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# Citrus Heights Messenger

VOLUME 15 • ISSUE 18 *Serving the City of Citrus Heights & Sacramento County* MAY 2, 2025

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## 'Chip In' Event Celebrates Earth Day



Jessica Brown, her two daughters and son, all Citrus Heights residents, helped plant a new live oak tree.

**Story and photo  
by Thomas J. Sullivan**

**CITRUS HEIGHTS, CA (MPG)** - The city of Citrus Heights celebrated Earth Day from 8:30 a.m. to 12:30 p.m. April 22 with a special volunteer "Chip-In" event that revitalized bark and general landscaping outside the Citrus Heights Police Department headquarters at 6315 Fountain Square Drive.

When the project was completed, some 80 yards of new bark were refreshed and a new tree was planted.

"The new bark helps with moisture retention and weed suppression in the landscaping around the Citrus Heights Police Department grounds," said Armando Velasquez in the city's construction and maintenance department. Velasquez provided a general safety brief before the project began.

Volunteers later enjoyed a free pizza

lunch when their work was done.

Velasquez welcomed around 40 volunteers, including store managers from Sprouts Farmers Market locations across the Sacramento region, as well as members of the Church of Jesus Christ of Latter-Day Saints and the Heights Church.

Many had registered for the Earth Day event through the city's online volunteer hub which networks volunteers with opportunities to serve their community, Velasquez said.

The parking lot was soon a buzz of activity as volunteers who had donned yellow safety vests and work gloves quickly got to work.

The operator of a large, wheeled yellow excavator, provided by West Coast Arborists, filled and then dumped hefty buckets of bark in multiple parking area locations just ahead of the waiting volunteers.

Shovelers filled empty wheelbarrows full of bark, which were

then deployed throughout the Citrus Heights Police Department parking area.

In mid-morning, following a short rest break, volunteers watched as Jessica Brown, her two daughters and son, all Citrus Heights residents, helped plant a new live oak tree. The Browns each took turns to add soil and compost with their shovels before the new bark was added.

"I'm sure they (her children) will remember this very special day," Brown said.

Volunteers then added new bark to the landscaping beds that face Fountain Square Drive.

"I'm so thankful for all our sponsors and volunteers who turned out to help today," said Velasquez.

Event sponsors for the "Chip In" Earth Day event included Advance America, Sprouts Farmers Market, West Coast Arborists and Republic Services. ★

## Mental Health Rehabilitation Center Lease Approved

**Sacramento County  
News Release**

**SACRAMENTO, CA (MPG)** - On April 22, the Sacramento County Board of Supervisors approved a significant step forward in the creation of a new Mental Health Rehabilitation Center for adults.

The board authorized the execution of a 30-year lease agreement and sub-lease with WellSpace Health for a new facility at 6790 Stockton Blvd., Sacramento. The lease will run from Jan. 1, 2027, through Dec. 31, 2056.

This proposed facility, approximately 24,700 square feet in size, is expected to be completed by Dec. 31, 2026. It will feature a 32-bed, 24-hour residential program designed for individuals 18 years or older living with mental disorders.

The program will provide intensive support and rehabilitative services to help residents develop skills to become self-sufficient, with the hope of increasing levels of independence and developing skills to reintegrate back into society.

WellSpace Health, the nonprofit organization partnering with the county, will manage the facility, ensuring that it provides the highest level of care for those in need. The lease agreement also ensures the county's first right of refusal on available beds, allowing for the county to place individuals in need of care directly into the facility.

The \$23.57 million needed for the construction of the Mental Health Rehabilitation Center will come from Round three of the State of California's Behavioral Health Continuum Infrastructure Program grant. In addition, the county will provide a required grant match of \$1.98 million, which will come from Sacramento County's Patient Care Revenue, along with up to \$1.5 million in possible cost overrun funding.

The new facility is an essential part of the county's commitment to improving mental health services and addressing the growing need for mental health care across the region. By providing a stable and supportive living environment for individuals in recovery, Sacramento County is helping to break down barriers to mental health treatment and support.

For more information, visit [dhs.sacounty.gov/BHS/Pages/BHS-Home.aspx](https://dhs.sacounty.gov/BHS/Pages/BHS-Home.aspx). ★

## My San Juan Story

*Mesa Verde Alum Returns to Lead Theater Program*

**San Juan Unified  
School District  
News Release**

**SACRAMENTO REGION, CA (MPG)** - For Sean Melby, teaching theater at Mesa Verde High School isn't just a job; it's a full-circle moment.

A 2010 graduate of Mesa Verde, Melby credits the school's theater program for changing his life. Now, as the Career Technical Education (CTE) theater pathway instructor, he is paying it forward by inspiring the next generation of performers and creatives.

"The previous theater teacher (Deni Scofield) kind of changed the trajectory of my life in a huge way. And so, when I became a teacher, a lot of it was because of the work that she put into me and the confidence I gained in Mesa Verde's



Sean Melby, a 2010 graduate of Mesa Verde, credits the school's theater program for changing his life. Photos courtesy of San Juan Unified School District

theater program."

When Scofield announced her retirement, she reached out to Melby asking if he wanted to take over the program.

"It is an absolute

blessing to have this job. It's like my dream job," he said. "And every day, I get to come in here and be creative and teach kids to take their creativity and make it into art."

Melby brings boundless energy and creativity to his students, ensuring that every day in his classroom is exciting and unpredictable.

*Continued on page 3*

**[www.CitrusHeightsMessenger.com](http://www.CitrusHeightsMessenger.com)**



# Conrad Drops Plan to Buy Additional Sunrise Mall Acreage

Story and photo  
by Thomas J. Sullivan

**CITRUS HEIGHTS, CA (MPG)** - Sacramento real estate investor Ethan Conrad, CEO of Ethan Conrad Properties, has dropped his plans to buy an additional 50 acres of the Sunrise Mall.

His decision followed a four-and-a-half-hour Citrus Heights City Council meeting on April 23 in which the council voted unanimously against his proposed “Sunrise Tomorrow Evolution” plan to revitalize the property.

The 50 acres which Conrad had planned to buy from the Namdar Realty Group, owners of Sunrise Mall, included the actual mall building, enclosed store spaces and two recently-closed former Macy’s stores.

“I can almost guarantee we’re going to have a vacant property there that belongs to Namdar that doesn’t care like I do. I do care, I live here and I want to make things successful,” Conrad told the council.

Meghan Huber, the city’s Economic Development and Community Engagement director said, “The Namdar Realty Group has not provided any update or submitted proposals regarding potential development projects within the Sunrise Tomorrow Specific Plan area since the closure of Macy’s.”

During his presentation, Conrad said, “It is certainly unfortunate that the current (Citrus Heights Sunrise Tomorrow) Specific Plan, although it may look attractive, is not designed to provide the needed components for it to be a successful project. In particular, with the current specific plan showing all the buildings are demolished and the new buildings are built, it is not only wasteful, it’s cost prohibitive and it’s simply not needed in order for the project to be attractive as well as successful.”

Conrad continues to redevelop the 25 acres he already owns at the southern end of the mall, a piece that includes the closed Sears



Here is the front of the former Sears from Sunrise Boulevard.

store building and several acres of parking.

Construction of an electrical vehicle charging station has begun and Sunrise Montessori is planning to occupy an existing vacant building, located adjacent to the former Sears building. The center will provide daycare, preschool, kindergarten and child development classes for students ages 2 to 12, according to city documents.

The Citrus Heights City Council chambers were filled to standing room only as members deliberated the future of Sunrise Mall. Discussion continued past 10:30 p.m. April 23 as Conrad rebutted feedback from council and offered to request only The Home Depot and In N Out Burger as a compromise.

The Home Depot was proposed to be located on the southeast corner of the mall and an In-N-Out Burger along Sunrise Boulevard, near the mall’s southwest corner. Those specific uses are not allowed under the city’s Sunrise Tomorrow plan as it is currently adopted, according to Community Development director Casey Kempenaar.

Councilmembers and community speakers generally agreed that Conrad’s revised proposal clashed with key elements of the city’s original vision for the site: a walkable, mixed-use community

focused on housing, entertainment and a pedestrian-friendly design.

Many community members, including residents who live near the mall, multiple former City Council members, the Citrus Heights Chamber of Commerce executive director, and representatives from the Sacramento County Board of Education and Sacramento Area Council of Governments, encouraged the council to “keep the faith” and adhere to the original specific plan’s vision.

“We are not interested in amending the specific plan at this time,” Mayor Jayna Karpinski-Costa said before adjourning the council meeting.

Representatives from The Home Depot and In-N-Out spoke in support of Conrad’s proposal, emphasizing their interest in being part of the project but offered few specifics.

“Market demand dictates redevelopment,” said Conrad. “Home Depot is the catalyst. Most other tenants won’t commit without them.”

Sunrise Tomorrow, a city-driven plan which was adopted in 2011, would redevelop Sunrise Mall into a property with a mix of uses, including a central “main street” retail area, more housing, a hotel, coworking space and open space.

In creating the Sunrise

Tomorrow Specific Plan, Kempenaar said, the community strongly supported the inclusion of a central gathering space, a mix of retail, dining and entertainment options, diverse employment opportunities, housing and green space. The plan also included flexible office space options.

Sunrise Mall is located at the high-traffic intersection of Sunrise Boulevard and Greenback Lane.

The proposal submitted by Conrad Properties, as presented, does not align with that vision, Kempenaar said.

Several council members emphasized the city’s past collaboration with Conrad, including approval of the Sunrise Montessori preschool and an electric vehicle charging station.

Mayor Karpinski-Costa praised the specific plan and encouraged Conrad to review it thoroughly. Karpinski-Costa, along with other councilmembers, noted her support for the proposed businesses but suggested they be located elsewhere.

Conrad said he had no problem with the plan but he didn’t believe a developer would emerge to carry it out before the mall degraded further.

Conrad was further advised by members of the Citrus Heights Council to take in the comments and feedback received from the

community at the meeting before moving forward with a formal application at a later date.

“For you, this is another property in your portfolio,” Councilmember Porsche Middleton said to Conrad during the meeting. “This is a once-in-a-generation opportunity for us.”

In an email statement sent by the city to the newspaper, Mayor Karpinski-Costa said the council and the community continue to stand behind Sunrise Tomorrow.

“We truly believe this plan represents the best path forward for future generations in Citrus Heights,” Karpinski-Costa said. “As we move ahead, we welcome property owners who share in this vision and are ready to help bring it to life. We encourage any future amendment requests to stay true to the goals and spirit of the plan.”

City officials say they are committed to continue working with all mall property owners on reinvestment that brings Sunrise Mall toward the plan vision.

Toward the meeting’s conclusions, council members told Conrad they were unlikely to support the amendment and that he should look at implementing the existing plan instead, either by himself or with a partner.

“This not working with us is the problem,” said Councilmember Tim Schaefer. “We are the visionaries here.”

Huber said that the city “remains committed to working with all property owners to encourage reinvestment that aligns with the adopted vision for a vibrant, mixed-use destination at the Sunrise Mall site. There has been consistent communication from the city with the Namdar Group focused on site security, property maintenance and resolving code-enforcement matters. Both the council and community members clearly reaffirmed their commitment to the adopted vision of the Sunrise Tomorrow Specific Plan, a walkable, mixed-use regional destination.” ★

# Sacramento Zoo Welcomes Two Clouded Leopards

Sacramento Zoo  
News Release

**SACRAMENTO, CA (MPG)** - The Sacramento Zoo announced the arrival of two clouded leopards, Serai and Rajasi. The pair is settling in and can be spotted in their new habitat next to the capybaras at the Big Cat Row exhibit. In the next few weeks, they will alternate time in their habitat, getting some solo time to learn the new space.

The pair is settling in and can be spotted in their new habitat next to the capybaras at the Big Cat Row exhibit. In the next few weeks, they will alternate time in their habitat, getting some solo time to learn the new space.

Clouded leopards cannot roar like a large cat but they can make a “purr” sound, similar to (but not exactly like) a small cat. They have the longest tail and longest canine teeth in relation to their body size of any cat species. They have special ankle bones that allow them to rotate their ankles backward, allowing them to climb headfirst down a tree and even hang on upside down to the underside of a branch.

Globally, populations are declining, mostly due to habitat loss. Unfortunately, clouded leopards are also still hunted and



The Sacramento Zoo announces the arrival of two clouded leopards, Serai and Rajasi. The pair is settling in and can be spotted in their new habitat next to the capybaras at the Big Cat Row exhibit. Photo courtesy of Sacramento Zoo



The Sacramento Zoo partners with the Clouded Leopard Working Group to provide funding for their important conservation work. Photo courtesy of Sacramento Zoo

killed for their unique pelts and they are occasionally killed when caught in snares.

The Sacramento Zoo partners with the Clouded Leopard Working Group to provide funding for their important conservation work. Conservation efforts for the clouded leopard are focused on education for the human communities that live in their region, providing resources that allow humans to coexist with these cats and protecting the habitat of the clouded leopard so that it cannot be destroyed.

The Sacramento Zoo is home to more than 300 native, rare and endangered animals and is one of more than 200 accredited institutions of the Association of Zoos and Aquariums. The zoo inspires conservation awareness and action through exceptional animal care, education and recreation, and it welcomes an average of 500,000 visitors a year.

The zoo is at 3930 West Land Park Drive, Sacramento. For more information, go online to [saczoo.org](http://saczoo.org), email [info@saczoo.org](mailto:info@saczoo.org) or call 916-808-5888. ★

# Sacramento Leads with Automated Bike Lane Enforcement Technology

Sacramento Regional  
Transit News Release

**SACRAMENTO, CA (MPG)** - The City of Sacramento and Sacramento Regional Transit (SacRT) are partnering to launch automated bike lane enforcement, making Sacramento the first city in California and in the United States to enforce bike lanes using technology installed on transit buses.

This initiative expands upon SacRT’s automated bus stop enforcement program, which currently equips 100 SacRT buses with camera systems to identify and report vehicles illegally parked along bus stops. Now, that same technology will also target illegal parking in bike lanes, a move by the City of Sacramento to protect vulnerable road users and improve roadway safety citywide.

When vehicles park illegally in bike lanes, cyclists are forced into traffic, putting them at greater risk of serious injury or worse. By keeping bike lanes clear, this program enhances safety and predictability for everyone on the road, whether they are walking, biking, driving or riding transit.

One-hundred SacRT buses are equipped with front-facing cameras powered by machine learning and artificial intelligence (AI) from Hayden AI. These cameras detect and record instances of illegal parking in Sacramento bus stops and bike lanes. When a violation occurs, the system captures a short video and a photo of the vehicle’s license plate, and the exact time and location of the incident. This information is then sent to the City of Sacramento for review and violation processing.



When vehicles park illegally in bike lanes, cyclists are forced into traffic, putting them at greater risk of serious injury or worse. Image by Mircea Iancu from Pixabay

As of April 14, drivers illegally parked in Sacramento bike lanes receive warning notices in the mail. Violations with an accompanying fine will be

issued, starting June 13.

This program is made possible by Assembly Bill 361 (AB 361), which authorizes California cities to use forward-facing cameras for enforcing parking violations in bike lanes and transit zones, a vital legislative step toward making streets safer for everyone.

“We’re proud to be the first city in the country to use this technology to help keep our bike lanes clear,” said Staci Hovermale, parking services manager for the City of Sacramento. “This tool helps us enforce existing parking rules more effectively, improving safety for cyclists and ensuring everyone shares the road responsibly.”

Said SacRT General Manager/Chief Executive Officer Henry Li, “Keeping bike lanes clear is an important part of making

Sacramento a place where everyone can thrive. This program will help improve safety and travel times for everyone on Sacramento roads, no matter how you travel around.”

California-based Hayden AI is providing the automated bus stop and bike lane enforcement camera systems for SacRT buses and Duncan Solutions is providing the violation processing software. All evidence packages of parking violations detected by the camera systems are reviewed and ultimately approved or rejected by City of Sacramento parking enforcement officers.

“We’re honored to support Sacramento in leading the way for bike lane safety,” said Lisa Schule, executive chairwoman of Hayden AI. “Using AI technology to protect bike lanes is a transformative shift for urban mobility and safety.” ★



# Recognizing Importance of Volunteers, Building Safety, Fair Housing



The Citrus Heights City Council honors local volunteers with a proclamation recognizing National Volunteer Week. Photo courtesy of the City of Citrus Heights.

By Shaunna Boyd

**CITRUS HEIGHTS, CA (MPG)** - The Citrus Heights City Council issued three proclamations at its April 23 meeting to raise awareness about volunteers, building safety and fair housing.

The council recognized April 20 to April 26 as National Volunteer Week and Councilmember Kelsey Nelson read the proclamation acknowledging the “invaluable contributions of volunteers who enhance the vibrancy and vitality of our community.”

Local volunteers provide countless hours of service each year, helping at City Hall, the Community Center, Police Department and community events.

“The spirit of volunteerism is a cornerstone of our city’s resilience, prosperity and sense of unity,” Nelson read.

Local volunteer Michael Lagomarsino accepted the proclamation and said there are so many active volunteers throughout the community: “All of them should stand proud today.”

Marisa Brown, City of Citrus Heights communication officer, thanked the volunteers for the incredible work they do in the community.

“You make our city a better place, and for that, we are extremely grateful,” Brown said.

She encouraged residents to check out the Volunteer Hub on the city’s website at [www.CitrusHeightsVolunteers.net](http://www.CitrusHeightsVolunteers.net) to see all the many opportunities to give back locally.

Councilmember Tim Schaefer said that the volunteer engagement level in Citrus Heights creates a true sense of connection within the city.

“There’s so much out there. There’s a lot to do,” said local volunteer Elise Spleiss, encouraging others to become involved.

Vice-Mayor MariJane Lopez-Taff thanked the volunteers for investing their time in the community.

“Citrus Heights is better for it, because of your work here,” said Lopez-Taff.

Councilmember Porsche Middleton said, “Thank you for being the beacon of light and good and kindness in our city.”

The council recognized May as National Building Safety Month and Councilmember Schaefer read the proclamation, stating that the city’s growth and strength depends on the safety of the homes, buildings and infrastructure. That safety is achieved through the efforts of building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry.

Schaefer pointed to the critical role of

building codes and those who enforce them, ensuring that buildings can keep citizens safe during fires, floods, storms and earthquakes.

Shara Hudock, development services technician with the Building Department, introduced her daughter, Sienna, who is representing the department as junior building safety inspector.

Chief Building Official Joseph Cuffe thanked the council for recognizing the importance of building safety. Cuffe encouraged residents to visit the city’s website for information about public events and activities in May to celebrate Building Safety Month.

The council recognized April as Fair Housing Month, in recognition of the 57th anniversary of the enactment of the federal Fair Housing Act of 1968, which prohibits discrimination in the sale, rental or financing of housing.

“As we observe Fair Housing Month, we reflect on the importance of affirming civil rights and standing against bigotry and discrimination within our communities, our state and our nation,” read Councilmember Middleton. “Citrus Heights affirms that all individuals have the right to choose where they live, free from discrimination, and supports state and federal protections that ensure dignity, safety and equal opportunity in housing.”

The city supports ongoing efforts to ensure fair housing and recognized the important work of Project Sentinel, which provides education to homeowners, landlords, property managers, tenants and homebuyers about their rights and responsibilities. Project Sentinel also investigates complaints of housing discrimination throughout the Sacramento region.

Middleton said that Citrus Heights is dedicated to “furthering fair housing through its policies and practices while working to identify and eliminate barriers to housing choice.” She said the proclamation confirms the city’s “commitment to ensuring equal access to housing for every member of our community.”

Project Sentinel Fair Housing coordinator Akilah Williams accepted the proclamation and said, “Right now, here in our nation, we are facing threats to our fair housing rights. And so, it is very important that here in Sacramento County but especially here in Citrus Heights, that we report the things that we see that are not right.”

Williams said it is critical that residents are aware of their rights to fair housing and she thanked the council for its ongoing support.

The next regular Citrus Heights City Council meeting is scheduled for 6 p.m. May 14 at City Hall, 6360 Fountain Square Drive. ★

# My San Juan Story

Continued from page 1

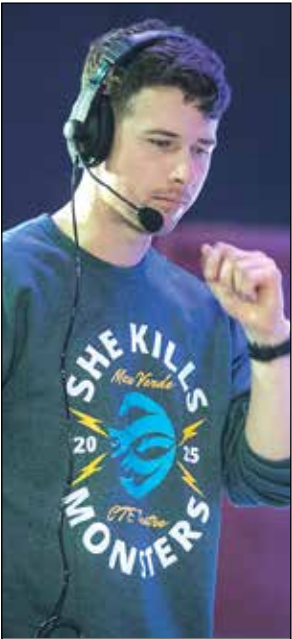
“I get to show up to work and say, ‘Today we’re writing monologues about famous dead serial killers and tomorrow we’re going to be designing sound for a scene that could be a zombie apocalypse, or it could be a bunch of clowns attacking a college. It’s your call,’” he said. “I get the opportunity to just be creative myself and see that creativity reflected in students.”

For students like senior Valery Nieto Correa, Melby’s presence has been transformative.

“We weren’t expecting someone as lively,” she said. “And he came in and just, the room lit up. It was honestly magical to see how he came in, and you would see a group of people that didn’t want to participate, and you would see them go up there, comfortable and ready to go.”

Melby strives to make his classroom a welcoming space where every student feels valued.

“Something that really shocked me since taking on this job at this school is I’ve had students who take beginning drama,



Melby brings boundless energy and creativity to his students, ensuring that every day in his classroom is exciting and unpredictable.

and they recognize it’s not for them,” he said. “But the number of times that a student has come up to me and given me a letter or just said to my face, ‘Mr. Melby, because of you and because of this class, I have started talking to people. I have stopped hiding on my phone during my other classes. I have actually made friends; it makes it all feel so much worth it.’”

Senior Adam Neely, who transferred to Mesa Verde in his junior year, said the theater program helped him regain his passion for performing.

“When I transferred here, I found the program and Mr. Melby, and he really welcomed me with open arms,” he said. “And it really my enjoyment of theater, and I discovered it’s really something I want to do for the rest of my life.”

While not every student will pursue a career in theater, Melby believes the skills they develop are invaluable.

“A lot of students say, ‘Theater, why? I don’t want to be a professional actor,’” he said. “I always think it’s so important to remind kids that theater is not something that has to make you money. It can be your hobby. It can be your art form. It can be your form of expression. And that is still so cool.”

Through his leadership, the Mesa Verde theater program continues to grow, giving students a creative outlet and a sense of belonging, just as it did for Melby more than a decade ago. ★



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## Civic Leadership in Action: Resident Empowerment Through Neighborhood Groups, REACH and City Boards

By Patsy McGavock JustServe.org

**CITRUS HEIGHTS, CA (MPG)** - When residents banded together 28 years ago to form a city in Citrus Heights, they embedded something powerful into the city’s identity, not just built by residents’ engagement, resident empowerment is built in.

Through official appointments to city boards and commissions, and local engagement via the Residents’ Empowerment Association of Citrus Heights (REACH) and neighborhood areas, residents have opportunities to influence the direction of their neighborhoods, the city at large and to organize in serving one another.

Residents can provide direct input and help guide city leaders on key decisions regarding land use, community development and public policies by applying to the City Council’s three advisory boards: the Planning Commission, Administrative Hearing Board and Construction Board of Appeals.

Vacancies are posted online, where interested community members can submit an application for consideration by the City Council. If not immediately selected, applications remain active for up to two years and may be reconsidered as future vacancies arise.

Yet civic engagement in Citrus Heights goes beyond formal appointments, including one of the city’s most impactful grassroots groups: the Residents’ Empowerment Association of Citrus Heights.

REACH is a city-supported, resident-led board composed of representatives from Citrus Heights’ 11 Neighborhood Areas. The board helps neighborhoods work collectively with the city on local issues.

“The best way to get involved is to attend your local neighborhood area meeting,” said Kathy Morris, president of REACH and a longtime leader in Neighborhood Area Seven/Eight/Nine (CHASEN). “It makes sense to go in person, not just email a director, face-to-face matters.”

REACH meetings are held the first Monday of each month at 6:30 p.m. at the Sylvan Community Center. Neighborhood Area meeting information is available on the city’s website at [citrusheights.net/452/REACH-Board](http://citrusheights.net/452/REACH-Board). Residents, landowners and business owners have a voting voice in their individual neighborhoods, though anyone can attend meetings and participate in discussions.

“Each neighborhood has different issues,” Morris said. “Some need better patrols around schools, others need streetlights or help for a family in need. Neighborhood groups work with the city to get things done and they do.”

The personal connection between residents and the city keeps many involved. Ruth Fox, treasurer in Neighborhood Area 6, recalls one project with lasting personal impact.

“Residents came together to provide food, clothes, toys and a Christmas tree for a family of three young children,” Fox said. “As we entered their small apartment, the look on the children’s faces brought tears to our eyes. It still does as I write about it.”

That collective impact extends beyond seasonal giving. Neighborhood groups regularly organize clean-up days, supply drives, safety meetings and events such as National Night Out, building connection and pride.

The CHATS group, representing Areas Two and Six, partnered last August with local churches and law enforcement to host its first National Night Out. Area Seven/Eight/Nine, CHASEN, partners regularly with Sunrise Recreation and Park District to maintain and beautify local parks.

Irene Hronicek of Area Two said involvement in her neighborhood group broadened her experience in Citrus Heights.

“It helped me learn more about efforts and activities,” Hronicek said. “It’s also a chance to meet community and city staff who can directly answer questions about my concerns.”

The value of face-to-face connection is a recurring theme among REACH leadership. In an era of quick clicks and online posts, neighborhood groups create a space for honest conversation.

Neighborhood meetings regularly bring in speakers, civic leaders, city department heads, utility companies, local office candidates and other guests of interest. City staff often attend to answer questions, share updates and hear directly from residents. Recent discussions have included proposals about the redevelopment of Sunrise Mall and infrastructure needs throughout the city.

“Programs are presented. Good discussions happen,” Morris said. “Sometimes, good disagreements that bring good results.”

“In this city, when you ask a question, you’ll get an answer. You may not always get the answer you want but you’ll get one,” she added.

That responsiveness, Morris said, is a sign that the city cares.

While REACH itself holds no governing authority, the Neighborhood Areas, commonly referred to as NAs, have authority in their own communities. Neighborhood Areas elect their own governing boards annually, drive projects, hold events and help identify local needs. Each board selects a representative to serve as its REACH director, who acts as a liaison to that citywide group. REACH officers are then elected by those directors.

What can you expect as you get involved?

“You can expect to have input and to get responses,” Morris said. “I think it’s critical that people get involved. It’s so easy to stay home and not do anything.”

“Talking to each other, communication, that’s what makes success,” she added.

And in Citrus Heights, the door is always open.

Make your community connection at Citrus Heights City Boards: [citrusheights.net/304/Boards-Commissions](http://citrusheights.net/304/Boards-Commissions); and REACH: [citrusheights.net/452/REACH-Board](http://citrusheights.net/452/REACH-Board).

*Patsy McGavock is a volunteer community advocate and freelance writer working to inform, empower and engage readers with their community. She can be reached at [PatsyMcGavock.JustServe@gmail.com](mailto:PatsyMcGavock.JustServe@gmail.com).* ★

# Domestic Violence Suspect Arrested Following Fatal Stabbing

## Citrus Heights Police Department News Release

**CITRUS HEIGHTS, CA (MPG)** - At approximately 10:15 a.m. April 24, Citrus Heights Police Department officers responded to a report of a 28-year-old woman who had been stabbed multiple times and transported by family to a local fire station in the 7600 block of Greenback Lane.

Sacramento Metro Fire personnel provided emergency medical aid and the victim was transported to a nearby hospital, where she later succumbed to her injuries. The investigation confirmed that the victim sustained multiple stab wounds leading to her death.

Officers identified the suspect as 30-year-old Kyron Jamar Mason from Sacramento and located him at the Sacramento County Main Jail where he turned himself in.

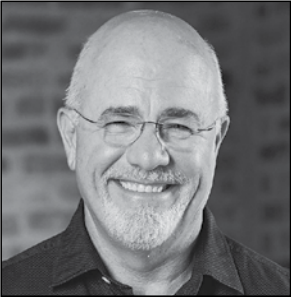
The victim and Mason had been in a dating relationship and she had recently been granted a restraining order protecting her

from Mason, who had an extensive domestic violence history and was the restrained party in multiple other restraining orders protecting other victims.

Mason showed up at her place of work and then violently stabbed her multiple times while she was inside a vehicle in front of the address. Family was able to drive the female victim away from that location and to the local fire station for medical aid.

Mason had several previous domestic violence arrests in Sacramento County with other victims. He is currently being held at the Sacramento County main jail for Penal Code 187 – Murder.

This investigation is ongoing and we are asking for anyone with information related to this crime to contact the Citrus Heights Police Department’s crime Tip Line at 916-727-5524. If you would like to remain anonymous and share information related to this or any other crime, you can also contact the Sacramento Valley Crime Stoppers tip hotline at 916-443-HELP. ★



Dave Ramsey

## Dave Ramsey Says You’ve Got to Get on the Same Page

Dear Dave,

My wife has run her own small business for the last three years. I try to be positive, and help whenever I can, but the truth is things aren’t going very well. In fact, the business has never really shown signs of getting off the ground. Over the last several months, we’ve been putting part of what I make at my job into the business to help keep it open. We’ve also taken money out of savings to bolster things, and now our savings account is pretty low. I want to support her, because she loves what she’s doing. But we have three kids, and I make about \$60,000 a year. Things have been pretty tight financially for a while. What do you think we should do?

– Isaac

Dear Isaac,

I’m an entrepreneur and business owner. So, trust me, I totally under-

stand the excitement and allure that goes along with having your own business. But your own household and its immediate financial responsibilities should come first.

Here’s the thing. If you’re putting other money into a business account, that’s a decent sign you’re not making money in the business. The only money that should go into the business account is income the business creates. So, at this point, I think you and your wife need to sit down together, and have a serious, but gentle, talk about things.

Set aside time—together—and complete a written profit and loss statement on her business. While you’re at it, you also need to make a written household budget. The numbers won’t lie, and it’s going to be your job to be loving and understanding during all this. But the main thing you folks need is to get on the same page financially before the situation

gets any worse.


Again, when it comes to the business, put all her expenses on the profit and loss statement in detail. Then, write out what it would take for her to break even each month. I hate that things have turned out this way, Isaac. But with everything that’s been going on in your finances, if she’s not, at a bare minimum, breaking even at this point, then I’m afraid it’s time for her to do something else.

– Dave

*Dave Ramsey is an eight-time national best-selling 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 Ramsey Solutions.* ★






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Ask

DR. UNIVERSE

## How do glasses work?

— Prisha, 8, Pennsylvania

Dear Prisha,

I got glasses as a kitten. I put on my new spectacles and was floored by the crisp details. I had no idea you could see individual leaves on trees. I thought everyone saw a green blur.

I talked about that with my friend Dr. Rachna Narula. She’s an eye doctor—called an optometrist—at Washington State University.

She told me that glasses help direct light to the correct spot in the eye so we can see.

“If someone’s eyeball is too short or too long, glasses help focus the image on the retina because that’s where the person can see,” Narula said.

We see because light gets inside our eyeballs and hits a layer of tissue at the very back called the retina. That tissue is full of cells that change light into electrical signals and shoot them up the optic nerve to our brains. Our brains turn the signals into images.

Getting light to hit our retinas depends on different parts of the eye working together. First, the light goes through the clear, squishy tissue at the front of the eye called the cornea.

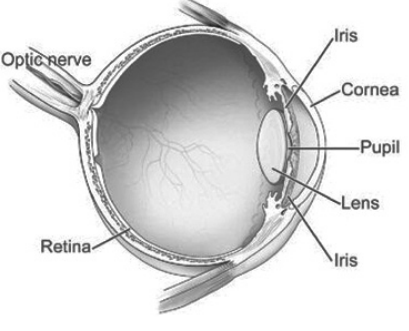
The cornea bends the light to focus it toward the retina. Then, the lens, which is behind the cornea, bends the light a bit more.

A black and white illustration of the parts of the eyeball.

The pupil and iris also help light get into the eyeball. The pupil is the small dark spot we see in the center of our eyes. It’s like a window that allows light to enter the eye. The iris is the colored part of our eyes. Its muscles make the pupil bigger or smaller to control how much light gets in. Image: NIH/Wiki

Ideally, the cornea and lens work together to bend the light so it hits the retina.

But sometimes the distance from the cornea to the retina is too long or too short. The bent light hits in front of the retina or behind it. That makes our vision blurry.



Some people are near-sighted, or myopic. Their distance vision is blurry. Their eyeballs are too long, so the light focuses in front of the retina.

Some people are far-sighted, or hyperopic. Their up-close vision is blurry. Their eyeballs are too short, so the light focuses behind the retina.

Some people have astigmatism. Their cornea or lens isn’t perfectly round. It’s shaped more like an egg. That scatters the light, making it hit lots of places at the same time. That also makes things blurry.

An optometrist can measure the length and shape of our eyeballs. They use lots of instruments and ask us questions to figure out the perfect lens to correct our vision. Glasses bend the light before it gets to the cornea. So, the glasses lens, the cornea and the eye’s lens work together to bend the light just right.

A glasses lens can curve inward—called concave—to fix near-sightedness. Or the lens can curve outward—called convex—to fix far-sightedness.

You can tell what kind of lenses you have by looking closely at them.

“Concave lenses are thinnest at the center, and as you go out, they become thicker,” Narula said. “Convex lenses are the opposite. They’re thickest in the center and become thinner toward the edges.”

Some eyeballs need both kinds of correction, so some lenses do both.

Narula told me that lots of people don’t realize they’re having trouble seeing—like me thinking trees are green blobs. It can make doing stuff or learning difficult. It can give us headaches or make our eyes super tired.

That’s why we visit the optometrist. The right glasses can reframe how we see the world.

Sincerely,

Dr. Universe

# Social Security Matters

## Please Clear Up Our Confusion about Our Social Security Payments?



By Russell Gloor, AMAC Certified Social Security Advisor

**Dear Rusty:** I am thoroughly confused. What do I need to do to continue receiving automatic Social Security deposits to my bank account, and maintain our Medicare and Supplement health insurance? My wife has received her SS deposit regularly on the 3rd Wednesday each month with automatic bank deposit for many years. I have received my SS deposit regularly the 4th Wednesday each month with automatic bank deposit also for many years. Can you please tell me what to do to continue receiving these automatic deposits?

First, I hear that we do not need to do anything. Then I hear that we must show up in person at our local SS office to visually confirm our identity. We live 100 miles away from our only SS office, and apparently, they don’t take walk-ins. Next, I hear that we must contact the SS on the internet and answer their questions in order to continue receiving our checks. I am totally confused and don’t know what to do,

and we don’t want to miss our checks or have our Medicare and supplemental insurance cancelled. Can you please help us?  
**Signed: Confused in Hawaii**


**Dear Confused:** I know there have been a lot of news media reports and articles written on the recent changes announced by the Social Security Administration (SSA) with respect to a need to confirm one’s identity in-person. Allow me to set you mind at ease because, from what you have described (that you are already receiving Social Security benefits and Medicare insurance), you do not need to do anything to have your Social Security benefits, and your Medicare insurance continue without interruption (and that includes your wife as well).

That which has been reported in the media is sometimes misleading or misinformed, but here at the AMA Foundation’s Social Security Advisory Service we are watching these events very closely and can assure you that your regular benefits will continue uninterrupted. The only people who may be affected by the SSA’s new processes are those who are applying for Social Security for the first time, or those who need to change where their monthly benefit is deposited. In those cases, the SSA is being very careful that no fraud is being attempted and,

thus, the reason for a possible in-person SSA office visit (but only in those specific unique circumstances). But for you and your wife, it will continue to be “business as usual” and you will see no interruption in either your monthly Social Security benefit nor in your usual Medicare coverage and supplement. You don’t need to do anything to have all your benefits continue.

So, please relax and do not worry. And rest assured that here at the AMAC Foundation we are watching all events occurring in Washington, D.C., especially those related to Social Security and Medicare, and will promptly inform our members of anything which affects them.

*This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation’s staff, trained and accredited by the National Social Security Association (NSSA). NSSA and the AMAC Foundation and its staff are not affiliated with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website (amacfoundation.org/programs/social-security-advisory) or email us at ssadviser@amacfoundation.org.* ★




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# New California School Data Project Fulfills Campaign Promise Newsom Made



By Dan Walters, CALMatters.org

Governor Gavin Newsom can, and should, be faulted for making campaign promises six years ago that he must have known were impossible to achieve, such as his vows to create single-payer health care and build 3.5 million new housing units.

When reminded of them after becoming governor, he dismissed them as “aspirational,” a caveat he neglected to attach to his original pledges.

Nevertheless, credit is due when one of his promises becomes reality, as it did this week when the state launched the beginnings of a long-needed system of tracking how the state’s public-school students fare in classrooms and later in life.

The Cradle-to-Career (C2C) project released its first batch of numbers, along with video tutorials on how to access the data.

“With the C2C Student Pathways Dashboard now live, Californians can visualize their futures by seeing disconnected data from across sectors and previously unavailable insights, all in one place,” Newsom said in a statement. “The Golden State is once again leading the way in innovation, connecting our education system to the workforce to ensure everyone has the freedom to succeed.”

However, not everyone in the rarified ranks of education researchers and reformers echoed Newsom’s boasts.

Alex Barrios, president of the Educational Results Partnership, a business-backed education policy coalition, complained that “the dashboard fails to do what it promised. It doesn’t represent the journeys of all students and how they navigate to and through careers.

“By following the career trajectories of only college graduates, it assumes the only path to success for students is through a four-year college degree,” Barrio alleges.

The new data system should include all of the factors that Barrio’s organization lists, but its criticism may be premature, since officials say they intend to expand the project’s scope as rapidly as it can obtain data.

Assuming that the project does widen its reach, C2C, as it’s dubbed, not only will be a lasting accomplishment for Newsom, but it will fill a void that’s existed far too long. Without reliable data on outcomes, the nation’s largest school system operates in an accountability vacuum, which the education establishment seems to prefer.

The state Department of Education has a “dashboard” that purports to give parents, taxpayers and voters a picture of how well schools are doing their job. However, the current system is a mish-mash of educational jargon that is difficult to decipher. It also skews the ratings in ways that minimize actual academic achievement, such as in reading, writing and mathematics, and elevates peripheral factors it calls “multiple measures.”

Thus, it downplays the fact

that California’s students fare very poorly vis-a-vis those in other states and the “achievement gap” still broadly separates low-income and English-learner students from those with more privileged circumstances.

Education reformers have long pushed for obtaining and publishing more objective and complete data, especially after former Governor Jerry Brown and the Legislature overhauled school finance a decade ago to provide more funds to schools with substantial numbers of what were called “at-risk” students.

Better numbers would, the reformers said, provide a clearer understanding of whether Brown’s Local Control Funding Formula was working.

Brown, however, backed the education establishment’s preference for getting the money without strict accountability for how it was spent and whether it was having a positive effect. He said he trusted that local school officials would spend the extra money wisely, calling it “subsidiarity,” a secular version of an obscure religious principle.

After Newsom succeeded Brown, he quickly reversed that position and called for a comprehensive data system to track how students were faring during and after their journeys through the school system. The Legislature responded by authorizing the C2C system.

*Dan Walters is one of the 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.* ★



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FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-01908  
Serenity Mobile Blood Services, LLC, 705 Gold Lake Drive, Suite 250, Folsom, CA 95630 is doing business under the Fictitious Business Name(s) "Serenity Mobile Blood Services" 705 Gold Lake Drive, Suite 250, Folsom, CA 95630. Filed with the Clerk of Sacramento County March 13, 2025  
Publish: April 11, 18, 25, May 2, 2025  
SERENITY 5-2-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02582  
Teresa D. Powell, 1401 21<sup>st</sup> Street, #6242, Sacramento, CA 95811 is doing business under the Fictitious Business Name(s) "Surrender The Mind Life Coach" 1401 21<sup>st</sup> Street, #6242, Sacramento, CA 95811. Filed with the Clerk of Sacramento County April 3, 2025  
Publish: April 11, 18, 25, May 2, 2025  
SURRENDER 5-2-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02441  
Astra Force Guards Inc, 4781 Pell Drive, Suite 4, Sacramento, CA 95838 is doing business under the Fictitious Business Name(s) "Astra Force Guards" 4781 Pell Drive, Suite 4, Sacramento, CA 95838. Filed with the Clerk of Sacramento County March 28, 2025  
Publish: April 11, 18, 25, May 2, 2025  
ASTRA 5-2-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02465  
Shirin Beauty Inc, 7840 Madison Avenue, Suite #150 #151, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Shirin Salon Suites" 7840 Madison Avenue, Suite #150 #151, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County April 1, 2025  
Publish: April 11, 18, 25, May 2, 2025  
SHIRIN 5-2-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02333  
Golden Moments Care Home Inc., 3128 Merrywood Drive, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Golden Moments Care Home Inc/ Golden Moments Care" 2651 Armstrong Drive, Sacramento, CA 95825. Filed with the Clerk of Sacramento County March 25, 2025  
Publish: April 18, 25, May 2, 9, 2025  
GOLDEN 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-01820  
Burgett Incorporated, 11290 Point East Drive, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "Pianodisc" 11290 Point East Drive, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County March 11, 2025  
Publish: April 18, 25, May 2, 9, 2025  
PIANO 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02717  
Gabriel McCrea LLC, 4505 Armadale Way, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "Savage Vogue" 3626 Fair Oaks Boulevard, #100, Sacramento, CA 95864. Filed with the Clerk of Sacramento County April 9, 2025  
Publish: April 18, 25, May 2, 9, 2025  
SAVAGE 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02477  
Vinh Xuan Tran, 3700 Rosecrest Circle, El Dorado Hills, CA 95762 is doing business under the Fictitious Business Name(s) "Pho 32" 6035 Stockton Boulevard, Suite A, Sacramento, CA 95824. Filed with the Clerk of Sacramento County April 1, 2025  
Publish: April 18, 25, May 2, 9, 2025  
PHO 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02684  
John T Price, 3485 Orange Grove Avenue, Suite H, North Highlands CA 95660 is doing business under the Fictitious Business Name(s) "John T Price DBA USA Replacement Auto

Glass/Golden West Glass" 3485 Orange Grove Avenue, Suite H, North-Highlands, Ca 95660. Filed with the Clerk of Sacramento County April 8, 2025  
Publish: April 18, 25, May 2, 9, 2025  
JOHN 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02730  
Galina Furdul, 2961 Weston Way, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Haircut by Galina" 4800 Manzanita Avenue, B7, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 9, 2025  
Publish: April 18, 25, May 2, 9, 2025  
GALINA 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02625  
Sac City Builders Group LLC, 1017 L Street, #738, Sacramento, CA 95814 is doing business under the Fictitious Business Name(s) "Garner Real Estate/River City Lending" 1517 17<sup>th</sup> Street, Unit #3, Sacramento, CA 95814. Filed with the Clerk of Sacramento County April 4, 2025  
Publish: April 18, 25, May 2, 9, 2025  
GARNER 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02674  
Soto Family Tile Inc., 3351 Tropicana Court, Sacramento, CA 95826 is doing business under the Fictitious Business Name(s) "Soto Family Tile" 3351 Tropicana Court, Sacramento, CA 95826. Filed with the Clerk of Sacramento County April 7, 2025  
Publish: April 18, 25, May 2, 9, 2025  
SOTO 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02455  
Sacramento Vagabond Inn Executive Oldtown, LLC, 705 N. Douglas Street, El Segundo, CA 90245 is doing business under the Fictitious Business Name(s) "Vagabond Inn/Vagabond Inn Executive" 909 3<sup>rd</sup> Street, Sacramento, CA 95814. Filed with the Clerk of Sacramento County March 28, 2025  
Publish: April 18, 25, May 2, 9, 2025  
VAGABOND 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02269  
Protegis, LLC, 1812 Cargo Court, Louisville, KY 40299 is doing business under the Fictitious Business Name(s) "The Alarm Source" 1812 Cargo Court, Louisville, KY 40299. Filed with the Clerk of Sacramento County March 24, 2025  
Publish: April 18, 25, May 2, 9, 2025  
ALARM 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02696  
GV&K, Inc., 7225 Chestnut Avenue, Orangevale, CA 95662 is doing business under the Fictitious Business Name(s) "Cozy Blooms" 7225 Chestnut Avenue, Orangevale, CA 95662. Filed with the Clerk of Sacramento County April 8, 2025  
Publish: April 18, 25, May 2, 9, 2025  
COZY 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02707  
Chase Keller Grigsby, 6425 26<sup>th</sup> Street, Rio Linda, CA 95673 is doing business under the Fictitious Business Name(s) "Grizzly Electric" 6425 26<sup>th</sup> Street, Rio Linda, CA 95673. Filed with the Clerk of Sacramento County April 8, 2025  
Publish: April 18, 25, May 2, 9, 2025  
GRIZZLY 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02389  
Megawash LLC, 6008, Fair Oaks Boulevard, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Megawash Laundry" 6008, Fair Oaks Boulevard, Carmichael, CA 95608. Filed with the Clerk of Sacramento County March 27, 2025  
Publish: April 18, 25, May 2, 9, 2025  
MEGA 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02616  
The G Channel LLC, 4176 Old Maple Way, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "The G Channel Photobooth" 4176 Old Maple Way, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County April 4, 2025  
Publish: April 18, 25, May 2, 9, 2025  
G4 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02667  
Christopher Hill, 5728 Shadow Creek Drive, #2, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "Arcane Systems" 5728 Shadow Creek Drive, #2, Sacramento, CA 95841. Filed with the Clerk of Sacramento County April 7, 2025  
Publish: April 18, 25, May 2, 9, 2025  
ARCANE 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02117  
Nicholas Haystings, 2100 Del Paso Boulevard, Suite A, Sacramento, CA 95815 is doing business under the Fictitious Business Name(s) "Haystings Auto" 2100 Del Paso Boulevard, Suite A, Sacramento, CA 95815. Filed with the Clerk of Sacramento County March 19, 2025  
Publish: April 18, 25, May 2, 9, 2025  
HAYSTINGS 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02553  
Hong Son DMD, A Professional Corporation, 5825 Oak Place Court, Fair oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Eastern

Avenue Dental" 2605 Eastern Avenue, #2, Sacramento, CA 95821. Filed with the Clerk of Sacramento County April 2, 2025  
Publish: April 18, 25, May 2, 9, 2025  
EASTERN 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02527  
CPM2 Consulting LLC, 1801 Rolling Hills Road, Sacramento, CA 95864 is doing business under the Fictitious Business Name(s) "CPM2 Consulting, LLC" 1801 Rolling Hills Road, Sacramento, CA 95864. Filed with the Clerk of Sacramento County April 2, 2025  
Publish: April 18, 25, May 2, 9, 2025  
CPM2 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02544  
Two7detailing LLC, 5218 McKinney Way, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "two7detailing" 5218 McKinney Way, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 2, 2025  
Publish: April 18, 25, May 2, 9, 2025  
TWO 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-01646  
Clean & Affordable Services LLC, 6330 Sunrise Boulevard, #1010, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "CAS" 6330 Sunrise Boulevard, #1010, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County March 5, 2025  
Publish: April 18, 25, May 2, 9, 2025  
CAS 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02265  
Zyam Inc, 1800 Silverwings Court, Morgan Hill, CA 95037 is doing business under the Fictitious Business Name(s) "Blue Bubble Car Wash 2" 2242 Suttersville Road, Sacramento, CA 95822. Filed with the Clerk of Sacramento County March 24, 2025  
Publish: April 18, 25, May 2, 9, 2025  
BLUE 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02778  
Hashmatullah Nazimi, 2740 Fulton Avenue, #214, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "H.M Consulting Services" 2740 Fulton Avenue, #214, Sacramento, CA 95821. Filed with the Clerk of Sacramento County April 10, 2025  
Publish: April 18, 25, May 2, 9, 2025  
HM 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02233  
National Elite Construction, 5213 Hackberry Lane, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "NEC" 5213 Hackberry Lane, Sacramento, CA 95841. Filed with the Clerk of Sacramento County March 21, 2025  
Publish: April 18, 25, May 2, 9, 2025  
NEC 5-9-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02508  
Aviel Mizrahi, 2494 Quiet Trail Lane, Sacramento, CA 95834 is doing business under the Fictitious Business Name(s) "A&M Garage Door & Gate Service/A&M Local Garage Door & Gate Service" 2494 Quiet Trail Lane, Sacramento, CA 95834. Filed with the Clerk of Sacramento County April 1, 2025  
Publish: April 25, May 2, 9, 16, 2025  
A&M 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02913  
Dexter L Glover Jr, 3842 Innovator Drive, Sacramento, CA 95834 is doing business under the Fictitious Business Name(s) "DLG Junk & Recycle" 5325 Dry Creek Road, Sacramento, CA 95838. Filed with the Clerk of Sacramento County April 16, 2025  
Publish: April 25, May 2, 9, 16, 2025  
DLG 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02642  
Xpert Home Lending Inc., 1100 Satellite Boulevard NW, Suwanee, GA 30024 is doing business under the Fictitious Business Name(s) "Croft & CO Lending" 1100 Satellite Boulevard NW, Suwanee, GA 3002. Filed with the Clerk of Sacramento County April 4, 2025  
Publish: April 25, May 2, 9, 16, 2025  
CROFT 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02824  
Teresita C Hernandez Thorpe and Thomas J. V. Thorpe, Jr., 6758 Ellsworth Circle, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Buy Improve Sell" 6758 Ellsworth Circle, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County April 11, 2025  
Publish: April 25, May 2, 9, 16, 2025  
BUY 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02228  
JSMJ Group Inc, 21 Farridge Court, Roseville, CA 95678 is doing business under the Fictitious Business Name(s) "Poke Noke" 2254 Fair Oaks Boulevard, Sacramento, CA 95825. Filed with the Clerk of Sacramento County March 21, 2025  
Publish: April 25, May 2, 9, 16, 2025  
POKE 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02775  
Fastrip8895 LLC, 8061 Florin Road, Sacramento, CA 95828 is doing business under the Fictitious Business Name(s)

"Fastrip8895 LLC" 8061 Florin Road, Sacramento, CA 95828. Filed with the Clerk of Sacramento County April 10, 2025  
Publish: April 25, May 2, 9, 16, 2025  
FAST 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-00806  
Golden Garden LLC, 4464 Lone Tree Way, #1036, Antioch, CA 94531 is doing business under the Fictitious Business Name(s) "T.H.Ch" 4464 Lone Tree Way, #1036, Antioch, CA 94531. Filed with the Clerk of Sacramento County February 5, 2025  
Publish: April 25, May 2, 9, 16, 2025  
CHI 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02394  
Gabriela Montero, 11983 Mandolin Way, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "The Complex Traveler" 11983 Mandolin Way, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County March 27, 2025  
Publish: April 25, May 2, 9, 16, 2025  
COMPLEX 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02159  
DBT Doco Investment Inc., 9785 Ellsmere Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Tandoori Pizza" 405 K Street, #240 Space A215, Sacramento, CA 95814. Filed with the Clerk of Sacramento County March 20, 2025  
Publish: April 25, May 2, 9, 16, 2025  
TANDOORI 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02426  
Altamark Properties LLC, 6002 Fair Oaks Boulevard, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Megawash Laundromat Carmichael" 6002 Fair Oaks Boulevard, Carmichael, CA 95608. Filed with the Clerk of Sacramento County March 28, 2025  
Publish: April 25, May 2, 9, 16, 2025  
WASH 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02838  
Alexis Brady and Whitney Anderson, 650 Fulton Avenue, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Mane Fox" 650 Fulton Avenue, Sacramento, CA 95825. Filed with the Clerk of Sacramento County April 14, 2025  
Publish: April 25, May 2, 9, 16, 2025  
MANE 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02868  
OV Elevate LLC, 7352 Single Way, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Huddle Web Works" 7352 Single Way, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County April 15, 2025  
Publish: April 25, May 2, 9, 16, 2025  
HUDDLE 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02780  
Thi Do, 8771 Tiogawoods Drive, Sacramento,

Legal Advertising Hotline  
916-483-2299

Legal Advertising Fax  
916-773-2999

LEGAL ADVERTISING

Carmichael Times Adjudicated For and By the County of Sacramento, Adjudication No. 317294 – February 7, 1984

Rancho Cordova Independent Adjudicated For and By the County of Sacramento, Adjudication No. 195380 – September 18, 1969

Citrus Heights Messenger Adjudicated For and By the County of Sacramento, Adjudication No. 34-2020-00273535 – March 12, 2020

The Rio Linda News Adjudicated For and By the County of Sacramento, Adjudication No. 358073 – March 21, 1988

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

FICTITIOUS BUSINESS NAME STATEMENTS

CA 95608. Filed with the Clerk of Sacramento County February 18, 2025  
Publish: April 25, May 2, 9, 16, 2025  
M3E 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02757  
More Than A Dream LLC, 3450 Sweet Pea Way, Sacramento, CA 95833 is doing business under the Fictitious Business Name(s) "Authority Consultants, More Than Dreamers Media" 3450 Sweet Pea Way, Sacramento, CA 95833. Filed with the Clerk of Sacramento County April 9, 2025  
Publish: April 25, May 2, 9, 16, 2025  
AUTHORITY 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02896  
Judy Jacobs, 5806 U Street, Sacramento, CA 95817 is doing business under the Fictitious Business Name(s) "Riverwind Properties" 5806 U Street, Sacramento, CA 95817. Filed with the Clerk of Sacramento County April 16, 2025  
Publish: April 25, May 2, 9, 16, 2025  
RIVER 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02666  
Marisela Lozano, 8601 Weyand Avenue, #3, Sacramento, CA 95828 is doing business under the Fictitious Business Name(s) "Jrico Autobody" 8601 Weyand Avenue, #3, Sacramento, CA 95828. Filed with the Clerk of Sacramento County April 7, 2025  
Publish: April 25, May 2, 9, 16, 2025  
JRICO 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02097  
RobbyBobby Construction Inc, 3250 Laurelhurst Drive, Apt 155, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "50Walls/Modern Wall Creations" 3250 Laurelhurst Drive, Apt 155, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County March 18, 2025  
Publish: April 25, May 2, 9, 16, 2025  
50WALLS 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02671  
CHSRs LLC, 5242 Verner Avenue, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "Chasers Sports Bar" 5412 Madison Avenue, Suite 130, Sacramento, CA 95841. Filed with the Clerk of Sacramento County April 7, 2025  
Publish: April 25, May 2, 9, 16, 2025  
CHASERS 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02949  
Denis Denisov, 5032 I Parkway, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "DD Notary" 5032 I Parkway, Sacramento, CA 95823. Filed with the Clerk of Sacramento County April 17, 2025  
Publish: April 25, May 2, 9, 16, 2025  
DD 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02969  
Mclwain Mobility Solutions, Inc, 11305 Sunrise Gold Circle, Suite A, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "Mclwain Mobility Solutions/Make US Mobile" 11305 Sunrise Gold Circle, Suite A, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County April 18, 2025  
Publish: April 25, May 2, 9, 16, 2025  
MOBILE 5-16-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02965  
Cube Auto Sales LLC, 2308 Harvard Street, Suite A, Sacramento, CA 95815 is doing business under the Fictitious Business Name(s) "Cube Auto Sales LLC" 2308 Harvard Street, Suite A, Sacramento, CA 95815. Filed with the Clerk of Sacramento County April 17, 2025  
Publish: May 2, 9, 16, 23, 2025  
CUBE 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03000  
CrowsNest Home Services LLC, 8274 Olivine Avenue, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "WIN Home Inspection Citrus Heights" 8274 Olivine Avenue, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County April 21, 2025  
Publish: May 2, 9, 16, 23, 2025  
WIN 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02497  
5BlueHorses LLC, 2108 N Street, Suite N, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "CBH" 2108 N Street, Suite N, Sacramento, CA 95816. Filed with the Clerk of Sacramento County April 1, 2025  
Publish: May 2, 9, 16, 23, 2025  
CBH 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02842  
Carrie Sailors, 5350 Chicago Avenue, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Carrie My Voice" 5350 Chicago Avenue, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County April 14, 2025  
Publish: May 2, 9, 16, 23, 2025  
CARRIE 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02944  
Sue Vang, 1 Summergate Court, Sacramento, CA 95823 is doing

business under the Fictitious Business Name(s) "Capture by Sue" 1 Summergate Court, Sacramento, CA 95823. Filed with the Clerk of Sacramento County April 17, 2025  
Publish: May 2, 9, 16, 23, 2025  
CAPTURE 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02986  
Serhii Tymoshenko, 5829 San Juan Avenue, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Locksmith Handiworkers/Handiworkers Locksmith" 4921 Stamas Lane, #3, Fair Oaks, CA 95828. Filed with the Clerk of Sacramento County April 18, 2025  
Publish: May 2, 9, 16, 23, 2025  
LOCK 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02818  
Ohana Sports Group, LLC, 5533 Shaver Court, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "Ohana Storm/Ohana Storm Volleyball" 5533 Shaver Court, Sacramento, CA 95841. Filed with the Clerk of Sacramento County April 11, 2025  
Publish: May 2, 9, 16, 23, 2025  
OHANA 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02912  
DVBE Media & Strategy, Inc., 1750 Prairie City Road, Suite 130, PMB 240, Folsom, CA 95630 is doing business under the Fictitious Business Name(s) "Liftpoint Media" 400 Plaza Drive, Suite 102, Folsom, CA 95630. Filed with the Clerk of Sacramento County April 16, 2025  
Publish: May 2, 9, 16, 23, 2025  
LIFT 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02971  
Ronald Cabading, 9119 Cobblefield Drive, Sacramento, CA 95829 is doing business under the Fictitious Business Name(s) "RC Systems/RC Systems Consulting" 9119 Cobblefield Drive, Sacramento, CA 95829. Filed with the Clerk of Sacramento County April 18, 2025  
Publish: May 2, 9, 16, 23, 2025  
RC 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02383  
Milestone Mortgage Solutions, LLC, 128 Union Street, Suite 101, New Bedford, MA 02740 is doing business under the Fictitious Business Name(s) "Peak Mortgage/Adrian Webb Mortgage Advisors" 128 Union Street, Suite 101, New Bedford, MA 02740. Filed with the Clerk of Sacramento County March 27, 2025  
Publish: May 2, 9, 16, 23, 2025  
PEAK 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02204  
A2B Storage and Moving Inc, 101 Parkshore Drive, Folsom, CA 95630 is doing business under the Fictitious Business Name(s) "A2B Moving and Storage" 101 Parkshore Drive, Folsom, CA 95630. Filed with the Clerk of Sacramento County March 21, 2025  
Publish: May 2, 9, 16, 23, 2025  
A2B 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02740  
Kabita Grewal, 2828 Q Street, Suite B, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "Sactown Burgers" 2828 Q Street, Suite B, Sacramento, CA 95816. Filed with the Clerk of Sacramento County April 9, 2025  
Publish: May 2, 9, 16, 23, 2025  
SAC 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02980  
Steve Grialou, 4511 Valmonte Drive, Sacramento, CA 95864 is doing business under the Fictitious Business Name(s) "Dragon Hoops" 4511 Valmonte Drive, Sacramento, CA 95864. Filed with the Clerk of Sacramento County April 18, 2025  
Publish: May 2, 9, 16, 23, 2025  
DRAGON 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02568  
Iurii Khivrych, 5900 Sperry Drive, Apt 67, Citrus Heights, CA 95621 is doing business under the Fictitious Business Name(s) "Euro Painting" 5900 Sperry Drive, Apt 67, Citrus Heights, CA 95621. Filed with the Clerk of Sacramento County April 3, 2025  
Publish: May 2, 9, 16, 23, 2025  
EURO 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03074  
HKH Co, LLC, 5406 Crossings Drive, Suite 102, Box 376, Rocklin, CA 95677 is doing business under the Fictitious Business Name(s) "Lindora, Folsom" 404 Blue Ravine Drive, Suite D-100, Folsom, CA 95630. Filed with the Clerk of Sacramento County April 22, 2025  
Publish: May 2, 9, 16, 23, 2025  
LINDORA 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03111  
MSK Garage LLC, 8500 Fruitridge Road, Sacramento, CA 95826 is doing business under the Fictitious Business Name(s) "MSK Garage" 8500 Fruitridge Road, Sacramento, CA 95826. Filed with the Clerk of Sacramento County April 23, 2025  
Publish: May 2, 9, 16, 23, 2025  
MSK 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03099  
Galina Furdul, 2961 Weston

Way, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Haircut and Massage by Galina" 4800 Manzanita Avenue, B7, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 23, 2025  
Publish: May 2, 9, 16, 23, 2025  
GALINA 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02751  
Niet Inc., 4849 N Kilbourn Avenue, Apt 2, Chicago, IL 60630 is doing business under the Fictitious Business Name(s) "Chokberry" 5930 Sunrise Vista Drive, Apt 169, Citrus Heights, CA 95610-7094. Filed with the Clerk of Sacramento County April 9, 2025  
Publish: May 2, 9, 16, 23, 2025  
CHOK 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03095  
Street Philly Truck LLC, 5281 Balhan Court, Apt #3, Concord, CA 94521 is doing business under the Fictitious Business Name(s) "Street Philly Truck" 1100 Richards Boulevard, Sacramento, CA 95811. Filed with the Clerk of Sacramento County April 23, 2025  
Publish: May 2, 9, 16, 23, 2025  
STREET 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02884  
Behnaz Halimi-Pollack, 3620 Winding Creek Road, Sacramento, CA 95864 is doing business under the Fictitious Business Name(s) "Bebe Travel" 3620 Winding Creek Road, Sacramento, CA 95864. Filed with the Clerk of Sacramento County April 15, 2025  
Publish: May 2, 9, 16, 23, 2025  
BEBE 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02543  
Octane MotorSports Inc., 11430 Sunrise Gold Circle, Suite 1, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "Logic Auto" 11430 Sunrise Gold Circle, Suite 1, Rancho Cordova, Ca 95742. Filed with the Clerk of Sacramento County April 2, 2025  
Publish: May 2, 9, 16, 23, 2025  
LOGIC 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-01192  
Hyper Pixel LLC, 2 S Scripps Drive, #205, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Hyper Pixel LLC" 2 S Scripps Drive, #205, Sacramento, CA 95825. Filed with the Clerk of Sacramento County February 19, 2025  
Publish: May 2, 9, 16, 23, 2025  
HYPER 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02252  
Dalin Movement LLC, 1401 21<sup>st</sup> Street, Suite R, Sacramento, CA 95811 is doing business under the Fictitious Business Name(s) "Well With Avril" 1401 21<sup>st</sup> Street, Suite R, Sacramento, CA 95811. Filed with the Clerk of Sacramento County March 24, 2025  
Publish: May 2, 9, 16, 23, 2025  
WELL 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03127  
Krystina Davis, 2212 U Street, Sacramento, CA 95818 is doing business under the Fictitious Business Name(s) "Ryze Pilates & Pelvic Health" 3400 Broadway, Suite 260, Sacramento, CA 95817. Filed with the Clerk of Sacramento County April 23, 2025  
Publish: May 2, 9, 16, 23, 2025  
RYZE 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03108  
MaryEllen Stroh-Wahab, 6547 Hazel Avenue, Orangevale, CA 95662 is doing business under the Fictitious Business Name(s) "The Dancing Fork" 6547 Hazel Avenue, Orangevale, CA 95662. Filed with the Clerk of Sacramento County April 23, 2025  
Publish: May 2, 9, 16, 23, 2025  
FORK 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03129  
Day2Day Autoparts LLC, 7248 30<sup>th</sup> Street, Unit G, North Highlands, CA 95660 is doing business under the Fictitious Business Name(s) "Day2Day AutoBody Shop and Parts Sale" 7248 30<sup>th</sup> Street, Unit G, North Highlands, CA 95660. Filed with the Clerk of Sacramento County April 24, 2025  
Publish: May 2, 9, 16, 23, 2025  
DAY 5-23-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-02803  
Esthetics by Dolly LLC, 1446 Ethan Way, Suite 101, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Esthetics by Dolly" 1446 Ethan Way, Suite 101, Sacramento, CA 95825. Filed with the Clerk of Sacramento County April 11, 2025  
Publish: May 2, 9, 16, 23, 2025  
ESTHETICS 5-23-25

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME FILE NO. FBNF2024-07679  
The following person(s) has/ have abandoned the use of the FICTITIOUS BUSINESS NAME of: Sounding Board Marketing & Communications, 1215 Muirkirk Court, Folsom, CA 95630. The Fictitious Business

Name Statement was filed on 10/07/2024 in the County of Sacramento.  
Filed with the clerk of Sacramento County: 3/21/2025.  
Publish: April 11, 18, 25, May 2, 2025  
SOUNDING 5-2-25

ORDER TO SHOW FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV007486

Olga Ovsiannikova and Sergii Ovsiannikov have filed a petition with this court for a decree changing the name(s) of Semen Ovsiannikov to Simon Ovsiannikov.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 22, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: March 28, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 11, 18, 25, May 2, 2025  
OVSIANNIKOV 5-2-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV006656

Norman Sylvester Davidson has filed a petition with this court for a decree changing the name(s) of Norman Sylvester Davidson to Norman Sylvester Butler.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on May 5, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 1, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 11, 18, 25, May 2, 2025  
NORMAN 5-2-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV007546

Veerpal Kaur Aulakh has filed a petition with this court for a decree changing the name(s) of Veerpal Kaur Aulakh to Rabab Aulakh.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 23, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 1, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 11, 18, 25, May 2, 2025  
AULAKH 5-2-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV007478

Luis C. Regalado Alarcon has filed a petition with this court for a decree changing the name(s) of Romina Regalado to Romina Regalado Hernandez.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 30, 2025, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: March 28, 2025  
Richard K. Sueyoshi, Judge of the Superior Court  
Publish: April 11, 18, 25, May 2, 2025  
REGALADO 5-2-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV007499

La Trice De'Mone Ellis has filed a petition with this court for a decree changing the name(s) of La Trice De'Mone Pellam aka La Trice De'Mone Ellis to La Trice De'Mone Robinson.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 30, 2025, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 1, 2025  
Richard K. Sueyoshi, Judge of the Superior Court  
Publish: April 11, 18, 25, May 2, 2025  
LATRICE 5-2-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV008311

Zia Jan Sahar has filed a petition with this court for a decree changing the name(s) of Zia Jan Sahar to Sahar Eiman.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 24<sup>th</sup>, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 8, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 18, 25, May 2, 9, 2025  
SAHAR 5-9-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV008428

Nayeli Cristal Alfaro has filed a petition with this court for a decree changing the name(s) of Nayeli Cristal Alfaro to Cristal Nallely Plascencia.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 29<sup>th</sup>, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 9, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 18, 25, May 2, 9, 2025  
CRISTAL 5-9-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV008868

Albina Aleksandrovna Dubinetskiy has filed a petition with this court for a decree changing the name(s) of Albina Aleksandrovna Dubinetskiy to Albina Chistyakov.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 30, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 14, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 25, May 2, 9, 16, 2025  
ALBINA 5-16-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV001726

Charles William Schick has filed a petition with this court for a decree changing the name(s) of Charles William Schick to Charles William DeMartin.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on May 27, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: January 23, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 25, May 2, 9, 16, 2025  
CHARLES 5-16-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV008781

Mention Lorenzo Conely has filed a petition with this court for a decree changing the name(s) of Mention Lorenzo Conely to Conely Lorenzo Mention.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 30, 2025, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 11, 2025  
Christopher E. Krueger, Judge of the Superior Court  
Publish: April 25, May 2, 9, 16, 2025  
MENTION 5-16-25

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
ORDER TO SHOW CAUSE  
CHANGE OF NAME  
#25CV009993

Justin Lee Clausen has filed a petition with this court for a decree changing the name(s) of Justin Lee Clausen to Justin Lee Tucker.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 20, 2025, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: April 25, 2025  
Richard K. Sueyoshi, Judge of the Superior Court  
Publish: May 2, 9, 16, 23, 2025  
TUCKER 5-23-25

NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF BERNABE AUGUSTO ESPINOZA, AKA BERNABE ESPINOZA CASE NO. 25PR001212  
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may otherwise be interested in the will or estate, or both, of Bernabe Augusto Espinoza, aka Bernabe Espinoza.

A Petition for Probate has been filed by Xochitl Holmes Espinoza, in the Superior Court of California, County of Sacramento, requesting Xochitl Holmes Espinoza be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the 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 have consented to the proposed action.) The independent

administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows May 14, 2025, 9:00 a.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

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

IF YOU ARE A CREDITOR or a contingent creditor of the 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 interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. The name, address and telephone number of the Attorney for Petitioner is: Michael Yee, Yee Law Group, 4010 S Land Park Drive, Suite B, Sacramento, CA 95822; (916) 927-9001  
Publish: April 18, 25, May 2, 2025  
ESPINOZA 5-2-25

NOTICE OF PETITION TO ADMINISTER ESTATE OF BETTY NADENE GONZALEZ CASE NO. 25PR001210

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may otherwise be interested in the will or estate, or both, of Betty Nadene Gonzalez.

A Petition for Probate has been filed by Diane Marie Adamic, in the Superior Court of California, County of Sacramento, requesting Diane Marie Adamic be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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 have consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows May 14, 2025, 9:00 a.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826



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NOTICE TO CREDITORS OF DECEDENT

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SACRAMENTO  
CASE NO. 25PR001098  
NOTICE TO CREDITORS OF DECEDENT  
IN RE: THE TANIA LIANOV LIVING TRUST  
Dated September 5, 2020.  
Date of Death: January 11, 2025  
[CALIF. PROB. CODE SEC. 19003]  
**NOTICE IS HEREBY GIVEN**  
to the creditors and contingent creditors of Tania Lianov, deceased, that all persons having

claims against the decedent are required to file them with the Superior Court of California, County of Sacramento, at 3341 Power Inn Road, Sacramento, California 95826, and mail a copy to Liana Stefan Lianov, as trustee of the TANIA LIANOV LIVING TRUST Dated September 5, 2020, of which the decedent was a settlor, 900 Jonas Avenue, Sacramento, California 95864, within the later of four months after the date of the first publication of notice to creditors or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a

late claim as provided in Section 19103 of the Probate Code. A claim form may be obtained from the court clerk. For the creditor's protection, creditors are encouraged to file their claims by certified mail, with return receipt requested.  
Dated: February 24, 2025.  
WOODBURN AND WEDGE  
By: Sharon M. Jannuzzi, Attorneys for Trustee, Cal. State Bar No. 221216, WOODBURN AND WEDGE, 6100 Neil Road, Suite 500, Reno, NV 89511; Telephone: (775) 688-3000, Facsimile: (775) 688-3088  
Publish: April 18, 25, May 2, 2025  
LIANOV 5-2-25

LIEN SALE

LIEN SALE 5/12/25 10AM  
AT 8240 14TH AVE,  
SACRAMENTO  
22 MERZ LIC# 453144X  
VIN# W1NYC7HJ8NX453144  
MERZ 5-2-25

LIEN SALE 5/8/25 10AM  
AT 4749 MELVIN DR,  
CARMICHAEL  
14 FRHT LIC# GA1363X ID  
VIN# 4UZFCGCYXECGA1363  
FRHT 5-2-25

LIEN SALE 5/8/25 11AM  
AT 4125 WINTERS ST,  
SACRAMENTO

16 UTIL LIC# 4UU2841 CA  
VIN# 1UYYS2535GU189148  
16 NISSAN LIC# 7UYT128 CA  
VIN# 1N4AL3AP6GC118223  
UTIL 5-2-25

LIEN SALE 5/8/25 9AM  
AT 3534 51ST AVE,  
SACRAMENTO  
23 VOLKS LIC# 9FLF983 CA  
VIN# 3VWBM7BU8PM020622  
Volks 5-2-25

LIEN SALE 5/8/25 10AM  
AT 12408 GOLD FLAKE CT,  
RANCHO CORDOVA  
19 VOLKS LIC# 8SNE848 CA  
VIN# 3VWE57BU2KM060147  
VOLKS 5-2-25

LIEN SALE 5/8/25 10AM  
AT 796 DEL PASO BLVD,  
SACRAMENTO  
16 WBASH LIC# 4NP2849 CA  
VIN# 1JJV532D0GL913477  
WBASH 5-2-25

MPG

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CITY OF CITRUS HEIGHTS  
NOTICE OF PUBLIC HEARING  
CITY COUNCIL MEETING

NOTICE is hereby given that on **May 28, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the **City Council** of the City of Citrus Heights will hold a Public Hearing at the **City Council Chambers located at 6360 Fountain Sq. Dr., Citrus Heights, CA** for consideration of the project listed below.

**Project Name:** Amendments to the Allowed Uses Table in the Zoning Code, The Boulevard Plan & Stock Ranch Guide  
**Project Location:** Citywide  
**Project Description:** The Citrus Heights City Council will consider several amendments to the land use tables within the city's zoning documents. The amendments proposed are in support of the city's Economic Work Plan to streamline and improve the regulatory process in support of business development. A list of proposed changes can be found at **www.citrusheights.net/292**. Project Planner: Alison Bermudez.  
The Planning Commission reviewed the proposed amendments at their April 22, 2025, meeting and recommended that the City Council approve the proposed amendments.  
**Environmental Determination:** The project is Categorically Exempt from CEQA under Section 15061(b)(3) of the Guidelines.  
Following the Public Hearing, the **City Council** may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to Amy Van, City Clerk, 6360 Fountain Square Drive, Citrus Heights, CA 95621.** If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.  
If you challenge the action of the **City Council** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.  
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Amy Van, City Clerk at 916-725-2448. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.  
**Dated:** April 23, 2025

Citrus Heights Messenger 5-2-2025

NOTICE TO PROPOSERS  
On Call Sign Maintenance Services 2025-2030  
GS 25-09

The City of Citrus Heights is soliciting proposals to provide on-call sign repair, replacement and installation services. The work to be performed generally consists of on-call repair, replacement and installation of public street signs (including but not limited to regulatory signs, warning signs, street name signs and special signs), object markers and sidewalk/street barricades and rails at various locations throughout the City of Citrus Heights, and other related work as needed.  
This Request for Proposals (RFP) defines the scope of services and outlines the requirements that must be met by proposers interested in providing such services. Proposers shall carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP or otherwise available, and shall become fully aware of the nature and the conditions to be encountered in performing the services. To be considered responsive, Proposals must be for the entire work and must include completed proposal forms, guarantees and supplemental information.  
Interested parties can download the Request for Proposals (RFP) at the City's website: **https://citrusheightsplanroom.com**. Proposals shall be submitted in the manner specified in the RFP. Submittal deadline is **2:00 PM on Thursday, May 22, 2025**.  
It is the Proposer's responsibility to monitor the City's website for possible addenda to this RFP to inform him/herself of the most current specifications, terms, and conditions, and to submit his/her proposal in accordance with the original proposal requirements and all addenda.  
The firm(s) must meet all municipal, state and federal affirmative action and equal employment opportunity practices. Proposer and its Subcontractors must be registered and qualified to perform public work pursuant to Labor Code Section 1725.5, subject to limited legal exceptions under Labor Code Section 1771.1.  
**The license classification(s) required for this project are Class A – General Engineering, Class C-32 – Parking and Highway Improvement Work and/or Class 45 – Sign Contractor.**  
There is no pre-proposal conference for this project.  
The City of Citrus Heights reserves the right to reject any or all proposals or portions thereof, to accept a proposal or portion thereof and to waive any minor informality or irregularity.  
  

Amy Van, City Clerk

Date

Citrus Heights Messenger 5-2-2025

ORDINANCE NO. 2025-001

AN ORDINANCE OF THE CITY OF CITRUS HEIGHTS AMENDING CITRUS HEIGHTS MUNICIPAL CODE CHAPTER 38  
FIRE PREVENTION AND PROTECTION, ARTICLE III. – FIREWORKS, SECTIONS 38-78 AND 38-81

The City Council of the City of Citrus Heights does ordain as follows:  
The provisions of Chapter 38, Article III. of the Citrus Heights Municipal Code  
**SECTION 1. Amendment.** Section 38.78 of the Citrus Heights Code is hereby amended to read as set forth below:  
**Sec 38-78 - Host's liability.**  
No host shall knowingly allow any person to violate a provision of this chapter on the host's private property.  
(a) The provisions of this section shall not apply to:  
1. The possession, manufacture, storage, display, sale, use, or discharge of fireworks as permitted under federal or state law;  
2. A host who initiates contact with law enforcement or fire officials to assist in removing any person from the property or terminating the activity in order to comply with this chapter, if the request for assistance is made before any other person contacts law enforcement or fire officials to complain about the violation of this chapter.  
No host shall aid or abet another person's violation of a provision of this chapter in a public right of way, street, and/or sidewalk adjacent to the host's private property or property under the host's apparent control. A host aids and abets another person's violation of a provision of this chapter if he or she knows of the other person's unlawful purpose and the host specifically intends to, and does in fact, aid, facilitate, promote, encourage, or instigate the other person's commission of that violation.  
**SECTION 2. Amendment.** Section 38.81 of the Citrus Heights Code is hereby amended to read as set forth below:  
**Sec. 38-81. - Penalty for violation.**  
(a) Any person who allows, permits, aids, or abets any discharge of fireworks (including a public display) without having first obtained a permit therefor from the Fire Marshal, or designee, shall be in violation of this section, unless otherwise permitted by ordinance.  
(b) Any person who stores fireworks, including those classified as "safe and sane" by the California State Fire Marshal, except as expressly allowed by this Code, shall be in violation of this section.  
(c) Administrative Citation. Upon identification of an unpermitted discharge or illegal storage of fireworks, law enforcement may issue an administrative citation or a notice of violation to all responsible person(s) present at the unpermitted discharge of fireworks. Law enforcement shall notify those responsible persons present at the unpermitted discharge or illegal storage that further violation of the ordinance may result in the issuance of increased fines and assessment of response costs. Each device (firework) possessed, ignited, exploded, discharged, used, or displayed constitutes a violation of the ordinance and therefore is subject to an administrative fine:  
1. One thousand dollars (\$1,000.00) fine, for each device  
2. Two thousand five hundred dollars (\$2,500.00) for each device on subsequent offenses within one year.  
(d) Upon identification of an unpermitted discharge of fireworks, law enforcement may also issue a written notice to all other identifiable responsible persons not present at the unpermitted discharge of fireworks that a violation of the fireworks ordinance has occurred and that further violations may result in the assessment of response costs.  
(e) Nothing in this chapter shall be intended to limit any of the penalties provided for under the California Health and Safety Code or Penal Code with regard to the sale, use, possession, delivery, storage, and/or transportation of dangerous fireworks.  
(f) The penalties set forth herein are intended to be nonexclusive and are intended to be in addition to any other remedies provided in this chapter or any other law, statute, ordinance or regulation.  
(g) Any person who violates this section shall be guilty of a misdemeanor.  
(h) Response Costs. A responsible person(s) who has been issued a second administrative citation and/or written notice of violation of this ordinance may be liable for response costs incurred in responding to the unpermitted discharge or illegal storage of fireworks. All responsible persons shall be jointly and severally liable for the response costs incurred in the response and all subsequent responses. The amount of response costs constitutes a debt owed to the city.  
If a responsible person is a juvenile, then the parents or guardians of that juvenile and the juvenile will be jointly and severally liable for the response costs incurred pursuant to this chapter. To incur liability for response costs imposed by this chapter, the responsible person for the unpermitted discharge or illegal storage of fireworks need not be present at the event that causes the response giving rise to the imposition of response costs. This chapter therefore imposes vicarious as well as direct liability upon responsible persons.  
(i) Notice of the response costs shall be served by first-class mail on the hosts liable for such costs. The notice shall contain the following information:  
1. The name of the host who is liable for the response costs;  
2. The address of the private property where the incident occurred;  
3. The date and time of the response;  
4. The law enforcement, fire, or other emergency response personnel who responded  
5. An itemized list of the response costs.  
(j) Payment for response costs shall be remitted to the city of Citrus Heights within 30 calendar days of the date of the notice. The payment of any such costs shall be stayed upon the filing of a timely appeal.  
(k) A host charged with response costs may, within 10 calendar days of the date of the notice of response costs, appeal the response costs. The appeal hearing shall be scheduled and conducted in the manner prescribed in this chapter.  
(l) Failure to timely file an appeal constitutes a failure to exhaust available administrative remedies, and bars any further review or administrative appeal of the response costs.  
(m) Violations of this chapter are hereby declared to be a public nuisance.  
(n) Any person who violates a provision of this chapter is liable for civil penalties of not less than \$750 or more than \$25,000 for each day the violation continues.  
(o) All remedies prescribed under this chapter are cumulative and the election of one or more remedies does not bar the city from the pursuit of any other remedy to enforce this chapter.  
(p) Any recipient of an administrative citation may appeal the citation by completing a request for hearing form and returning it to city within thirty days from the date of the administrative citation, together with an advance deposit of the fine.  
(q) Any recipient of an administrative citation may appeal the citation by completing a request for hearing form and returning it to city within thirty days from the date of the administrative citation, together with an advance deposit of the fine.  
**SECTION 3. Severability.** If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.  
**SECTION 4. Effective Date and Notice.** This ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days of its adoption, in a newspaper of general circulation published and circulated in the City of Citrus Heights.  
**PASSED AND ADOPTED** by the City Council of the City of Citrus Heights this 23<sup>rd</sup> day of April, 2025 by the following vote:  
**AYES: Council Members: Middleton, Nelson, Schaefer, Lopez-Taff, Karpinski-Costa**  
**NOES: Council Members:**  
**ABSENT: Council Members:**  
**ABSTAIN: Council Members:**  

Dr. Jayna Karpinski-Costa, Mayor

ATTEST:

Amy Van, City Clerk

Citrus Heights Messenger 5-2-2025

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# John F. Kennedy Assassination Files Revealed ‘A State Within a State’



Harold Pease Ph. D.  
*By Harold Pease Ph. D.,  
LibertyUnderFire.org*

The vast importance of the John F. Kennedy (JFK) Assassination Files, hidden from the public for 62 years through multiple congressional hearings over the years, just released by President Donald Trump under enormous opposition to its release, was not who killed John F. Kennedy, but that the entity who did still exists.

The Central Intelligence Agency (CIA) has always been the prime suspect. I was a boy of 16 and heard this at the time. This notion that it was more than just Oswald was quickly smothered by the then Deep State media who preferred and promoted the lone-wolf narrative, but it never felt right nor was it ever fully accepted by most Americans. The Federal Bureau of Investigation “suddenly uncovered” 2,000 John F. Kennedy related files, these reveal the Central Intelligence Agency as a “state within a state” and most responsible for the assassination.

These files prove the existence

of the Deep State in 1963 powerful enough by then, over years of development and secrecy, to kill the president of the United States and keep that fact from being revealed until all responsible for the death were unpunished and safely dead. There is no organization that is more Deep State than the Central Intelligence Agency.

This is the importance of the John F. Kennedy Assassination Files. Second to this in importance is, since it was never fully revealed, removed and punished then, it is still in place 62 years later in our day. These files show it is not unreasonable to believe that they also want Donald Trump dead as he too, like Kennedy, seeks to reveal them.

Every president from both political parties had access to these files and chose not to have them declassified. Two presidents in particular knew the intimate details up close and personal. Lyndon Baines Johnson, who benefited most by Kennedy’s death by replacing him as president, and Jerald Ford who was a member of the Johnson appointed Warren Commission to hide our own governments involvement in the assassination of our own.

LibertyUnderFire has published much on the assassination over the many years and as new things came out. Mostly the new documents reveal what those who have followed this story already knew but it is good for the new generation.

Yes, the documents first tried to blame the assassination on Cuba and the Soviets. We, among others debunked this story. There were three reasons Kennedy was assassinated:

He opposed the CIA’s Bay of Pigs invasion of Cuba.

He wanted America’s withdrawal from the Vietnam War

He opposed the Federal Reserve’s Central Bank currency control authorizing the printing of silver certificates in defiance of it (Why the Deep State Assassination of John F. Kennedy? LibertyUnderFire.com, Dec 6, 2023).

Opposition to these three issues could not be tolerated. Kennedy could not be controlled by them so they could not wait another year for a new election to remove him.

The “new” files confirm that Lee Harvey Oswald was in fact a Central Intelligence Agency asset, “recruited by the CIA in JAPAN while he was in the service at the Naval Air Facility Atsugi in the late 1950’s.” The Naval Air Facility Atsugi (NAFA) was “a known CIA hub for covert operations, including U2 spy plane missions from 1957 to 1958” as per a suppressed document from his commander at the base at the time.

Documents show that “as late as 1996 this story was almost broke by ‘a credible UPI reporter’ and had to be covered up 30 years after the assassination.”

The “CIA was deeply concerned about the story getting traction.” They rightly realized it could be viewed “as a smoking gun.” They allowed just enough information out “to appear transparent while withholding the most damning evidence that Oswald was recruited, trained, and groomed by the CIA during his time in Japan.”

We soon learned of Oswald’s defection to the Soviet Union in

1959, his return to the U.S. in 1962, and his eventual role in the assassination in 1963. This was common knowledge soon after the assassination.

President Kennedy was warned of the presence of a “state within a state” or the Deep State as we call it today. Presidential adviser Arthur Schlesinger, in a 15-page Memo to John F. Kennedy called for Kennedy to break up the CIA in 1961.

“Schlesinger called the CIA a rogue ‘state within a state’... his memo told the president ‘The contemporary CIA possesses many of the characteristics of ‘a state within a state’ adding ‘there is no doctrine governing our conduct of clandestine operations.’”

Schlesinger noted that, “A number of governments still in power know that they have been targets of CIA attempts at overthrow, not a state of mind calculated to stimulate friendly feelings” toward the US. He also wrote, “CIA operations have not been held effectively subordinate to US foreign policy,” He told the president, “In practice the State Department had become a ‘rubber stamp’ for CIA clandestine operations.”

A month after John F. Kennedy’s assassination, former President Harry Truman, “echoed Schlesinger’s fears outlined in the 1961 Memo. There is something about the way the CIA has been functioning that is casting a shadow over our historic position.”

Truman wrote, that “he set up the CIA to streamline information gathering... but between his presidency, and John F. Kennedy’s, Truman witnessed a change in the CIA.” He wrote of this, “For some time, I have been

disturbed by the way the CIA has been diverted from its original assignment. It has become operational and at times a policy-making arm of the government. I never had any thought that when I set up the CIA that it would be injected into peacetime cloak and dagger operation.” Truman “called for the termination of the CIA operation duties, and the restoration of the agency to its original assignment as the intelligence arm of the president” (X22 Report, Ep. 3599b, 03/19/2025, 11:59).

Instead of destroying the Central Intelligence Agency as Kennedy intended the Central Intelligence Agency destroyed him, and worse, came to control the organization Kennedy created, the United States Agency for International Development (USAID) responsible for administering civilian foreign aid and development Assistance throughout the world.

The “rogue state within a state” came to fund shadow governments and regime change in the world, even in Ukraine in 2014 and the United States in 2020 and thus far got away with it. Most importantly the “rogue state within a state” was never identified, removed or punished and thus is still very much alive today fighting Trump.

*Dr. Harold Pease is an expert on the United States Constitution and a syndicated columnist. He has dedicated his career to studying the writings of the Founding Fathers and applying that knowledge to current events. He taught history and political science from this perspective for over 30 years. Read his weekly columns at LibertyUnderFire.org Column #813.* ★

## How Transfer Taxes Steal Your Home Equity



Jon Coupal  
*By Jon Coupal,  
Howard Jarvis  
Taxpayers Association*

As a homeowner, you dutifully pay your property taxes every year, no matter how painful. Notwithstanding Proposition 13’s tax limitations, California is not a low property tax state. According to the Tax Foundation, we rank 18th out of 50 states in per capita property tax collections.

But it could be worse. Much worse. Without Prop. 13, most homeowners would see their property taxed at least double or, in some cases, by a factor of five or six. (For those curious about how much they would pay without Prop. 13, try out Howard Jarvis Taxpayers Association’s calculator at [GuessingGame.org](#).)

Prop. 13 works by limiting the property tax rate to one percent and then limiting the increases in “taxable value” to two percent per year. It is the latter provision that allows homeowners in California to build up equity in their homes, year after year, without being forced to sell because of an annual tax bill based on current market value.

But there is another type of property tax that lies in wait for homeowners when they sell their property, transfer taxes. Technically, transfer taxes are not property taxes in the traditional sense because they are not imposed

as an incident of property ownership.

Rather, they are imposed on the sale or other transfer of real property.

When Howard Jarvis wrote Prop. 13, he knew that, if he just limited the ad valorem (based on value) property tax, governments would circumvent that limitation by quickly imposing other local taxes. That’s why Prop. 13 expressly prohibited taxes on the sale of property. Here’s the language: “Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district, except ad valorem taxes on real property or a transaction tax or sales tax on the sale of real property within such City, County or special district.” (emphasis added).

To any normal, fair-minded person, this constitutional language is crystal clear in prohibiting transfer taxes. But the judiciary in California is neither normal nor fair-minded. Over a strong dissent, the California Supreme Court defined “special taxes” as only those taxes that were for a “special purpose.” This created a massive loophole and severely in a way that limited the reach of Prop. 13.

At the time of Proposition 13’s passage in 1978, state law permitted the collection of a “documentary stamp tax” on transferring of interests in real property. The tax, still imposed in many jurisdictions, is relatively modest, with the standard rate being \$1.10 per \$1,000 of value.

But now many cities are imposing real estate transfer taxes in excess of \$45 per \$1,000 of value based on the Home Rule doctrine that grants charter cities more taxing authority. Moreover, under Home Rule, cities can impose higher rates for more valuable property rather than the flat rate of \$1.10 per \$1,000.

Even worse, because of the infamous Upland decision, local governments operating behind the front of “citizen groups” can propose “special taxes” by initiative, evading the requirement of a two-thirds vote of the electorate to pass. And while the courts originally said transfer tax revenue must go into a municipality’s general fund, special taxes under Upland can be exclusively directed to whatever the local government or special interest group, wants.

The worst abuse of Upland occurred in Los Angeles. Pursuant, to Measure United to House Los Angeles (ULA) which became effective in 2023, high-value properties are now subject to very high transfer taxes. Although the ballot measure was sold to the voters as a “mansion tax,” it applies to all properties, both commercial and residential, worth more than \$5 million, including apartments.

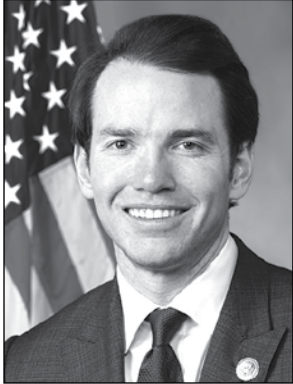
As expected, the United to House Los Angeles tax is generating a lot less revenue for homeless programs than the homeowners thought. Instead, it has thrown the real estate market in one of America’s largest cities into chaos. It has gotten so bad that even Mayor Karen Bass said she thinks the whole issue of Measure United to House Los Angeles should be revisited.

For ordinary homeowners, be aware that transfer taxes are only increasing, both in terms of the amount of the tax and the purposes for which they are being collected. There are very powerful progressive interests which intend to impose transfer taxes at a level to completely “recover” all the taxes that were not owed by homeowners because of Prop. 13.

And that’s how they plan to steal the equity in your home.

*Jon Coupal is president of the Howard Jarvis Taxpayers Association.* ★

## Kiley, Tenney Introduce the High-Quality Charter Schools Act



Kevin Kiley  
*Office of Representative  
Kevin Kiley  
News Release*

**WASHINGTON, CA (MPG)** - On April 11, Representative Kevin Kiley (R-California) joined Representatives Claudia Tenney (R-New York), Nicole Malliotakis (R-New York) and Burgess Owens (R-Utah), in introducing the High-Quality Charter Schools Act to expand school choice by creating a new tax credit for charitable contributions to nonprofit charter school organizations.

The demand for high-quality charter schools continues to outpace supply, in part due to the high start-up costs of opening a new school, which can be up to \$20 million. This legislation would establish a 75% federal tax credit for qualified charitable contributions made to nonprofit charter school organizations with a proven record of success, incentivizing donations to support the development of more high-quality charter schools.

To receive contributions, each eligible organization must establish a separate qualified account to use eligible funds exclusively for charter school expansion within five years of

receipt, and must also conduct annual independent, certified financial and compliance audits.

“Charter schools have a proven track record of success, working to ensure every student, regardless of zip code, is given the opportunity to succeed. The High-Quality Charter Schools Act provides a tax credit for charitable donations that will develop and expand the number of charter schools to provide even more students access to affordable school choice options. In fact, this legislation could lead to nearly tripling the number of children who have the option of attending a charter school. Parents know what is best for their children, and by providing parents with options, we can improve educational outcomes across our country,” said Representative Tenney.

“As a former high school teacher, I understand the important role education plays in our children’s future and the importance of charter school options. The High-Quality Charter Schools Act is a critical measure to expand educational opportunity, uphold rigorous accountability, and foster innovation within our public school system. By supporting this legislation, we are investing in a future where all students can access a high-quality education,” said Representative Kiley.

“School choice is the civil rights issue of our time, and our nation’s future will be determined by whether we win the fight to ensure that every child, no matter their zip code, has access to high-quality

education. The High-Quality Charter Schools Act will help us reach that bright future, with up to \$5 billion a year in tax-credit-driven investment that could help open more than 15,000 new charter schools and unlock life-changing opportunities for millions of students across the country,” said Representative Owens.

“Charter schools across the country, especially here in New York, are facing demand that far exceeds their capacity. I’m proud to join Representative Tenney in introducing this legislation to ensure students and families have greater access to the school of their choice, while also ensuring taxpayers see a strong return on investment in public education,” said Representative Malliotakis.

“This legislation complements the Education Choice for Children Act, which will provide tax credits for contributions for tuition vouchers and which I strongly support,” said Eva Moskowitz, founder and chief executive officer of Success Academy Charter Schools. “Together, these policies will demonstrate universal school choice as a national priority. Americans overwhelmingly support school choice but many elected officials have been intimidated by those who seek to preserve the broken status quo. I commend Representatives Tenney, Malliotakis Owens and Kiley for standing up to the special interests and putting America’s parents first. This is what real leadership looks like.” ★



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15. Break of day

16. Repeat, in music

17. Red Cross bed

18. Arm bones

19. \*Mother \_\_\_\_, personification of physical world

21. \*Mother \_\_\_\_, fictional dog owner

23. Opposite of hence

24. Sleeveless garment

25. Money source

28. Golfer's destination

30. Pass, as time

35. \*Metamorphoses" poet

37. \*The Beatles: "Mother \_\_\_\_ comes to me"

39. "The Goldbergs" sibling

40. Unacceptable, to a baby

41. Alpine singing

43. Resembling wings

44. Fill with optimism

46. Fill to satisfaction

47. Orion's

48. Like funeral atmosphere

50. Lice eggs

52. Morse code dash

53. Remainder of a cigarette

55. Before skip and a jump

57. \*Mother of \_\_\_\_, a.k.a. Daenerys Targaryen

61. \*Mother \_\_\_\_, Missionaries of Charity founder

64. Pass

65. Stir or fuss

67. Add together

69. Anomie, alt. sp.

70. Decompose

71. Very angry

72. Puppy sounds

73. " \_\_\_\_ no evil, hear no evil"

74. Tennis-affected joint

DOWN

1. Took place

2. Yoked team

3. Capital of Latvia

4. Kind of ray

5. Cast-off skin

6. French Riviera city

7. "To" follower

8. Wood turning device

9. Tulip starter

10. Leo's Karenina

11. \_\_\_\_ gum, food additive

12. Put metal to the pedal, p.t.

15. Difficult to detect

20. With ample space

22. Employ

24. Green and lush, as in trees

25. \*Mother \_\_\_\_, investigative journalism nonprofit

26. Convex molding

27. Twofold

29. Cambodia's neighbor

31. A in UAE

32. Heaped

33. Famous Teatro alla \_\_\_\_

34. \*Mother \_\_\_\_, personification of planet

36. Shower with affection

38. Abominable snowman

42. River in Hades

45. Personify

49. \*Mother Superior is the head one at the convent

51. Foray

54. Former Russian leaders

56. \*Mother of \_\_\_\_, a.k.a. nacre

57. June 6, 1944

58. Raja's wife

59. On the surface

60. Emeralds and rubies

61. Carrying bag

62. Hunk of something

63. Lowest female singing voice

66. Female forest ruminant

68. Archery bow wood

CROSSWORD

1 2 3 4 5 6 7 8 9 10 11 12

13 14 15

16 17 18

19 20 21 22

23 24

25 26 27 28 29 30 31 32 33 34

35 36 37 38 39

40 41 42 43

44 45 46 47

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57 58 59 60 61 62 63

64 65 66 67 68

69 70 71

72 73 74

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6 9

4 3 5 7 6

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9 4 7 3

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9 5

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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.



# Calling All Rowers: Join the Local Adult Rowing Team

By Idaly Valencia

**SACRAMENTO REGION, CA (MPG)**  
- Did you row on a crew “way back when” in high school or college? Do you still enjoy rowing but do not know how to get back into it? A local rowing team is seeking new members to join them on the waterways and to build community.

Lake Natoma Rowing Association's Capital Crew Masters Program is an inclusive, multi-level competitive and recreational adult rowing team offering coached sessions.

Joining the program gives members affiliate access to rowing equipment appropriate for a variety of fitness levels. A skill assessment and swim test will be required on water rowing.

The program is calling out to those who used to row competitively in high school or college and would like to get back into the sport, according to Susan Hooten, a Capital Crew Masters Program rower and board member.

Rowers of all experience levels are welcome to join as well.

“Our members range from ages 27 to 80 years old and chose their level of commitment, from casual to international level. The practice schedule is nothing like your college days,” said Hooten.

Those interested in participating can select sessions to attend based on experience and comfort level. The team has separate groups that range in difficulty, offering different options for people to pick their preferred pace.

Experienced rowers can train and compete for local and international events. The upcoming competition that the team is currently training for is the Masters Regional Championship in June.

On Sundays, the program hosts a leisure rowing session for members who “just want to socialize and have fun.”

Hooten emphasized that those who rowed before are



Capital Crew Master's Program member Marco Palilla takes a selfie with fellow rowers. Photo courtesy of Capital Crew Masters Program



The rowing Capital Crew Master's Program members are treated to seeing a rainbow during this session. Photo courtesy of Capital Crew Masters Program



Here are participants from the Crew Master's Program February 2024 Learn to Row event. Photo courtesy of Capital Crew Masters Program



Capital Crew Masters adult rowing team, for ages 27 and above, is a multi-level competitive and recreational adult rowing team offering coached sessions. Photo courtesy of Capital Crew Masters Program

encouraged to come back to row.

The adult rowing team consists of men and women members (ages 27 and up) who row together from 6 to 7:30 p.m. Tuesdays and Thursdays, and from 7:15 to 9:15 a.m. Saturdays. Members meet at the Sacramento State Aquatic Center, 1901 Hazel Ave, Gold River, located by Lake Natoma. View the full 2025 master's schedule at [sacstateaquaticcenter.com/capital-masters](http://sacstateaquaticcenter.com/capital-masters).

Capital Crew Masters Program members come from across the Sacramento region to row on Lake Natoma. The adult rowing team includes residents from nearby communities such as Gold River, Carmichael, Rancho Cordova, Citrus Heights, Fair Oaks, and Orangevale. Others travel from East and South Sacramento, Folsom, Woodland, El Dorado Hills and Placerville.

Curious about joining the team? Contact coach Jackie Synder, the Capital Crew Masters Program president, at 719-330-1783. For more information, visit [lakenatoma-rowing.org](http://lakenatoma-rowing.org).

Community members who have never rowed but want to learn can contact the Sacramento State Aquatic Center about rowing classes at 916-278-2842. ★

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Korean/Mex/Viet: 7:30pm last call  
Chinese/Japanese: 7:00pm last call

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3Hours Karaoke + Pizza + Pitcher Soda + 2 Main Dishes  
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**For 12 people \$210.00** • Gratuity  
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(Medium Room) (14 inch) (Up to 4 pitchers) (Dishes To Choose From Below)

**For 14 people \$230.00** • Gratuity  
3Hours Karaoke + 2Pizza + Pitcher Soda + 5 Main Dishes  
(Family Room) (14 inch) (Up to 4 pitchers) (Dishes To Choose From Below)

**For 18 people \$295.00** • Gratuity  
3Hours Karaoke + 3Pizza + Pitcher Soda + 7 Main Dishes  
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3Hours Karaoke + 3Pizza + Pitcher Soda + 8 Main Dishes  
(Party Room) (14 inch) (Up to 7 pitchers) (Dishes To Choose From Below)

**Dishes To Choose From**

**FROZEN & FISH DEPT**

**Seasoned Pollack Roe**  
1 lb  
REG. \$17.99/EA  
**\$11.99/ea**

**Pacific Surf Sea Scallops**  
14 oz  
REG. \$16.99/EA  
**\$11.99/ea**

**WEEKLY MEAT SPECIALS**

**Chuck Roast - Bnls**  
Chuck Asado sin Hueso  
**\$4.99/lb**

**Beef T-Bone Steak**  
Filet Chuleon de Puerria  
**\$6.49/lb**

**Chicken Drumsticks**  
Piernas de Pollo  
**89¢/lb**

**Pork Neck Bones**  
Huesos de cerdo de Cerdo  
**\$1.99/lb**

**Pork Cushion Meat Boneless**  
Carne de Cerdo Desahusada  
**\$2.69/lb**

**Pork Baby Back Ribs**  
Costillas de Cerdo  
**\$4.59/lb**

**WEEKLY HALAL SPECIALS**

**Chicken Drumsticks**  
Piernas de Pollo  
**99¢/lb**

**New Zealand Lamb Shoulder Chops Bone-In**  
Chuleas de Cordero con Hueso  
**\$4.39/lb**

**Chuck Roast Boneless**  
Chuck Asado sin Hueso  
**\$4.99/lb**

**FRESH PRODUCE**

**Grey Squash** **79¢/lb**

**Mini Sweet Pepper 1 lb** **\$2.69/bag**

**Key Lime 2 lbs Bag** **\$2.49/bag**

**Italian Squash** **79¢/lb**

**Organic D'Anjo Pear** **99¢/lb**

**Shallot Onion** **\$1.29/lb**

**Orange Navel 10 lbs Bag** **\$5.99/bag**

**Green Papaya** **89¢/lb**

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**REG. \$3.99**  
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Korean Punch Fruit Drink 3 flavors 1 gallon

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Cheer-It Puff & Cheese Snacks 5.75 oz

**REG. \$6.99**  
**\$4.99/ea**  
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**REG. \$5.49**  
**\$4.99/ea**  
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**REG. \$6.99**  
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**ASIAN GROCERY**

**REG. \$3.99**  
**\$2.99/ea**  
T & H Mung Bean Vermicelli 14.05 oz

**REG. \$2.99**  
**\$2.49/ea**  
Golden Mountain Seasoning Sauce 20 Lbs

**REG. \$2.99**  
**\$2.49/ea**  
Chippy BBQ Corn Chips 7.05 oz

**REG. \$5.29**  
**\$4.49/ea**  
Sun Luck Minis Sweet Rice Wine 10 Lbs

**REG. \$3.99**  
**\$2.99/ea**  
Coffino Coffee Latte 11.4 oz

**EUROPEAN GROCERY**

**REG. \$13.99**  
**\$11.99/ea**  
Canola & Extra Virgin Olive Oil Blend 2 liters

**REG. \$4.99**  
**\$3.99/ea**  
Alvond Hard Sugar Cubes 500 gr

**REG. \$1.99**  
**\$1.49/ea**  
Tazah Fava Beans (fat free) 16 oz

**REG. \$3.99**  
**\$2.99/ea**  
Imperorskiy Buckwheat 900 gr

**REG. \$10.99**  
**\$8.99/ea**  
Polinka Cream Fudge Candy 1 kg

**EUROPEAN DELI**

**REG. 12.99/LB**  
**\$11.99/lb**  
Pan Roasted Turkey Breast

**REG. 16.99/LB**  
**\$15.99/lb**  
German Head Cheese

**REG. \$7.99/LB**  
**\$6.69/lb**  
Cergnola Olives

**REG. \$5.59/LB**  
**\$4.59/lb**  
Green Cracked Olives

**FROZEN & FISH DEPT**

**Norwegian Atlantic Salmon**  
4 oz  
**REG. \$4.99/EA**  
**\$1.99/ea**

**HOUSEWARE**

**REG. \$6.99**  
**\$6.99/ea**  
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