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Elk Grove Citizen

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JULY 31, 2026

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Still Time to Visit the State Fair

What to Know Before the Final Weekend



Beyond the concerts, visitors can spend the weekend on carnival rides, see livestock in the Big Barn and watch family entertainment such as sea lions, acrobats, racing pigs and dog performances. Photo courtesy of the California State Fair

By Omella Rossi

SACRAMENTO, CA (MPG) - Californians still have one final weekend to visit the 2026 California State Fair before it closes Sunday, Aug. 2 at Cal Expo.

The fair opens at 10 a.m. Friday through Sunday. Entrance gates and exhibit buildings close at 10 p.m. Friday and Saturday, although some attractions may continue until 11 p.m. On Sunday, the final day, the fair closes at 8 p.m.

Gate admission is \$18 for adults,

\$14 for seniors 62 and older and \$12 for children ages 5 to 12. Children 4 and younger are admitted free. Participating Save Mart stores offer discounted tickets, and parking at Cal Expo costs \$15. Sacramento Republic FC will play at Heart Health Park at 8 p.m. Saturday, and match tickets include same-day admission to the fair.

The final weekend includes three headline concerts on the Sky River Casino Stage. Boyz II Men performs Friday, followed by WAR on

Saturday and Yacht Rock Revue on Sunday. The concerts are included with fair admission, but free viewing space is limited and available on a first-come, first-served basis. Reserved seating costs extra and does not include fair admission.

Friday and Saturday nights will also end with fireworks.

Beyond the concerts, visitors can spend the weekend on carnival rides, see livestock in the Big Barn and watch family entertainment such as

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Council Approves Parks MOU with Cosumnes CSD



By John McCallum

ELK GROVE, CA (MPG) - City Council members voted 4-0 – Vice Mayor Darren Suen had an excused absence – at their July 22 meeting to approve an amended and restated Memorandum of Understanding (MOU) with the Cosumnes Community Services District providing greater clarity over the roles and responsibilities each entity has for park development in Elk Grove.

The biggest change in the MOU, established in 2015, deals with park development and maintenance funding. While Elk Grove would still collect and manage park impact fees, those monies would instead be transferred to the District on a quarterly basis instead of the current arrangement where the District submits payment requests to the city for tasks completed.

The change will lead immediately to over \$53.92 million being transferred from city park accounts to the District, minus amounts needed to meet existing city obligations. The transfer does not include a \$6 million balance for Laguna Ridge parks and the nearly \$3.45 million Supplemental Parks Administration balance.

Elk Grove City Manager Jason Behrmann said the change is part of an effort started in 2025 to improve government efficiency and maximize taxpayer value while accelerating delivery of parks, especially to areas experiencing new development.

“The reality is there’s no good reason why the city needs to hold onto those funds,” Behrmann said.

He added that the arrangement is the same type of agreement the city has had with Cosumnes Fire Department for several years.

“We don’t see any reason why we wouldn’t do the same thing for parks,” he added.

Under the amended MOU Elk Grove would still coordinate land use authority and entitlements and work with the District on park locations. The District would own all parks except Rain Garden and District56, design and construct new park facilities and maintain those

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Visions in Motion Leaves Lasting Impact



At Elk Grove Animal Services, participants have contributed nearly 400 volunteer hours so far this year, assisting with daily shelter operations. Photos courtesy of the City of Elk Grove Animal Services

By MPG Staff

ELK GROVE, CA (MPG) - In recognition of the anniversary of the Americans with Disabilities Act on July 26, the City of Elk Grove celebrated the work of Visions in Motion, a local nonprofit that partners with city departments to promote inclusion

while serving the community.

Visions in Motion works alongside the Elk Grove Police Department and Elk Grove Animal Services, providing participants with opportunities to develop job skills, build confidence and connect with others through meaningful community service.

The organization is also a

partner of FlyFit, an Elk Grove Police Department program that brings officers together with individuals of different abilities to foster understanding, build relationships and strengthen community connections. Throughout the year, Visions in Motion also supports police

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ABOUT TOWN

Continuing through Friday, July 31
250 Adoptions for America’s 250th – noon to 5:30 p.m. daily (closed Mondays) at the Elk Grove Animal Shelter and PetSmart. Our goal is to help 250 shelter pets find loving homes during this historic celebration. To kick things off, adoption fees are just \$25 during this special event. Every adoption brings us one step closer to our goal and gives a deserving pet the freedom of a forever home. *9150 Union Park Way and 8215 Laguna Blvd.*

Friday, July 31
Summer Movies in the Park – 7 p.m. to 10 p.m. at Camden Passage – greenbelt on Cooperston Way. Bring low-back chairs, snacks and a blanket to sit on the grass. Our movie “GOAT” will start right after sunset, around 8 p.m. to 8:15 p.m. Brought to you by the Camden Neighborhood Association.

Sunday, Aug. 2
Jazz & Blues Time – 4 p.m. on Sundays at United Methodist Church. Nannosecond Productions hosts monthly jazz and blues performances. \$10 requested donation and all are welcome. This month, enjoy Val Starr, playing jazz and blues. *8986 Elk Grove Blvd.*

Tuesday, Aug. 4
National Night Out 2026 – 5 p.m. to 9 p.m. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie, and it’s always a fun evening in Elk Grove. Check for list of participating locations at elkgrove.gov.

National Night Out – 6 p.m. to 9 p.m. at Calvary Christian Center South. We will have the police and fire department, City Council members and many local businesses. We will have a DJ with dance contest, jump house, and waterslide, raffle and prizes and free food. Food trucks will give free samples. Please come and bring your family and friends to this amazing community event for food, fellowship and fun! *9499 E. Stockton Blvd.*

National Night Out with Cosumnes CSD – 6 p.m. to 8 p.m. at Derr-Okamoto Park. Join the Cosumnes CSD and Sammy

the Duck to celebrate this nation-wide event. Bring the family out for recreational games, fun activities, and more. *9550 Mainline Drive.*

Thursday, Aug. 6
Twilight on the Bufferlands – 6 p.m. to 9 p.m. Don’t miss this unique opportunity to explore some of the Great Central Valley habitats at dusk on the Bufferlands. During the tour, participants may have a chance to see beavers, river otters, muskrats, raccoons, owls and more. Please wear appropriate clothing for walking on trails and bring water and binoculars if you have a pair.

Advance registration is required for this free event, as space is limited. Please email Chris Conard at conardc@sacsewer.com. Location details will be emailed to registered participants ahead of the event.

Friday, Aug. 7
Summer Concert in the Park – 6 p.m. to 9 p.m. at Town Square Park. Join Cosumnes Community Services District for this concert featuring INFM, a three-piece, edgy pop punk band from San Jose. Bring your blanket or low-back lawn chairs and settle in for a fun family evening. *3020 Renwick Ave.*

Saturday, Aug. 8
Elk Grove Lions’ 2nd Saturday Pancake Breakfast – 8 a.m. to 10 a.m. at Gil Albiani Recreation Center. The Lions will serve all-you-can-eat pancakes along with scrambled eggs, bacon or sausage and fruit. \$10 for adults and \$5 for kids 12 and under. *8830 Sharkey Ave.*

Monday, Aug. 10
10th Annual Elk Grove Golf Classic – at Valley Hi Country Club. Registration check-in starts at 8:30 a.m.; shotgun scramble at 10 a.m. Entry price includes breakfast, lunch, dinner and a raffle. Event benefits the Elk Grove Youth Sports Foundation. To sponsor, play or donate a raffle prize, see egysf.org/store-1. *9595 Franklin Blvd.*

Friday, Aug. 14
Sammy’s Star Search and Summer Concert – 6 p.m. to 9 p.m. at Town Square Park. Warm nights and great tunes

are back this Summer with a twist. Cosumnes CSD is searching for amateur performers of Elk Grove. If you’ve got talent, come show it off at Sammy’s Star Search. Apply online at cosumnescsd.gov, then bring your family and friends out to enjoy the free outdoor concert ... maybe featuring you! *3020 Renwick Ave.*

Ongoing Events
Alzheimer’s Caregiver Support Group – 10 a.m. every Tuesday at the Park at Laguna Springs. This is open to all Alzheimer’s caregivers to learn more about the disease, helpful tips and shared experiences. For more information, contact Tracey at 916-826-9325. *9670 Laguna Springs Drive in the President’s Room upstairs.*

Caregiver Coffee – 10:30 a.m. the third Saturday each month at Elk Grove United Methodist Church. This is open to all as a way to share experiences in caregiving as well as resources. For more information, contact Ruth at 916-509-1414. Next meeting will be Saturday, Aug. 15. *8986 Elk Grove Blvd.*

Dillard Farmers Market – 8 a.m. to noon at the Wilton Community Center. Join us at our vibrant, small community farmers market, where the essence of local agriculture comes alive. Every Saturday through Oct. 3, our market serves as a gathering place for farmers, artisans and families, fostering a sense of community and supporting sustainable practices. *9717 Colony Road, Wilton.*

Elk Grove Certified Farmers Market – every Saturday, 8 a.m. to noon at 8245 Laguna Blvd. Rotary Club of Elk Grove – every Wednesday for lunch at noon, The Park at Laguna Springs, 9670 Laguna Springs Drive. More information at elk-groverotary.org.

Widowed Persons Social Club – Aug. 2, 2 p.m.: Ice Cream Social at Oak Mobile Home Park Club House, 116 Calle Entrada, Elk Grove. Contact Pat at 530-559-0191.

Aug. 3, 10:30 a.m.: WPSC Board Meeting at the Oaks Mobile Home Park Clubhouse, 116 Calle Entrada, Elk Grove. Open to all members.

Aug. 3, Noon: Lunch at Yard House, 9180 Elk Grove Blvd,

Elk Grove. Contact Merrylyn, 916-549-4264.

Aug. 6, Noon: No-host lunch and Bunco at Patty’s Pizza, 8591 Elk Grove Blvd. Contact Lois at 916-212-4196 or Susie at 916-798-0007.

Aug. 7, 10 a.m.: Pinochle at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Jim at 916-768-1923.

A widowed person may attend up to three events while deciding if they wish to join WPSC. Contact Bonnie at 916-422-1522 if you are interested in membership.

Wilton Bingo – First Saturday each month. The next bingo will be on Saturday, Aug. 1 in the Wilton Community Center. Doors open at 5 p.m. with food available for sale. Bingo starts at 6 p.m. All proceeds go to two nonprofits: the local Park Council and the Wilton History Group. *9717 Colony Road at Dillard Road, Wilton.*

Library Events
Sacramento County Libraries have the following upcoming events: (EG) Elk Grove Library, 8900 Elk Grove Blvd.; (F) Franklin, 10055 Franklin High Road; (NW) Nonie Wetzell Library, 170 Primasing Ave., Courtland; (VH) Valley Hi/ North Laguna, 7400 Imagination Parkway, Sacramento:

Friday, July 31: Outdoor family story time, 10 a.m. to 11 a.m. Join us at Morse Community Park, 5540 Bellaterra Drive. (F) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Saturday, Aug. 1: Explore and learn play group, 10 a.m. to 11 a.m. (F) Modified chair-based Yoga, 10 a.m. to 11 a.m. (NW)

Tuesday, Aug. 4: Baby story time, 10:30 a.m. to 11:30 a.m. (F) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Wednesday, Aug. 5: Explore and learn playgroup, 10 a.m. to 11 a.m. (VH) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Summer reading programs for kids, 4 p.m. to 5:30 p.m. Join us for a special STEAM presentation by the Sacramento Children’s Museum. (F)

Thursday, Aug. 6: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Road. (EG) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH) Adult space, 3 p.m. to 4:30 p.m. (VH) Teen advisory board, 4 p.m. to 5 p.m. (F)

Friday, Aug. 7: Outdoor family story time, 10 a.m. to 11 a.m. Join us at Morse Community Park, 5540 Bellaterra Drive. (F) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Saturday, Aug. 8: Explore and learn playgroup, 10 a.m. to 11 a.m. (F) Crafternoon for all ages, 3 p.m. to 4 p.m. (F)

Veterans Meetings
American Legion Post 55, Veterans and Auxiliary Units – fourth Wednesday each month. Dinner 6 p.m., meeting 7 p.m. Veterans Hall, 8230 Civic Center Drive. Breakfast: second Saturday, 8-10 a.m., 8830 Sharkey Ave.

American Legion Post 233 and Auxiliary Unit 233 – general meetings the fourth Thursday each month at 7 p.m. at the Elks Lodge, 9240 Survey Road. Dinner at 6 p.m.

Post 233 Family Breakfast – first Saturday each month at 9 a.m., Mimi’s Café. For more information, call Henry at 916-205-9296 C or Sue at 916-683-6128 H.

Sons of the American Legion, Squadron 233 – first Monday each month at 5:45 p.m. at the Veterans Hall, 8230 Civic Center Drive.

Marine Corps League Detachment #1238 – first Thursday each month. Dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive.

VFW Post 2073 – second Thursdays of the month. Dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive. For more information, call 916-684-3849. ★

ACC Care Center Earns Prestigious 5-Star Overall Rating from Centers for Medicare & Medicaid Services

ACC Senior Services News Release

SACRAMENTO, CA (MPG) - ACC Senior Services is proud to announce that the ACC Care Center has earned the highest possible 5-Star Overall Rating from the Centers for Medicare & Medicaid Services (CMS), a distinction that recognizes excellence in quality of care, staffing and health inspections.

According to the CMS official release, the updated Five-Star Quality Ratings appear on the Medicare Care Compare website on or around July 29. ACC Senior Services is pleased to share this achievement with its residents, families, employees and the greater Sacramento community.

“This achievement reflects the unwavering dedication, compassion and professionalism of every member of our Care Center team,” said Interim President & CEO of ACC Senior Services Jill Hays. “This recognition reinforces our commitment to clinical excellence, person-centered care, and continuous improvement.”

Interim President & CEO of ACC Senior

Services Heidi Wheeler added, “We are incredibly proud of our entire Care Center Team and grateful for the trust our residents and families place in us every day.”

The CMS Five-Star Quality Rating System – one of the nation’s most trusted measures of nursing home quality – assists families to make informed decisions when choosing care for their loved ones. Facilities are evaluated across three key areas: health inspections, staffing levels and quality measures. An overall 5-Star rating signifies that ACC Care Center performs well above average in delivering skilled nursing and rehabilitation services, placing it among the nation’s highest-performing skilled nursing facilities.

“Achieving five stars represents more than a rating. It reflects the trust we build, the lives we touch, and the excellent care we deliver every day,” said Director of Nursing at ACC Care Center Kristy Moore.

Located in Sacramento’s Pocket neighborhood, ACC Care Center has served the community for 39 years,

providing skilled nursing, short-term rehabilitation and long-term custodial care in a culturally welcoming environment. ACC Senior Services has served older adults and their families throughout the greater Sacramento region for more than 50 years, remaining committed to its mission of enriching lives through compassionate care and innovative programs.

ACC Senior Services remains committed to continuously enhancing the quality of care and services it provides while fostering a welcoming, compassionate environment where older adults can real and thrive.

About ACC Senior Services

ACC Senior Services is a community-based 502(c)3 nonprofit organization dedicated to enriching the lives of older adults through high-quality programs, senior housing, and care services. Serving the greater Sacramento region for over 53 years, ACC provides a continuum of care that promotes independence, wellness, and community connection. ★

Council Approves Parks MOU with Cosumnes CSD

Continued from page 1

once they are built. Another new item in the amended MOU has the District assume responsibility for naming and providing signage for the parks. MOU updates also require park master plan and 65% and 100% plan reviews be done by the city and allows flexibility for developers to incorporate their own “turnkey” parks into development plans.

Councilmember Kevin Spease noted the city and District were “at odds” with each other in the past over developments, conflicts that at times led to impasses and lawsuits. The MOU was “not a perfect” solution but has helped to create moves towards a better partnership.

“That history is important,” he added.

Also at the July 22 meeting, the council received a report on illegal fireworks incidents reported on July 4. According to the report by Code Enforcement Manager Jose Mendez and Police Department Lt. Nathaniel Lange, there were 37 properties in violation of city fireworks ordinances, with a total of 526 aerial fireworks observed, leading to \$259,000 in fines.

The city received a total of 273 non-emergency calls, 116 9-1-1 calls and eight fire calls.

The statistics offered a mixed bag of results. While 9-1-1 and non-emergency

calls decreased over the past three years, 206 and 356 in 2024 and 114 and 329 in 2025 respectively, property violations have increased from 21 in 2024 and 31 in 2025, with fines varying from \$240,000 in 2024 to \$330,000 last year.

Mendez said this is the third year the Police Department has employed drones to help spot illegal fireworks.

The drones increase officer safety while allowing illegal fireworks detection in real time, enabling quicker and more efficient deployment of enforcement units.

Lange said the department flew four drones on the Fourth. Each one had a code enforcement officer partnered with the drone pilot in the department’s Real Time Information Center. Additionally, each of four enforcement “strike teams” in the field had a similar composition.

“It definitely was a collaborative event across the city,” Lange said. “This year, we’ll call it a success as we didn’t have any significant events, significant arrests, injuries, things of that nature.”

Mendes also pointed to another measure of success: the drop in fire calls. In 2024 there were 18 calls, while last year saw seven and this year eight.

“That’s a significant reduction in fires over the last three years,” Mendes said.

Mendes also attributed the success to the city’s fireworks education campaign prior to the holiday. Information on Elk Grove’s fireworks codes was posted on social media accounts where it garnered 166,453 views and was also distributed through 6,152 emails, sent to 65,000 residents through the city newsletter and posted at 10 area dining spots and fireworks stands.

The city also held two amnesty events where individuals could voluntarily bring in illegal fireworks and surrender them “no questions asked.”

“These efforts are intended to increase voluntary compliance and reduce the need for enforcement,” Mendes said.

One of the recommendations to council for dealing with illegal fireworks in 2027 is to increase the educational outreach to landlords. Mendes said a lot of properties contacted this year were occupied by tenants, and the city needs to remind landlords they can be held liable for illegal fireworks as well.

“They (landlords) can be cited for these violations,” he added.

Elk Grove Mayor Bobbie Singh-Allen said it was great to see the decrease in fire calls, something that is always concerning.

“I do want to thank you for all your hard work in keeping our city safe,” she added. ★

Visions in Motion Leaves Lasting Impact



Visions in Motion works alongside the Elk Grove Police Department and Elk Grove Animal Services, providing participants with opportunities to develop job skills, build confidence and connect with others. Photos courtesy of the City of Elk Grove Animal Services

Continued from page 1

personnel through holiday gatherings and other acts of appreciation.

At Elk Grove Animal Services, participants have contributed nearly 400 volunteer hours so far this year, assisting with daily shelter operations. Their work includes washing dishes, doing laundry, organizing donations and completing other behind-the-scenes tasks that help keep the shelter running smoothly.

City officials said the organization’s ongoing commitment has benefited shelter staff, the animals in their care and the broader Elk Grove community. ★



The organization is a partner of FlyFit, an Elk Grove Police Department program that brings officers together with individuals of different abilities to foster understanding, build relationships and strengthen community connections.



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AMBASSADOR
OF THE MONTH

Scot Smith

I have been crazy about magic since I saw my first magician at the age of 8, but it wasn't until I was 37 years old that I decided to become a professional magician. I decided to specialize in magic for kids and families because I wanted to inspire possible future magicians like I was inspired at the age of 8. I also started Purple Penguin Magic which is the home to my magic teaching business. I have had many jobs in my career. I served 7 years in the US Navy as an electronics technician. After leaving the Navy, I have been an Electronics Engineer, a Real Estate Appraiser and an entrepreneur running my own computer business. I learned in all those jobs that my real love (besides magic) was teaching, so I got my teaching credential and became a teacher in the charter school system before retiring in 2020. Since then my focus has been strictly on Magic! I joined the chamber to help promote my businesses, but came to appreciate the opportunities and outreach the chamber offers. I decided to become an ambassador so that I could help with the outreach of the chamber and help other businesses in the Elk Grove area. I have been married for 41 years and have 2 grown kids, and also have 5 grandkids and 1 great-grandchild with another on the way!



Calvary Christian Center Hosts National Night Out



National Night Out is a fun family-friendly event encouraging residents to learn more about crime and drug prevention. Photo courtesy of Elk Grove Police Department

By MPG Staff

ELK GROVE, CA (MPG) - It’s almost that time of the year! National Night Out, held every year on the first Tuesday in August is a community-building campaign designed to bring law enforcement and neighbors together to promote safety and unity.

National Night Out has been a tradition in Elk Grove for years and encourages residents to foster a relationship between themselves and public safety officials while raising awareness for crime and drug prevention.

This family-friendly event will give the community an opportunity to demonstrate their solidarity and support for public safety officials while also serving as a message to criminals that the

neighborhoods are engaged and working together to keep the streets safe.

National Night Out offers an array of activities and amenities for the whole family. It is a night filled with free food, DJ and contests, water slides and even a jump house. There is also the opportunity to take part in raffles and win great prizes.

This year, National Night Out will be hosted at the Calvary Christian Center South located at 9499 E. Stockton Blvd. in Elk Grove. This event will run from 6 p.m. to 9 p.m. on Tuesday Aug. 4.

National Night Out is just around the corner; come out for an evening of fun, fellowship and community connection.

For more information about this event, you can call 916-929-5725 or visit calvarychristian.com. ★

Still Time to Visit the State Fair



Californians still have one final weekend to visit the 2026 California State Fair before it closes Sunday, Aug. 2 at Cal Expo. Photo courtesy of the California State Fair

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sea lions, acrobats, racing pigs and dog performances. Indoor exhibits include the King Tut Experience, the Candy Maze and Selfie Experience, fine art and photography displays, a California First Peoples art showcase, lowrider culture and the California Cannabis Exhibit and Experience.

Food options range from traditional fair favorites such as funnel cakes, churros, corn dogs and Dole Whip to barbecue, baked potatoes, mac and cheese, tacos,

Thai food, boba, tanghulu and Dubai chocolate. Adults can also visit the Save Mart Wine Garden or Beer Den.

Visitors should prepare for Sacramento’s summer heat by bringing sunscreen and sealed plastic water bottles. Outside food is allowed. Bags must follow the fair’s clear-bag policy and generally cannot exceed 12 by 12 by 2 inches.

The fair is at 1600 Exposition Blvd. Visitors should check the official daily schedule before arriving as event times and closing hours are subject to change. ★



Thank

A Veteran
TODAY



RELIGION NEWS

Events at Elk Grove Presbyterian Church

Rev. Carla Dietz welcomes members and visitors every Sunday at 10 a.m. Our church is at 8153 Elk Grove Blvd., Suite 50, facing Big Horn Boulevard.

The church has open Communion the first Sunday of the month. For more information, Rev. Dietz can be reached at (916) 683-1435 or elk-grovepres@gmail.com.

Grace Church Hosts Celebrate Recovery

Celebrate Recovery is a Christ-centered ministry offering help in finding freedom from the issues (hurts, hang-ups and habits) controlling your life.

Meetings are 7 p.m. Fridays at 9766 Waterman

Road. Sunday Worship at 10 a.m. For more information, call (916 714 3444) or visit GraceChurchEG.org.

Chabad Offers Torah Classes

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

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

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

Field of Hope United Church of Christ

Community members are invited to Sunday

worship services at 10:30 a.m. at 9624 Melrose Ave., Elk Grove. Sunday School and nursery services are available.

For more information, visit www.FieldOfHopeUCC.org.

St. Maria Goretti Catholic Church's Mass Schedule

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

Masses are at 5 p.m. on Saturdays, and 8 a.m., 10 a.m. and noon on Sundays. Also Masses at 9 a.m. Mondays, Wednesdays, Thursdays, and Fridays.

For more information, call (916) 647-4538 or visit SMGCC.net. ★

MEMORIAL

THOMAS KENT CAPEL • 5/11/1934 – 7/1/2026



Thomas "Tom" Kent Capel passed away peacefully at age 92 on July 1, 2026. Born on May 11, 1934, in Bayard, Iowa, to Jack and Pearl Capel, Tom was the youngest of three boys. In 1950, he moved to Sacramento, where he attended Sacramento City College and began building the life he would proudly call his own. In 1952, Tom met the love of his life, Joyce Maxine Davis, on a blind date. They married in June 1953 and shared more than 60 wonderful years together while raising their four children: Tom Jr., Debra, Hap, and Chris. Tom spent over five decades in the floor-covering industry, where hard work, honesty, and dedication earned the respect of everyone who knew him. In 1964, Tom and Joyce settled in Wilton and built the home that remains a place of cherished memories. A devoted husband, father, grandfather, and community member, Tom coached his three sons in Elk Grove Little League, served as resident of the Elk Grove Boosters Club, managed Elk Grove Knights Pop Warner football teams, and was a Past Master of the Masonic Lodge. He was always willing to lend a helping hand to anyone in need. Tom was preceded in death by his parents; his brothers, Jack and Jerry; his beloved wife, Joyce; and his great-grandson, Elijah Abeyta. He is survived by children Tom Jr. (Diana), Debra Yount (Donnie), Hap (Crystal), and Chris (Cindy), and many beloved grandchildren, great-grandchildren, family members, and friends. Tom lived by the belief, "A man is only as good as his word." If Tom gave you his word, it was as good as gold. His integrity, hard work, generosity, and love for his family will live on in all who knew him. Dad always said "to think it all started with a blind date." Services will be at 11 a.m. Aug. 1 at St. Peter's Lutheran Church in Elk Grove.

ARTS CALENDAR

'Dog Days of Summer' Featured

"Dog Days of Summer," a group exhibition by the Center's Member Artists, runs July 1 to 31.

"Our Dog Days of Summer collection includes those memories of lazy afternoons with pitchers of lemonade, walks in the woods, and feet splashing in the cool water of streams and ponds," said Elk Grove Fine Arts Center Marketing Director Heath Buckmaster.

Details at elkgrovefineartscenter.org.

Art Workshops for Adults

Enhance your visual arts skills or learn a new technique in an art class or workshop at the Elk Grove Fine Arts Center.

The center periodically offers workshops for younger people, dependent upon

the instructor and type of class.

If you're looking for basic to advanced instruction in Batiking, Ceramics, Clay, Encaustics, Fabric Art, Mixed-Media, Mosaics, Plein Air, or Watercolor (and more!), you will find it here.

To learn more, visit elkgrovefineartscenter.org/workshop.

The arts center. at 9020 Elk Grove Blvd., Suite 101, is open from 11 a.m. to 5 p.m. on Wednesdays through Saturdays, and Sundays 11 a.m. to 4 p.m.

View Artwork from Elk Grove

The Elk Grove Arts and Creative Economy Commission has created a virtual Citywide Art Guide to art pieces and art events in Elk Grove: webmaps.elk-grovecity.org/publicartelkgrove. ★

Thank A Veteran TODAY

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Places of Worship



St. Peter's Lutheran Church

8701 Elk Grove-Florin Rd.

Pastor Joe Dapelo

916-689-7300

Summer Service Hours (May 31-Aug. 30):

One in Worship Service – 9:30 a.m.

Sunday School – 10:45 a.m.

Website: <https://stpeterseg.org>

Facebook: <https://www.facebook.com>

St.PetersLutheranChurchElkGrove

St. Luke's Lutheran Church (ELCA)

7595 Center Parkway

Sacramento, CA 95823

Pastor Rob Williamson

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Prophetess Leticia Lewis

Monthly ecclesia (Greek for gathering/assembly)

Lion's Gate Hotel

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Fireside Room

Sunday, Aug. 30, 2 p.m.

Sunday, Sept. 27, 2 p.m.

Sunday, Oct. 25, 2 p.m.

Phone 916-440-2551

www.majesticmi.org





Publisher, Paul V. Scholl

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Elk Grove Citizen

Serving Elk Grove and Sacramento County since 1909

It is the intent of the Elk Grove Citizen to strive for an objective point of view in the reporting of news and events. It is understood that the opinions expressed on these pages are those of the authors and cartoonists and are not necessarily the opinions of the publisher or our contributors.

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Kings Korner

By V.G. Harris

The Team is Getting Younger

By V.G. Harris

Does anyone remember four years ago when your own Sacramento Kings led the NBA in scoring? I do, and what a magical season of excitement it was!

So, if we don't lead the league in scoring but become a palindrome that plays defensive like it's our mission in life, how happy would that make you?

Yes, Scott Perry like his coach Doug Christie has sounded like a myna bird as it relates to defense, so as we like to say, "the proof is in the pudding."

Put No. 1 on the Sacramento Kings agenda as PLAY BETTER DEFENSE! Then, expect it.

Coaches, the GM, and ownership need to hold players accountable, including the free throw shooting.

Any NBA team that is a cellar dweller in any category needs to take it seriously and make the necessary changes to remedy the problem. Don't settle for just getting a little better, fix the problem!

When high school teams have a higher percentage of success from the same 15' line as your NBA team does, you have a problem.

On to the positive.

Stop listening to the radio talking heads that seem to believe they're suddenly experts when it comes to the Sacramento Kings and are collectively giving this team no chance at finishing on the north side of 30 wins. What utter nonsense.

Yes, the Kings had a good if not excellent draft and apart from Alex Karaban's sprained ankle that limited his action in summer league, the youngsters that are about to make up this year's team acquitted themselves admirably.

What measures need to be taken to put the Kings in a 30-plus game winning season?

Double down on your decision to make Keegan Murray the first-round draft choice he was just four years ago and help him make season No. 5 one to remember.

If Keegan Murray can shoot 41 percent from three-point land in his first year and set a new NBA rookie record for three-pointers, he surely can remedy a career low 27 percent last season and return to the Keegan Murray that brought us to our feet so many times before.

Work with this young man who is now a veteran player and needs to find his way on a team with former all-star Zach Lavine, and first round draft choice Darius Acuff Jr. Surely the three of them will be starting along with Domantas Sabonis and whoever wins the job as the power forward alongside him.

Player chemistry is all important and this year's preseason will help set the table for what portends to be a very interesting if not highly productive 2026-27 NBA season.

Start with Domantas Sabonis and the consistency he brings to the table. For three seasons in a row Domantas led the NBA in rebounds and has been one of highest-ranking double-double leaders in recent memory. He even led the NBA in double-doubles and triple-doubles the same season!

Start appreciating and celebrating what you have, and I'm talking now to the Kings franchise. Your persistence in trying to get rid of the one true leader you have on this team is demeaning and it needs to stop.

Celebrate what this Stevedore brings to the court every night and use his talents as a veteran and all-star and let him serve the youngsters on this team as the true mentor he is.

Much of what we can expect this season will come with the success of Domantas Sabonis and his teammate Zach Lavine.

If Lavine can stay heathy and return to his standard of excellence that made him an all-star, Darius Acuff Jr. and Keegan Murray will benefit greatly from his prowess.

Players like Precious Achiuwa, Emanuel Sharp, Dylan Cardwell, Marquel Sutton, Alex Karaban, Isaiah Stevens and Jonathan Mogbo are waiting for their chance, and the success of our veterans will only accelerate the schooling of these youngsters.

Pick your favorite Kings fans because whether by chance or by luck, Scott Perry has given you a lot to look at, and what you're looking at are legitimate NBA players.

Can Doug Christie build the team chemistry needed to make winners out of a promising young team and silence the naysayers that are ever present before every season starts?

The talent is here Kings fans, so don't be afraid to get a little excited.

All the best! ★

How Crime and the Politics of Crime Rise and Fall in California



By Dan Walters, CALMatters.org

For two decades, beginning in the late 1970s, the most powerful issue in California politics was crime.

Sensational crimes such as the 1993 kidnapping and murder of 12-year-old Polly Klaas fueled anti-crime furor and new laws, including the infamous three strikes measure.

By depicting Democrats as soft on criminals, Republicans dominated elections for president, U.S. Senate and the governorship and made strong gains in the Legislature.

Jerry Brown, the Democratic governor who took office in 1975 as the anti-crime movement was gathering steam, felt the backlash, compelling him to sign a string of tough anti-crime bills that Democratic legislators carried to placate voters.

Brown's opposition to the death penalty was a factor in his failed 1982 bid for a U.S. Senate seat. Voters instead opted for Republican Pete Wilson and elected another Republican, capital punishment advocate George Deukmejian, to succeed Brown as governor. Eight years later, Wilson won the governorship.

In 1986, voters not only re-elected Deukmejian as governor, but they ousted three of Brown's state Supreme Court appointees,

including Chief Justice Rose Bird. Bird and Justices Cruz Reynoso and Joseph Grodin had made opposition to the death penalty obvious in their rulings.

Although he had signed bills to put more criminals behind bars, Brown was reluctant to build new prisons to house a sharply rising number of felons. That changed when Deukmejian became governor. In the 16 years of his and Pete Wilson's governorships, the state built dozens of new prisons, as the number of inmates climbed from about 24,000 in 1980 to a peak of 173,000 in 2006.

Crime as a powerful political issue was not as irrational as some critics have contended. The latest report on California crime, released by Attorney General Rob Bonta, confirms that in both absolute and relative terms, the state during the 1980s and 1990s saw sharp increases in criminal behavior, particularly violent crimes such as murder, rape, robbery and aggravated assault.

In 1980, there were 209,903 such crimes reported, more than twice the 1970 total. Violent crimes hit a high water mark of 345,508 in 1992, and homicides a high of 4,005 in 1993. Relatively, violent crimes reached a high of 1,079.8 incidents per 100,000 Californians in 1991.

Crime as a political issue began to taper off in the late 1990s, as did crime as a demonstrable threat.

In 2025, there were 170,397 violent crimes reported — less than half the 1992 record — and the crime rate declined to 431.1 crimes per 100,000 Californians, well under half of the 1991 mark.

Why crime exploded during the 1980s and early

1990s has never been fully explained, although many possibilities have been advanced.

The more recent decline is also something of a mystery. And it's been accompanied by a reversal in criminal justice politics.

Federal courts in 2011 compelled California to reduce its inmate population due to overcrowding. The current population, about 90,000, is scarcely half the peak. And one-by-one, prisons are being closed.

Jerry Brown, who had signed numerous lock-'em-up bills during his first governorship, returned to the position in 2011 and championed more lenient treatment. He sponsored a 2014 ballot measure, Proposition 47, that made it much easier for inmates serving time for offenses deemed nonviolent to gain parole by redefining "nonviolent" to cover some pretty serious offenses.

Other ballot measures and laws enacted by the Legislature and Gov. Gavin Newsom have continued to soften the treatment of lawbreakers.

However, in 2024, voters passed Proposition 36, which tightened up the loose provisions of Prop. 47 and signaled at least a mild backlash, likely driven by a surge of smash-and-grab robberies.

Whether that backlash gains strength or California continues to ease off on punishment is a question that awaits an answer.

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. ★

Social Security Matters

Should I Claim Spouse Benefits Now, or my Own SS Benefit?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: I am writing to get advice on the optimal time to sign up for Social Security benefits. I am a 64-year-old female, and my birthdate is August 1961. My husband is already taking his SS benefits, so I have also wondered if it be advisable to take spousal benefits or full benefits. **Signed: Wondering Spouse**

Dear Wondering: If you take your Social Security benefits at age 64, they will be permanently reduced. And, for information, you cannot take only your spousal benefit; you must take your own SS retirement benefit whenever you claim and, if you are entitled to more as your husband's spouse, you will also get a "spousal boost" to bring your monthly payment up to what you are entitled to as a spouse. If you claim at any time before your SS full retirement age (FRA) of 67, both your own SS retirement amount and your spousal boost amount will be actuarially reduced for claiming early. All of which means that claiming before your FRA (e.g., at 64) will mean your monthly benefit will be less than 50% of your husband's monthly FRA amount. Now, for clarity, it's

important to know how spouse benefits are calculated: if your FRA entitlement is less than 50% of your husband's FRA entitlement, then you will get a "spousal boost" added to your own SS retirement amount. Note that FRA amounts are always used to calculate spousal amounts, regardless of the age at which benefits are claimed. If your husband waited until age 70 to get a higher monthly benefit, or even if he claimed before his FRA, your spousal amount would still be based on his FRA entitlement. If your FRA benefit is less than half of his FRA entitlement, you will get a spousal boost. If not, you won't.

Assuming you will be entitled to a "spousal boost," the decision you must make is whether to claim early (e.g., now at 64) or wait until you are 67 to get your maximum amount as your husband's spouse. The factors to consider are these:

- Are you still working? If so, claiming before FRA means you will be subject to an annual earnings limit until you reach FRA. The earnings limit for early filers in 2026 is \$24,480 and, if that is exceeded, SS will take away benefits of \$1 for every \$2 you are over the limit (the limit increases a bit yearly). If you substantially exceed the earnings limit by working, you may even be temporarily ineligible for SS benefits until you either reach your FRA or stop working full time.
- Do you expect your husband to predecease you? If so, then your benefit as a

widow will be 100% of the larger amount he is collecting when he passes (provided when that occurs you've reached your FRA and your own SS retirement is less). Depending on timing, that may mean that taking a reduced spouse benefit now, which will be replaced by your larger widow benefit later, is a logical **choice**.

- What is your own life expectancy? If you have health issues or have other reasons to believe you will not achieve "average" life expectancy (average is about 87 for a woman your current age), then claiming your Social Security benefits early is likely a prudent choice.

So, as you can see, you must evaluate your personal circumstances to make this decision. Although we aren't able to say exactly when you should claim your SS benefits, I hope this provides the information you need to make an informed decision.

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What did the country ever do to white college graduates to make them feel so disaffected from its economic and political system? The wave of socialist victories in Democratic primaries is being driven by well-educated white voters who are more extreme than the rest of the Democratic coalition.

The latest evidence is a new poll in the closely watched Democratic primary for a Senate seat in Michigan. The AOC-endorsed, Israel-hating insurgent, Abdul El-Sayed, has had momentum, but is now narrowly trailing the establishment candidate, Haley Stevens. According to a Detroit News survey, Stevens is ahead by about seven points, with demographic advantages that are very telling.

Stevens, a goofy white lady, leads El-Sayed by a 3-to-1 margin among black voters. On the other hand, El-Sayed, a person of color or fully vested in the left's Third Worldist agenda, leads among white voters, 51-39%. Stevens, a career apparatchik and politician, leads among non-college-educated voters, 56-34%, whereas El-Sayed, who has been endorsed by the Working Families Party, is ahead with college-educated voters, 48-41.

The respective strengths of the two candidates run against the grain of what you might expect in a race between a conventional Democrat and a radical, yet accord with what we've seen in campaign after campaign.

Socialists may imagine themselves the champions of people of color and of

Workers of the world aren't uniting behind the DSA

workers, but their movement is, by and large, most attractive to caucasian associate professors of sociology who think they haven't achieved the station in life that they deserve.

It's less a proletarian phenomenon than a project of frustrated Ph.D. candidates and medium-level professionals. Because many socialist candidates have immigrant backgrounds, it can be tempting to consider the movement as fundamentally a function of immigration, when that's not true.

A 2021 survey of DSA members found that they were disproportionately white, at 85%, and disproportionately had college degrees (80%) or a higher degree (35%). This leaves them in a similar predicament to pioneering communists and socialists in Europe who talked up the prospect of a worker revolution, and then looked around the room and saw no workers, only intellectuals and activists like themselves.

The good news for DSA-aligned candidates is that college-educated white people are very reliable voters who can make a big difference in the kind of low-turnout primaries where anti-establishment, left-wing candidates thrive. A recent analysis in The New York Times noted that Zohran Mamdani-endorsed socialist Darializa Avila Chevalier defeated Rep. Adriano Espaillat in a marquee New York City congressional primary while winning high-education and higher-income areas; Espaillat, in contrast, won in majority-Hispanic and lower-income areas.

Another Mamdani pick, Brad Lander similarly wiped up in high-income and

high-education areas while crushing Rep. Dan Goldman, whose strong performance in low-income parts of the district didn't save him. Socialistic economics may have appeal to working-class voters in theory, but the DSA couples its economics with extreme views on cultural issues that have very little appeal with non-college-educated voters. Tax the rich? Sure. Transcend the gender binary? No, thanks -- whatever that means.

That the average black Democrat is more moderate and pragmatic than the average white Democrat may prove the ultimate check on whether an AOC-type candidate can claim the big prize of the Democratic presidential nomination in 2028. It's one thing to appeal to the so-called Commie Belt in New York City, the young, highly educated, diverse neighborhoods in Queens and Brooklyn that so strongly backed Zohran Mamdani; it's quite another to win over the older, religious African American voters in, say, South Carolina's I-95 Black Belt.

In the 2020 primaries, Bernie Sanders ran a campaign of great verve and ideological energy, while Joe Biden stumbled from one early setback to another -- yet, black Democrats decided that the former vice president was the safer choice, and that was the end of Sanders. In short, the workers of the world may one day unite, but not behind a socialist vessel for the grievances of ideologically exotic, college-educated white people.

Rich Lowry is editor of the National Review.

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Carmichael, CA 95608

FICTITIOUS BUSINESS
NAME STATEMENTS

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04782
Sunshine Swim and Fitness
Center LLC, 9360 Elk Grove
Florin Road Suite 4, Elk Grove,
CA 95624 is doing business
under the Fictitious Business
Name(s) "The Sunshine Event
Center" 9360 Elk Grove Florin
Road Suite 4, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County June 17,
2026
Publish: July 10, 17, 24, 31, 2026
SUNSHINE 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04933
Ruben Venegas, 5330 Bonsai
Court, Elk Grove, CA 95757
is doing business under the
Fictitious Business Name(s)
"Excel Mortgage Services" 5330
Bonsai Court, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County June 24,
2026
Publish: July 10, 17, 24, 31, 2026
EXCEL 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05034
Duva LLC, 9161 Bader Road,
Elk Grove, CA 95624 is doing
business under the Fictitious
Business Name(s) "Groluv/
Groluv Farm" 9161 Bader Road,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
June 29, 2026
Publish: July 10, 17, 24, 31, 2026
GROLUV 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04564
Ruby Lopez, 9150 Waterman
Road Apt #109, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Sydney's Lemonade & Drinkz"
9150 Waterman Road Apt #109,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
June 10, 2026
Publish: July 10, 17, 24, 31, 2026
SYDNEYS 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04529
Chase Renee Templeton, 13380
Montfort Avenue, Herald, CA
95638 is doing business under
the Fictitious Business Name(s)
"Cowpoked Cactus" 13380
Montfort Avenue, Herald, CA
95638. Filed with the Clerk of
Sacramento County June 10, 2026
Publish: July 10, 17, 24, 31, 2026
COWPOKED 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05170
Party Dayz LLC, 8841 Sheldon
Creek Drive, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Party Dayz" 8841 Sheldon
Creek Drive, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 6, 2026
Publish: July 17, 24, 31, August 7, 2026
PARTY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04735
Aggas Enterprises, 10288 Iron
Rock Way, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s) "Elk
Grove Power Equipment" 10288
Iron Rock Way, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County June 16,
2026
Publish: July 17, 24, 31, August 7, 2026
POWER 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04868
ilash OTG LLC, 2108 N Street
Suite N, Sacramento, CA 95816
is doing business under the Fictitious
Business Name(s) "Kallie's/Kallie's
Kitchen" 8507 Ginzburg Way, Elk
Grove, CA 95757. Filed with the
Clerk of Sacramento County June
22, 2026
Publish: July 17, 24, 31, August 7, 2026
KALLIES 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05145
Charles Wiley, 9405 Broxton
Avenue, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s)
"Greasy Nurse Garage" 9405
Broxton Avenue, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 6, 2026
Publish: July 17, 24, 31, August 7, 2026
GREASY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05164
Abdul Jaleel Hafeez Undeen
Abdullah, 5401 Jade Creek Way,
Elk Grove, CA 95758 is doing
business under the Fictitious Business
Name(s) "Loyalty Over Love"
5401 Jade Creek Way, Elk Grove,
CA 95758. Filed with the Clerk of
Sacramento County July 6, 2026
Publish: July 17, 24, 31, August 7, 2026
LOYALTY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05255
Kristie Malhotra, 8416 Cutler
Way, Sacramento, CA 95828
is doing business under the
Fictitious Business Name(s)
"The Coconut Crumb" 8416
Cutler Way, Sacramento, CA
95828. Filed with the Clerk of
Sacramento County July 8, 2026
Publish: July 17, 24, 31, August 7, 2026
COCONUT 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05279
Redefine Roadlines Inc, 8700
Butterscotch Way, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"RDR" 8700 Butterscotch Way,
Elk Grove, CA 95758. Filed with
the Clerk of Sacramento County
July 8, 2026
Publish: July 17, 24, 31, August 7, 2026
RDR 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05230
Gloria A. Greene, 9543 Soaring
Oaks Drive, Elk Grove, CA

95758 is doing business under
the Fictitious Business Name(s)
Gloria Moraga Media" 9543
Soaring Oaks Drive, Elk Grove,
CA 95758. Filed with the Clerk of
Sacramento County July 7, 2026
Publish: July 17, 24, 31, August 7, 2026
GLORIA 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05354
Amy C Gardner, 118 Calle
Maria, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s)
"Amy Christine Bookkeeping"
118 Calle Maria, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 9, 2026
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AMY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05236
Pete Marcellana, 10125 Annie
Street, Elk Grove, CA 95757
is doing business under the
Fictitious Business Name(s)
"Ray of Light Studio" 10125
Annie Street, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County July 7, 2026
Publish: July 24, 31, August 7, 14, 2026
RAY 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05017
Nadder M Othman, 9273 Fruited
Plain Way, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s) "EG
Electro" 9273 Fruited Plain Way,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
June 26, 2026
Publish: July 24, 31, August 7, 14, 2026
EG 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05403
Brooke Hanson, 7674 Callaway
Drive, Rancho Murieta, CA
95683 is doing business under
the Fictitious Business Name(s)
"Sunflower Lane Estate Sales"
7674 Callaway Drive, Rancho
Murieta, CA 95683. Filed with the
Clerk of Sacramento County July
13, 2026
Publish: July 24, 31, August 7, 14, 2026
SUNFLOWER 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05182
Yelena (Lena) Harris, PO Box
962, Roseville, CA 95678 is do-
ing business under the Fictitious
Business Name(s) "Harris
Capital Realty" 9245 Laguna
Springs Drive, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 7, 2026
Publish: July 24, 31, August 7, 14, 2026
HARRIS 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05355
Macy Christine Machado, 8890
Saint Jude Court, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Macy's Flour Garden Bakery"
8890 Saint Jude Court, Elk
Grove, CA 95624. Filed with the
Clerk of Sacramento County July
9, 2026
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MACYS 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05769
Yang Dynasty, 9280 W Stockton
Boulevard Suite 112, Elk Grove,
CA 95758 is doing business
under the Fictitious Business
Name(s) "Lucky POS" 9280 W
Stockton Boulevard Suite 112,
Elk Grove, CA 95758. Filed with
the Clerk of Sacramento County
July 21, 2026
Publish: July 31, August 7, 14, 21, 2026
LUCKY 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05339
Blake Dominguez and Jen
Payton, 11365 Sutters Mills
Circle, Gold River CA 95670
is doing business under the
Fictitious Business Name(s)
"Boras Dominguez Ranch" 8584
Bader Road, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 9, 2026
Publish: July 31, August 7, 14, 21, 2026
BORAS 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05203
Farm Driven Foods LLC,
4879 Saint Augustine Drive,
Elk Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "Quack
Quack Popl/Farm Driven Feast"
4879 Saint Augustine Drive, Elk
Grove, CA 95758. Filed with the
Clerk of Sacramento County July
7, 2026
Publish: July 31, August 7, 14, 21, 2026
QUACK 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05782
Merly Aguda, 9845 Alta Mesa
Road, Wilton, CA 95693 is do-
ing business under the Fictitious
Business Name(s) "Sunshine
Glory Care Home" 9845 Alta
Mesa Road, Wilton, CA 95693.
Filed with the Clerk of Sacramento
County July 22, 2026
Publish: July 31, August 7, 14, 21, 2026
SUNSHINE 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05757
Hach Works, LLC, 9245
Laguna Springs Drive #200,
Elk Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "Sycamore
Transit" 9245 Laguna Springs
Drive #200, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 21,
2026
Publish: July 31, August 7, 14, 21, 2026
SYCAMORE 8-21-26

STATEMENT OF
ABANDONMENT OF
FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT
OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2023-04301
The following person(s) has/
have abandoned the use of the

FICTITIOUS BUSINESS NAME
of: Nail Chateau, 8457 Elk Grove
Florin Road, Unit 110, Elk Grove,
CA 95624.
Thuy Kim Le, 8457 Elk Grove
Florin Road Unit 110, Elk Grove,
CA 95624.

The Fictitious Business Name
Statement was filed on June
6, 2023 in the County of
Sacramento.
Filed with the clerk of
Sacramento County: June 6,
2023.
Publish: July 10, 17, 24, 31, 2026
NAIL 7-31-26

ORDER TO SHOW FOR
CHANGE OF NAME

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV014944

Kaitlyn Rose Hahn has filed a pe-
tition with this court for a decree
changing the name(s) of Kaitlyn
Rose Hahn to Kaitlyn Rose
Swenson.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on January 26, 2027,
at 1:30 p.m. in Department
16D, located at 500 G Street,
Sacramento, CA 95814, and
show cause, if any, why the pe-
tition for Change of Name should
not be granted.

Dated: June 23, 2026
Richard K. Sueyoshi, Judge of
the Superior Court
Publish: July 10, 17, 24, 31, 2026
HAHN 7-31-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV015458

Daniel Jay and Maria Kim Go
Pascua has filed a petition with
this court for a decree changing
the name(s) of Princes Jeanne
Go Pascua to Jayanne Go
Pascua.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on February 2, 2027,
at 1:30 p.m. in Department
16D, located at 500 G Street,
Sacramento, CA 95814, and
show cause, if any, why the pe-
tition for Change of Name should
not be granted.

Dated: June 30, 2026
Richard K. Sueyoshi, Judge of
the Superior Court
Publish: July 24, 31, August 7, 14, 2026
PASCUA 8-14-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV017678

Deborah Ann Hunt has filed a
petition with this court for a de-
cree changing the name(s) of
Deborah Ann Hunt to Jennifer
Diane Hunt Ballerini.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on March 3, 2027, at 1:30
p.m. in Department 8D, located
at 500 G Street, Sacramento, CA
95814, and show cause, if any,
why the petition for Change of
Name should not be granted.

Dated: July 23, 2026
Julie G. Yap, Judge of the
Superior Court
Publish: July 31, August 7, 14, 21, 2026
HUNT 8-21-26

NOTICE TO CREDITORS
OF BULK SALE

NOTICE TO CREDITORS OF
BULK SALE AND INTENTION
TO TRANSFER ALCOHOLIC
BEVERAGE LICENSE
(U.C.C. 6101 ET SEQ. AND
B & P 24073 ET SEQ.)
ESCROW NO. 3210-SS

Notice is hereby given to cred-
itors of the within named Seller
that a bulk sale is about to be
made of the assets described
below:

The names(s) and business
address(es) of the Seller(s)/
Licensee(s) is/are: MICNAN
LLC, 1111 EXPOSITION BLVD.,
SACRAMENTO, CA 95815
The location in California of
the chief executive office of the
Seller is: SAME AS ABOVE
The name(s) and business
address(es) of the Buyer(s)/
Transferee(s) is/are: H&S
ENERGY PRODUCTS, LLC,
2860 N. SANTIAGO BLVD.,
ORANGE, CA 92867

As listed by the Seller/Licensee,
all other business names and
addresses used by the Seller/
Licensee within three years
before the date such list was
sent or delivered to the Buyer/
Transferee are: 7741 AUBURN
BLVD. CITRUS HEIGHTS,
CA 95610 SACRAMENTO
INDEPENDENT YES-TYPE 20

*LIC. #633449; 8995 GRANT
LINE RD. ELK GROVE,
CA 95624 SACRAMENTO
CHEVRON YES-TYPE 21*LIC.
#626621; 16978 PENN VALLEY
DR. PENN VALLEY, CA 95946
NEVADA SHELL YES-TYPE
21**LIC. #641707; 1813
TAYLOR RD. ROSEVILLE, CA
95661 PLACER SHELL YES-
TYPE 21****LIC. #644110;
8830 E. STOCKTON BLVD.
ELK GROVE, CA 95624
SACRAMENTO SHELL
YES-TYPE 21****LIC.
#626584;3721 TRUXEL RD.
SACRAMENTO, CA 95834
SACRAMENTO SHELL YES-
TYPE 21****LICE. #650138
The assets to be sold are
described in general as:
FURNITURE, FIXTURES,
EQUIPMENT, GOODWILL and
ABC LICENSE and are located

at: 8995 GRANT LINE RD. ELK
GROVE, CA 95624
The ABC License to be trans-
ferred is: OFF-SALE GENERAL
License No. 21-626621
Now issued for the business
known as: CHEVRON
The anticipated date of the
bulk sale is UPON ISSUANCE
OF THE PERMANENT ABC
LICENSE TO BUYER at the of-
fice of: INNOVATIVE ESCROW,
INC., 28212 KELLY JOHNSON
PKWY., STE. 110, VALENCIA,
CA 91355

The amount of the purchase
price or consideration in con-
nection with the transfer of the
license and business, includ-
ing the estimated inventory,
is the sum of \$3,585,000.00,
which consists of the following:
DESCRIPTION. AMOUNT:
CASH \$3,585,000.00

It has been agreed between the
Seller/Licensee and the intended
Buyer/Transferee, as required by
Sec. 24073 of the Business and
Professions Code, that the con-
sideration for the transfer of the
business and license is to be paid
only after the transfer has been
approved by the Department of
Alcoholic Beverage Control.
Dated: 7/16/2026
MICNAN LLC, Seller/Licensee
H&S ENERGY PRODUCTS,
LLC, Buyer/Transferee
ORD-5332867
ELK GROVE CITIZEN 7-31-26

NOTICE TO CREDITORS OF
BULK SALE AND INTENTION
TO TRANSFER ALCOHOLIC
BEVERAGE LICENSE
(U.C.C. 6101 ET SEQ. AND
B & P 24073 ET SEQ.)
ESCROW NO. 3213-SS

Notice is hereby given to cred-
itors of the within named Seller
that a bulk sale is about to be
made of the assets described
below:

The names(s) and business
address(es) of the Seller(s)/
Licensee(s) is/are: MICNAN
LLC, 1111 EXPOSITION BLVD.,
SACRAMENTO, CA 95815
The location in California of
the chief executive office of the
Seller is: SAME AS ABOVE
The name(s) and business
address(es) of the Buyer(s)/
Transferee(s) is/are: HASCO
STATIONS, LLC, 2860 N.
SANTIAGO BLVD., ORANGE,
CA 92867

As listed by the Seller/Licensee,
all other business names and
addresses used by the Seller/
Licensee within three years
before the date such list was
sent or delivered to the Buyer/
Transferee are: 7741 AUBURN
BLVD. CITRUS HEIGHTS,
CA 95610 SACRAMENTO
INDEPENDENT YES-TYPE 20
*LIC. #633449; 8995 GRANT
LINE RD. ELK GROVE,
CA 95624 SACRAMENTO
CHEVRON YES-TYPE 21*LIC.
#626621; 16978 PENN VALLEY
DR. PENN VALLEY, CA 95946
NEVADA SHELL YES-TYPE
21**LIC. #641707; 1813
TAYLOR RD. ROSEVILLE, CA
95661 PLACER SHELL YES-
TYPE 21****LIC. #644110;
8830 E. STOCKTON BLVD.
ELK GROVE, CA 95624
SACRAMENTO SHELL YES-
TYPE 21****LIC. #626584;3721
TRUXEL RD. SACRAMENTO,
CA 95834 SACRAMENTO
SHELL YES-TYPE 21****LIC.
#650138

The assets to be sold are
described in general as:
FURNITURE, FIXTURES,
EQUIPMENT, GOODWILL AND
ABC LICENSE and are located
at: 8830 E. STOCKTON BLVD.
ELK GROVE, CA 95624
The ABC License to be trans-
ferred is: OFF-SALE GENERAL
License No. 21-626584

Now issued for the business
known as: SHELL
The anticipated date of the
bulk sale is UPON ISSUANCE
OF THE PERMANENT ABC
LICENSE TO BUYER at the of-
fice of: INNOVATIVE ESCROW,
INC., 28212 KELLY JOHNSON
PKWY., STE. 110, VALENCIA,
CA 91355

The amount of the purchase
price or consideration in con-
nection with the transfer of the
license and business, includ-
ing the estimated inventory,
is the sum of \$2,991,867.00,
which consists of the following:
DESCRIPTION. AMOUNT:
CASH \$2,991,867.00

It has been agreed between the
Seller/Licensee and the intended
Buyer/Transferee, as required by
Sec. 24073 of the Business and
Professions Code, that the con-
sideration for the transfer of the
business and license is to be paid
only after the transfer has been
approved by the Department of
Alcoholic Beverage Control.
Dated: 7/16/2026
MICNAN LLC, Seller/Licensee
HASCO STATIONS, LLC,
Buyer/Transferee
ORD-5333075
ELK GROVE CITIZEN 7-31-26

SUMMONS

DISTRICT COURT CLARK
COUNTY, NEVADA Case No.
A-23-870449-C Dept. No. 5
TAMI MONICA, an individual,
Plaintiff, vs. NEW YORK —
NEW YORK HOTEL & CASINO,
LLC, a Domestic Limited
Liability Company d/b/a NEW
YORK — NEW YORK HOTEL
& CASINO; MGM RESORTS
INTERNATIONAL, a Foreign
Corporation d/b/a NEW YORK —
NEW YORK HOTEL & CASINO;
DOE EMPLOYEES OF NEW
YORK — NEW YORK HOTEL
& CASINO, LLC d/b/a NEW
YORK — NEW YORK HOTEL &
CASINO and DOES I through
X, inclusive, Defendants. NEW
YORK — NEW YORK HOTEL
& CASINO, LLC d/b/a NEW
YORK — NEW YORK HOTEL &
CASINO and MGM RESORTS

INTERNATIONAL, Third
Party Plaintiffs, vs. WALTER
GERALD JACKSON II, an in-
dividual, TRINITY JORDAN,
an individual, DOES I through
X, ROE CORPORATIONS I
through X inclusive, Third
Party Defendant. **SUMMONS,
CIVIL NOTICE! YOU HAVE
BEEN SUED. THE COURT
MAY DECIDE AGAINST YOU
WITHOUT YOUR BEING
HEARD UNLESS YOU
RESPOND WITHIN 21 DAYS.
READ THE INFORMATION
BELOW. TO THE THIRD
PARTY DEFENDANT:** A civil
Third Party Complaint has been
filed by the Third Party Plaintiffs
against you for the relief set forth
in the Third Party Complaint.

**WALTER GERALD JACKSON
II aka WALTER JACKSON** 1.
If you intend to defend this law-
suit, within 21 days after this
Summons is served on you,
exclusive of the day of service,
you must do the following: (a)
File with the Clerk of this Court,
whose address is shown below,
a formal written response to the
Third Party Complaint in accor-
dance with the rules of the Court,
with the appropriate filing fee. (b)
Serve a copy of your response
upon the attorney whose name
and address is shown below
2. The Third Party Complaint
alleges there is a right of contri-
bution against you because you
are jointly and severally liable
for physically attacking some-
one at NYNY's property located
at 3790 Las Vegas Blvd., Las
Vegas, Nevada 89109. 3. Unless
you respond, your default will be
entered upon application of the
Third Party Plaintiff(s) and failure
to so respond will result in a judg-
ment of default against you for
the relief demanded in the Third
Party Complaint, which could
result in the taking of money or
property or other relief requested
in the Third Party Complaint. 4.
If you intend to seek the advice
of an attorney in this matter, you
should do so promptly so that
your response may be filed on
time. 5. The State of Nevada, its
political subdivisions, agencies,
officers, employees, board mem-
bers, commission members and
legislators each have 45 days
after service of this Summons
within which to file an Answer
or other responsive pleading
to the Third Party Complaint.
Submitted by: MESSNER
REEVES, LLP. TIMOTHY F.
ANDREWS CLERK OF THE
COURT 7/22/2026 By: Michelle
White, Deputy Clerk Regional
Justice Center 200 Lewis Ave
Las Vegas, NV 89155 By:/s/
Laura Rios M. Caleb Meyer, Esq.
Nevada Bar No. 13379 Christina
M. Mundy, Esq. Nevada Bar No.
13181 Laura Rios, Esq. Nevada
Bar No. 15990 MESSNER
REEVES LLP 8945 West
Russell Road, Suite 300 Las
Vegas, Nevada 89148 Attorney
for Defendants/ Third Party
Plaintiffs
Published 7/31/2026, 8/7/2026,
8/14/2026, 8/21/2026
JACKSON 8-21/2026

TRUSTEE SALE

T.S. No.: 2025-01498-CA
A.P.N.:132-1640-025-0000
Property Address: 10000 WILD
ORCHID WAY, ELK GROVE, CA
95757 NOTICE OF TRUSTEE'S
SALE PURSUANT TO CIVIL
CODE § 2923.3(a) and (d), THE
SUMMARY OF INFORMATION
REFERRED TO BELOW IS
NOT ATTACHED TO THE
RECORDED COPY OF THIS
DOCUMENT BUT ONLY TO
THE COPIES PROVIDED
TO THE TRUSTOR. NOTE:
THERE IS A SUMMARY
OF THE INFORMATION IN
THIS DOCUMENT Attached
IMPORTANT NOTICE TO
PROPERTY OWNER: YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST DATED
03/08/2005. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION
OF THE NATURE OF THE
PROCEEDING AGAINST YOU,
YOU SHOULD CONTACT A
LAWYER. Trustor: MONINA
C ANTONIO Duly Appointed
Trustee: Western Progressive,
LLC Deed of Trust Recorded
03/18/2005 as Instrument No.
---in book 20050318, page2082
and of Official Records in
the office of the Recorder of
Sacramento County, California,
Date of Sale: 08/18/2026 at 09:30
AM Place of Sale: OUTSIDE
THE SOUTH-FACING EXIT OF
SACRAMENTO CITY HALL,
IN THE COURTYARD AT 916
H STREET, SACRAMENTO,
CA 95814 Estimated amount
of unpaid balance, reason-
ably estimated costs and
other charges: \$ 344,639.70
THE TRUSTEE WILL SELL
AT PUBLIC AUCTION TO
HIGHEST BIDDER FOR CASH,
CASHIER'S CHECK DRAWN
ON A STATE OR NATIONAL
BANK, A CHECK DRAWN BY A
STATE OR FEDERAL CREDIT
UNION, OR A CHECK DRAWN
BY A STATE OR FEDERAL
SAVINGS AND LOAN
ASSOCIATION, A SAVINGS
ASSOCIATION OR SAVINGS
BANK SPECIFIED IN SECTION
5102 OF THE FINANCIAL
CODE AND AUTHORIZED
TO DO BUSINESS IN THIS
STATE: All right, title, and inter-
est conveyed to and now held
by the trustee in the hereinafter
described property under and
pursuant to a Deed of Trust
described as: More fully de-
scribed in said Deed of Trust.
Street Address or other common
designation of real property:

10000 WILD ORCHID WAY,
ELK GROVE, CA 95757 A.P.N.:
132-1640-025-0000 The under-
signed Trustee disclaims any
liability for any incorrectness of
the street address or other com-
mon designation, if any, shown
above. The sale will be made,
but without covenant or warranty,
expressed or implied, regarding
title, possession, or encumbranc-
es, to pay the remaining principal
sum of the note(s) secured by the
Deed of Trust with interest there-
on, as provided in said note(s),
advances, under the terms of
said Deed of Trust, fees, charges
and expenses of the Trustee
and of the trusts created by said
Deed of Trust. The total amount
of the unpaid balance of the
obligation secured by the prop-
erty to be sold and reasonable
estimated costs, expenses and
advances at the time of the initial
publication of the Notice of Sale
is:\$ 344,639.70. Note: Because
the Beneficiary reserves the right
to bid less than the total debt
owed, it is possible that at the
time of the sale the opening bid
may be less than the total debt.
If the Trustee is unable to convey
title for any reason, the success-
ful bidder's sole and exclusive
remedy shall be the return of
monies paid to the Trustee, and
the successful bidder shall have
no further recourse. The bene-
fiary of the Deed of Trust has
executed and delivered to the
undersigned a written request to
commence foreclosure, and the
undersigned caused a Notice of
Default and Election to Sell to be
recorded in the county where the
real property is located. NOTICE
TO POTENTIAL BIDDERS: If
you are considering bidding on
this property lien, you should
understand that there are risks
involved in bidding at a trustee
auction. You will be bidding on
a lien, not on the property itself.
Placing the highest bid at a trustee
auction does not automatic-
ally entitle you to free and clear
ownership of the property. You
should also be aware that the
lien being auctioned off may be a
junior lien. If you are the highest
bidder at the auction, you are
or may be responsible for paying
off all liens senior to the lien be-
ing auctioned off, before you can
receive clear title to the property.
You are encouraged to investi-
gate the existence, priority, and
size of outstanding liens that may
exist on this property by contact-
ing the county recorder's office or
a title insurance company, either
of which may charge you a fee
for this information. If you consult
either of these resources, you
should be aware that the same
lender may hold more than one
mortgage or deed of trust on this
property. Please be advised that
the trustee may require entity or
trust bidders at this trustee's sale
to provide information, document-
ation and/or certification of the
vesting instructions and the data
required to be reported pursuant
to FinCEN regulations effective
for transfers of residential real
property to covered transferees
on or after March 1, 2026. The
required information must be
provided to the trustee before
a trustee's deed upon sale will
be issued for covered transfers.
Additional information regard-
ing these regulations and the
required transferee information
and certifications can be found at

Legal Advertising
916-483-0946

LEGAL ADVERTISING

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - October 14, 1910

The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000

2508 Garfield Ave. • Ste. A
Carmichael, CA 95608

TRUSTEE SALE

15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 6, 202 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx> **This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e). Published 7/17/2026, 7/24/2026, 7/31/2026 ELKGROVE CITIZEN 7-31-26

NOTICE OF TRUSTEE'S SALE TS No. **CA-26-1035230-NJ** Order No.: **CTT26062450** **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/28/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **Caya Mortgage Servicing LP, a California limited partnership** Recorded: **9/4/2025** as **Instrument No. 202509040297** of Official Records in the office of the Recorder of **SACRAMENTO** County, California; Date of Sale: **8/18/2026 at 09:30 AM** Place of Sale: **Outside the south-facing exit of Sacramento City Hall, in the courtyard at 916 H Street, Sacramento, CA 95814** Amount of unpaid balance and other charges: **\$1,554,082.77** *****This total is reflective of the cumulative, unpaid balance for multiple properties secured by this Deed of Trust. Each property will be auctioned off separately.***** The purported property address is: **9412 Aizenberg Cir., Elk Grove, CA 95624** Assessor's Parcel No. : **127-0331-008-0000** All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trust-

ee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-26-1035230-NJ**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **866-645-7711**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-26-1035230-NJ** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-26-1035230-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com** **Post-Sale Information (CCC 2924m(e)):** (866) **645-7711** **Reinstatement or Payoff Line: (866) 645-7711 Ext 5318** **QUALITY LOAN SERVICE CORPORATION TS No.: CA-26-1035230-NJ** IDSPub #0316023 7/24/2026 7/31/2026 ELKGROVE CITIZEN 8-7-26

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010646594 Title Order No.: 250621375 FHA/VAPMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/06/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A

LAWYER. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/07/2021 as Instrument No. 202105072247 of official records in the office of the County Recorder of SACRAMENTO County, State of CALIFORNIA. EXECUTED BY: KRYSTAL L MILLER AND DAVID SCOTT MILLER, WIFE AND HUSBAND AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 08/18/2026 TIME OF SALE: 11:30 AM PLACE OF SALE: SACRAMENTO CITY HALL - 915 I ST, SACRAMENTO CA 95818| COURTYARD. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 15347 ABIERTO DR, RANCHO MURIETA, CALIFORNIA 95683 APN#: 128-0310-027-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$588,693.00. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010646594. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010646594 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days

after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM** **BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** **BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP** as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 CA Debt Collection License No. 11709-99 Dated: 06/30/2026 A-4879491 07/24/2026, 07/31/2026, 08/07/2026 ELKGROVE CITIZEN 8-7-26

Trustee Sale No. F24-00180 Notice of Trustee's Sale Loan No. MESA LAGUNA Title Order No. 2410105-05 APN: 132-0050-034-0000 You Are In Default Under A Construction Deed Of Trust, Assignment Of Leases And Rents, Security Agreement, Assignment Of Contracts And Plans, And Fixture Filing Dated 12/20/2021 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): The Mesa Laguna Ridge, LP, a California limited partnership Recorded: recorded on 12/23/2021 as Document No. 202112230714 of Official Records in the office of the Recorder of Sacramento County, California Date of Sale: 08/18/2026 at 09:30AM Place of Sale: Outside the south-facing exit of Sacramento City Hall in the courtyard located at 916 H Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$31,225,711.76 The purported property address is: 10371 Bruceville Road, Elk Grove, CA 95757-9525 Legal Description See Exhibit "A" attached hereto and made a part hereof Personal Property Description See Exhibit "B" attached hereto and made a part hereof Assessors Parcel No. 132-0050-034-0000 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, Assignment of Contracts and Plans, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by

contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F24-00180. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web-site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F24-00180 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.* **NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO, RESPECTIVELY, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924f(b)(2) OF THE CALIFORNIA CIVIL CODE.** Date: 7/9/2026 Assured Lender Services, Inc. /s/ Abby Damico, Foreclosure Assistant Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" All that certain real property situated in the City of Elk Grove, County of Sacramento, State of California, being Tract 1008, as shown on the Plat of "HJ. Goethe Company's Colony Number 10", recorded in the Office of the County Recorder of Sacramento County, California August 18, 1903 in Book 5 of Maps, Map No. 22. Excepting therefrom that portion thereof described as follows: Beginning at a point on the North line of said Tract 1008, which is the Southerly line of Elefa Avenue and which said point is distant Westerly 363 feet from the Northeast corner of said Tract 1008, which said Northeast corner is the intersection of a fence line running Easterly and Westerly along the South line of said Elefa Avenue and a fence line running Northley and Southerly along the East line of said Tract 1008 and running thence Southerly from said Point of Beginning and parallel to the East line of said Tract 1008, a distance of 91 feet to a point and running thence Westerly and parallel to the North line of said Tract 1008, a distance of 112 feet to a point and running thence Northerly and parallel to the East line of said Tract 1008, a dis-

tance of 91 feet to a point in the North line of said Tract 1008 and running thence Easterly along the North line of said Tract 1008, 112 feet to the Point of Beginning, as conveyed by Rose Zraggen, a widow, to Edwin Zraggen, her son, by Deed dated November 10, 1947, recorded November 10, 1947, in Book 1412 A of Official Records, Page 329. Also excepting therefrom the South Four Acres of said Tract 1008. Also excepting therefrom that portion thereof described as follows: Beginning at the Northwest corner of the South Four Acres of said Tract 1008, thence from said point of beginning along the West line of said Tract 1008, North 00°44'29" East, 324.53 feet; thence leaving said West line, South 89° 15' 31" East, 625.96 feet to the East line of said Tract 1008; thence along said East line, South 00° 23' 23" West, 304.66 feet to the Northeast corner of said South Four Acres; thence along the North line of said South Four Acres, South 88° 55' 46" West, 628.15 feet to the point of beginning. As also described as Resultant Parcel A in that certain Boundary Line Adjustment/ Certificate of Compliance recorded November 27, 2007 in Book 200711227 at Page 1163. Also excepting therefrom any and all mobile home(s). Exhibit "B" (Personal Property Description) Exhibit "B" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property. Published 7/24/2026, 7/31/2026, 8/07/2026 Elk Grove Citizen 8-7-26

T.S. No.: 26-39737 A.P.N.: 115-1230-063-0000 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/2/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: Vijendra V. Lingam and Sheetal S. Naidu, husband and wife and Sushil Devi Lingam, an unmarried woman, all as Joint Duly Appointed Trustee: Vylla Solutions, LLC Recorded 10/5/2021 as Instrument No. 202110051400 in book , page of Official Records in the office of the Recorder of Sacramento County, California , Described as follows: As more fully described in the Deed of Trust Date of Sale: 8/25/2026 at 9:30 AM Place of Sale: In the Courtyard on the south side of Sacramento City Hall, located at 915 I St, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$440,711.17 (Estimated) Street Address or other common designation of real property: 8455 Amaryllis Court Elk Grove, California 95624 A.P.N.: 115-1230-063-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you

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LEGAL ADVERTISING

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - October 14, 1910
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Carmichael, CA 95608

NOTICE OF PREPARATION

The Reserve Specific Plan
Draft Environmental Impact Report

Date: July 31, 2026
To: Public Agencies and Interested Parties
From: City of Elk Grove (City)
Subject: Notice of Preparation of a Draft Environmental Impact Report for The Reserve Specific Plan (PLNG24-047)

The City will prepare a Draft Environmental Impact Report (EIR), compliant with the California Environmental Quality Act (CEQA), for The Reserve Specific Plan (also known as “the Project” and “the proposed Project”). The City has determined that an EIR will be prepared for the proposed Project, and an Initial Study will not be prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) provides a Project description, Project location, and the probable environmental effects of the proposed Specific Plan. This NOP will be circulated for a public review and comment period that begins on **July 31, 2026 and ends on August 31, 2026.**

The City is soliciting comments regarding the scope and content of the EIR related to other agencies’ statutory responsibilities in connection with the proposed Project, as well as comments from interested members of the public. The City will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Specifically, input is requested on:

- (1) Scope of Environmental Analysis – guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the proposed Project;
- (2) Mitigation Measures – ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
- (3) Alternatives – suggestions for alternatives to the proposed Project that could potentially reduce or avoid potentially significant or significant impacts.

The City welcomes public input during the review and comment period. If the City has not received a response (or a well-justified request for additional time) from a responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response (CEQA Guidelines Section 15082[b][2]). **Please provide any written comments that you would like the City to consider, along with the name of the appropriate contact person in your agency and their contact information, to the address shown below no later than 5:00 pm on August 31, 2026.**

City of Elk Grove Community Development Department
c/o Antonio Ablog
8401 Laguna Palms Way
Elk Grove, CA 95758
Email: aablog@elkgrove.gov

SCOPING MEETING

CEQA provides for a lead agency to facilitate one or more scoping meetings, which provide additional opportunity for informing the scope and content of an EIR. The City will host a scoping meeting on **Monday, August 24, 2026 at 6:00pm**. The scoping meeting will be held in the City of **Elk Grove City Council Chambers located at 8400 Laguna Palms Way, Elk Grove, California**. Information related to the Project, including how to access Project documents and how to participate in the public review process, will be provided at the scoping meeting.

PROJECT LOCATION AND SETTING

The Specific Plan Area encompasses approximately 850 acres of land south of Kammerer Road and west of State Route (SR) 99. The Project site is within the Kammerer/Hwy 99 Sphere of Influence Area (SOIA), which was approved by the Sacramento Local Agency Formation Commission (LAFCo) in February of 2018.

The Specific Plan Area is currently primarily agricultural land (i.e., field crops such as wheat, along with wine grapes and orchard trees), along with vineyard operations and the McConnell Estates winery and tasting room, with a few small outdoor storage areas, barns, and other agricultural outbuildings. One small rural residence is also present in the Specific Plan Area.

Agricultural land surrounds the Specific Plan Area to the north, northwest, and south. A Recurrent Energy solar facility, which provides energy to the Sacramento Metropolitan Utility District (SMUD), is adjacent to the southwestern portion of the Specific Plan Area. Areas to the northeast and east of the Specific Plan Area are developed with commercial and light industrial uses along SR 99 and north of West Stockton Boulevard, along with the Emerald Lakes Golf Course on the east side of SR 99. Areas to the north and west of the Specific Plan Area currently consist of agricultural land but are planned and anticipated for urban development under the City’s General Plan, the Livable Employment Area Community Plan, the Southeast Policy Area, and the Elk Grove Crossing Specific Plan.

The Specific Plan Area is part of the South Study Area, as designated in the City’s General Plan, which envisions development of office, retail, and commercial services, as well as mixed-use development, medium- and high-density walkable residential development with transit access, and residential neighborhoods with easily accessible parks and open space. The City’s General Plan includes transect-based land use designations as part of the Livable Employment Area Community Plan and Livable Employment Area Special Planning Area, adopted in 2025. The Community Plan is a framework to provide for higher densities and intensities of development within the Community Plan Area compared to other areas of the city – densities and intensities that are required to fulfill the vision and objectives of the Community Plan. “Transect” zoning, as part of the Community Plan, is intended to create a walkable urban area with transit-supportive, mixed-use development along Kammerer Road. The northern portion of the Specific Plan Area is designated by the City for transect zoning, and the Specific Plan proposes to incorporate City transect zoning districts, including T3, T4, and T3R, as required by the City’s Livable Employment Area Community Plan and Livable Employment Area Special Planning Area.

PROJECT DESCRIPTION

PROPOSED LAND USES

A conceptual land use plan for the Specific Plan Area has been drafted for the Project. Lotz Parkway extends into the Plan Area from Kammerer Road to a large, landscaped roundabout, providing a distinct entry to the community. In addition, subject to future planning and design led by the Cosumnes Community Services District, approximately 100 acres shown on the conceptual land use plan as an area outlined and labeled “Regional Park”, may be designed to include a regional sports facility, a portion for community serving parkland, and approximately 30 acres of commercial uses supportive of community and regional serving recreational facilities. The Specific Plan Area is located within an area where the Cosumnes Community Services District would provide fire protection, emergency medical, and parks and recreation services.

The Land Use Plan proposes higher-density residential and mixed-use development along the northern portion of the Specific Plan Area, consistent with the Livable Employment Area Community Plan’s vision for the Kammerer Road corridor. Non-residential uses are focused in the eastern portion of the Specific Plan Area. Lower-density residential uses are proposed for the center and southern portions of the proposed Specific Plan Area, with the lowest residential densities along the southern boundary as the land use transitions back to agricultural-residential. The proposed Land Use Plan is organized so development transitions from Mixed Use, Commercial, and Light Industrial/Flex uses to Medium Density Residential to Low Density Residential. The Land Use Plan incorporates a comprehensive bicycle and pedestrian network, which provides multi-use paths that connect the various residential neighborhoods, parks, school, and regional park.

The Specific Plan proposes to allow the development of a mix of commercial, office, and light industrial uses within the “Commercial” and “Light Industrial/Flex” land use districts proposed in the eastern edge of the Specific Plan Area adjacent to SR 99. The Specific Plan will ultimately identify land use designations for the plan area and the corresponding City Zoning Districts, which will specify allowable land uses and development standards for development within the Specific Plan Area. The City’s Limited Commercial (LC) and General Commercial (GC) Zoning Districts allow a broad range of retail, commercial services, lodging (in GC), banking and other professional services, offices, medical services, commercial recreation, eating and drinking establishments, live-work facilities, and other commercial uses, as well as public uses and social service and housing support uses. The City’s Light Industrial/Flex (LI/FX) Zoning District allows a broad range of non-residential uses, such as offices, storage, warehouses, wholesaling, retail, automobile and vehicle services, small-scale manufacturing, recycling facilities, public and quasi-public uses, wineries, tasting facilities, and other uses.

The City’s General Plan, along with the Livable Employment Area Community Plan and Livable Employment Area Special Planning Area adopted in 2025, establish transect-based land use designations, to be implemented through transect-based zoning. Consistent with this direction, the Specific Plan proposes transect-based zoning in the northern and northwestern portions of the Specific Plan Area along Kammerer Road, including Neighborhood Center Medium (T4) and Neighborhood Center Low (T3). The T4 and T3 (“T” for “transect”) zoning designations allow for a mix of uses, densities, and development intensities to provide housing, employment, and commercial opportunities, as well as two parks of approximately three acres each.

Farther south from Kammerer Road and transitioning to the southern boundary of the Specific Plan Area, traditional Medium Density Residential (MDR) and Low Density Residential (LDR) are proposed, along with several parks (14 acres), an elementary school (10 acres), and two detention basins (44.1 acres); an existing detention basin (4.6 acres) in the eastern portion of the Specific Plan Area would be connected via an existing open space channel (3.9 acres) to the proposed detention basin in the southeastern portion of the Specific Plan Area.

In total, the Specific Plan Area Land Use Plan would provide for approximately 3,500 dwelling units, approximately 60 acres of land designated for commercial uses (plus 30 additional acres of commercial oriented toward supporting the -community and regional serving recreational facilities), and approximately 93 acres designated for light industrial and office activities. The proposed Land Use Plan would ultimately be implemented by the application of the appropriate City residential, commercial, open space, civic, and office/industrial zoning districts.

UTILITIES, SERVICE, AND TRANSPORTATION SYSTEMS

The proposed Specific Plan will require on- and off-site installation of supporting underground utilities, including, but not limited to water supply, wastewater, drainage, electricity, natural gas, and telecommunications. The Specific Plan will include detailed descriptions of the planned infrastructure improvements, including infrastructure for pedestrian, bicycle, and vehicle circulation that will be required to serve demand resulting from development proposed within the Specific Plan Area. Infrastructure for the Specific Plan will be required to comply with relevant design standards of service agencies and will be required to be consistent with the public facilities and infrastructure policies of the City’s General Plan.

APPROACH TO ENVIRONMENTAL REVIEW

As required by CEQA, the EIR will describe existing conditions and evaluate the potential significant environmental effects of implementing The Reserve Specific Plan and a reasonable range of alternatives, including a no project alternative. The EIR will address direct, reasonably foreseeable indirect, cumulative, and growth-inducing impacts. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts.

POTENTIAL ENVIRONMENTAL EFFECTS

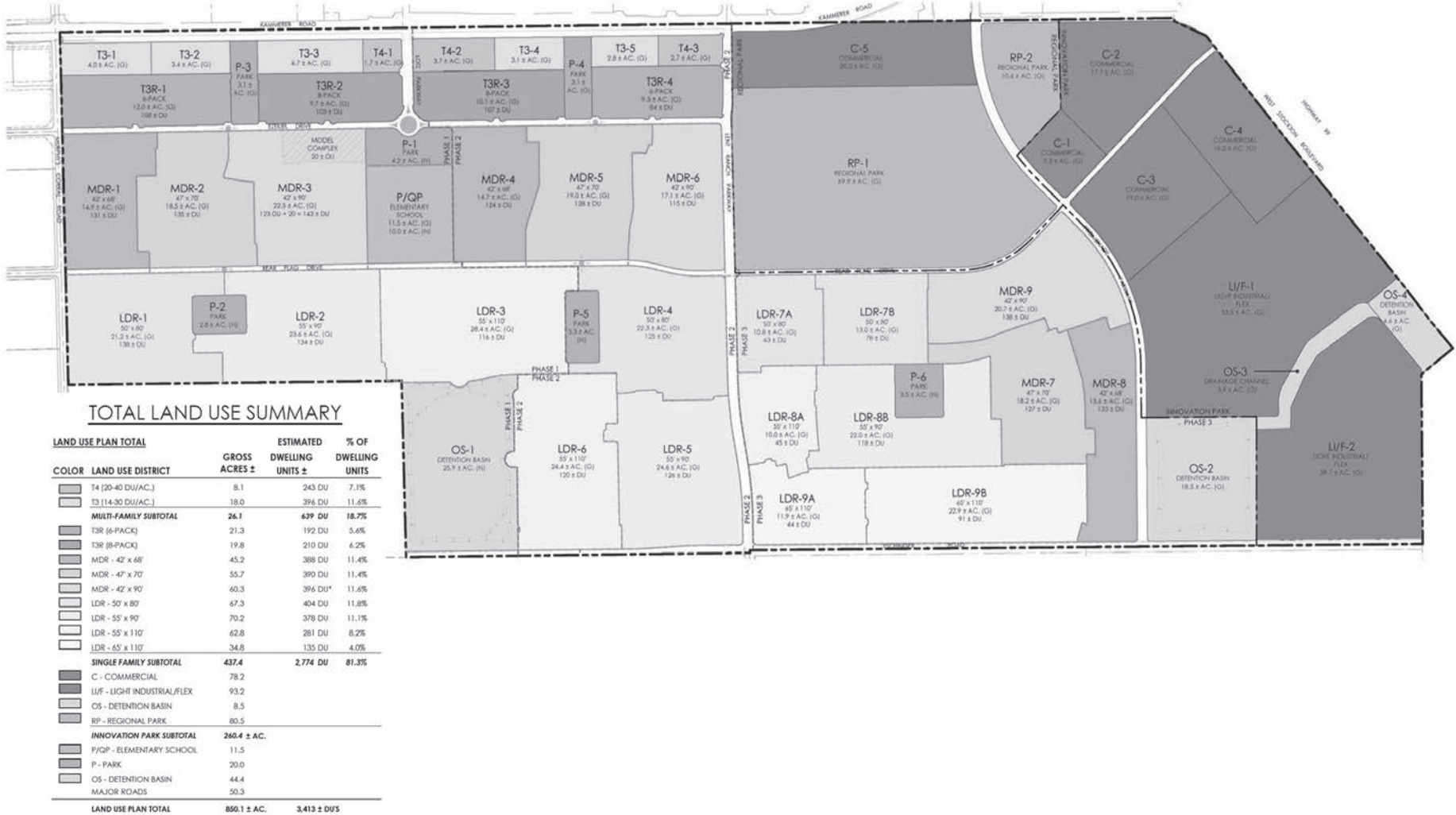
The following environmental topic areas are preliminarily anticipated to be evaluated in the EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology, Soils, Minerals, and Paleontology
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning, Population, and Housing
- Noise and Vibration
- Public Services and Recreation
- Transportation
- Utilities

LOCAL AGENCY FORMATION COMMISSION

Development of the Specific Plan Area would require a formal annexation application and subsequent approval by the Sacramento Local Agency Formation Commission (LAFCo) to incorporate the Specific Plan Area into the City of Elk Grove’s jurisdiction. Analysis and documentation prepared to support the Specific Plan will also address topics that are the purview of the Sacramento Local Agency Formation Commission (LAFCo), including a Plan for Services that will identify service providers and whether they can provide service without adversely affecting existing service levels, provision of service without adverse impact to existing ratepayers, whether the City would perform any services now being provided by another service provider, and whether substitution of the City for that provider would have adverse effects of the previous providers’ ability to maintain services. The City anticipates that material to support the Specific Plan would also address environmental justice, consistent with City policy. The Specific Plan would not require any detachment from a special district and the City’s Housing Element (General Plan Figure 4-9) does not identify any sites in the Specific Plan Area intended for the provision of housing to meet the needs of very low-, low-, or moderate-income households.

Conceptual Land Use Plan



Gear Up for Summer Concerts

By MPG Staff

ELK GROVE/GALT, CA (MPG) - Live music, local talent and family-friendly entertainment will take center stage this August as the Cosumnes Community Services District’s Hot Summer Nights Concert Series returns to Laguna Town Hall Amphitheatre.

The free outdoor series will be held on select Friday evenings including Aug. 7, Aug. 14 and Aug. 28, and will feature a mix of live concerts and community performances.

The series opens Aug. 7 with a Concert in the Park featuring rock band INFM, plus, enjoy carnival games and a bounce house for free before the show starts. On Aug. 14, local performers will compete in Sammy’s Star Search, a community talent competition showcasing amateur singers, musicians and entertainers. The series concludes Aug. 28 with a Dive-in Concert featuring rock artist Matthew Ferguson Andrews, combining live music with a poolside experience.

Each event runs from 6 to 9 p.m., with amphitheater gates opening at 5 p.m. Organizers encourage attendees to arrive early, bring low-back lawn chairs or blankets and enjoy food and refreshments available for purchase from local food trucks and vendors.

The concerts take place at the Laguna Town Hall Amphitheatre, 3020 Renwick Ave., and are free and open to the public.

To ensure a safe and enjoyable experience, organizers ask guests to follow event guidelines,



The free outdoor series will be held on select Friday evenings including Aug. 7, Aug. 14 and Aug. 28, and will feature a mix of live concerts and community performances. Photo courtesy of Cosumnes Parks and Recreation

including designated seating rules, keeping walkways clear and leaving pets at home unless they are service animals.

In partnership with the Elk Grove Police Department, the city’s 10 p.m. curfew for minors will also be enforced during each

event.

For more concert information, please visit cosumnescsd.gov/1358/Parks-Recreation.

Legal Advertising
916-483-0946

LEGAL ADVERTISING

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - October 14, 1910

The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000

2508 Garfield Ave. • Ste. A
Carmichael, CA 95608

TRUSTEE SALE

have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge

you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 539-4173 or visit this Internet Web site www.servicelinkauction.com, using the file number assigned to this case 26-39737. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the

trustee sale, you can call (866) 539-4173, or visit this internet website www.servicelinkauction.com, using the file number assigned to this case 26-39737 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5

Date: 07/21/2026
Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (866) 539-4173 or www.servicelinkauction.com for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sale Specialist PPP #26-008053
Published 7/31/2026, 8/07/2026, 8/14/2026
ELK GROVE CITIZEN 8-14-26

Loan No.: 20247 - Rogers TS no. 2026-11876 APN: 134-0342-008-0000 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/6/2025, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 8/25/2026, at 9:30 AM of said day, Outside the south-facing exit of Sacramento City Hall, in the courtyard at 916 H Street, Sacramento, CA 95814, Worldwide Lenders, Inc., a Delaware Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Nichol S. Rogers, an unmarried woman recorded on 1/13/2025 in Book n/a of Official Records of SACRAMENTO County, at page n/a, Recorder's Instrument No. 202501130642, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 4/21/2026 as Recorder's Instrument No. 202604210596, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 9 of Emerald Park Unit No. 1, per Plat filed July 17, 1967, Book 81 of Maps, Map No. 6. The street address or other common designation of the real property hereinabove described is purported to be: 9150 Plaza Park Drive, Elk Grove, CA 95624. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express

or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$113,186.29. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5 NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the

California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11876. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11876 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: July 23, 2026 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee's Sale Officer 19510 Van Buren Blvd., Suite F3-293, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0492172 To: CITIZEN (ELK GROVE) 07/31/2026, 08/07/2026, 08/14/2026
ELK GROVE CITIZEN 8-14-26

PUBLIC NOTICE

In accordance with Sec. 106 of the Programmatic Agreement, AT&T PROPOSED 81' STEEL MONOPOLE at 10573 EAST STOCKTON BLVD. ELK GROVE, CA. 95624. Please direct comments to Gavin L. at 818-391-0449 regarding the site CVL00012.

CNS-4064308#

Elk Grove Citizen 7-31-2026

CITY OF ELK GROVE - ORDINANCE NO. 06-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED FOR THE 10132 SHELDON ROAD REZONE AND MAP PROJECT PURSUANT TO STATE CEQA GUIDELINES SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) AND APPROVING A REZONE FROM AGRICULTURAL RESIDENTIAL 5-ACRE MINIMUM (AR-5) TO AGRICULTURAL RESIDENTIAL 2-ACRE MINIMUM (AR-2) FOR THE 10132 SHELDON ROAD REZONE AND MAP PROJECT (PLNG20-050) (ASSESSOR PARCEL NUMBER 127-0080-054) AND AMENDING THE CITY OF ELK GROVE ZONING MAP. The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map for the 10132 Sheldon Road Rezone and Map Project (PLNG20-050) to rezone ±4.97 gross acres from the Agricultural Residential – Minimum 5-Acre Lot (AR-5) designation to the Agricultural Residential – Minimum 2-Acre Lot (AR-2) designation as described in Exhibit A and shown in Exhibit B (on file in the Office of the City Clerk). Introduced June 24, 2026; Adopted July 22, 2026; Effective August 21, 2026. **AYES: SINGH-ALLEN, BREWER, ROBLES, SPEASE; NOES: NONE; ABSENT: SUEN.**

Jason Lindgren, City Clerk, City of Elk Grove, July 31, 2026
A certified copy of this ordinance is available by request; email cityclerk@elkgrove.gov

Elk Grove Citizen 7-31-2026

City of Elk Grove

INVITATION TO BID

NOTICE IS HEREBY GIVEN

that electronic bids will be received at the City of Elk Grove Vendor Portal through PlanetBids prior to 10:00 a.m. local time (09:59:59 – according to the PlanetBids official Bid clock) on **Tuesday, August 25, 2026** for furnishing all labor, materials, tax, transportation, equipment and services necessary for the:

ELK GROVE FLORIN ROAD COMPLETE STREET & RESURFACING PROJECT (WTR078) (FEDERAL PROJECT STPL-5479(077))

Bids submitted after the time specified will not be accepted.

Description of Work:
The proposed work shall be performed in accordance with the plans, specifications and other contract documents and shall consist of the following: complete street improvements along approximately three (3) miles of Elk Grove Florin Road between Calvine Road and Elk Grove Boulevard. The Project will involve pavement rehabilitation and restriping to provide a continuous bike route along northbound Elk Grove Florin Road between Elk Grove Boulevard and Calvine Road. Additional improvements include replacing twenty-one (21) existing curb ramps with Americans with Disabilities Act (ADA) compliant curb ramps and constructing an approximately 240-foot long sidewalk segment along the east side of Elk Grove Florin Road near its intersection with West Camden Drive. Pavement rehabilitation will consist of replacing damaged, failed, or cracked pavement sections (Work).

The Opinion of Probable Cost (OPC) for the work is \$2,594,000.

In order to bid on or to be listed on the bid proposal for this Public Works Project all Contractors and subcontractors shall be registered with the Department of Industrial Relations and be qualified to perform Public Work pursuant to Section 1725.5 of the California Labor Code. Unregistered Contractors may still submit bids provided the bid is authorized by Section 7029.1 of the Business and Professions Code or by either Section 10164 and 20103.5 of the Public Contract Code and all Contractors including subcontractors are registered with the Department of Industrial Relations to perform Public Work pursuant to California Labor Code Section 1725.5 at the time the bid is submitted. DIR registration is not required on Projects that do not exceed \$25,000, which are for construction, alteration, demolition, installation, or repair work or for public works projects for maintenance when \$15,000 or less.

Construction License:
Bidder must possess a current valid Class A "General Engineering" and/or a combination of Class C-12 "Earthwork and Paving", and Class C-8 "Concrete" Contractor's Licenses issued by the State of California.

Substitutions:
Pursuant to Public Contract Code Section 3400(c) the City may make a finding that designates a particular material, product, thing, or service designated by a specific brand or trade name for one or more of the purposes as described in Section 3400(c)(1),(2), or (3). As required by Section 3400(c) the City has made such findings as further described in the Supplemental Conditions Section C-19. These findings, as well as the materials, products, things, or services and their specific brand or trade may be found in Section C-19 of the Supplemental Conditions.

Pre-Bid:
This Project does not have a Pre-Bid meeting scheduled.

For Pre-Bid Information and Information Pertaining to the Construction Plans and Specifications, Contact:
Travis Kuhn Project Manager, City of Elk Grove, Public Works Department

Telephone: (916) 627-3262 or electronically at the City of Elk Grove Vendor Portal through PlanetBids

For Obtaining Bid Documents, Contact:
Kim Marlan, Administrative Assistant, City of Elk Grove, Public Works Department
Telephone: (916) 627-3315 or electronically at the City of Elk Grove Vendor Portal through PlanetBids

Plans, specifications and other bid documents may be examined and/or obtained at the City of Elk Grove City Hall, Public Works Department, located on the second floor of 8401 Laguna Palms Way, Elk Grove, CA 95758. A copy of the bid documents may be obtained at the City Hall upon request and payment of \$40.00 or may be mailed upon request and payment of \$50.00. The amount of the payment is non-refundable. Bidders may also view and download the plans, specifications, and other bid documents at the City of Elk Grove Vendor Portal through PlanetBids. Any Addendum shall only be issued electronically at the City of Elk Grove Vendor Portal through PlanetBids.

By: _____
Christina Castro, PE
Capital Program Division Manager

Date: _____

Elk Grove Citizen 7-24, 7-31-2026

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POLICE LOGS

July 20

1:29 a.m., 8300 block of Power Inn Road, Elk Grove Police arrested Tonisha Elder, 42, on identity theft charges.

2:18 a.m., 10000 block of Promenade Parkway, Elk Grove Police arrested Betty Wolverton, 54, on possession of methamphetamine for sale charges.

4:21 a.m., 8300 block of Sheldon Road, Elk Grove Police arrested Anthony Garcia, 22, on DUI and DUI with BAC above 0.08% charges.

6:37 p.m., Elk Grove Boulevard/Harbour Point Drive, Elk Grove Police arrested Angeline Tran, 27, on DUI and DUI with BAC above 0.08% charges.

8:33 p.m., 10000 block of Shady View Court, Elk Grove Police arrested Samuel Gordon, 29, on warrant charges.

July 21

2:30 a.m., Blue Maiden Way/Power Inn Road, Elk Grove Police arrested Devon Spruill, 26, on warrant charges.

8:18 a.m., Highway 99/Kammerer Road, Elk Grove Police arrested Morgan Hearon, 50, on possession of methamphetamine for sale, transportation for sale of methamphetamine, possession with priors, possession of drug paraphernalia and possession of switchblade charges.

8:37 a.m., Stonebrook Drive/Lyndley Plaza Way, Elk Grove Police arrested Maria Dedios DeFiguerola, 48, on hit-and-run/non-injury charges.

11:01 a.m., Laguna Boulevard/Big Horn Boulevard, Elk Grove Police arrested Ping Nian, 44, on warrant charges.

12:14 p.m., 5000 block of Laguna Boulevard, Elk Grove Police arrested Kathleen Wells, 38, on resisting arrest

charges.

12:17 p.m., Power Inn Road/Llanovista Drive, Elk Grove Police arrested Bill Chac, 55; and Phuc Duong, 52, on possession of burglary tools, misappropriation of lost property and possession of drug paraphernalia charges.

3:43 p.m., 7400 block of West Stockton Boulevard, Elk Grove Police arrested Elijah Gipson, 23, on possession of cocaine or heroin and possession of drug paraphernalia charges.

4:48 p.m., Bruceville Road/Sheldon Road,Elk Grove Police arrested Jose Vega, 41, on resisting arrest, reckless evasion and driving without owner’s consent charges.

July 22

12:51 a.m., confidential location, Elk Grove Police arrested Rodolfo Aparicio-Sanchez, 34, on domestic violence, assault with force likely to cause great bodily injury, false imprisonment and criminal threats charges.

5:13 a.m., 9700 block of Waterfowl Drive, Elk Grove Police arrested Jian Wu, 49, on violation of court order charges.

10:58 a.m., 8400 block of Elk Grove Florin Road, Elk Grove Police arrested Aaliyah Morris, 26, on petty theft with priors charges.

12:46 p.m., 7100 block of Elk Grove Boulevard, Elk Grove Police arrested Angy Rodriguez, 31; and Ivan Comas, 30, on burglary and criminal conspiracy charges.

1:27 p.m., 8600 block of Elk Grove Boulevard, Elk Grove Police arrested Richard Cooke, 67, on trespassing

charges.

1:55 p.m., 9800 block of Grouse Creek Court, Elk Grove Police arrested John Litsey, 48, on probation violation charges.

July 23

6:55 a.m., 8100 block of Sheldon Road, Elk Grove Police arrested Jordan Lujan, 34, on warrant charges.

8:54 a.m., 8800 block of Sheldon Road, Elk Grove Police arrested Jason Shrugs, 28, on trespassing and resisting arrest charges.

2:45 p.m., 9100 block of Harbour Point Drive, Grove Police arrested Jason McGlaston, 45, on DUI, petty theft, damaging a communication device to prevent help and battery on a police officer charges.

July 24

12:24 a.m., Calvine Road/Elk Grove Florin Road, Elk Grove Police arrested Ariana Sagario, 21; and Marcos Brito, 26, on carrying a concealed weapon, possession of a large-capacity magazine and warrant charges.

12:30 p.m., 4700 block of Laguna Boulevard, Elk Grove Police arrested Aaron Harper, 31, on warrant charges.

2:27 p.m., confidential location, Elk Grove Police arrested Gianna Steele, 21, on domestic violence charges.

2:42 p.m., 8900 block of Elk Grove Boulevard, Grove Police arrested Jane Hwang, 35,on driving without owner’s consent, probation violation, resisting arrest, public intoxication and petty theft with priors charges.

5:49 p.m., Harbour Point Drive/Laguna Boulevard, Elk Grove Police arrested

Bobby Romby, 29, on possession of controlled substance and possession of drug paraphernalia charges.

6:51 p.m., 5200 block of Laguna Oaks Drive, Elk Grove Police arrested Aiden Narr, 18, on vandalism charges.

7:22 p.m., Lotz Parkway/Big Horn Boulevard, Elk Grove Police arrested Iqbal Singh, 44, on hit-and-run/injury charges.

8:05 p.m., Power Inn Road/Sheldon Road,Elk Grove Police arrested Xavier Brutus, 26, on warrant charges.

8:20 p.m., 7100 block of Elk Grove Boulevard, Elk Grove Police arrested Kyle Speakman, 34, on brandishing a weapon and carrying a concealed weapon charges.

9:58 p.m., Big Horn Boulevard/Civic Center Drive, Elk Grove Police arrested Jai Dhillon, 22; and Mark Abella, 46, on engaging in a speed contest charges.

July 25

2:59 a.m., Civic Center Drive/Big Horn Boulevard, Elk Grove Police arrested Ryann Van, 24, on DUI and DUI with BAC above 0.08% charges.

10:01 a.m., 9800 block of Denali Circle, Elk Grove Police arrested Alejandro Randle, 37, on battery, possession of controlled substance and possession of drug paraphernalia charges.

10:37 a.m., 5100 block of Laguna Boulevard, Elk Grove Police arrested Jevon Demery, 44, on shoplifting, shoplifting with priors and contributing to the delinquency of a minor charges.

9:25 p.m., Elk Grove Florin Road/Black Kite Drive, Elk Grove Police arrested Eliakim Garadi, 23, on reckless driving charges.

10:06 p.m., 8200 block of Laguna Boulevard, Elk Grove Police arrested Josue Pasillas, 20, on reckless driving charges.

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1. Charlie "Bird" Parker's sax

5. Mary ____, business-woman extraordinaire

8. Downloadable smartphone purchase

11. In ____ of

12. Greek salad staple

13. Appraisal

15. Law school prerequisite, acr.

16. "Once ____ a Time in America"

17. Dictum, pl.

18. * ____, press, Johannes Gutenberg's invention

20. "Sittin' On the Dock of the Bay" singer

21. In need of a muffler

22. Make a choice

23. *Genghis Khan's ____ Empire

26. Intima, pl.

30. Fertility clinic stock

31. Tranquil

34. Famous Steeler coach, Chuck ____

35. Twisted cotton thread

37. Key next to spacebar

38. Like a gymnast

39. Naysayer's favorite prefix

40. Develop, as in story

42. ____-AFTRA

43. Famous fox of fable

45. Like a smell of soil

47. *World's first 24-hour TV news network, acr.

48. Molten rock

50. Smoke plus fog

52. *First Roman emperor

55. Part of foot, pl.

56. Chowder protein

57. Pelvic parts

59. Are not

60. *Homesteader's purchase, sing.

61. "____ the good die young"

62. *Pres. during the Cuban Missile Crisis

63. It is

64. Fermented rice brew

DOWN

1. Pledge of Allegiance ending

2. Talk like Daffy

3. Eye drop

4. Day trip

5. Flat-topped military caps

6. Lack of muscle tension

7. Opposite of yin

8. Mushroom spore sacs

9. Benatar and Morita, e.g.

10. Money in Myanmar

12. Pointless

13. Take as one's own

14. * ____ Bull, Lakota's famous leader

19. Gallows' rope

22. *World War ____, 1914-18

23. Wisdom tooth, e.g.

24. Sheep-like

25. Highly unpleasant

26. "He's Just Not That You"

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28. Islam's Supreme Being

29. Lament for the dead

32. Writer Ayn

33. Rudolph's friend

34. Hervey, e.g.

36. *One of Mount Rushmore presidents

38. *First President in the White House

40. Cremation ashes container

41. Peanut or pea, e.g.

44. Emotional turmoil

46. 2:1 and 3:1, e.g.

48. Defraud

49. Petri dish jellies

50. Feudal lord's servant

51. Humble and docile

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53. Arm bone

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Signing Day for Elk Grove Native Soccer Player

Story and photos by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - It was a big day for Azteca FC on Saturday, July 25, as friends and family of each athlete showed up in support of the athletes signing their National Letters of Intent to compete in college.

The letter of intent is an agreement between the student-athlete and an NCAA-member college saying that the student-athlete is committed to play that sport while attending school.

Five athletes from Azteca FC signed their letter of intent, making it a day to remember for both the players and the club.

Head Coach and Founder of Azteca FC Rose Shoen stated, “This is the largest signing group I’ve coached here; they are the best.”

Shoen gave high praise to her players as she knows what it is supposed to be like at the next level,



Kenden Chapelle signs his National Letter of Intent.

because she has both played and coached at a high level for a long time.

Azteca FC offers youth and adult athletic clubs for both soccer and track. It also prepares youth players to be ready for collegiate

competition no matter the level. That includes having one of their athletes sign a letter of intent to compete in cross country/track and field.

All of the athletes that signed were all from the

greater Sacramento area, but only one was from Elk Grove, Kenden Chapelle.

Chapelle graduated from Pleasant Grove High School in 2020 while playing soccer for the Blackhawks Soccer Club



Pictured are Azteca FC trophies and team photo.

before attending Cosumnes River College. He played for the Hawks soccer team in the spring of 2021 and 2022.

And for the last two years he has been playing for Coach Shoen at Azteca FC.

Now going forward into his collegiate career, he will be attending Sterling College in Kansas, on scholarship to play soccer, where he will be leaving to attend and start training in the next month.

“I’m excited to continue playing soccer at the

next level while getting my school paid for,” Chapelle stated.

To get school paid for as a student-athlete is the dream.

It allows the athlete to focus on the sport that they are playing instead of needing to find a job on top of a busy schedule.

“I’m going to do my best and give it my all when I am there, so that I can continue playing even at the next level,” said Chapelle.

He is determined to keep playing soccer once his collegiate career is over. ★

Women’s Basketball Completes Coaching Staff with Addition of Teanusha Robinson

Sacramento State Athletics News Release

SACRAMENTO, CA (MPG) - Teanusha “Tee” Robinson, who spent the 2025-26 season as an assistant coach and director of player development at Delaware State, has been named an assistant coach with the Sacramento State women’s basketball program, Head Coach Aaron Kallhoff announced July 21. “Tee is a great addition to our program,” Kallhoff said. “She’s a relentless worker and will be great for our student-athletes. I was looking for someone that can relate well with our players, instill great knowledge and help move the program forward. Tee was that person and I’m grateful she decided to make Sacramento State home.”

Robinson was a part of a staff that helped the Hornets (of the Delaware State variety) rank second in the Mid-Eastern Athletic Conference in both field goal percentage and three-point percentage, while standing among the top five in scoring defense, three-point percentage defense, rebounding defense, assist-to-turnover ratio, blocks and assists.

She helped mentor and develop a pair of MEAC All-Rookie Team selections in Amya Scott and Liliana Harrison, who combined for six conference rookie of the week awards.

“I’d like to thank Coach Kallhoff and Sacramento State for giving me this opportunity and I look forward to helping provide a championship environment for our student-athletes and our fans,” Robinson said. “I’m truly looking forward to continue building upon the culture that has been established here while developing new skills and strategies to help student-athletes advance in their careers both on and off the court.”

Prior to her year in Dover, Robinson spent three years as an assistant coach, co-recruiting coordinator, and director of player development at Paris Junior College in Texas. During her time with the Dragons, she helped



Teanusha Robinson has been named an assistant coach with the Sacramento State women’s basketball program, Head Coach Aaron Kallhoff announced on Tuesday. Photo courtesy of Sacramento State Athletics

seven student-athletes sign with four-year schools -- three of those moving on to Division I programs, another signing with a Division II program and three more joining NAIA schools.

During her time at Paris, she aided in developing three all-conference players, a pair of All-Region 14 selections, two NJCAA Top 40 All-Stars and two participants selected for the NCAA Basketball Academy. One of her charges, Naveah Brown, set the school single-season record for three-pointers made, shot 42 percent from beyond the arc and ranked No. 2 in the nation in

three-pointers en route to Women’s Basketball Coaches Association honorable mention All-America honors for two-year colleges in 2025.

In addition to her college coaching experience, Robinson has also served as the Chief of Coaches, Head Coach and Head Trainer with the Indianapolis Belles AAU program since 2020, as well as serving as the girl’s junior varsity head coach and varsity assistant coach (2012-20) at her prep alma mater Baltimore Polytechnic Institute. She coached the school’s junior varsity squad to three city championship and three more city crowns on the varsity side as well as three regional championships and a state championship appearance. In 2019-20, she helped the Lady Engineers to a No. 1 ranking in the city and region with a 22-1 record.

Two players from that team, Dasia Towns and Ajae Petty, earned All-Metro honors and went on to continue in their careers at Virginia Commonwealth and LSU, respectively.

Robinson is also the owner of Organized CHA02 (CHAOS), a development ecosystem that provides athletes of all levels with elite basketball training, social and emotional learning support and career awareness.

A four-year letter winner at Bowie State in Maryland from 2007-11, Robinson was a three-time Central Intercollegiate Athletic Association Rookie of the Week and was named to the league’s All-Rookie Team selection as a freshman in 2008, before going on to pick-up All-CIAA honors in each of the next three seasons — including first-team laurels as a junior in 2010. She was also a CIAA All-Tournament Team choice as a sophomore in 2009 and is a member of the Bulldogs’ 1,000-point club.

She helped Bowie State to a pair of conference eastern division championship in her first two seasons and a pair of conference runner-up finishes as a sophomore and junior — including a final number eight regional ranking and an appearance in the Division II Top 25 in 2010.

Robinson graduated from Bowie State with a bachelor’s degree in business management in 2012, and went on to earn her master’s degree in education with a minor in career technology education in 2022 from the University of Maryland Eastern Shore. ★

Republic FC Signs Experienced Attacker Alfredo Midence

Republic FC Athletics
News Release

SACRAMENTO, CA (MPG) - Republic FC announced the club has signed attacker Alfredo Midence (pronunciation: mee-DEHN-say) through the end of the 2026 season. He will be added to the team’s roster pending league and federation approval. Per club policy, the terms of the contract were not disclosed.

“With the second half of season to play, we’re bolstering the roster with a young, dynamic player who can contribute in multiple attacking roles,” said Republic FC President and General Manager Tim Holt. “Alfredo will add depth to the roster as we enter an

important stretch in the schedule as the Western Conference table continues to shift and get more competitive.”

“I’m incredibly excited to join Sacramento Republic FC,” said Midence. “From the first conversations with the club, I could feel the ambition and the passion behind this organization. I can’t wait to meet my teammates, play in front of the fans, and give

everything I have to help this team

achieve great things. Let’s get to work.”

Midence made his professional debut with California club Central Valley Fuego in 2024 and quickly became a stand-out player in USL League One. With eight assists – as well as two goals – he earned the Golden Playmaker Award and was named the USL League One Young Player of the Year in his debut campaign. Among the

40 players eligible for the annual league-wide honor, he finished first in assists, goal contributions and chances created.

The breakout performance earned him a spot on Lexington’s SC roster in the club’s inaugural USL Championship season in 2025. Across all competitions in two seasons at Lexington, Midence recorded two goals and seven assists in 30 appearances. In 2025, he spent eight matches on loan with USL League One side Charlotte Independence, where he recorded one goal and four assists in the first quarter of the season.

Born in Honduras, Midence moved to Maryland as a teenager and joined the D.C. United Academy. ★



Republic FC announced the club has signed attacker Alfredo Midence through the end of the 2026 season. Photo courtesy of Republic FC.

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