEQA Guidelines). Applicant: Starbucks Corporation, 2401 Utah Ave. S, Seattle WA 98134. Owner: West Tak Petro LLC, 2270 Lake Washington Blvd., West Sacramento CA 95691.

PUBLIC HEARING REGARDING PROPOSED TENTATIVE PARCEL MAP 5247 AT 3071 DAVIS ROAD (Ortega)

This item is a public hearing regarding a request for a Tentative Parcel Map (TPM) to create four parcels from one existing ± 5-acre parcel at 3071 Davis Road. This action is within the scope of the EIR and SEIR prepared for the General Plan and no new or substantially more adverse impacts would occur through implementation of the proposed project, pursuant to Sections 15183, 15162 and 15168(c)(2) of the California Environmental Quality Act (CEQA). As a result, no new environmental document is required, consistent with State CEQA Guidelines Section. Applicant/Owner: Johnny and Jeannie Zapara, 3071 Davis Road, West Sacramento CA 95691.

CONTINUED PUBLIC HEARING REGARDING PROPOSED CONDITIONAL USE PERMIT FOR LIQUOR SALES AT A PROPOSED CONVEINENCE MARKET (ARCO) (Ortega)

The objective of this item is to request the Commission's consideration of a Conditional Use Permit to allow sales of liquor for off-site consumption at a proposed fueling station convenience market (ARCO) at 45 15th Street. This action falls under the Section 15270 Statutory Exemption according to the California Environmental Quality Act (CEQA) Guidelines. Section 15270 applies to projects which a public agency rejects or disapproves. Applicant: Pete Tobin, 3079 Marblethorpe Drive, Roseville CA 95747. Owner: Tony Mehroke, 45 15th Street, West Sacramento, CA 95691.

Seamus Laffey

Seamus Laffey, AICP, Senior Planner Planning Commission Secretary

City of West Sacramento Planning Division

If you disagree with the decision of the Planning Commission, you have a right of appeal. Only persons who participated in the review process by submitting written testimony or oral testimony at the public hearing, may appeal. Appeals are limited to those issues raised at the Planning Commission meeting. If you challenge any of the above items 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 of West Sacramento at, or prior to, the public hearing West Sac News Ledger 3-7-2025

NOTICE OF SALE OF ABANDONED COMMERCIAL PROPERTY

Notice is hereby given that under and pursuant to section 1993.07 of the California Civil Code, the property listed below is believed to be abandoned by Joe Oka and all other tenants, subtenants, and/or occupants, located at 2222 & 2226 Rice Ave. West Sacramento, Ca. 95691. Items include 33 ft. boat, truck, car motorcycle, forklift, engine lifts, miscellaneous tools, tables, shelving units, assorted boat restoration tools, office furniture. The property will be sold at public auction for Lodewyk Enterprises L.P. on March 24, 2025, at 10:00 a.m., at 2222 & 2226 Rice Ave. West Sacramento, California by Storage Auction Experts. Terms are CASH ONLY, removal at time of sale. For additional terms and information, please call Storage Auction Experts 209-667-5797, California Bond # 5860870.

West Sac News Ledger 3-7, 3-14-2025

NOTICE OF PUBLIC HEARING COURTYARD VILLAGE

NOTICE IS HEREBY GIVEN that, the West Sacramento City Council will conduct a public hearing at 7:00 p.m., or as soon thereafter as the matter can be heard, on Wednesday, March 19, 2025, at the Council Chambers at the Civic Center, 1110 West Capitol Avenue, West Sacramento, California, the City Council of the City of West Sacramento (the "City") will conduct a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), at which it will hear and consider information concerning a proposed plan of financing providing for the issuance by the California Statewide Communities Development Authority of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$10,000,000 in outstanding aggregate principal amount, to finance or refinance the acquisition, rehabilitation and development of a multifamily rental housing project located at 3429 Evergreen Circle, West Sacramento, California. The facilities are to be owned by Evergreen Circle Investors, a California Limited Partnership (the 'Borrower") or a partnership of which CFY Development, Inc. (the "Developer") or a related person to the Developer is the general partner (the "Project").

Those wishing to comment on the proposed financing or refinancing and the nature and location of the Project may either appear in person at the public hearing or submit written comments, which must be received by the City by 3:30 p.m., Wednesday, March 19, 2025. Written comments should be sent to City of West Sacramento at 1110 West Capitol Avenue, 3rd Floor, West Sacramento, California 95691 Attention: City Clerk or emailed to clerk@cityofwestsacramento.org.

West Sac News Ledger 3-7-2025

PUBLIC HEARING NOTICE

Pursuant to Government Code Section § 65867, the West Sacramento City Council will conduct a public hearing on Wednesday, March 19, 2025, at 7:00 PM or as soon thereafter as possible on the item listed below. The hearing will be held in the Council Chambers at the Civic Center, 1110 West Capitol Ave., West Sacramento. All interested persons are invited to attend the hearing and express opinions. Please note: The City does not transcribe its hearings; however, action

minutes are prepared and are publicly available once approved by the hearing body. In compliance with the Americans with Disabilities Act (ADA), if you need assistance to participate in this meeting, please contact the City Clerk, at clerk@cityofwestsacramento.org, seventy-two (72) hours prior to the meeting to allow the City to make reasonable arrangements to

assure accessibility to this meeting. PUBLIC HEARING AND CONSIDERATION OF FIRST READING OF ORDINANCE 24-9 PERTAINING TO AMENDMENTS TO TITLE 17 (ZONING) OF THE MUNICIPAL CODE TO **FACILITATE TINY HOMES ON WHEELS AS LEGAL DWELLINGS**

Description: This item is a public hearing regarding proposed amendments to Title 17 (Zoning) of the Municipal Code to accommodate Tiny Homes on Wheels (THoWs) as legal dwellings. Tiny homes are those that are typically under 399 square feet and are intended to be minimally impactful on the environment. A variant of tiny homes are those built on a chassis with wheels that can be towed from one location to another. Tiny homes on a chassis and wheels (THoWs) are legally considered vehicles regulated by the Department of Motor Vehicles (DMV). Staff is requesting that the City Council conduct the first reading of Ordinance 24-9 detailing amendments to Title 17 of the Municipal Code to accommodate tiny homes on wheels as legal dwellings. The project is considered exempt from CEQA pursuant to Section §15305 (a) Minor Alteration to Land Use Limitations because the project consists of adding a new allowable residential housing type in zones that already permit residential uses by right. This is considered a minor land use change.

West Sac News Ledger 3-7-2025

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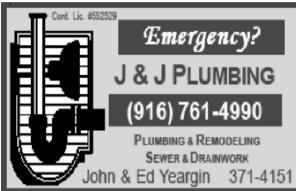
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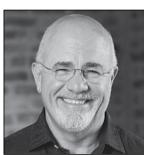
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Dave Ramsey

Dear Dave,

My wife and I are on Baby Step 4 of your plan. Recently, we were offered the opportunity to take part in a three-day, handson stock trading class. The only problem is we don't have the \$5,000 registration fee at the moment. What do you think about us temporarily taking that amount from our emergency fund, then replacing it over a few months' time? We would still have the minimum three months of expenses you recommend still there for emergencies even after taking the class.

Dear Pete,

I wouldn't waste my money on the course. And I especially wouldn't blow any of my emergency fund on something like that. Your emergency fund is for, repeat after me, emergencies only! In my mind, a short course on single stock investing

Dave Ramsey Says

A High-Risk Proposition

is about as far from an actual emergency as you can get.

Now, I don't know the exact course you're talking about, but I do know quite a bit about the concept of buying and selling stocks—or day trading—if you want to call it that. Research shows over 90% of day traders lose money over time. And I can tell you something else, too. One hundred percent think they'll never be the ones losing out. That includes people who take courses like the one you're looking at.

I've seen no data points—none—showing that on a consistent, level basis across a broad population, that people who take courses like these make money and become wealthy as a result. Buying and selling single stocks is an ultra-high risk proposition. That's why I don't buy them. I know some people who buy and sell single stocks as a very small percentage of their financial world. And when I say "very small percentage," I mean it's like a hobby they dabble in once in a blue moon, with a very small amount

But my best advice, Pete, is to stay away from this kind of thing. Someone might make a little money playing around like this from time to time, but it's nothing you should spend a lot of time on, or make a serious financial investment in. And it should never, ever be the main focus of an investing strategy.

– Dave

Dave Ramsey is an eight-time national bestselling author, personal finance expert and host of The Ramsey Show. He has appeared on Good Morning America, CBS This Morning, Today, Fox News, CNN, Fox Business and many more. Since 1992, Dave has helped people take control of their money, build wealth and enhance their lives. He also serves as CEO for Ramsev Solutions.

Tickets Now on Sale for the 2025 California Capital Airshow

Headlined by the U.S. Navy Blue Angels



The 2025 California Capital Airshow will be headlined by the world-renowned U.S. Navy Blue Angels flight demonstration squadron. Photo courtesy of the California Capital Airshow

California Capital Airshow News Release

SACRAMENTO, CA (MPG) - The 2025 California Capital Airshow, presented by Sacramento County in partnership with the City of Rancho Cordova, returns to Mather Airport on March 22 and 23.

A limited quantity of tickets are now on sale for this highly-anticipated event, which is headlined by the world-renowned U.S. Navy Blue Angels flight demonstration squadron.

Gates to the Airshow will be open from 9 a.m. to 5 p.m. on Saturday, March 22 and Sunday, March 23. Each day will feature four hours of non-stop flying performances from noon to 4 p.m. Performers include the U.S. Navy Blue Angels, U.S. Marine Corps F-35B Lightning II, U.S. Air Force F-16 Viper and C-17 Globemaster III demonstration teams, Tucker's Air Patrol, vintage World War II aircraft and

The event also offers miles of exhibits, aircraft displays and entertainment on the ground.

"With the Blue Angels headlining for the first time since 2019, this year's Airshow promises to be an unforgettable experience for aviation fans of all ages," said Darcy Brewer, executive director of the California Capital Airshow. "Our team has worked tirelessly to create an event that showcases the awe-inspiring power of flight, and we can't wait to welcome everyone for a weekend with amazing performances and family fun."

The event offers several ticket types, with a range of experiences and accommodations. General Admission tickets for the 2025 Airshow includes free parking and event admission for up to six children

(ages 15 and under). New this year is an exclusive event entrance and venue for all attendees with upgraded tickets. Guests will have access

to food trucks and upgraded restrooms

dedicated to upgraded ticket holders. The Airshow has several tiers of ticketed experiences, including the Capital Club, Flight Line Club and Mather Club, which offer a range of benefits such as shaded seating, complimentary beverages, buffet lunch and prime views of the aerial performances. Returning this year is The Hangar experience, which includes unlimited craft beer and spirits from the City of Rancho Cordova's Barrel District and wine from Starfield Vineyards.

For those seeking a more premium experience, First Class, a brand-new offering for 2025, includes exclusive access to VIP amenities, a pilot meet-and-greet, and premium food and drink options.

Tickets are now available for purchase online. With the popularity of the Blue Angels and limited availability for all ticket types, fans are encouraged to buy early. Tickets will not be sold at the event gates.

Special thanks also to California Capital Airshow sponsors: Modern Aviation, SMUD, Verizon, Keurig Dr. Pepper, Donaghy Sales, Monster Energy, Thunder Valley, UPS, Five Star Bank, Teichert, Atlas Disposal and Golden 1 Credit

For more information about tickets, pricing and packages, visit online californiacapitalairshow.com.

About California Capital Airshow

Established in 2004, the California Capital Airshow 501(c)3 plans and operates the exciting, family-friendly annual event designed to honor the Sacramento region's rich aviation heritage and veterans while using the power and magic of flight to inspire young people. California Capital Airshow gives back to the community through STEM scholarships, charitable group donations and exciting educational youth programming throughout the year. For more information, visit CaliforniaCapitalAirshow.com

CHURCH DIRECTORY

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Sasa Andelkovic, Senior Pastor

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> www.csasacramento.org revrick@csasacramento.org

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Fr. Mathew Rappu, Pastor Mass: Mon, Tues, Wed 8:30 a.m. Fri 8:30 a.m. at OLG school during school year Sat: 5:30 p.m. vigil, Sun: 9 a.m., 11 a.m.

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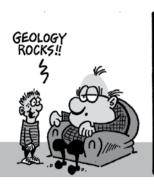


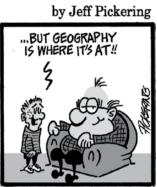


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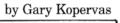
HENRY BOLTINOFF



SALE



Out on a Limb





LOOK, OUR BOOKINGS ARE WAY DOWN, THE CROWDS AREN'T WHAT THEY USED TO BE, I'M SICK OF THE ROAD AND HOTELS. I WANT TO MEET A GIRL, SETTLE DOWN, MAYBE STARTA FAMILY OF MY OWN ... CINON, DANNY, YOU'RE NOT GOING TO MAKE ME SAY IT, ARE YOU?!!!

KAREA/AS





Find at least six differences in details between panels.

longer. 4. Item in display case is different. 5. Lapel is missing. Differences: 1. Purse is smaller, 2. Tie is missing, 3. Hair is













"This is in case you take his side!"

Just Like Cats & Dogs by Dave T. Phipps I GET IT. YOU SAID TO DO THE LAUNDRY WHILE YOU WERE AWAY, BUT TO BE FAIR, I



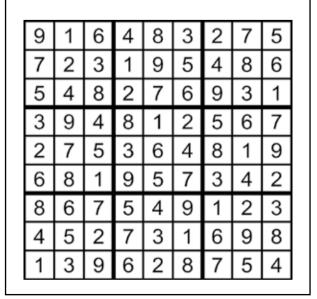


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ACROSS

1. Giant Himalayan 5. *M in MAC

8. Bathtub libation 11. Joie de vivre

13. East side of Jersey

15. Tucked in

16. Diva's solo 17. Length of a forearm

18. *____ Sunday 20. Osiris' wife 21. Freshwater fish

22. Stir fry pan 23. Victorian era overcoat

26. Smallest 30. *Like attending band at the NCAA

Tournament 31. Kaa of "The Jungle

Book" 34. Great Lake

35. Prep mushrooms for steak, e.g. 37. Cooking fat

38. Bible song

39. Second to last word in some fairytales

40. False 42. Dip oreo into milk,

e.g. 43. Tiresome

45. Hoariest

47. NBC's sketch comedv show

48. Misrepresent 50. South American

monkey 52. *2025 NCAA Championship game venue 56. Renaissance fiddle __ and to

hold"

59. Founding Father Thomas _ 60. Damien's prediction

61. Reunion group 62. Bancroft to Hoffman

in "The Graduate" 63. Agreement word

64. Ages and ages DOWN

1. Nay opposers

2. River in Bohemia 3. 1.3 ounces, in Asia

4. Owes money (2 words) 5. Angelina Jolie's 2024

singing role 6. "Kick the bucket," e.g.

7. *____ Smith, coach of 2 champs and 11 Final Four

teams 8. Mongolian desert

9. Fleur-de-lis

10. *Cut down at end of last game

12. Like rheumy eves 13. Descendant

14. *2024 winners

19. Thin pancake 22. *____ and move on 23. *Cinderella's victory

24. Furlough

25. Spew, past tense

26. Cough syrup balsam 27. Use other end of

28. Farm structures 29. Dangle a carrot

32. * _-up or evenly matched game

33. Step on it 36. *2024 Most Outstanding Player Newton 38. Paralyzing disease,



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for short 40. Afghan monetary unit 41. Neolithic tomb 44. "Riunite that's nice' 46. Figure out

48. Scapegoat's due 49. Roof overhang 50. Salty drop 51. Avian wader 52. Sailor call

53. Capital of Norway 54. Statistics calculation 55. Sea eagles 56. Dashboard acronym

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Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9

10 · MARCH 7, 2025 West Sacramento News Ledger

Community Grants to Area Non-Profits

Dignity Health News Release

SACRAMENTO, CA (MPG) - Dignity Health announced on Feb. 27 that it has awarded \$1,017,000 in grants to nonprofit organizations across the Greater Sacramento Region. The grants, part of the CommonSpirit Health Community Health Improvement Grants program, are dedicated to improving the health and well-being of vulnerable and underserved populations.

"Dignity Health is committed to improving the health of our community beyond our hospital and clinic walls," said Dr. Tina Johnson, Dignity Health Sacramento Market President. "These grants are a reflection of our work toward a healthier future for all, and support the great work being done by our community nonprofits to bring critical programs and services into the Sacramento Region. It is helping ensure individuals and families are able to access the services they need."

The grant program helps to improve community health and health equity, and enhance local service systems, via restricted charitable contributions for defined projects. Collaborating 501(c)3 non-profit organizations applied to receive grant funds to address significant issues identified in the hospital's/hospitals' community health needs assessment/s. These can include improving behavioral health, homelessness, substance abuse services, food insecurity, basic needs such as housing, jobs and food, and more.

The following organizations received grants to support program activities between March 2025 and February 2026:

ACCTelephone Reassurance & Companionship Services program meets a growing demand to reduce isolation, promotes physical activity, improves access to health and social services, and increases social interactions in the older Asian American/Pacific Islander adult community. ACC will recruit and train volunteers for this project and two existing programs for vulnerable seniors: Senior Escort and Friendly Visitor. These three programs will provide companionship and socialization for seniors of diverse ability-levels. Trained volunteers are used to interact with community members to improve health literacy and reduce anxiety and depression in family caregivers.

The lead organization for the program is the Asian Community Center of Sacramento Valley Inc., dba ACC Senior Services. Collaborators include Meals on Wheels, Society for the Blind, Agency on Aging Area 4 and Resources for Independent Living. The grant award is for \$78,500.

The Bridging House for Women and Children Experiencing Homelessness Due to Domestic Violence, Sexual Assault, and Human Trafficking organization will also be receiving a grant to support program activities. **Bridging Initiatives International** will assist families and individuals experiencing homelessness due to domestic violence, sexual assault, and human trafficking. They plan to support them with shelter for a 3-6 month period, while facilitating their transition to rental assistance through the BII housing program. Additional services include motel voucher services, and referrals to the continuum of care network. The lead organization is Bridging Initiatives International (BII) and their collaborators are Sacramento Steps Forward, Carmichael HART and Mercy Holistic Ministry. The total grant award is \$100,000.

The Foster Youth Success program partners with Interns to Pros and Hearts & Hands Counseling to provide comprehensive support to former foster youth, focusing on college success, career readiness, emotional well-being, and life skills. This initiative strives to guide successful transitions from college to impactful lives. Mentorship, counseling, career pathways, and workshops, aiming to enhance personal and professional success are offered to the students. An incentivized scholarship process covering housing,



Dignity Health announced on Feb. 27 that it has awarded \$1,017,000 in grants to nonprofit organizations across the Greater Sacramento Region.

Photo Courtesy by Dignity Health

tuition, and food eliminates the basic need barriers for foster youth students to succeed in college. The organization leading the effort is Fostering Success & Significance along with their collaborators that include Interns 2 Pros (I2P) and Hearts & Hands Counseling. The grant award is \$43,000.

Cut to the Chase is a program for Black men and women to meet up to discuss the daily challenges and issues they face to improve their mental health in Del Paso Heights and Oak Park. To eliminate the stigma around seeking mental-emotional support in the Black community, , this program 1 provides therapy in spaces in the barbershops and beauty salons that Black men and women already comfortably frequent throughout our community. This program is expanding with partnering organizations to include Medical Moments: a segment in each group therapy session to include health education. The lead organization is Greater Sacramento Urban League and their collaborators are Capitol City Black Nurses Association and Heart of the Matter Counseling. The total grant award is \$100,000.

The Young Adults Lift and Youth Activities Programs will provide basic needs, transition support and positive development for vulnerable and at-risk youth/young adults. Targeted youth from economically disadvantaged communities will be provided opportunities to participate in youth sports, camps, and STEM programs for positive development. etc., and Young adults transitioning back into the community from the Sacramento County Probation's Youth Detention Facility will be assisted with immediate needs and insecurities, including provision of monthly groceries and clothing, while offering a structured curriculum of financial literacy workshops, goal development, and career planning. The organization leading this program is HERB Nonprofit along with their collaborators that include the Sacramento County Probation's Youth Detention Juvenile Justice Chaplaincy, Turning Point Community Programs (TPCP) and Safe Credit Union. The grant

award is \$100,000. The Folsom Lake College MESA Program at Folsom Lake College will offer a robust Mathematics Engineering Science Achievement (MESA) program. MESA is dedicated to supporting women, low-income individuals, and people of color by providing tailored academic resources, mentorship, and opportunities to excel in STEM fields with a focus on diversifying the Allied Health Field. By providing comprehensive academic support, professional development opportunities, and a nurturing community, they aim to empower students to achieve their full potential. The lead organization is Los Rios Colleges Foundation and their collaborators that include CSU Sacramento/Black Honors College, El Dorado County Office of Education and Folsom Cordova Unified School District. Total grant award is \$100,000.

Unified School District. Total grant award is \$100,000.

The Mercy Holistic Showers for the Homeless project provides mobile on-site showers to the homeless population in different locations throughout Sacramento. The program also addresses the

health, and well-being of the unhoused by providing hygiene kits, haircuts, clean undergarments, food, jobs, counseling, and housing voucher leads. The lead organization is Mercy Holistic Ministries, and their collaborators are Town and Country Lutheran Church, Mt. Calvary Baptist Church, Faith Presbyterian Church and Harvest Missionary Church. The grant award is \$75,000.

The North Sacramento HART project involves a weekly respite, warm breakfast ,clothing giveaway, personal hygiene bags, and To Go lunches. North Sacramento HART has also partnered with Sacramento County Department of Health to provide free vaccinations for the unhoused. The project will allow expansion to longer hours and additional dates of operation as well as, providing more resources to gain access to human needs and care.

The lead Organization is North Sacramento HART and their collaborators are Mount Calvary Missionary Baptist Church and Sacramento Alumnae Chapter of Delta Sigma Theta Sorority, Inc. The grant award is \$20,000.

The Skate Nights Youth Development Program is a collaboration between Project Lifelong, the San Juan Unified School District, and Sierra Club's Inspiring Connections Outdoors, to address social isolation among youth. The Skate Nights program is a pop-up skateboarding park created on middle school campuses to integrate Social Emotional Learning (SEL) to develop life skills and foster a sense of belonging. This program positively impacts the mental and physical health of students by utilizing a Youth Advocate and LCSW within San Juan Unified School District to connect with participants in cases where mental health services may be needed. The lead organization is Project Lifelong, and their collaborators include Sacramento Inspiring Connections Outdoors and Edison Language Institute – SJUSD. The grant award is \$33,902.

The Safer Alternatives through Networking & Education project will address the need for two services among people experiencing homelessness and substance use disorder in Sacramento County: wound-care and education for soft tissue infections from IV injection, and access to medications for opiate use disorder. The project will provide wound care clinics and distribute wound care kits to unhoused persons through targeted outreach. Collaborating organizations will participate in training/sharing sessions, develop new health education materials to distribute to participants. Three medical providers from Sacramento Street Medicine will be trained to treat patients with limited access to health care and drug treatment with medications for opioid use disorder (MOUD). The organization leading the

project is Safer Alternatives through Networking & Education (SANE) along with collaborators Sacramento Street Medicine and Joan Viteri Memorial Clinic. The grant award is \$100,000. Basic Needs, Family Services,

and Behavioral Health/SUD Services, for Unhoused Women & Children is a project will address the basic needs of unhoused women and children in the Greater Sacramento area and improve social determinants of health by

assisting them in developing the

necessary skills to obtain stable housing, economic security, and overall well-being. For up to 12 months each, this project will provide unhoused women and children with housing, meals, childcare, employment training, psycho/social education, transportation, housing navigation, and family services. Family services encompass children's case management, and ensuring children receive assessments and treatment/referrals for appropriate intervention. Adult clients will receive mental health and substance use treatment services.

The lead organization is Saint John's Program for Real Change with their collaborators that include Highland Community Charter and Technical Schools, and UC Davis Health REACH Families Project. The grant award is \$50,098.

Adjustment to Blindness Mental Health Project provides individual and group counseling for clients who are blind or have low vision to help them adjust to this life-altering experience. Low vision has led to isolation, depression and dependence on alcohol and drugs. Older adults with cognitive problems have experienced medical emergencies. Counseling can provide resources that address their mental health issues and increase their ability to once again thrive. This project will provide a safe, supportive space to grieve their vision loss and rebuild their mental health and self-confidence. Counseling services are offered remotely and in-person in multiple languages. The lead organization is Society for the Blind, and their collaborators are H.O.P.E. Counseling and WEAVE. The grant award is \$80,000.

The Ukrainian American House project will address critical gaps in health access and mental health services for low-income, non-English speaking Slavic immigrants and Ukrainian refugees in Sacramento County. It will provide culturally competent mental health support, health services, education resources, and referrals to licensed counselors. The project will assist with navigating the complicated healthcare system and assist with Medi-Cal enrollment, Cal-Fresh and Cal-Works for active clients. Through these efforts, the project seeks to enhance the well-being and integration for immigrants and refugees.

The lead organization is Ukrainian American House, and their Collaborators are Parasolka and Community Connection Center. The grant award is \$50,000.

The Wind Youth Services Community Health Partnership aims to enhance access to supportive services for highly vulnerable homeless youth, aged 12-24, in Sacramento County. Along with One Community Health and Juma Ventures, the project seeks to increase youth awareness and access to essential services and distribute information to transitional-age youth. This includes connections to housing and homelessness services, medical care, and employment support.

The lead organization is Wind

The lead organization is Wind Youth Services and collaborators include One Community Health and Juma Ventures. The grant award is \$86,500

and Juma Ventures. The grant award is \$86,500.

In Yolo County, \$123,500 in community grants have been awarded to three community

projects:

The Resilient Futures Fund aims to remove financial barriers to success by partnering with agencies who represent and/or provide services to justice impacted clients. This project will provide support to unique justice-involved individuals by removing barriers such as housing, transportation, food, clothing, hygiene, basic necessities and medical supplies. The lead organization is Yolo County Public Defender CARES and their collaborators are Yolo County Public Defender's Office, Yolo County Probation and Yolo County Health & Human Services Agency -Forensic Team. The grant award

is \$25,866. The Employment Support for Parents (ESP) Program at Yolo Crisis Nursery offers comprehensive assistance to help low-income parents secure employment. Through this program, parents receive support by working directly with a dedicated case manager to receive one-on-one case management, assistance with job applications, and housing navigation. This initiative also includes free childcare during job interviews and related activities. It will also cover costs as needed for interview transportation and appropriate work attire. Collaborators will also provide client referrals, host weekly office hours/drop-in sessions, and other specialized training, ensuring a holistic approach to support clients' employment and stability goals. The lead organization is Yolo Crisis Nursery Inc. and collaborators include RISE and YoloWorks. The grant award

Yolo Food Bank with Yolo County Children's Alliance (YCCA) and Rural Innovations in Social Economics (RISE) in partnership aims to provide free culturally appropriate food boxes monthly to Yolo County families in need. In direct response to data that almost forty percent of households with children are experiencing food insecurity YFB will provide a combination of fresh produce and shelf stable goods to families with young children ages 0-5 that are food insecure. A Nutrition Intern will be hired to provide families with supplemental bilingual nutrition education materials such as menu plans and recipe cards. The Nutrition Intern will also participate in home visits and will lead nutrition education workshops.

is \$37,634.

The lead organization is Yolo Food Bank (YFB) and their collaborators are Yolo County Children's Alliance (YCCA) and Rural Innovations in Social Economics. The grant award is \$60,000.

Dignity Health is a multistate nonprofit network of 10,000 physicians, more than 60,000 employees, 41 acute care hospitals, and 400-plus care-centers, including community hospitals, urgent care, surgery and imaging centers, home health, and primary care clinics in Arizona, California, and Nevada. Dignity Health is dedicated to providing compassionate, high-quality, and affordable patient-centered care with special attention to the poor and underserved. Dignity Health is a part of CommonSpirit Health, a nonprofit health system committed to advancing health for all people and dedicated to serving the common good. For more information, please visit our website at

DignityHealth.org.