



Competitive Youth Soccer Builds Skills at Fields Across City

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Scrimmages Allow Final Tune-Ups Before Season

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Elk Grove Citizen

75¢ per copy

117TH YEAR • ISSUE 35

Official Newspaper of Elk Grove Since 1909

AUGUST 28, 2026

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What County's Zoning Code Changes Mean for Residents



A Zoning Code is not just a rulebook for developers. It is one of the tools the County uses to help shape communities, balance different property and land use needs and make sure its regulations keep pace with the people and businesses those regulations are intended to serve. Photo courtesy of Sacramento County

Sacramento County News Release

SACRAMENTO, CA (MPG) - When most people hear the words "Zoning Code," they probably think about developers, construction projects and a whole lot of rules that have very little to do with their everyday lives, and some people probably don't ever hear the words "Zoning Code" at all. But zoning affects much more than what gets built where. (We promise we are going to make this interesting, so please keep reading.) It can determine whether you can

run a business from your home, how many pets you can keep, how tall you can build a backyard workshop, where you can park a vehicle, where a childcare center can operate and even how a restaurant can expand its business. That is why the Sacramento County Board of Supervisors' recent approval of a comprehensive update to the County's Zoning Code is more relevant to residents than they may realize. The update addresses 134 issues identified by residents, business owners, developers, county staff and

other stakeholders since the current Zoning Code was adopted in 2015. The changes range from small technical corrections to significant policy changes designed to make the Code easier to understand, remove outdated regulations and make it easier to do business and build in the unincorporated county. More dogs and cats on some larger properties and yes, the Zoning Code has rules about how many dogs and cats you can have. Currently, residents can have up to four dogs and four cats by right. Under the updated Continued on page 2

City to End Teen Center Lease, Weigh Youth Services



MPG Staff

ELK GROVE, CA (MPG) - The City of Elk Grove will not renew its lease with the Teen Center of Elk Grove when the agreement expires at the end of September, citing ongoing operational and financial challenges at the organization. "The decision follows several years of significant operational and financial challenges that have not been satisfactorily addressed by the organization to support entering into a new lease agreement," the city said in a statement published on Aug. 20. The city plans to use the transition to evaluate how the Teen Center building and former library building could be used for youth programs and services. According to the city, recent community outreach conducted as part of the Library Building Reuse Project showed strong interest in expanding youth services and programming in Elk Grove.

"The end of the current lease provides the City with an opportunity to evaluate how the Teen Center building and former library building could best be used to meet the evolving needs of young people in our community," the statement said. City officials said the decision does not necessarily mean a teen center or similar program will not return in the future. The city will consider potential programming models, facilities and operating partnerships, including the possibility of a new organization operating youth services at either the current Teen Center building or the former library building. The Teen Center building also needs significant renovations and improvements, according to the city. Officials plan to assess the facility's future use and determine what upgrades may be needed before it can serve future community needs. In the meantime, Elk Grove Unified School District is offering a free after-school program at Kerr Middle School, which the city said could provide another option for local youth and help address some of the demand currently served by the Teen Center. ★

Soroptimist Opens Live Your Dream Applications

By MPG Staff

ELK GROVE, CA (MPG) - Soroptimist International of Elk Grove is accepting applications for its Live Your Dream: Education and Training Awards for Women, which can provide eligible recipients with up to \$16,000 to support their education and career goals. Applications are open through Nov. 15. The program is designed for women who are the primary financial providers for themselves and their dependents and who are enrolled in or have been accepted into an undergraduate degree program or vocational or skills training. Recipients may use award funds for education-related expenses including tuition, books, transportation and childcare. "The Live Your Dream Awards give women the resources they need to improve their education, skills and employment prospects," Soroptimist International of Elk Grove said in information about the program. Awards are offered at three levels, beginning with judging by local Soroptimist clubs. Award amounts



Soroptimist said the financial support is intended to reduce some of the barriers women may face while pursuing an education, allowing recipients to focus on completing their training and preparing for employment. Photo courtesy of Soroptimist International of Elk Grove and timelines vary by club, and recipients have the potential to receive between \$1,000 and \$16,000 as they advance through the program.

Soroptimist said the financial support is intended to reduce some of the barriers women may face while pursuing an education, allowing recipients to focus on completing their training and preparing for employment. According to the organization, more than half of Live Your Dream Awards recipients are survivors of domestic violence, human trafficking or sexual assault, while many have also faced obstacles including poverty, teen pregnancy and substance addiction. Since the program began in 1972, Soroptimist has distributed more than \$49 million in education awards to approximately 47,000 women, according to the organization. In a recent year, more than \$3.4 million was distributed to over 2,300 women worldwide. Soroptimist reported that 97% of past recipients completed their education or continued working toward their education or training goals, while 88% reported increased self-esteem. Among recipients who were Continued on page 3

QR code, postage paid, barcode, and postal information.

Superior Court Judges Accept Outreach Challenge to Connect with Students



Beginning in August, the court pledges to connect with at least 250 K-12 public school students by the end of 2026. Photo designed by Magnific

Sacramento Superior Court News Release

SACRAMENTO, CA (MPG) - Sacramento County teachers who are interested in bringing civics to their K-12 classrooms this school year are invited to connect with the Sacramento Superior Court.

As California marks the nation's 250th anniversary, judges from the Sacramento Superior Court are readying for an outreach challenge sponsored by Chief Justice Patricia Guerrero's Power of Democracy Civic Learning Initiative.

Beginning in August, the court pledges to connect with at least 250 K-12 public school students by the end of 2026.

“Participating in this statewide

challenge is a wonderful opportunity for the court to connect with schools and students who may not yet be familiar with our educational outreach efforts, while also celebrating the 250th anniversary of the Declaration of Independence,” said Court Executive Officer Kelly Sullivan. “It’s a meaningful way to engage young people in learning about the important role the courts play in our democracy.”

To help judges meet the challenge, the court is placing emphasis on September, when the judicial branch celebrates “Constitution Month.” Judges are available for classroom visits, and the court is open to hosting students for courthouse field trips. Teachers are encouraged to submit their requests early.

The challenge is supported by the Power of Democracy’s “Judges in the Classroom” program. This program offers year-round interactive lessons, including mock trials, age-appropriate discussions of constitutional rights and Q&A sessions where students can learn firsthand about a judge's role.

“By bringing judges into classrooms and inviting students into the courthouse, we show them that the law and Constitution are not just ideas they learn about—they are at work in their community every day,” Sullivan said.

Teachers can sign up to support the challenge by choosing from the activities at powerofdemocracy.org/pod250 or email CourtVisits@saccourt.ca.gov. ★

What County’s Zoning Code Changes Mean for Residents

Continued from page 1

Code, certain properties of at least one acre will be able to accommodate more dogs and cats as personal pets.

For example, properties in agricultural and some other larger-lot zoning districts can have up to 10 furry companions by right. In some other residential zoning districts, this allowance may be unlocked with a Minor Use Permit.

The changes are part of a larger effort to update the county’s animal and pet-service regulations so they better reflect how animals are actually kept and how animal-related businesses operate today. So, yes, your pets are officially part of the Zoning Code conversation.

Your home business doesn’t have to be “part-time” anymore. The County’s home occupation rules were largely written in 1984, long before remote work, online businesses and many of the ways people work from home today. Those rules included a “part-time” category that limited certain home businesses to 32 hours per week and eight hours per day. The update removes that blanket limitation.

That does not mean every business can suddenly operate from a home without restrictions. Home occupations will still have to meet standards related to noise, traffic, visitors, parking and the amount of space used for the business.

The update also removes some outdated restrictions and clarifies how modern internet-based businesses and other home-based activities should be treated. The result is a set of home occupation rules that better reflect how work happens in 2026.

Your backyard workshop, studio or other accessory structure may have more flexibility. If you’ve ever wanted a bigger workshop, studio, pool house or other structure to store your stuff in your backyard, this one may get your attention.

The current rules limit residential accessory structures to 16 feet at the peak and 14 feet at the plate line. The County is removing the 14-foot plate-line restriction, which was designed around traditional pitched roofs and can be difficult to apply to modern, box-shaped or prefabricated structures.

The update also allows residential accessory structures to use the same height allowances as certain incidental agricultural structures, which can reach 24 feet, when increased setbacks are provided.

The change is partly about making the rules easier to apply consistently. Staff noted that it can be difficult to distinguish an “agricultural” structure from a residential accessory structure based solely on what is stored inside it.

Property owners also get more flexibility while still being required to meet appropriate setbacks. Pool and spa rules are getting a little less confusing. The County’s Zoning Code currently has pool standards in more than one place. The update consolidates those standards into one location, removes outdated or unnecessary provisions and clarifies setback requirements for above-ground pools and spas.

We know this isn’t the most exciting zoning change we’re making, but it is a good example of the type of housekeeping happening throughout the code.

Sometimes modernization means creating a brand-new policy. Sometimes it means making it much easier for a homeowner to figure out which rule actually applies to their backyard pool.

Childcare is getting a zoning update, too. The current code separates adult and child day care centers in a way that can create confusion, including situations where facilities serving adults with mental disabilities are classified as child day care centers.

The updated code creates a consolidated “day care center” category and uses a sliding scale based on the number of people in care to determine the appropriate level of review. It also allows childcare centers to operate by right when they are located with multifamily housing, consistent with a state law that took effect earlier this year. That change is particularly relevant as the county works to support housing and expand access to childcare.

Small tutoring and training businesses are getting a clearer path; not every school is a school in the traditional sense. Under the current code, small training businesses such as tutoring programs, CPR schools, medical training programs and computer classes can be classified as “private schools,” even when they serve fewer than 25 students.

The update creates a new category for smaller educational facilities and provides a more appropriate level of zoning review for these businesses, recognizing that such businesses are fundamentally different from a traditional full-scale school. A tutoring center with 15 students shouldn’t have to navigate the same zoning process as

a full-scale school.

Restaurants will have more flexibility to cater. A restaurant is a restaurant, right? Not necessarily, at least according to zoning. The current code allows restaurants in a wide range of areas, but catering and wholesale food production are permitted in fewer zones.

The update will allow restaurants to conduct catering operations by right. Restaurants that want to engage in wholesale food production will be able to do so with a Minor Use Permit. The change recognizes that many restaurants and bakeries already operate in ways that include catering or other food production as a meaningful part of their business.

The county is updating its regulations to better reflect how those businesses actually operate. For example, fire stations are getting a zoning tune-up, too

The updated Code also cuts several months from the permit process for fire stations near residential areas, helping these public-safety facilities move from planning to construction more quickly. The goal is simple: get fire stations built where they are needed so first responders can be there when residents need help.

OK, let’s get into the weird stuff. If you’ve made it this far, you may be thinking, “Wait, that’s in the Zoning Code?” Exactly.

The Zoning Code contains rules for an incredible variety of activities and businesses because zoning is, at its core, about deciding what types of activities can happen on a property and how those activities fit with the surrounding

community.

That means some of the changes in this update are surprisingly specific.

Arcades are finally catching up with the times. Yes, the Zoning Code has specific rules for arcades. Those rules date back to 1982, targeting teens skipping sixth period to play Pac-Man and Space Invaders. The updated Code removes those outdated regulations, recognizing the many ways gaming and recreation have evolved since then. So, yes: After more than four decades, the county’s arcade rules are getting a reboot.

Tattoo shops are becoming “Body Art Facilities.” The county is replacing the outdated “Tattoo Shop” classification with a broader “Body Art Facility” category, bringing the terminology in line with California’s Body Art Act and recognizing that body art can include more than traditional tattooing.

The county is also lowering the level of review required for body art facilities in certain commercial and industrial zones and clarifying that activities such as ear piercing can be included within personal services. Art studios and body art can overlap.

The updated rules also recognize that body art facilities can operate as an incidental use within an art gallery or art studio when the body art portion makes up no more than 25% of the floor area.

Does that sound oddly specific? Yes. But it reflects a larger goal of the update: making sure the categories in the Zoning Code match the businesses and activities that actually exist in the community.

Cottage food and meal prep are getting clearer definitions. The county is also updating its definitions to better align “Cottage Food Operations” with California’s Retail Food Code.

And the code will clarify that catering services

include meal prep businesses. Again, these may seem like small changes, but they are examples of the county updating regulations to reflect the way people and businesses operate today.

Why make all of these changes? The County’s Zoning Code is the rulebook for land use in the unincorporated county. It helps determine what can be built on a property, what businesses can operate there, what activities are allowed in residential neighborhoods and what level of review is required before certain projects can move forward.

The current Zoning Code was adopted in 2015. Since then, residents, businesses, developers, county staff and other community stakeholders have identified hundreds of questions, inconsistencies and areas where the regulations no longer fit the way people live and work.

The 2023 Zoning Code Update brings 134 of those issues together into one comprehensive package. And yes, we know it’s 2026. Zoning takes a little time.

Some changes make it easier to build. Some make it easier to run a business. Some simply clarify a confusing rule. Some remove regulations that have become outdated. And some address things that most residents probably never realized were governed by zoning in the first place.

A Zoning Code is not just a rulebook for developers. It is one of the tools the county uses to help shape communities, balance different property and land use needs and make sure its regulations keep pace with the people and businesses those regulations are intended to serve.

So, when do all of these changes take effect? The updated Zoning Code will take effect on Sept. 10, giving residents, businesses and property owners a little time to get familiar with the new rules. ★

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Glenn Guenard has been selected again as a Super Lawyer for the year of 2026



Teen Fire Camp Returns

Grind Card Show Returns Sept. 5

By MPG Staff

ELK GROVE, CA (MPG) - The Cosumnes Fire Department will host a free two-day Teen Fire Camp Oct. 24-25 for youth ages 14 to 18 interested in learning about firefighting, emergency medical services and careers in the fire service.

The camp will be held from 9 a.m. to 4:30 p.m. both days at the Cosumnes Fire Training Center, 10573 E. Stockton Blvd. in Elk Grove.

Participants will spend two days learning about fire, rescue and emergency medical services from current firefighters. The camp will include hands-on activities designed to give students experience with skills and training used in the fire service.

The department is inviting students from throughout the community



Participants will spend two days learning about fire, rescue and emergency medical services from current firefighters. Photo courtesy of Cosumnes Fire Department

to participate in the program.

Parents and guardians will also be invited to attend a skills showcase Sunday, Oct. 25, where participants will demonstrate some of what they

learned and experienced during the camp.

The Teen Fire Camp is free to attend and open to participants ages 14 to 18.

For more information visit cosumnescd.gov/1359/Fire. ★



Attendees can browse vendor tables, search for additions to their collections and make trades throughout the day. Photo courtesy of Grind Card Show

By MPG Staff

SACRAMENTO, CA (MPG) - Sports card collectors, traders and other hobby enthusiasts will have a chance to buy, sell and trade collectibles when the Grind Card Show returns Saturday, Sept. 5.

The event will run from 10 a.m. to 5 p.m. at the Sacramento Asian Sports Foundation, 9040 High Tech Court, and will feature vendors from across the region offering sports cards, Pokémon cards, trading card games and other collectibles.

Attendees can browse vendor tables, search for additions to their collections and make trades throughout the day.

Admission is \$10. Active-duty military members, veterans and children age 12 and younger will be admitted free. ★

Soroptimist Opens Live Your Dream Applications

Continued from page 1

survivors of gender-based violence, 98% reported living in a safe environment.

“The award can help a woman build confidence, independence and resilience that benefit the entire household,” the organization said. Soroptimist also said supporting a woman’s education can help her children, strengthen families and expand future opportunities.

Applicants must demonstrate financial need and provide the primary financial support for themselves and their dependents, which may include children, a spouse or partner, siblings or parents.

Applicants must also be



enrolled in or accepted to an undergraduate degree, vocational or skills-training program and reside in a country or territory served by Soroptimist International of the Americas.

Women who previously received a Soroptimist Women’s Opportunity Award or Live Your Dream Award are not eligible.

Applicants also cannot hold or be pursuing a graduate degree and cannot be Soroptimist members, employees of Soroptimist International of the Americas or immediate family members of either.

Applicants are required to complete the written portions of their applications in their own words. Artificial intelligence tools may be used for grammar or organization, according to the organization, but applicants’ stories must reflect their own experiences and goals.

For more, visit soroptimist.org/our-work/live-your-dream-awards/apply-for-the-live-your-dream-awards.html. ★

Fatal Collision on Lewis Stein

Elk Grove Police Department News Release



ELK GROVE, CA (MPG) - Officers responded to a vehicle vs. motorcycle collision in the intersection of Lewis Stein Road and West Stockton Boulevard around 6:14 p.m. Tuesday, Aug. 18.

Upon arrival, officers located a Honda CRV facing westbound in the intersection and a black motorcycle underneath the right front tire of the CRV.

The preliminary investigation indicates the Honda CRV was facing

northbound on Lewis Stein Road and was in the dedicated left turn lane to go west onto Dracut Road. The motorcyclist was facing southbound on Lewis Stein Road and was in the dedicated right turn lane to go west onto Dracut Road. As the Honda turned west,

the motorcyclist, despite being in the dedicated turn lane, continued straight and collided with the Honda.

The rider, a 33-year-old man, was pronounced deceased at the scene. Identification of the deceased will be made by the Sacramento County Coroner’s Office.

The driver and sole occupant of the Honda CRV remained on the scene and was cooperating with the investigation.

Anyone with information regarding this collision is asked to call our traffic investigators at 916-478-8153. ★

Chabad of Elk Grove to Celebrate Jewish New Year

Chabad of Elk Grove News Release

ELK GROVE, CA (MPG) - Chabad of Elk Grove invites the entire Jewish community to celebrate Rosh Hashanah, the Jewish new year on Saturday, Sept. 12 and Sunday, Sept. 13.

Rosh Hashanah, literally the “head of the year,” is a time of introspection and atonement. It is the anniversary of the creation of Adam and Eve, and a day of judgment and coronation of God as king.

The central observance of Rosh Hashanah is blowing the shofar (ram’s horn) on both mornings of the holiday

(except on Shabbat), which is normally done in synagogue as part of the day’s services.

Rosh Hashanah feasts traditionally include round challah bread (studded with raisins) and apples dipped in honey, as well as other foods that symbolize our wishes for a sweet year.

Rabbi Chaim Groner will conduct Rosh Hashanah services on Saturday, Sept. 12 and Sunday, Sept. 13 at 10 a.m. The shofar will be blown Sunday at 11:30 a.m. A kiddush lunch will follow the service.

For more information, call 917-724-4443. ★



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If you have any questions, please email us at IFCEG2020@gmail.com

RELIGION NEWS

Events at Elk Grove Presbyterian Church

The church 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, contact us at 916-533-1355 or elkgrovepres@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 visitSMGCC.net.

MEMORIAL

JANET PICKEL • 2/19/1955-07/22/2026



In Marin, she started her own successful office and computer service company. She was thoroughly knowledgeable in computer systems, and, her friends would call her for guidance with their work. In the 2000s, she had Sacramento clients such as the City of Fair Oaks, Sacramento SPCA and Kitchen Mart. Janet prided herself on being the best “tech coach.” Janet’s sparkling hazel eyes shone through her wonderful sense of humor. She was so kind and always thinking of others. Janet was a highly capable and dynamic person. She will be missed, especially by her neighbors. Resting Place: Sierra Hills Memorial Park, Sacramento. Remembrances can be made to the new Elk Grove Branch of our Public Library.

Janet Pickel was the daughter of Dr. and Mrs. Willis W. Pickel (Arlene). Janet was very happy in her Elk Grove home with her toy poodle, Tony. Growing up in Carmichael, she was on the swim team and looked forward to summer vacations at her Grandparents’ expansive New Mexico ranch. She was a member of the Fremont Presbyterian Church. After attending Mills College, Janet worked as a Legal Secretary in San Francisco for 20 years where she enjoyed ACT plays and arranging dinner parties. Her beautiful home overlooked Ghirardelli Square and the Bay. With her linguist’s vocabulary and diplomatic skills, Janet loved to play the piano and sing Handel with her warm voice. She constantly was reading.

MEMORIAL

DALE CHILCOAT • 08/16/1938 - 08/06/2026



Grove, California, to be closer to their family. Dale’s retirement was as active as his career; he served as a professor at California State University, Sacramento, where he mentored future educators in the Art Education program. His creative spirit remained vibrant, culminating in a well-received retrospective exhibition of his work in 2025. A man of deep faith, Dale was a dedicated member of the Presbyterian Church, where his influence extended to the church and the artful floral arrangements he produced every Sunday. Dale is survived by his wife, Sharon; his children, Jennifer and Joshua Chilcoat; his brother, Rod Chilcoat; and his sister Janiece Jensen. He was a dotting grandfather to his twin grandsons, Angelo and Franco Ghio, and his granddaughter, Lily Chilcoat. He leaves behind a legacy of creativity, kindness, and an indelible impact on the many students whose lives he touched. A memorial service in celebration of Dale’s life will be held on August 29 at 11:00 am at the Elk Grove Presbyterian Church, located at 8153 Elk Grove Blvd, Elk Grove, CA 95758. A reception will follow the service. In lieu of flowers, the family requests that donations be made in Dale’s memory to the Elk Grove Fine Arts Center (9020 Elk Grove Blvd, Suite 101, Elk Grove, CA 95624). Contributions may also be made via the established GoFundMe memorial page by searching the name Dale Chilcoat.

Dale Chilcoat, a devoted educator, artist, and beloved family man, passed away at his home in Elk Grove California, Thursday, August 6, 2026, at the age of 87. Born on August 16, 1938, in Tolleson, Arizona, Dale was the son of Viola and Robert Chilcoat. Dale graduated from Tolleson Union High School before attending Arizona State University, where he pursued his passion for art and education. His time at ASU was marked by remarkable encounters with legendary artists Frank Lloyd Wright and Max Ernst, experiences that fueled his lifelong dedication to the arts. In 1962, Dale moved to New York to begin his career as an art teacher. It was in New York that he met his beloved wife, Sharon, moving to Long Island. Dale furthered his education with a Masters Degree in Art at Cal State Northridge in 1968. The couple relocated to California in 1970, settling in the East Bay to raise their family. Dale spent many years as a distinguished art instructor at San Leandro High School until his retirement in 2003. In 2007, Dale and Sharon moved to Elk

MEMORIAL

DEBRA PECK • 11/11/1951 – 08/29/2025



In loving memory of my beloved wife, Debra Peck. One Year Later. One year has passed since the loss of my beloved, Debra, yet not a day goes by that she is not in my thoughts. We shared 48 years of marriage, building a life together filled with love, commitment, laughter and memories that I will cherish forever. She was a caring and compassionate woman whose kindness touched the lives of many. She was devoted to her family and friends, and those who knew her will remember her warmth, generosity, and strength of character. Throughout our 48 years together, we celebrated life’s joys, faced its challenges side by side, and created a lifetime of memories. I am deeply grateful for every year we shared and for the love that will always remain in my heart. As I reflect on her life, I choose to remember the wonderful person she was and the lasting impact she had on those who knew and loved her. Though she is no longer with us, her spirit continues to live on in the memories we hold dear. On this first anniversary of her passing, I honor her life with love, gratitude and enduring respect. She will always be my wife and she will forever be missed, remembered and loved. With all my love, Tom Peck Her devoted husband of 48 years

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
916-421-5039
Sunday Service 10:30 a.m.
Website: slelca.org
Facebook: <https://www.facebook.com/StLukesac>
Stream Online via YouTube: @st.lukeslutheranchurch7590
All are welcome in this place!

Majestic Ministries International Church

Prophetess Leticia Lewis
Monthly ecclesia (Greek for gathering/assembly)
Lion’s Gate Hotel
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(at McClellan Park)
Fireside Room
Sunday, Aug. 30, 2 p.m.
Sunday, Sept. 27, 2 p.m.
Sunday, Oct. 25, 2 p.m.
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www.majesticmi.org





Publisher,

Paul V. Scholl

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Elk Grove Citizen

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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

FICTITIOUS BUSINESS
NAME STATEMENTS

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05526
Rebecca K. Jones, 13591
Bennett Road, Herald, CA 95638
is doing business under the
Fictitious Business Name(s) "Fox
and Fern Estate" 13591 Bennett
Road, Herald, CA 95638. Filed
with the Clerk of Sacramento
County July 17, 2026
Publish: August 7, 14, 21, 28, 2026
FOX 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05811
Ronald A Staff Sr, 6370 Chester
Brook Drive, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"Koldkaseinc" 6370 Chester Brook
Drive, Elk Grove, CA 95758. Filed
with the Clerk of Sacramento
County July 23, 2026
Publish: August 7, 14, 21, 28, 2026
KOLD 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05704
Pacific Automotive Holdings, Inc.,
3421 Glen Abby Court, Stockton,
CA 95219 is doing business
under the Fictitious Business
Name(s) "Elk Grove Buick GMC
Hummer" 8450 Laguna Grove
Drive, Elk Grove, CA 95757. Filed
with the Clerk of Sacramento
County July 18, 2026
Publish: August 7, 14, 21, 28, 2026
ELK 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05601
Young Baek, 8359 Elk Grove
Florin Road Suite 103-380 is do-
ing business under the Fictitious
Business Name(s) "Eden Estate"
10140 Freeman Road, Elk
Grove, CA 95624. Filed with the
Clerk of Sacramento County July
18, 2026
Publish: August 7, 14, 21, 28, 2026
EDEN 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05999
Melynda D Taguinod, 9063 Old
Creek Drive, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"Melynda's Care Home" 9063
Old Creek Drive, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 29, 2026
Publish: August 7, 14, 21, 28, 2026
MELYNDAS 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06012
Sotero Arce, 6901 Rawley Way,
Elk Grove, CA 95757 is doing
business under the Fictitious
Business Name(s) "Qumach"
6901 Rawley Way, Elk Grove,
CA 95757. Filed with the Clerk
of Sacramento County July 30,
2026
Publish: August 7, 14, 21, 28, 2026
QUMACH 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06056
NS3 Investments Inc., 9895
Estancia Court, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"NS3 Commercial Real Estate"
9895 Estancia Court, Elk Grove,
CA 95624. Filed with the Clerk
of Sacramento County July 31, 2026
Publish: August 14, 21, 28, Sept 4, 2026
COMMERCIAL 9-4-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05901
Long Phan, 9381 Broxton Avenue,
Elk Grove, CA 95624 is doing
business under the Fictitious
Business Name(s) "Phan Finance
Systems" 9381 Broxton Avenue,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
July 27, 2026
Publish: August 14, 21, 28, Sept 4, 2026
PHAN 9-4-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06118
Yousuf M Tarin, 9532 Dunkerrin
Way, Elk Grove, CA 95758 is do-
ing business under the Fictitious
Business Name(s) "ClearLane
Auto Group" 9532 Dunkerrin
Way, Elk Grove, CA 95758. Filed
with the Clerk of Sacramento
County August 4, 2026
Publish: August 14, 21, 28, Sept 4, 2026
CLEARLANE 9-4-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06156
Mohammed Yasser Bafakyh,
9000 Bramblewood Way,
Elk Grove, CA 95758 is do-
ing business under the
Fictitious Business Name(s)
"Malabar Steakout Grill" 9000
Bramblewood Way, Elk Grove,
CA 95758. Filed with the Clerk
of Sacramento County August
5, 2026
Publish: August 14, 21, 28, Sept 4, 2026
MALABAR 9-4-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05383
Hoseny Enterprises LLC, 6846
Boa Nova Drive, Elk Grove, CA
95757 is doing business under
the Fictitious Business Name(s)
"Rapid Response" 6846 Boa
Nova Drive, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County July 10,
2026
Publish: August 14, 21, 28, Sept 4, 2026
RAPID 9-4-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06355
Arnold Joseph Jay Greer, 5032
Laguna Park Drive, Elk Grove,
CA 95758 is doing business
under the Fictitious Business
Name(s) "Death Studio" 5032
Laguna Park Drive, Elk Grove,
CA 95758. Filed with the Clerk
of Sacramento County August
14, 2026
Publish: August 21, 28, Sept 4, 11, 2026
STUDIO 9-11-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05680
Samuel T. Jordan, 9675 Pasture
Rose Way, Elk Grove, CA
95624 is doing business under

the Fictitious Business Name(s)
"AccuEngineering & Consulting"
9675 Pasture Rose Way, Elk
Grove, CA 95624. Filed with the
Clerk of Sacramento County July
18, 2026
Publish: August 28, Sept 4, 11, 18, 2026
ACCU 9-18-26

STATEMENT OF
ABANDONMENT OF
FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT
OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2025-05773
The following person(s) has/
have abandoned the use of the
FICTITIOUS BUSINESS NAME
of: Eden Estate, 10140 Freeman
Road, Elk Grove, CA 95624.
Young Baek and Seung Baek,
8359 Elk Grove Florin Road
Suite 103-380, Sacramento, CA
95829.
The Fictitious Business Name
Statement was filed on August
5, 2025 in the County of
Sacramento.
Filed with the clerk of
Sacramento County: July 18,
2026.
Publish: August 7, 14, 21, 28, 2026
EDEN 8-28-26

ORDER TO SHOW FOR
CHANGE OF NAME

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV018291
Gladys Gathoni Nduati has filed
a petition with this court for a
decree changing the name(s)
of Gladys Gathoni Nduati to
Gathoni Nduati.
IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on September 21, 2026,
at 1:30 p.m. in Department
8C, 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: August 13, 2026
Richard C. Miadich, Judge of the
Superior Court
Publish: August 21, 28, Sept 4, 11, 2026
NDUATI 9-11-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV019007
Benjamin Elliot Voorhees has
filed a petition with this court for
a decree changing the name(s)
of Benjamin Elliot Voorhees to
Grimm Elliot Alvarez.
IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on March 29, 2027, at 1:30
p.m. in Department 8C, 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: August 10, 2026
Richard C. Miadich, Judge of the
Superior Court
Publish: August 21, 28, Sept 4, 11, 2026
VOORHEES 9-11-26

NOTICE TO CREDITORS
OF BULK SALE

NOTICE TO CREDITORS OF BULK
SALE
(UCC 6104 ET SEQ)
ESCROW NO.: FSSE-6032601861
Notice is hereby given to the
Creditors of: Ruizhu Zheng,
Seller(s), whose business ad-
dress(es) is: 9165 Elk Grove
Florin Road, Ste 150, Elk Grove,
CA 95624, that a bulk transfer
is about to be made to: JINRUI
Inc, a California Corporation,
Buyer(s), whose business(es)
address is: 9165 Elk Grove Florin
Road, Ste 150, Elk Grove, CA
95624.
The property to be transferred is
located at: 9165 Elk Grove Florin
Road, Ste 150, Elk Grove, CA
95624.
Said property is described in
general as: All assets and good-
will, including furniture, equip-
ment, inventory, supplies, and
transferable business assets of
the property of that massage spa
business known as Relaxation
Day Spa, and located at: 9165
Elk Grove Florin Road, Ste 150,
Elk Grove, CA 95624.
The bulk sale is intended to be
consummated at the office of:
FIDELITY NATIONAL TITLE
COMPANY, 1671 East Monte
Vista Ave, Ste. 218, Vacaville,
CA 95688. The bulk transfer will
be consummated on or after the
09/16/26.
The bulk transfer is subject to
Section 6106.2 of the California
Commercial Code. if Section
6106.2 applies, claims may be
filed at FIDELITY NATIONAL
TITLE COMPANY, Escrow
Division, Escrow No. FSSE-
6032601861TG, 1671 East
Monte Vista Ave, Ste. 218,
Vacaville, CA 95688. Phone:
(707) 449-3472, Fax: (707) 471-
4128.
The bulk transfer does NOT
include a liquor license transfer.
All claims must be received at
this address by the 09/15/26.
So far as known to the Buyer(s),
all business names and address-
es used by the Seller(s) for the
three (3) years last past, if differ-
ent from the above, are: None
IN WITNESS WHEREOF, the
undersigned have executed this
document on the date(s) set forth
below.
By: Fidelity National Title
Company as Escrow Agent for
the herein Buyer
/S/ Tiffany Galindez
Date: 8/19/26
8/28/26
CNS-4072855#
ELK GROVE CITIZEN 8-28-26

NOTICE OF PETITION
TO ADMINISTER ESTATE

NOTICE OF PETITION TO
ADMINISTER ESTATE OF
ISAAC C RICHARDSON
CASE NO. 26PR002250

To all heirs, beneficiaries, credi-
tors, and contingent creditors of
and persons who may be oth-
erwise interested in the will or
estate, or both, of Isaac Charles
Richardson.

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

The petition requests the deced-
ent's will and codicils, if any, be
admitted to probate. The will and
any codicils are available for ex-
amination in the file kept by the
court.

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

A hearing on the petition will
be held in this court as follows
September 23, 2026, 9:00
a.m. in Dept 129; Room 214
Superior Court of California,
County of Sacramento, William
R. Ridgeway Family Relations
Courthouse, 3341 Power Inn
Road, Sacramento, CA 95826.

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

IF YOU ARE A CREDITOR or
a contingent creditor of the de-
ceased, you must file your claim
with the court and mail a copy
to the personal representative
appointed by the court within
the later of either (1) four months
from the date of first issuance of
letters to a general personal rep-
resentative, as defined in section
58(b) of the California Probate
Code, or (2) 60 days from the
date of mailing or personal de-
livery to you of a notice under
section 9052 of the California
Probate Code. Other California
statutes and legal authority may
affect your rights as a creditor.
You may want to consult with
an attorney knowledgeable in
California law.

YOU MAY EXAMINE the file
kept by the court. If you are in-
terested in the estate, you may
file with the court a Request for
Special Notice (form DE-154) of
the filing of an inventory and ap-
praisal of estate assets or of any
petition or account as provided
in Probate Code section 1250. A
Request for Special Notice form
is available from the court clerk.
The name, address and tele-
phone number of the Petitioner
is: Sean Arthur Richardson,
9056 Keilana Way, Elk Grove,
CA 95624; 916-813-7326
Publish: August 21, 28, Sept 4, 2026
RICHARDSON 9-4-26

TRUSTEE SALE

NOTICE OF TRUSTEE'S
SALE File No.: 26-389145
A.P.N.: 132-1890-036-0000
Property Address: 7121
CORDIALLY WAY, ELK
GROVE, CA 95757.NOTE:
THERE IS A SUMMARY OF
THE INFORMATION IN THIS
DOCUMENT ATTACHED (The
above statement is made pur-
suant to CA Civil Code Section
2923.3(d)(1). The Summary will
be provided to Trustor(s) and/
or vested owner(s) only, pur-
suant to CA Civil Code Section
2923.3(d)(2).) YOU ARE IN
DEFAULT UNDER A DEED
OF TRUST DATED MARCH
08, 2008, 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, cas-
hier'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 author-
ized to do business in this state
will be held by the duly appoint-
ed trustee as shown below, of all
right, title, and interest conveyed
to and now held by the trustee in
the hereinafter described prop-
erty under and pursuant to a
Deed of Trust described below.
In the event tender other than
cash is accepted, the Trustee
may withhold the issuance of
the Trustee's Deed Upon Sale
until funds become available
to the payee or endorsee as a
matter of right. The property of-
fered for sale excludes all funds
held on account by the prop-
erty receiver, if applicable. The
property described heretofore
is being sold "as is". The sale
will be made, but without cov-
enant or warranty, expressed or
implied, regarding title, posses-

sion, 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, inter-
est 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 Beneficiary's
bid at said sale may include all or
part of said amount. The amount
may be greater on the day of
sale. Trustor(s): MOKHTAR
FARHAT, A MARRIED MAN
AS HIS SOLE AND SEPARATE
PROPERTY Duly Appointed
Trustee: Robertson, Anschutz,
Schneid and Crane, LLP DEED
OF TRUST Recorded on March
13, 2008 in Book 20080313 on
Page 1540 of Official Records
in the office of the Recorder
of SACRAMENTO County,
California Sale Date: 9/8/2026
Sale Time: 9:30 AM Sale
Location: In the Courtyard of
Sacramento City Hall, located at
915 I St, Sacramento, CA 95814
Amount of unpaid balance and
other charges: \$323,429.26
(Estimated) Street Address or
other common designation of
real property: 7121 CORDIALLY
WAY, ELK GROVE, CA 95757.
See Legal Description - Exhibit
"A" attached hereto to and made
a part hereof. The undersigned
Trustee disclaims any liability for
any incorrectness of the street
address or other common designa-
tion, 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 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. NOTICE
TO POTENTIAL BIDDER(S):
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 trust-
ee auction does not automati-
cally 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 resourc-
es, 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(S): 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 applica-
ble, the rescheduled time and
date for the sale of this property,
you may call (866-684-2727) or
visit the website <http://www.servicelinkasap.com>, using the file
number assigned to this case 26-
389145. Information about post-
ponements 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 infor-
mation is to attend the scheduled
sale. NOTICE TO TENANT(S):
Effective January 1, 2021, you
may have a right to purchase this
property after the trustee auc-
tion pursuant to California Civil
Code Section 2924m. 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 (866-684-2727) or
visit the website <http://www.servicelinkasap.com>, using the file
number assigned to this case
26-389145 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 "eligi-
ble bidder," you should consider
contacting an attorney or appro-
priate real estate professional
immediately for advice regarding
this potential right to purchase.
Robertson, Anschutz, Schneid
and Crane. LLP Date: 7/29/2026
By: Emma Taylor Authorized

Signatory 13010 Morris Road,
Suite 450 Alpharetta, GA 30004
Phone: 858-997-1304 SALE
INFORMATION CAN BE
OBTAINED ONLINE AT HTTP://
WWW.SERVICELINKASAP.
COM FOR AUTOMATED
SALES INFORMATION,
PLEASE CALL (866-684-2727)
The above-named trustee may
be acting as a debt collector
attempting to collect a debt.
Any information obtained may
be used for that purpose. CA
DPFI Debt Collection License #
11461-99; NMLS ID 2591653.
To the extent your original
obligation was discharged or
is subject to an automatic stay
of bankruptcy under Title 11 of
the United States Code, this
notice is for compliance and/
or informational purposes only
and does not constitute an
attempt to collect a debt or to
impose personal liability for
such obligation. However, a
secured party retains rights
under its security instrument,
including the right to foreclose
its lien. LEGAL DESCRIPTION
- EXHIBIT A REAL PROPERTY
IN THE CITY OF ELK GROVE,
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:
LOT 36, AS SHOWN ON
THE FINAL MAP OF «THE
GROVE AT LAGUNA RIDGE
VILLAGE 1 (SUBDIVISION
NO. 04-764.01)», RECORDED
NOVEMBER 13, 2006, IN
BOOK 358 OF MAPS, MAP
NO. 13, OFFICIAL RECORDS
OF SACRAMENTO COUNTY
A-4881555
08/14/2026, 08/21/2026, 08/28/2026
ELK GROVE CITIZEN 8-28-26

T.S. No.: 2026-00029-CA
A.P.N.:119-1220-007-0000
Property Address: 4101 SAUL
COURT, ELK GROVE, CA
95758 NOTICE OF TRUSTEE'S
SALE PURSUANT TO
CIVILCODE § 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
08/24/2005. 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: DAVID
COATES PARK, AN
UNMARRIED MAN Duly
Appointed Trustee: Western
Progressive, LLC Deed of Trust
Recorded 08/31/2005 as
Instrument No. --- in Book
20050831, page 3007 and fur-
ther modified by that certain Loan
modification agreement record-
ed on 06/17/2009 as Book
20090617, page 1067 of Official
Records in the office of the
Recorder of Sacramento County,
California Date of Sale:
09/22/2026 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 un-
paid balance, reasonably esti-
mated costs and other charges:
\$ 410,338.50 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 interest con-
veyed to and now held by the
trustee in the hereinafter de-
scribed property under and pur-
suant 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:
4101 SAUL COURT, ELK
GROVE, CA 95758 A.P.N.: 119-
1220-007-0000 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
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 reason-
able estimated costs, expenses
and advances at the time of the
initial publication of the Notice of
Sale is: \$ 410,338.50. Note:
Because the Beneficiary re-
serves 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
successful bidder's sole and ex-
clusive remedy shall be the re-

turn of monies paid to the
Trustee, and the successful bid-
der shall have no further re-
course. The beneficiary 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 prop-
erty is located. NOTICE TO
POTENTIAL BIDDERS: If you
are considering bidding on this
property lien, you should under-
stand that there are risks in-
volved in bidding at a trustee
auction. You will be bidding on a
lien, not on the property itself.
Placing the highest bid at a trust-
ee auction does not automati-
cally entitle you to free and clear
ownership of the property. You
should also be aware that the lien
being auctioned off may be a ju-
nior 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 re-
ceive 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 regarding
these regulations and the re-
quired transferee information
and certifications can be found at
[https://www.federalregister.gov/
docu-
ments/2024/08/29/2024-19198/
anti-money-laundering-regu-
lations-for-residential-real-es-
tate-transfers](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](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, trust-
ee, or a court, pursuant to
Section 2924g of the California
Civil Code. The law requires that
information about trustee sale
postponements be made avail-
able 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)-960-8299 or visit this
Internet Web site <https://www.altisource.com/loginpage.aspx> using
the file number assigned to this
case 2026-00029-CA. Infor-
mation about postpone-
ments that are very short in du-
ration or that occur close in time
to the scheduled sale may not im-
mediately be reflected in the tele-
phone information or on the
Internet Web site. The best way
to verify postponement infor-
mation 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 (866)-960-8299, or visit
this internet website [https://www.
altisource.com/loginpage.aspx](https://www.altisource.com/loginpage.aspx),
using the file number assigned to
this case 2026-00029-CA to find
the date on which the trustee's
sale was held, the amount of the
last and highest bid, and the ad-
dress of the trustee. Second, you
must send a written notice of in-
tent 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 "eli-
gible tenant buyer" or "eligible bid-
der," you should consider
contacting an attorney or appro-
priate real estate professional
immediately for advice regarding
this potential right to purchase.
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 postpone-
ment requests as specified pur-
suant to Civil Code section
2924f(e). Date: August 3, 2026
Published 08/14/2026, 8/21/2026,
8/28/2026
ELK GROVE CITIZEN 8-28-26

NOTICE OF TRUSTEE'S SALE
TS No. CA-22-943678-CL Order
No.: FIN-22009618 YOU ARE
IN DEFAULT UNDER A DEED

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

OF TRUST DATED 9/24/2015. 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 of 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): **Hung Huynh, a single man** Recorded: **9/30/2015** as **Book 20150930, Page 0154** of Official Records in the office of the Recorder of **SACRAMENTO** County, California; Date of Sale: **9/29/2026** at **09:00 AM** Place of Sale: **At the East Main Entrance of the Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814** Amount of unpaid balance and other charges: **\$411,093.32** The purported property address is: **6600 CASTRO VERDE WAY, ELK GROVE, CA 95757** Assessor's Parcel No.: **132-1270-066-0000 132-1270-066** 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 **800-280-2832** for information regarding the trustee's sale or visit this internet website **http://www.quality-loan.com**, using the file number assigned to this foreclosure by the Trustee: **CA-22-943678-CL**. 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-22-943678-CL** 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-22-943678-CL** and call **(866) 645-7711** or log in 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: 800-280-2832** 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-22-943678-CL** **IDSPub #0316502**
8/14/2026 8/21/2026 8/28/2026
ELK GROVE CITIZEN 8-28-26

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST LOAN:250306B 2600937 file 8080 JLP A.P. NUMBER 116-0900-017-0000 **ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED March 26, 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 LENDERS T.D. SERVICE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by ALLEN TRINH, AS TRUSTEE OF THE ALLEN TRINH 2007 LIVING TRUST DATED 8/11/2007 Recorded on 04/04/2025 as Instrument No. 202504040804 in Book Page of Official records in the office of the County Recorder of SACRAMENTO County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 04/28/2026 in Book , as Instrument No. 202604280203 of said Official Records, WILL SELL on 09/15/2026 at IN THE COURTYARD OF SACRAMENTO CITY HALL 915 I STREET SACRAMENTO, CA 95814 at 9:30 A.M. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at**

the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said Count and State hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any. of the real property described above is purported to be: 6932 ROMANZO WAY ELK GROVE, CA 95758 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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: \$384,601.11 In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or

warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **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 800-605-2445 for information regarding the trustee's sale or visit this Internet Web site: www.servicelinkasap.com for information regarding the sale of this property, using the file number assigned to this case. 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

City of Elk Grove – Planning Commission

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on, **Thursday, September 17, 2026 at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the following matter:

SUMMER FLATS PROJECT (PLNG23-006) – GENERAL PLANEASTERN ELK GROVE COMMUNITY PLAN AMENDMENT (TEXT AND MAP), REZONE, TENTATIVE SUBDIVISION MAP, AND SUBDIVISION DESIGN REVIEW TO CONSTRUCT 120 RESIDENTIAL UNITS:

The Summer Flats Project (the “Project”) consists of a 27.6 acre project site that proposes a General Plan Amendment and Community Plan Amendment to redesignate the Project site's land use designations from Low Density Residential and Resource Management and Conservation to Medium Density Residential and Resource Management and Conservation; a Rezone from RD-4 and Open Space (O) to RD-12 and Open Space (O); a Tentative Subdivision Map and Subdivision Design Review to subdivide three parcels into 120 residential lots for t-court homes, as well as one water quality/detention basin lot, one open space lot, and additional landscape lots. The Project includes a General Plan/Eastern Elk Grove Community Plan Amendment (text) to increase the maximum residential buildout for the East Elk Grove Sub-Area.	
PROJECT OWNER:	PROJECT APPLICANT:
Gyan Kalwani 9065 Shetland Court Elk Grove, CA 94624	Sheldon Business Park, Ltd. Bryan Wilson (Representative) 9501 Sheldon Road Elk Grove, CA 95624
LOCATION/APN:	Eastside of Waterman Road, just north of Rancho Drive APNS: 127-0150-001, 127-0150-002, AND 127-0150-009
ZONING:	RD-4/Open Space (O)
GENERAL PLAN:	Low Density Residential (LDR)/Resource Management and Conservation (RMC)
ENVIRONMENTAL:	An Environmental Impact Report (EIR) has been prepared for the Project (SCH# 2024100487). It is available for review at the Community Development Department or online at elkgrove.gov/environmental
PROJECT PLANNER:	Sarah Kirchgessner, Senior Planner 916.478.2245 or skirchgessner@elkgrove.gov

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the Planning Commission Secretary at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

Dated/Published: August 28, 2026

NOTICE REGARDING APPEALS	
Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.	
NOTICE REGARDING CHALLENGES TO DECISIONS	
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.	
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 627-3270 or amireleztrej@elkgrove.gov or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.	
Elk Grove Citizen 8-28-2026	

City of Elk Grove – City Council

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday September 23, 2026**, at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Updates to the City of Elk Grove Affordable Housing Impact Fee Program and Residential and Non-Residential Affordable Housing Development Impact Fees

The City of Elk Grove currently imposes an affordable housing development impact fee on new residential (Chapter 16.88) and non-residential (Chapter 16.89) development to fund affordable housing programs and projects that address the increased demand for affordable housing generated by new development. The current Affordable Housing Fee program and the fees charged under the program have not been updated since 2013.

The City Council will consider adopting a comprehensive update to the Affordable Housing Fee Program based on current market conditions and consistent with updated Fee Nexus Study findings. The proposed updates include, but are not limited to, changes to fee rates and permissible uses of fee revenues; converting the new residential fee structure from a per-unit to a per-square-foot basis; and authorizing City Council to establish a local preference for City-supported affordable housing units, to the extent permitted by applicable laws, fair housing regulations, and funding requirements.

See Table 1 below for the maximum supportable affordable housing impact fee, as determined by the 2026 Affordable Housing Development Impact Fee Update Nexus Study, and the affordable housing impact fee City staff recommends the City Council adopt. All real property development projects in the City are potentially affected by this update.

Table 1 - Proposed Updated Fee Schedule

Land Use Category	Unit Description	Maximum Supportable Fee with 3% Admin Fee	Recommended Fees with 3% Admin Fee
Residential			
Single Unit Dwellings	Per sq. ft.	\$ 47.80	\$ 3.59
Owner-Occupied Multi-Unit Dwellings	Per sq. ft.	\$ 43.80	\$ 3.29
Renter-Occupied Multi-Unit Dwellings	Per sq. ft.	\$ 19.50	\$ 1.46
Commercial			
Shopping Center	Per sq. ft.	\$ 65.45	\$ 2.15
Auto Mall	Per Acre	\$ 140,700.00	\$ 10,552.50
Gas Stations w/Convenience Stores	Per Fueling Position	\$ 67,970.00	\$ 5,097.75
Theater/Cinema	Per Seat	\$ 1,356.00	\$ 101.70
Office	Per sq. ft.	\$ 30.56	\$ 2.29
Industrial	Per sq. ft.	\$ 0.39	\$ 0.39

ADA COMPLIANCE STATEMENT

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

Miscellaneous

Hotel	Per Room	\$	15,290.00	\$	1,146.75
Hospital	Per Bed	\$	9,054.00	\$	679.05
Assembly	Per sq. ft.	\$	4.12	\$	0.31
Day Care Center	Per sq. ft.	\$	43.70	\$	3.28
Self-Storage	Per sq. ft.	\$	0.02	\$	0.02
Assisted Living	Per Bed	\$	40,969.00	\$	3,072.68
Congregate Care Facility	Per Unit	\$	1,356.00	\$	101.70
Private School (K-12)	Per Student	\$	1,373.00	\$	102.98

The City Council may consider alternative lower or higher fees.

Copies of the Affordable Housing Development Impact Fee Update Nexus Study and current development impact fee information are available on the City's website at <https://elkgrove.gov/finance/development-related-fee-information>. Information or questions regarding this item should be referred to Joshua Tovar, Management Analyst II, at jtovar@elkgrove.gov; or to the Housing and Public Services Division of the City of Elk Grove located at 8401 Laguna Palms Way, Elk Grove, California, 95758.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing in person or given remotely by joining the live meeting via the Zoom platform (see the remote participation instructions on the Agenda cover page for the meeting).

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

If you need translation services for languages other than English, please call 916-478-2254 for assistance.

- Spanish:

Si necesita servicios de traducción para otro lenguaje, aparte de Ingles, Por favor llamar al 916-478-2254 para asistencia.
- Vietnamese:

Nếu bạn cần dịch vụ thông dịch cho các ngôn ngữ khác ngoài tiếng Anh, xin vui lòng gọi 916-478-2254 để được trợ giúp.
- Tagalog:

Kung nangangailangan po ng tulong o interpretasyon sa ibang wika liban sa inglés, tumawag lang po sa 916-478-2254.
- Chinese:

若你需要中文翻譯服務，請來電 916-478-2254 接受協助

Dated/Published: August 21, 2026 and August 28, 2026

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

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

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 800-605-2445 for information regarding the trustee's sale, or visit this internet website <https://www.servicelinkasap.com>, using the file number assigned to this case 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 qualify as an "eligible tenant buyer" of "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 08/11/2026 LENDERS T.D. SERVICE, INC., as said Trustee 2913 EL CAMINO REAL #561 TUSTIN, CA 92782 (949)855-1945 By: JEFFREY L. PRATHER PRESIDENT A-4884102 08/21/2026, 08/28/2026, 09/04/2026 ELK GROVE 9/4/2026
NOTICE OF TRUSTEE'S SALE TSG No.: 92552699 TS No.: 25-010535 APN: 132-1260-005-0000 Property Address: 7227 DESERTAS CT, ELK GROVE, CA 95757-3473 YOU ARE IN DEFAULT UNDER

A DEED OF TRUST, DATED 12/03/2024. 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. On 09/22/2026 at 09:30 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/18/2025, as Instrument No. 202506180736, in book , page , of Official Records in the office of the County Recorder of SACRAMENTO County, State of California. Executed by: JOEL V. BACLIG, SURVIVING TENANT OF THERESA G. BACLIG, DECEASED, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR

CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Outside the south-facing exit of Sacramento City Hall, in the courtyard at 916 H Street, Sacramento, CA 95814 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 132-1260-005-0000 The street address and other common designation, if any, of the real property described above is purported to be: 7227 DESERTAS CT, ELK GROVE, CA 95757-3473 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 \$ 84,268.01. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in 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. All bids are subject to California Civil Code 2924h and are sold "AS-IS". 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 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 25-010535 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. Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: <https://www.fincen.gov/re> and <https://www.fincen.gov/re-faqs> 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 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 25-010535 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC 5404 Cypress Center Drive, Ste 300 Tampa, FL 33609 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 NPP0493222 To: CITIZEN (ELK GROVE) 08/28/2026, 09/04/2026, 09/11/2026 ELK GROVE CITIZEN 9-11-26

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NOTICE OF PUBLIC SALE

Notice is hereby given that pursuant to Section 21700 through 21716 of the Business and Profession Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the California Civil Code. The undersigned will sell at a public sale personal property stored by the following delinquent tenants:
Frank Strong – S8, Tyler Swinney – S28, Tommy Webb – B125, and Rafael Brown – S199B by competitive bidding on August 31st , 2026 at 7:00AM at website <https://www.storagetreasures.com/>.
General business and household items will be sold. Purchases must be paid in cash at the time of sale. All goods are sold as is, where is, and must be removed at the time of sale. The sale may be canceled if the owner and tenant reach a settlement before the sale.
Auctioneer: <https://www.storagetreasures.com/>
Elk Grove Citizen 8-21, 8-28-2026

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 2:00 p.m. local time (01:59:59 p.m. – according to the PlanetBids official Bid clock) on Tuesday, September 29, 2026, for furnishing all labor, materials, tax, transportation, equipment and services necessary for the:

THE OLD TOWN STREETSCAPE PHASE 2 PROJECT
(WTR012) (FEDERAL AID NO. STPL-5479(048))

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: reconstruction of Elk Grove Boulevard, from School Street to Waterman Road, to add bike lanes, replace curb/gutter/sidewalk, ADA ramps, bus stops, drainage, traffic signal, rapid rectangular flashing beacon crossing, landscaping, street lights, traffic signs & striping, joint trench for underground utilities (electric and telecoms), utility adjustments (water, sewer, various utilities), service connections on private property, and related improvements (Work).

The Opinion of Probable Cost (OPC) for the work is \$9,634,000.

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 Contractor's License issued by the State of California. The Bidder must possess and demonstrate such possession or list a Subcontractor, regardless of tier, that possesses a current valid Class "C-27" Landscaping Contractor's License issued by the State of California for the Landscaping Work.

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)(2). 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, services and their specific brand or trade may be found in Section C-19 of the Supplemental Conditions.

Pre-Bid:

A mandatory pre-bid meeting will be held on Monday, September 14, 2026, at 9:00 a.m. at the lot located at 9246 Elk Grove Boulevard, Elk Grove, California 95624.

For Pre-Bid Information and Information Pertaining to the Construction Plans and Specifications, Contact:

Mohammad Sadiq, Project Manager, City of Elk Grove, Public Works Department
Telephone: (916) 627-3349 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 \$90.00 or may be mailed upon request and payment of \$100.00. 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: _____ Date: _____
Christina Castro, PE
Capital Program Division Manager
Elk Grove Citizen 8-28, 9-4-2026

PUBLIC NOTICE

On August 19, 2026, the Cosumnes Community Services District ("District") adopted the amended Administrative Citation Process Ordinance 2026-17 ("Ordinance"). The amended Ordinance reorganizes and clarifies the Administrative Citation ("Citation") process. No new topics were introduced, and the Ordinance largely preserves the original intent of Ordinance 17 by providing a framework for issuing of administrative citations.
Revisions include removing information on abatement procedures (covered in Ordinance 2026-18), simplifying language to be more applicable to all District departments, and removing Article II, Administrative Hearings, which will be established through a separate, forthcoming District Policy on hearings.
The Ordinance shall take effect thirty (30) days after its adoption. The Ordinance was passed and adopted by the District Board of Directors of the Cosumnes Community Services District at a regular meeting held August 19, 2026, by the following vote: AYES: Pete Sakaris, Rich Lozano, Angela Spease, Reina Tarango, and Daniella Zehnder; NOES: None; ABSENT: None
A complete copy of the Ordinance is available from the Clerk of the Board office at 8820 Elk Grove Blvd., Elk Grove, CA, and online as a hyperlink to the meeting agenda at https://www.cosumnescsd.gov/AgendaCenter/ViewFile/Agenda/_08192026-541
Elk Grove Citizen 8-28-2026

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PUBLIC NOTICE

On August 19, 2026, the Cosumnes Community Services District ("District") adopted the amended Abatement Process for Weeds, Refuse, and Abandoned Materials, Ordinance 2026-18 ("Ordinance").
The amended Ordinance reorganizes and clarifies the District's abatement process. No new topics have been introduced, and the Ordinance largely preserves the original intent of Ordinance 18, which provided a framework for the abatement of weeds, refuse, and abandoned materials.
The Ordinance shall take effect thirty (30) days after its adoption. The Ordinance was passed and adopted by the District Board of Directors of the Cosumnes Community Services District at a regular meeting held August 19, 2026, by the following vote: AYES: Pete Sakaris, Rich Lozano, Angela Spease, Reina Tarango, and Daniella Zehnder; NOES: None; ABSENT: None
A complete copy of the Ordinance is available from the Clerk of the Board office at 8820 Elk Grove Blvd., Elk Grove, CA, and online as a hyperlink to the meeting agenda at https://www.cosumnescsd.gov/AgendaCenter/ViewFile/Agenda/_08192026-541
Elk Grove Citizen 8-28-2026

LETTER TO THE EDITOR

MEETING MINDERS

Ochoa Caps Career of State Service

Editor:

After 18 years of service to the State of California, Elk Grove resident Patricia “Patti” Ochoa is retiring, closing one chapter in a life defined by quiet service to others.

Patti is the kind of public servant who quietly disproves every tired stereotype about government work. Her commitment has never been limited to getting the job done. It extends to the people doing the work and the people that the work ultimately serves.

For those fortunate enough to work alongside her, Patti brought a rare kind of comfort: when something needed to be done, you knew it would be. She anticipated what people needed, caught the details others missed, solved problems without seeking credit, and created a steadiness that allowed everyone around her to do their own jobs better.

During one of the most significant reorganizations in California state government, Patti was among those quietly holding the pieces together. Much of what she contributed will never have her name attached to it, which is probably exactly how she would prefer it. Those who worked alongside her know how much she mattered.

And that spirit of service doesn’t end when Patti leaves the office. She is a devoted daughter, sister, mother and grandmother

who quietly raises money for causes she believes in, celebrates the accomplishments of others, and invests in helping the people around her succeed.

Now, retirement brings Patti something she has spent years giving everyone else: time. Time with her mother, time with the family she loves and plenty of time to make new memories as an amazing grandma.

Congratulations, Patti, on 18 remarkable years of public service and a lifetime of making the people and places around you better!

— Meghan Marshall, executive director, California Interagency Council on Homelessness ★



Kings Korner

By V.G. Harris

Here Comes Darius

By V.G. Harris

The past five NBA drafts have witnessed the Sacramento Kings draft none other than four-point guards.

In 2024 the Kings drafted inexplicably an injured Devin Carter who managed to play a staccato half season that never allowed Sacramento to see who they had really drafted.

At the time of the 2024 draft the Kings were in sore need of front court help to support Domantas Sabonis and already had perhaps the best backup point guard in the NBA in Davion Mitchell.

The Kings had DeArron Fox coming off an all-star year and only getting better year over year, leading the team at the point guard position, so imagine the collective surprise of Sacramento fans when the Kings drafted another point guard.

When Fox went down with a hand injury during Mitchell’s rookie year, Davion not only assumed 38 minutes of work per game but scored 18.6 points per game while adding an eye popping 8.9 assists.

But regardless of what Mitchell accomplished at either end of the floor, the Sacramento Kings never bought into this 6-foot player that had a history of winning, coming off an NCAA championship with Baylor and winning the Naismith defensive player of the year. That garnished him the ninth overall pick in the NBA draft by the Kings, but the question remains if you drafted this already accomplished point guard, why didn’t you use him effectively?

In perhaps one of the worst NBA trades ever, Davion Mitchell was traded along with Sasha Vezenkov and a second-round pick to the Toronto Raptors on June 28, 2024, for Jalen McDaniels. Standing at 6-foot-nine, Jalen was acquired to shore up the front line, but never survived the preseason, playing in only a total of two games. Today Jalen is playing for the Kobe Storks of the Japanese B league.

Mitchell went on to start for the Toronto Raptors and is currently the starting point guard for the Miami Heat.

If this walk down memory lane leaves you gaping in wonder, you’re not alone. Judging talent has been perhaps the No. 1 weakness of the Sacramento franchise, and the real question

now that the Kings have hired a new GM in Scott Perry, is it going to change?

The Kings were not finished drafting point guards, and drafted Nique Clifford with the 24th overall pick. Last season Nique posted 8.6 points per game with 3.8 rebounds and a tepid 2.4 assists while playing 25 minutes per game. Whether used as a point guard or at the No. 2 position Sacramento was lauded his virtues, but fans are still waiting to see something to go with that.

Finally, welcome Darius Acuff Jr., who by all accounts appears to be the genuine article.

If I have one concern it would be his age of only 19, and the fact that Sacramento seems to be bent on starting this young player from the get-go.

Having a capable veteran player to introduce Acuff to the position of NBA point guard would be my desire, and not pursuing Russell Westbrook as soon as the season concluded was a big mistake. Westbrook, a sure-fire hall-of-famer certainly felt a level of disrespect not being courted after having a stellar 2024-25 season for the Kings and is exactly what the team needs to give young Acuff some breathing room.

If not Westbrook, is there someone that could fill the order and give Acuff a feeling that training wheels are in place as he learns the position?

Finally, can the Sacramento Kings put the point guard position in the done column? I certainly hope so and Darius has my full support.

Someone flying under the radar but needs attention is the 45th pick overall, Emmanuel Sharpe. Sharpe was by far the most impressive player in this year’s draft for the Kings and played both ends of the court like a veteran in the summer league.

I hope the Kings organization is already using their imagination as to how they can get this young rookie 20 plus minutes per game, because I believe that Sacramento has stumbled onto a diamond in the rough!

Stay tuned Kings fans, because the starting lineup is not yet set.

Let’s see what a healthy Domantas Sabonis, Zach Lavine and Keegan Murray can achieve with these young rookies!

All the best! ★

Community members can watch these meetings online and submit public comments for the officials to review.

The Elk Grove City Council has its regular meetings at 6 p.m. the second and fourth Wednesday of the month. To view the meeting, visit ElkGroveCity.org.

The Elk Grove Planning Commission has its meetings at 6 p.m. the first and third Thursdays of the month.

A live video stream of this meeting can be viewed at the city of Elk Grove’s website, www.ElkGroveCity.org.

The Cosumnes Community Services District Board of Directors has in-person meetings at 5 p.m. the first and third Wednesdays of the month.

It governs the Cosumnes Fire Department as well as Elk Grove’s parks and recreation system.

The CSD board meetings can be watched live at www.CosumnesCSD.gov and they are held at 8820 Elk Grove Blvd.

The Elk Grove Unified School District Board of Trustees meets the first and third Tuesday of each month at 6 p.m.

This meeting is in-person at the Robert L. Trigg Education Center Board Room, 9510 Elk Grove Florin Road.

Members of the public can also view it by using the Zoom application and visiting the school district’s website, www.EGUSD.net.

Past board meetings can be watched on the district’s YouTube channel, “[ElkGroveUnified](https://www.youtube.com/channel/UCq33333333333333333333).” ★

ARTS CALENDAR

‘Bittersweet in Grief’ Featured

“The Bittersweet in Grief,” by Lisa Do, through Aug. 31, features the silent collision and blurry boundaries of bitter realities and elusive daydreaming; a conflicted limbo of neither forgetting nor accepting.

The tenderness and fragility of memories alter and reshape the way humans experience life and emotions.

In a constant state of push and pull, between subconscious daydreams and cold realities, how do you move onwards to new beginnings?

Details at elkgrovetineartscenter.org.

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To learn more, visit elkgrovetineartscenter.org/workshop. ★

California’s Clashes Over Business Regulation Rage on as Legislative Session Nears End



By Dan Walters, CALMatters.org

The state Capitol’s most enduring conflict pits corporate California against four powerful interest groups over new regulations, taxes, minimum wages or other costly mandates.

The specific issues may vary from year to year, although some continue for decades, but the underlying clash of interests is perpetual.

The four groups arrayed against business — unions, personal injury lawyers, consumer advocates and environmentalists — contend their bills are needed to protect consumers, workers or the environment. Business executives see them as driving higher operational costs that threaten companies’ profitability or even existence.

As the Legislature approaches the August 31 adjournment of its two-year session, some of the bills arising from the conflict are still pending, and the contending forces are applying maximum pressure to affect the outcomes.

One example is Assembly Bill 2564, carried by Assemblymember Christopher Ward, a San Diego Democrat, on behalf of unions, consumer groups and advocates for the poor.

It would prohibit retailers from engaging in “surveillance pricing,” which is a form of algorithmic pricing

in which sellers use personal information to tailor prices to specific consumers.

Backers of the bill say it’s needed to avoid discrimination, while retailers say the measure could eliminate coupons and other forms of price discounts for loyal customers, thus raising the cost of living in an already expensive state.

The most important measure still pending in the Legislature, at least from the standpoint of California’s overall business climate, is Assembly Bill 1776, authored by Assemblymember Cecilia Aguiar-Curry, a Democrat from Davis.

It would broaden California’s anti-monopoly Cartwright Act, first enacted in 1907 to allow civil or criminal actions against corporations that monopolize markets.

The Cartwright Act, which has been amended several times since its enactment, resembles the federal Sherman Antitrust Act in several regards but is broader in its reach. It still is aimed at collusion between two or more corporations to stifle competition and raise prices. But AB 1776 would also sanction actions against corporations that become dominant without colluding.

The change was recommended by the California Law Revision Commission to curb monopolistic behavior framers of the original law never envisioned. It is backed by a long list of consumer advocates and unions.

Business interests led by the California Chamber of Commerce see it as opening the door to lawsuits that would penalize corporations for earning market shares honorably vis-à-vis long-established practices.

Until a few days ago, the bill also would have allowed lawyers to instigate lawsuits on their own, a provision known as “private right of action,” which opponents found particularly onerous. That provision was removed after the bill narrowly passed the Assembly and moved to the Senate floor, thus limiting its enforcement to the attorney general or local prosecutors.

The California Chamber of Commerce is still steadfastly opposed. It contends the bill still allows crack-downs on corporations that are just operating normally, penalizing them for success in gaining substantial market power.

“The author and sponsors of AB 1776 have never brought forward specific, real-world examples of the behavior they are seeking to change,” Chamber spokesperson John Myers said in a statement. “That’s why we’ve often seen this as a ‘solution in search of a problem,’ the kind of fundamental flaw that makes legislative negotiations extremely difficult, if not impossible.”

Whatever happens on these two bills, and a few others, by Aug. 31, the Capitol’s big game of high-stakes political poker will resume when the Legislature reconvenes in December with some new members and a new governor, who will be inaugurated in January.

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

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POLICE LOGS

Aug. 16
12:31 a.m., confidential location, Elk Grove Police arrested Adrian Garcia, 21, on domestic violence charges.
5:13 a.m., 100 block of Sky River Parkway, Elk Grove Police arrested Armando Salcedo, 20, on public intoxication charges.
6:36 a.m., Kammerer Road/Promenade Parkway, Grove Police arrested Desiree Marshall Aguilar, 38; and Robert Parker, 51, on possession of cocaine or heroin, possession of controlled substance and possession with priors charges.
12:31 p.m., confidential location, Elk Grove Police arrested Xavier Balderrama, 40, on domestic violence, mayhem and assault with a deadly weapon charges.
1:04 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Thomas Davis, 32, on unlawful use of tear gas, shoplifting, vandalism and resisting arrest charges.
5:41 p.m., Elk Grove Florin Road/Black Kite Drive, Elk Grove Police

arrested Andy Moreno, 34, on possession of cocaine or heroin charges.
Aug. 17
7:05 a.m., confidential location, Elk Grove Police arrested Kamal Singh, 48, on possession of controlled substance, possession of drug paraphernalia and violation of restraining order charges.
Aug. 18
6:31 a.m., West Stockton Boulevard/Michener Drive, Elk Grove Police arrested Donovan Brown, 40; and Samantha Roulett, 33, on unlawful possession of tear gas, possession of burglary tools, possession of controlled substance and possession of drug paraphernalia charges.
7:54 a.m., 10000 block of Promenade Parkway, Elk Grove Police arrested Charles Marshall, 37; Donald Tiano, 60; and Jan Statler, 59, on violation of court order, possession of controlled substance and warrant charges.
9:27 a.m., Orchard Loop Lane/Power Inn Road, Elk Grove Police arrested Ain Colbert, 45; and Vincent Carpenter, 59, possession

of controlled substance, possession of drug paraphernalia, receiving stolen property, identity theft, credit card fraud and warrant charges.
Aug. 19
10:02 a.m., East Stockton Boulevard/Bond Road, Elk Grove Police arrested Gerardo Puebla, 50, on warrant charges.
10:28 a.m., 9100 block of Franklin Boulevard, Grove Police arrested Leeanna Curtis, 33, on shoplifting and shoplifting with priors charges.
12:54 p.m., 8800 block of Bradshaw Road, Elk Grove Police arrested Christopher Johnstone, 50, on felon in possession of a firearm, felon in possession of ammunition, fugitive from another state, false impersonation, possession of controlled substance while armed, possession with priors and warrant charges.
7:23 p.m., 8200 block of Civic Center Drive, Elk Grove Police arrested Laquell Stevens, 36, on warrant charges.
Aug. 20
12:08 a.m., 8600 block

of Elk Grove Boulevard, Elk Grove Police arrested Israel Johnson, 35, on resisting arrest charges.
8:29 a.m., confidential location, Elk Grove Police arrested Matthew Carvalho, 41, on violation of restraining order and warrant charges.
7:01 p.m., Elk Grove Florin Road/Bond Road, Grove Police arrested Dennis Tidwell, 48, on possession of controlled substance, possession of drug paraphernalia and possession with priors charges.
7:43 p.m., 8600 block of East Stockton Boulevard, Elk Grove Police arrested Pardeep Singh, 37, on driving without owner's consent and receiving stolen vehicle charges.
8:11 p.m., Lotz Parkway/Mallett Way, Elk Grove Police arrested a male juvenile, 14; and a male juvenile, 15, on vandalism and resisting arrest charges.
Aug. 21
12:06 a.m., Laguna Boulevard/Harbour Point Drive, Grove Police arrested Joshua Hallquist,

29, on DUI and DUI with BAC above 0.08% charges.
10:38 a.m., 5200 block of Kungsting Way, Elk Grove Police arrested Dennis Moon, 29; Jason Bennett, 47; and Kevin Compton, 30, on robbery charges.
1:31 p.m., 8400 block of Elk Grove Boulevard, Elk Grove Police arrested Jacob Beneto, 24, on possession of drug paraphernalia and warrant charges.
3:11 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Jacob Kolwyck, 34, on possession of cocaine or heroin, possession of controlled substance and possession of drug paraphernalia charges.
6:40 p.m., 10000 block of Sheldon Woods Way, Elk Grove Police arrested Caitlin Affleck, 34; David Smith, 47; and Nickolas Russo, 33, on burglary, possession of burglary tools, criminal conspiracy and possession of counterfeit items charges.
8:25 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Herman Samuel, 68; and Valerie Washington, 56, on robbery and shoplifting charges.

10:31 p.m., confidential location, Elk Grove Police arrested Renee Gibson, 37, on domestic violence charges.
Aug. 22
12:33 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Lisa Pattison, 19, on shoplifting charges.
8:57 p.m., Sky River Parkway/Promenade Parkway, Elk Grove Police arrested Jonathan Nuno, 37, on trespassing charges.
Aug. 23
5:44 a.m., 7600 block of Glenbain Way, Elk Grove Police arrested Lucre Cisco, 26, on brandishing a weapon, criminal threats, carrying a loaded firearm and battery charges.
12:07 p.m., confidential location, Elk Grove Police arrested Amy Beckley, 42, on domestic violence charges.
10:53 p.m., confidential location, Elk Grove Police arrested Krystalyn Souza, 35, on domestic violence charges.
11:47 p.m., 100 block of Sky River Parkway, Elk Grove Police arrested Shanel Crossley Miller, 45, on trespassing, public intoxication and resisting arrest charges. ★

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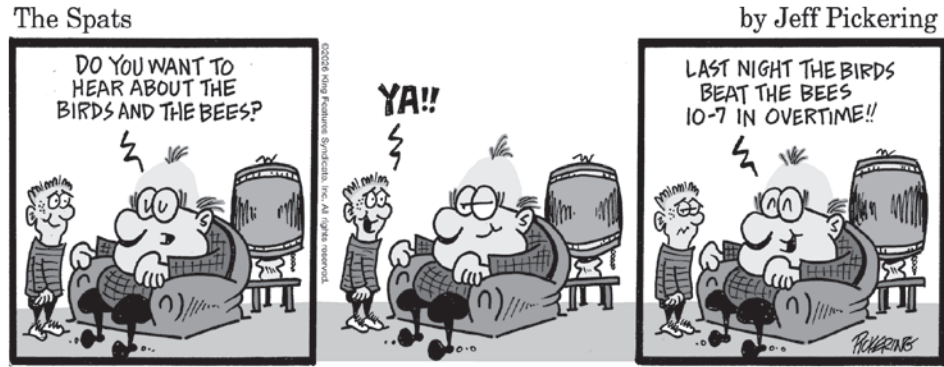
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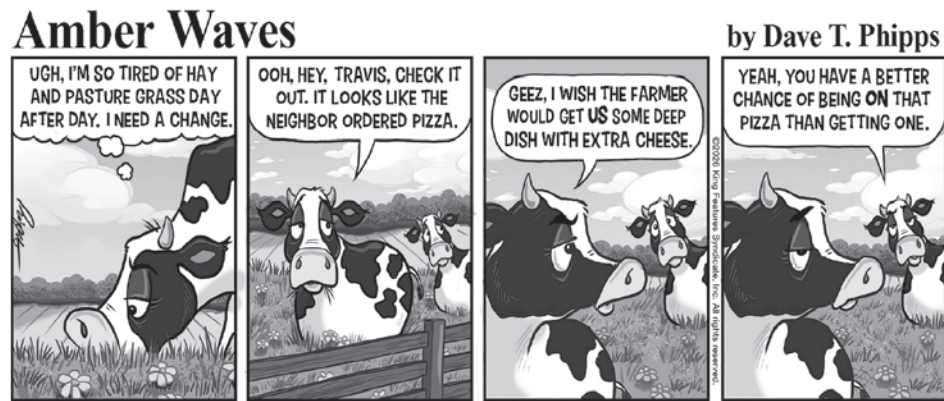
DO YOU WANT TO HEAR ABOUT THE BIRDS AND THE BEES?

YA!!

LAST NIGHT THE BIRDS BEAT THE BEES 10-7 IN OVERTIME!!

Amber Waves

by Dave T. Phipps



UGH, I'M SO TIRED OF HAY AND PASTURE GRASS DAY AFTER DAY. I NEED A CHANGE.

OOH, HEY, TRAVIS, CHECK IT OUT. IT LOOKS LIKE THE NEIGHBOR ORDERED PIZZA.

GEEZ, I WISH THE FARMER WOULD GET US SOME DEEP DISH WITH EXTRA CHEESE.

YEAH, YOU HAVE A BETTER CHANCE OF BEING ON THAT PIZZA THAN GETTING ONE.

Out on a Limb

by Gary Kopervas



ISN'T IT IRONIC, DON'T YOU THINK?

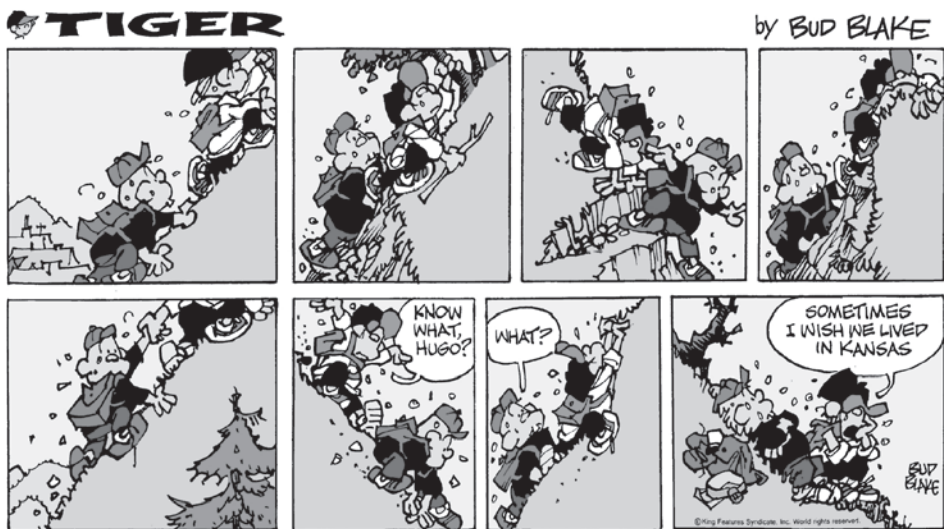
SNIFF SNIFF SNIFF

OW!

A GUY GETS A DULL PAIN IN HIS HEAD FROM SNIFFING A SHARPIE

TIGER

by BUD BLAKE



SOMETIMES I WISH WE LIVED IN KANSAS

POPEYE

by RANDY MURKIN



THIMBLE THEATRE PRESENTS

JUST A WARNIN', BRUTUS. I WOKE UP IN A BAD MOOD.

HOW'S THAT DIFFERENT FROM EVERY OTHER MORNING?

YA AN'T EXACTLY DISPROVIN' MY POINT!

I'M IN ONE OF THOSE "BY MAKIN' OTHERS MISERABLE, TOO!"

LET SMITH MARATHON

HALF OF ALL MARRIAGES END IN DIVORCE! GOOD LUCK!

GET A JOB AND STOP MOCCYIN' ON YOUR FOULS!

NOTHIN' LIKE A FOOT BATH ON A HOT DAY!

WERE YOU DRINKIN' THIS?

OKAY, BRUTUS. LET'S GO FILL IN ALL THE MOLES AT THE GOLF COURSE.

BUT FIRST, A SNACK!

TWO DOGS WITH EVERYTHING, PLEASE!

I DON'T GET IT, BLUTO. YOU'VE BEEN ROTTEN TO EVERYONE ELSE.

WHY BE NICE TO THE HOTDOG GUY?

MY SWEET NAVEE BROTHER, HERE'S AN IMPORTANT LESSON.

YOU CAN BE TOUGH ENOUGH TO TANGLE WITH MOST PEOPLE IN THIS WORLD.

BUT YOU AN'T NEVER TONGUEN' THIS?

HOCUS-FOCUS

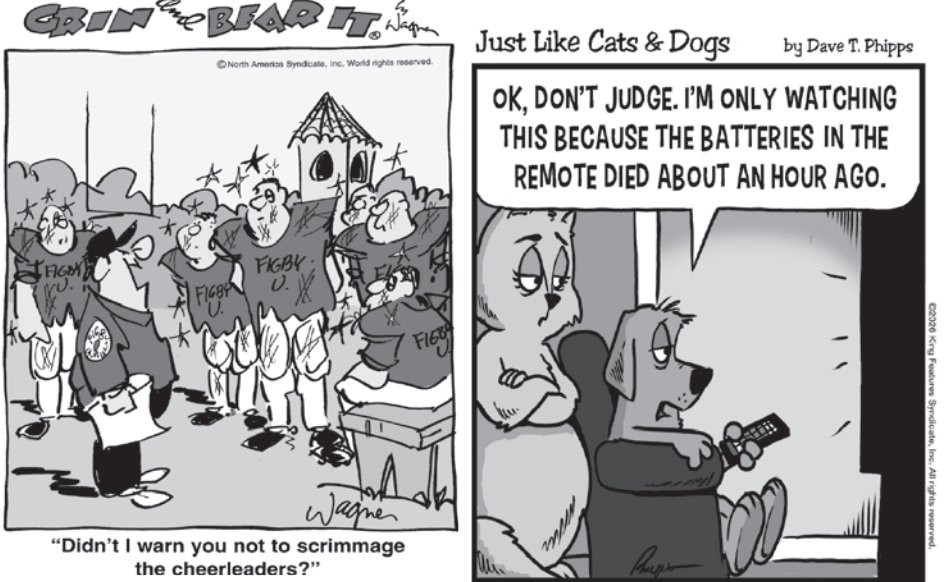
BY HENRY BOLTINOFF



Find at least six differences in details between panels.

GRIN & BEAR IT

by Dave T. Phippe



OK, DON'T JUDGE. I'M ONLY WATCHING THIS BECAUSE THE BATTERIES IN THE REMOTE DIED ABOUT AN HOUR AGO.

SEVER

SHH

WASP

CREPE

ABA

HANOI

UNLIT

COL

ODIUM

PEACOCK

MARISKA

SOH

BALD

BBQ

KIWI

PERISH

LOUR

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PASHA

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RNA

TILES

STET

ALL

SNEAK

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CLUES

ACROSS
1. Cut off
6. "Be quiet!"
9. Yellowjacket
13. Brunch offering
14. Lawyers' org.
15. Capital of Vietnam
16. Without illumination
17. Harland David Sanders' title, abbr.
18. Abhorrence
19. * ____ Theater, Emmys venue
21. *2026 Emmy Awards host
23. Fah follower
24. Like a certain eagle
25. Grill master's acronym
28. Aussie's neighbor
30. Kick the bucket
35. Look angry
37. Opposite of riches
39. Holiday spirit spreader
40. Soprano's song
41. Introduction
43. Flocculant, for short
44. Queen Elizabeth's favorite dog breed
46. Dog command
47. * ____ show, like nominated "Jimmy Kimmel Live!"
48. Works dough
50. Highest volcano in Europe
52. "I agree"
53. Winter woe
55. Publisher's revenue source, pl.
57. *"Euphoria" Lead Actress nominee
61. *Most nominated series for 2026 Emmys (2 words)
65. Love, in Paris
66. Don't waste
68. Ottoman Empire VIP
69. Carried a torch
70. Biochemistry acr.
71. Scrabble pieces
72. Editor's "let it stand"
73. ____ or nothing"
74. Kind of peak

DOWN
1. Fish a.k.a. porgy
2. European sea eagle
3. Velum, pl.
4. "The Iliad" and "The Odyssey," e.g.
5. Did the test again
6. Quarterback's downfall
7. *Network/streamer with most nominations for 2026 Emmys
8. Chinese Checkers predecessor
9. Dry riverbed
10. Type of cuckoos
11. Middle Eastern market
12. Type of cotton fiber
15. Vast multitudes
20. Bird sound
22. Matterhorn, e.g.
24. Biased
25. *Nominee Jason Bateman's " ____ Rabbit"
26. B on Mendeleev's table
27. One-twentieth of a ream
29. W in VFW.
31. Huck Finn's escape
32. Embedded design
33. Fur shawl
34. *Jean Smart's nominated comedy
36. Sitar music
38. *Assigned spot in #19 Across
42. Myna, alt. sp.
45. Driver's license alternative (2 words)
49. Sushi sauce
51. Experts
54. "Little House on the Prairie" protagonist
56. "The rain in ____ falls mainly on the plain"
57. Nukes
58. What exhaust pipes do
59. Opposite of all
60. Simon and Gurfunkel, e.g.
61. Bluish green
62. Robinson Crusoe's turf
63. Short for Theodora
64. *Nominated Mark Ruffalo's drama series
67. *Connor Storrrie's nominated show, acr.

CROSSWORD

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

County Expands Support for Affordable Housing Development

Sacramento County News Release

SACRAMENTO, CA (MPG) - Sacramento County is expanding a program designed to help offset development costs that can make affordable housing projects difficult to finance and build.

Earlier this week, the Board of Supervisors approved an expansion of the County's Three-Year Development Impact Fee Offset Pilot Program, allowing eligible affordable housing projects to receive offsets for development

impact fees for three separate parks districts.

The program was established in December 2024 to help reduce barriers to affordable housing construction by offsetting certain development impact fees for projects that provide housing to low-income residents. Eligible projects can receive up to \$10,000 per affordable housing unit in fee offsets.

And the program is already being used. So far, four affordable housing projects totaling 435 units have been approved

for approximately \$2.16 million in fee offsets. That leaves approximately \$2.84 million available in the original \$5 million fund to support additional projects.

The latest expansion allows for the offset of development impact fees for the Carmichael Recreation and Park District, Mission Oaks Recreation and Park District and the unincorporated portion of the Sunrise Recreation and Park District.

The change does not reduce the amount of funding those park districts



The county will allow eligible affordable housing projects to receive offsets for development impact fees for three separate parks districts. Photo courtesy of Sacramento County

receive. Instead, for qualifying affordable housing projects, the County will use the existing affordable housing fund allocated for the pilot program to offset eligible park district development impact fees necessary to fund identified infrastructure.

Why does that matter? Affordable housing developers face many of the

same costs as other housing developers, while also being required to provide homes at rents or prices affordable to households with lower incomes. Reducing upfront development costs can—and as this program has already started to demonstrate, does—help make projects financially feasible and allow more affordable

housing units to move forward.

The fee offset program is one of several tools Sacramento County is using to reduce barriers to housing development.

With funding still available, the County expects the pilot program to support additional affordable housing projects in the year ahead. ★

Affordability Keeps New Home Sales at Pre-Pandemic Levels, North State BIA Reports

North State Building Industry Association News Release

SACRAMENTO REGION, CA (MPG) - New home sales in July continued to reflect a return to post-pandemic levels, the North State Building Industry Association reported.

During the month, BIA members reported selling 403 new homes, which was 13% higher than June

but 16% lower than July 2025. The monthly total was just slightly below the average July in the region (412) and one more sale than the 402 sold in July 2019 before the pandemic began.

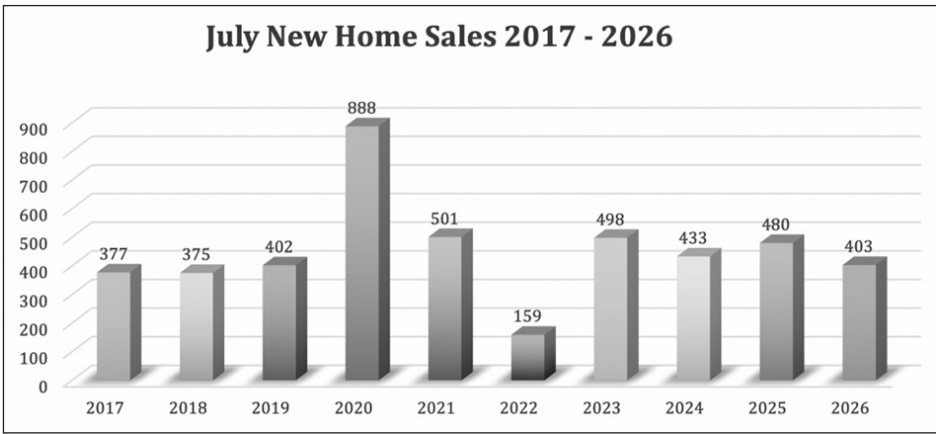
BIA President & CEO Tim Murphy said affordability factors continue to put a damper on sales.

“Mortgage interest rates have edged upward to their highest level in about a

year as uncertainty about the world's oil supply continues due to the conflict between the U.S. and Iran,” Murphy said.

“In addition, local government red tape continues to keep production low and their high fees – averaging over \$100,000 per home in the region – drive costs far higher than in many parts of the country.”

Murphy added that prospective buyers should



July new home sales 2017 to 2026 chart. Photo courtesy of North State Building Industry Association

remember that builders are working harder than ever to make it possible to purchase the new home of their dreams.

In July, Roseville saw the most new homes sold

(72), followed closely by Sacramento (69). Rancho Cordova was third with 49, followed by Elk Grove (46) and Natomas and Galt, which tied for fifth with 33 each. More

statistical information is available below.

Sales were reported for communities in Amador, El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo and Yuba counties. ★

ABOUT TOWN

Friday, Aug. 28 Sammy’s Summer Concert Series – 6 p.m. to 9 p.m. at the pool at Wackford Aquatic Complex. Warm nights and great tunes are back this summer. Bring your picnic blanket or low-backed chairs and kick back to alternative rock/indie rock by Matthew Ferguson Andrews. *9014 Bruceville Road.*

Saturday, Aug. 29 Camden Music by the Lake – 6 p.m. to 10 p.m. at lower Camden Lake area along Allister Way near Bridgewater Court. Dance the night away with our favorite featured band, Cover Me Badd. Invite friends, family and fun for an evening of festivities (bounce slide and face painting) and raffles. Bring your beach chairs, blankets, Frisbees, footballs, fun attitude and friends. Free event, but donations to the Camden Neighborhood Association gladly accepted to help defray cost of event. *8554 Allister Way.*

Thursday, Sept. 3 Pitch Elk Grove – 4:30 p.m. to 8 p.m. at The Center at District56. Recognizing the need to promote area startups and spotlight the Sacramento region as a startup hub, the City of Elk Grove, in collaboration with StartupSac, launched Pitch Elk Grove in 2022. Back for its fifth year, this event will provide innovative, investable startups with the opportunity to showcase their companies in-person. Up to eight finalists will pitch live before a panel of judges and an engaged audience for a share of \$20,000 in prize money. Registration is free, but advance registration is requested at startupsac.com/pitch-elk-grove. *8230 Civic Center Drive.*

Twilight on the

Bufferlands – 6 p.m. to 9 p.m. at Sac Sewer’s Bufferlands. Don’t miss this unique opportunity to explore some of the Great Central Valley habitats at dusk. During the tour, participants may have a chance to see beavers, river otters, muskrats, raccoons, owls and more. Advanced registration is required for this free event, as space is limited.

To register, email Chris Conard at conardc@sacsewer.com. Location details will be emailed to registered participants ahead of the event.

Friday, Sept. 4 through Sunday, Sept. 13 Diversity Dining Week – Dine around the world and celebrate the diverse flavors and culinary experiences that make our community unique with more than 25 Elk Grove Restaurants offering discounts and deals. See exploreelkgrove.com for a full list of participating restaurants.

Friday, Sept. 4 through Saturday, Sept. 12 “Shrek: The Musical” – various times at Cosumnes Oaks High School Performing Arts Center. Our Musical Mayhem Productions Broadway Series performers, ages 12 through 18, bring all the beloved characters you know from the film to life on stage and prove there's more to the story than meets the ears. Tickets and more information at mmp.ludus.com. *8350 Lotz Parkway.*

Saturday, Sept. 5 Elk Grove Historical Society Founders Day – 11 a.m. to 4 p.m. at the Elk Grove Heritage Park Museum. Join us for a day filled with history, heritage and family fun. Whether you’re a lifelong

resident or discovering Elk Grove’s history for the first time, there’s something for everyone to enjoy. Admission is free, so bring your family and spend the day exploring the stories that shaped our community. More information at elkgrovehistoricalsociety.com. *9941 E. Stockton Blvd.*

First Saturday Public Reception – 4 p.m. to 7 p.m. at Elk Grove Fine Arts Center. Join us for this free First Saturday reception, celebrating our new group exhibition by the Center’s members, continuing for the month of September. Reception is open to the public. Enjoy refreshments, an opportunity to meet featured artists and enjoy live music. *9020 Elk Grove Blvd., Suite 101.*

Sunday, Sept. 6 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 Red’s Blues, playing Americana roots and blues. *8986 Elk Grove Blvd.*

Wednesday, Sept. 9 Coffee & Commerce: A Business Brainstorming Event – 9 a.m. to 10:30 a.m. at Kovar’s Academy of Martial Arts. Share your business challenges and successes with like-minded business professionals and brainstorm solutions in a roundtable setting. An Elk Grove Chamber of Commerce event: \$15 for members and \$20 for non-members. *9320 Elk Grove Blvd., Suite 160.*

Thursday, Sept. 10 Jammin’ with Jack Class – 6 p.m. at the Albiani Recreation Center. Our very own Elk Grove Lion Jack Edwards will be teaching his annual class. Lion Jack has been

making jams on and off for 60+ years, learning at his mother’s side as a child. He is all about using safe, modern canning methods following the USDA & National Center for Home Food Preservation guidelines.

This will be a basic jam class using water bath or steam bath processing. As for the type of fruit that will be used in this class, it may depend upon what is available in the farmer’s market at this time of year, although Lion Jack will talk about putting aside fruit puree so that you can make your favorite jam any time of the year. Register at elkgrovelionsfoundation.org. *8830 Sharkey Ave.*

Saturday, Sept. 12 Drive-Thru Vaccine Clinic – by appointment only at the Elk Grove Animal Shelter. No cost for eligible Elk Grove residents. Registration opens two weeks prior to event and appointments are first-come, first-served. *9150 Union Park Way.*

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, Sept. 19. *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 elkgroverotary.org.

Widowed Persons Social Club – Aug. 28, 10 a.m.: Mixed variety game day at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Gerri at 916-698-1940.

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, Sept. 5 in the Wilton Community Center. Doors open at 5 p.m. with food available for sale and Bingo starts at 6 p.m. All proceeds go to two non-profits: 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: (F) Franklin, 10055 Franklin High Road; (NW) Nonie Wetzel Library, 170 Primasing Ave., Courtland; (VH) Valley Hi/North

Laguna, 7400 Imagination Parkway, Sacramento:

Friday, Aug. 28: Outdoor family story time, 10 a.m. to 11 a.m. Join us at Morse Community Park, 5540 Bellaterra Drive. Adult book group, 1:30 p.m. to 2:30 p.m. This month, we’re reading and discussing “My Murder” by Katie Williams. Copies available at the library. (NW)

Saturday, Aug. 29: Explore and learn play group, 10 a.m. to 11 a.m. (F) Dog Man celebration, 3 p.m. to 5 p.m. Celebrate 10 years of Dav Pilkey’s “Dog Man” graphic novel. Families can enjoy activities like making a Dog Man hat, making buttons from recycled books, and creating their own comic book strip, as well as watch the “Dog Man” movie and make their own Dog Man food. (F) STEAM for kids, 3 p.m. to 4 p.m. (VH)

Veterans Meetings American Legion Post 55, Veterans and Auxiliary Units – fourth Wednesdays: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 – fourth Thursdays: dinner 6 p.m., meeting 7 p.m., Elks Lodge, 9240 Survey Road.

Post 233 Family Breakfast – first Saturdays at 9 a.m., Mimi’s Café.

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

Marine Corps League Detachment #1238 – first Thursdays: dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive.

VFW Post 2073 – second Thursdays: dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive.★

Competitive Youth Soccer Builds Skills at Fields Across City



An Elk Grove 9U soccer player tries to clear the ball.

Story and photos by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - The Elk Grove Soccer Club's competitive schedule over the weekend of Aug. 22-23 started at parks or sports complexes throughout the Elk Grove area.

There will be competitive games every week until the beginning of November, except Labor Day Weekend.

Games are played at parks like Nottoli Park, Elk Grove Park, Kammerer Park and Bartholomew Sports Complex. These are just some of the 56 fields that host games totaling over 300 a week.

Elk Grove Soccer provides the competitive stage for players aged 7-19. Here, they will learn the fundamentals and strategies of the game of soccer depending on players' age and level of competition.

Starting tryouts and practices began July 6,

allowing roughly a month and half for players to improve and be ready to play against other teams.

Elk Grove Soccer Club provides for four levels of competition: MLS-Next, ECNL-RL Girls, Platinum and Elite. MLS-Next is the highest competition for boys while ECNL-RL Girls is the highest competition for girls.

The Platinum and Elite competition levels still provide a high level of competition of players, but they allow a bridge for younger players to develop while continuing to play at a high level.

Each level provides passionate coaches who challenge each player to not just improve as a soccer player but as a person as well. This positive team culture represents not just soccer but Elk Grove as a whole.

The coaches are able to provide weekly training sessions that align with

what they are looking to improve on as they continue the season, providing a pathway for each player and maximizing both the players development and the team's.

Elk Grove Soccer has provided an environment where each player is able to develop at the highest level of competition for the last 43 years. With over 6,000 registered players, the organization is consistently growing year after year.

The program allows youth players and high school players to compete at a high level year round, constantly developing their game so they have extreme confidence in their ability.

And when the time comes for a player to get recruited to play for college, Elk Grove Soccer is able to help. It provides timelines for when to get things done to help players get their name out to be seen by colleges. ★

Scrimmages Allow Final Tune-Ups Before Season



The Laguna Creek Varsity offense prepares to snap the ball.

Story and photos by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - High School football scrimmages on Friday, Aug. 21 against non-league schools gave each team a chance to go against someone in a different uniform.

The Junior Varsity teams started their scrimmages between 5 and 6 p.m., while Varsity started between 7 and 9 p.m. Each scrimmage was either against one other team, or it was like a jamboree, where there are multiple teams and each team plays a certain amount of time against one another.

High schools like Laguna Creek, Elk Grove, Franklin and Pleasant Grove participated in scrimmages. Laguna Creek and Elk Grove only scrimmaged one team, while Franklin and Pleasant Grove scrimmaged

multiple in a jamboree.

Each of these teams traveled away to play in each scrimmage: Laguna Creek to Destiny Christian Academy and Elk Grove to Granite Bay High School.

Franklin visited Rocklin High School to also play McClatchy High School and Placer High School, while Pleasant Grove traveled to Folsom High School to take on Edison High School and Rio Americano High School. Having Junior Varsity and Varsity playing allowed each player to get acclimated to play a real game where spots can be either earned or lost for the season. And with just a week before the start of the season they cannot have mistakes that cost the team.

Each team is going to want to come out strong in the beginning of the season, especially when the first games are going to be

against non-league high schools.

They are going to want to build confidence in both players and coaches, to know what works and what is not going to work for the upcoming season.

And after months of practicing and training, the start of the 2026-2027 season is here.

Elk Grove, Laguna Creek and Franklin all are traveling for their first game on Friday, Aug. 28. Elk Grove plays Edison, Laguna Creek plays River City and Franklin plays Chavez.

Pleasant Grove will have a home game to open the season, against Christian Brothers High School on Aug. 28 as well.

Each of these teams is looking to make a statement in the Delta League this upcoming season and to make a post-season appearance. ★

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