July 16, 2021 | www.valcomnews.com

Pocket News

— BRINGING YOU COMMUNITY NEWS FOR 30 YEARS —



Pocket residents share support for full public access of river levee

see page 6

PRSRT STD
U.S. POSTAGE
PAID
ELK GROVE CA
PERMIT NO. 16

ECRWSS EDDM
POSTAL CUSTOMER

GREEN HAVEN
CAPITAL INC

916.476.6507
info@greenhavencap.com
www.greenhavencap.com

Hundreds of Mortgage Options
Under One Roof



Kevin Oto
koto@greenhavencap.com
5890 SOUTH LAND PARK DRIVE
SACRAMENTO, CA 95822

Licensed by the California Bureau of Real Estate, DRE License # 01721444, NMLS ID #62641
Green Haven Capital Inc. (800) 618-9508. CA DRE License #01842493. CO License #LMB
100027052. UT License #7266423-MLCO. MD Lender License #18906. NMLS #173062



DON'T SELL NOW!

Unless you know the
TRUE MARKET VALUE of your home!

I know. Call me.

I have done my "home" work in this area over the last 39 years!

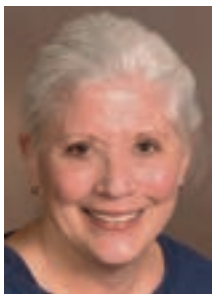
It is never too early to start planning to buy or sell a home!



Nick LaPlaca
916-764-7500

CRS CRB PRESIDENTIAL MEMBER BERKSHIRE HATHAWAY HomeServices | Drysdale Properties

24 Hour Info @ nick.laplaca@bhhsdrysdale.com



THIS 'n' THAT

by Carol Bogart

So Many Goodhearted People



PHOTOS BY KASSIE

Kassie (who asked to be identified by her first name only) noticed what she thought was a baby skunk trapped in a pipe near her home in West Sacramento's Southport neighborhood.

POCKET NEWS
WWW.VALCOMNEWS.COM

E-mail stories & photos to: editor@valcomnews.com
Editorial questions: (916) 267-8992

Pocket News is published on the first and third Fridays of the month in the area bounded by Interstate 5 on the east and the Sacramento River on the north, west, and south.

Publisher ..... David Herburger
Editor ..... Monica Stark
Art Director ..... Annin Piper
Advertising Director ..... Jim O'Donnell
Advertising Executives: ..... Melissa Andrews, Linda Pohl

Copyright 2021 by Valley Community Newspapers Inc. All rights reserved. Reproduction in whole or in part without written permission is prohibited.

Vol. XXX • No. 14

1109 Markham Way
Sacramento,
CA 95818
t: (916) 429-9901
f: (916) 429-9906

Cover photo by: Lance Armsrtrong

Early on in my news career, a poster by the assignment desk read: Good News Is No News. Well, having been raised by a mom whose worldview was: "If you can't say something nice, say nothing," I try to live by that. Not always successfully.

Back in the day, when all news was bad news, people who abused cats or kids got a pass. Animals 'weren't news' and child 'discipline' was a 'family matter.'

see This 'n' That page 3

This 'n' That:

continued from page 2

It may not surprise you to learn I tend to march to my own drummer. Starting with my very first on-air job, I won a first place AP Award for a series on child abuse I self-assigned. In Chicago, the U.S. SPCA honored me with an award for my story on a dog shot with an arrow. The dog survived. His adopter named him 'Bogie'. And I have to tell you, that meant more to me than any certificate or trophy.

'Feel good' stuff wasn't considered 'news', either.

Aiming for a more balanced image of our country via its news reports, I pitched the feel good stories. I figured if someone's unselfishness touched my heart, it would also touch my viewers. The result? "Positively Chicago" – a brand new beat at WLS. I was the reporter.

The Emmy nomination for "Outstanding Individual Achievement" (for the body of my work) was nice, but what mattered most to me was this: ABC's 20-20 picked up a couple of my stories and did their own. Across the nation, reporters were being assigned stories on kids, animals, and unselfish people.

So, that said, I want to tell you about a couple things I'm following now on NextDoor. First off, congratulations to West Sac and area for making it through the 4th with a minimum of fires sparked by illegal fireworks., or by revelers who forgot to douse spent stuff in water before they trashed it. In Sac, someone who threw spent fireworks in the trash caught their house on fire. I've only read of one wildfire CalFire blames on fireworks. Lightning strikes, it says, caused the others. So, extreme noise aside, credit's due all those who were extra careful. And I have to say, we have a great many goodhearted people in our area.

Let's start with Southport. Where, recently, a woman, Kassie, noticed a small skunk stuck in pipe with slippery sides, she went and got tongs to pull it out. Terrified, the skunk sprayed twice inside the pipe, she said on NextDoor.

Once out, it just seemed grateful. Kassie said it didn't spray her. Wildlife Care Association (WCA) across the river took in the skunk; picked off a bunch of ticks; and assured Kassie and her husband the half-grown animal would make a full recovery. (A side note: Infected ticks can transmit heartworms to a dog. Might want to check yours.)

Here's another story. A Sacramento apartment dweller's been trying to capture a recently fledged, limping Canada Goose she sees dragging three feet of nylon fishing line. She's worried the goose might lose its foot. If she can catch it, WCA will take it. The parent geese, she says, are very .. protective .. and they scare her.(https://wildlifecareassociation.com).

Several on NextDoor have offered advice, and the last I checked, one was trying to find a long-handled fishing net. Not seeing the goose post when I looked again, I'm the NextDoor group effort worked, and, if needed, WCA can rehabilitate the limping goose.

If you like stories with happy outcomes, you'll like NextDoor. It's free, and you'll find lots of people who have skills for helping others – wildlife, pets and people (https://nextdoor.com/find-neighborhood).

Now, to wrap up, here's some news from Front Street Shelter. Even before the 4th, Front Street was full. But now through the end of the years, if your missing cat or dog is at Front Street you can get it back – no fee. Just bring a photo/documents that prove it's yours. The shelter says 44 percent of the animals it gets it reunites with the owner. To open up kennels for hurt, lost, abandoned animals desperate for 'forever' homes, it hopes, with no fees, the number claimed will be even higher.

Know of a 'feel good' animal or people story in West Sacramento? Please share it with News Ledger Editor Monica Stark (editor@valcomnews.com) for possible assignment. Carol Bogart welcomes questions and comments. Contact her at carol@bogartonline.com.



Kassie was able to rescue the frightened skunk using long-handled tongs. She then took it to Wildlife Care Association Find information on what to do with orphaned/injured wildlife on WCA's website, https://wildlifecareassociation.com.

Whether your buying, selling or investing - call me, because "knowledge always pays the best interest."

-Ben Franklin





Mike Lee, *Broker*

888-505-8554

CalBRE# 0172405

TURN-KEY LENDING & REALTY

MikeLeeLoans@gmail.com

TKLendingRealty.com

GREENHAVEN ESTATES

Assisted Living & Memory Care

Enriching the Lives of Seniors in the Pocket Area for 30 Years!

- **Assisted Living Rates Starting at $3040**
- **Memory Care Rates Starting at $3115**
- **Assisted Living With Personalized Care**
- **Dedicated Memory Care Neighborhood**
- **Chef Prepared Cuisine**
- **Life Enrichment Program & Daily Activities**
- **Active and Engaging Lifestyle**
- **One Bedroom Residences, 600 sq. feet**
- **Two Bedroom Residences, 900 sq. feet**
- **Memory Care, Private and Shared**

Walk Through Tours Available! Make Your Appointment Today!

For more information and our Response to COVID-19, Please visit our website at www.greenhavenassistedliving.com and Facebook at Facebook.com/GreenhavenALMC/

(916) 427-8887

7548 Greenhaven Dr. Sacramento CA 95831

greenhavenassistedliving.com

Lic# 347005239

Prominent South Land Park resident Dr. Herbert Yee dies at 96

By LANCE ARMSTRONG

South Land Park resident Dr. Herbert Yee, a retired dentist, philanthropist and humanitarian, died at the age of 96 on June 26.

Herbert, who was a Chinese immigrant, a June 1942 graduate of Sacramento High School and a World War II veteran, engaged in many activities to better the lives of others during his life.

He was also a member of American Legion Post 692, Lion's Club District 4 C5, the Sacramento Pioneer Association, the Sutter Club, and Del Paso Country Club.

David Yee, one of Herbert's grandsons, told the Land Park News last week that he thought of his grandfather as a "renaissance man."

"He always said he wore many different hats – not only dentistry, but business, banking, real estate," he said. "He was involved in all sorts of organizations. He not only was a leader in the Chinese community, but he really crossed over.

"He was somebody who could be at ease with Ronald Reagan and then be at ease with a new immigrant from China in the Yee Family Association."

Alan Yee, one of Herbert's sons, said last week that his father's life story is one of achieving the American Dream.

"He was able to achieve quite a lot," he said. "It sounds kind of not exciting nowadays, but he was part of the American Dream of coming to America and achieving greatness, I think, from just hard work, education."

Herbert, who was born in Guangdong, China in 1924, spent nearly his entire life in Sacramento.

His entrance into the United States came by way of the U. S. Immigration Station at Angel Island, where he arrived at the age of 6 on May 1, 1931.

Herbert, in 2014, recalled coming to Angel Island, where tens of thousands of immigrants entered the West Coast of the United States from 1910 to 1940.

"I came to Sacramento in 1931 (aboard) the (SS) President Cleveland," he said. "That's a (steam)ship, and it took three weeks almost to cross the ocean (to America). We were coming from Hong Kong."

Herbert spent a week at Angel Island with his mother, Hum We, and his brother, Calvin, before beginning his many years in California's capital city.

Henry Yee, a Sacramento herbalist and Herbert's father, sent his son, Paul, to China to bring his wife and two other sons to America. He later earned sufficient money to pay for Herbert's two sisters – Sue Song and Sue May Yee – to come to the United States.

Herbert grew up admiring his father, who would eventually become a licensed chiropractor, and was a leader in the Chinese and American communities.

Also important to Herbert was his rich history in Sacramento and Fiddletown, which was once the largest Chinatown in the state, outside of San Francisco.

Herbert's great-grandfather, Yee Fung Cheung, established his practice in Fiddletown in 1851, and also practiced in Sacramento and Virginia City, Nevada.

He was the father of Sacramento physician and surgeon Dr. T. Wah Hing, who arrived in Sacramento with Herbert's father in 1906.

Henry taught Herbert the importance of education, and in taking his father's lead, Herbert graduated from Stanford University's College of Physicians and Surgeons as a dental surgeon, and eventually spent more than a half century working as a dentist.

During part of that time, he served as the official dentist for the staff of California governors Pat Brown and Ronald Reagan.

Herbert, in 1981, became the first overseas Chinese to



Photo by Lance Armstrong

Dr. Herbert Yee, who was a retired Sacramento dentist, philanthropist and humanitarian, holds his President's Volunteer Service Award that he received during a ceremony on July 25, 2020.

have a school built in China near his village. He also had a cultural center and library constructed in the same area in 2007.

He additionally served as president of the Sacramento Chinese Benevolent Association, the Sun Yat-Sen Memorial Association, and the Yee Fung Toy family association.

Herbert also spent time as a counselor with the American Dental Association's Council on Dental Education, and was a member of the boards of the Sacramento County American Cancer Society and the California State Railroad Museum, and was district governor of the Lions Club District 4 C5.

As the president of the International College of Dentists, he advanced education and established relations with China and Vietnam in challenging political climates.

In a 2012 interview with the Land Park News, Herbert, who attended Sacramento's Confucius Chinese School, described his longtime involvement in assisting in the advancement of education and his overall love for education.

"My love is in education," he said. "I built a school in China. That's education. I'm on the board of the University of the Pacific. That's education. I love the Chinese school. That's education. I have an exhibit at the (California State) Railroad Museum. I'm on the board yet, 32 years. And that's education about trains, transportation. I have a hologram at The California Museum, about the history of our family, so that's education.

"In Fiddletown, you'll see my great-grandfather's herb store."

At the time of his death, Herbert was serving as the commander of Gung Ho American Legion Post No. 696, which was formed and chartered in 1946.

Freeman Lee, who was recruited by Herbert in 2014 to

see Yee page 5

SusieSellsSac.com



MASTERS CLUB

COOK REALTY

Susie Kuwabara Parker
Realtor® BRE#00833025
916-768-8494
4305 Freeport Boulevard,
Sacramento 95822

Native Sacramentan
Pocket/Greenhaven SPECIALIST







Welcome to the highly sought after and well established neighborhood of South Land Park Hills. Make this loved and well cared for Ranch style home into your own modern dream. Separate living and family rooms, oversized laundry room, large lot with a separate fenced area for garden or incorporate it into the backyard. Owner lived in the home for more then 50 years. $625,000.

Yee:

continued from page 4

help save the post from being absorbed into another post due to its small membership total, recently referred to his good friend as "kind, polite, compassionate, funny and generous."

Freeman also shared a humorous memory related to the fact that Herbert continued to drive into his 90s.

"(One) time, he drove us to Del Paso Country Club on Highway 160 and was taking up two lanes and the cars could not pass," he said. "He nonchalantly said, 'They need to watch out for me.'"

"Dr. Herbert Yee will be dearly missed," Lee concluded.

Herbert received many awards during his life, and among the awards he most cherished was his congressional gold medal, which recognizes his service as a Chinese American in World War II.

He enlisted in the Army at the age of 20, and served in the Army Dental Corps from 1944 to 1945.

Bestowed by the United States Congress, the congressional gold medal and the Presidential Medal of Freedom are the nation's highest civil awards.

At the time he received his medal, last January, Herbert was one of only about 200 surviving Chinese American World War II veterans in the United States, out of the 20,000 Chinese Americans who served in that war.

Following the presentation of his congressional gold medal, Herbert described the medal as very meaningful to himself and his family.

"We will cherish it forever," he said. "We will guard it, love it, and pray for it. And I thank

everybody here for your kindness, for your loyalty to our country and I'm very happy. May God

bless all of us forever and forever."

About six months earlier, Herbert received the President's Volunteer Service Award – a civil award that is bestowed by the president of the United States, and recognizes individuals whose service has made a positive impact on communities throughout the nation, and those who inspire others to take action.

Herbert's commitment to service was also recognized through his induction into the California School Board Foundation Hall of Fame, and being honored as Humanitarian of the Year by the California Dental Association.

During an interview for this article last week, Herbert's son, Wesley Yee, shared his own thoughts about his father.

"He had vision," he said. "He could see things that a lot of people couldn't tell what was going to happen. That was what helped him in his investing, in real estate. He also has a great charisma that exudes him. He loves talking to people. So, I always say that he's a very people-person, but he also has a very good business sense."

Among Herbert's many friends were those who met with him during many mornings at La Bou, near the Sacramento Zoo. He also had many friends at Sutter Medical Center.

Alan Yee also mentioned last week that of his father's many loves, his greatest love was the love he had for his family.

Among Herbert's many other family members are his two sons (originally four), four daughters-in-laws, nine grandchildren and 18 great-grandchildren. His family also included his wife, Inez, who preceded him in death in 2016. They were married for 71 years.

A private gathering to honor Herbert was planned for this month, and it is anticipated by the family that a public celebration of his life will be held this fall.

Donations in the memory of Dr. Herbert Yee can be made to ACC Senior Services, the California State Railroad Museum, or a charity of one's choice.

REVERE COURT

MEMORY CARE



Wishing you All to stay well & Healthy

Educational Monthly Seminars!

If someone you love has memory loss, we can help!

We Provide?

- Free Support Groups and Education
- Day Club — Fun and Friends
- Respite — Giving Family Caregivers Much Needed Breaks
- Specialized Residential Care
- Warm feeling of home
- Caring, loving staff
- Delicious homemade meals
- Special programs

CHC CHANCELLOR HEALTH CARE, LLC

Quality they deserve… and the help you need.

Find us on Facebook
Search for Revere Court

7707 Rush River Drive, Sacramento, CA 95831
LIC 347001338; 347001342

(916) 392-3510
www.reverecourt.com

Pocket residents share support for full public access of river levee

Project concerns some residents of the area

By LANCE ARMSTRONG

As efforts to have a public bicycle and pedestrian trail constructed on the Sacramento River levee in the Pocket continue, several área residents last week shared their support for the project.

The future, $16.5 million Sacramento River Parkway, which will extend from downtown Sacramento to the southern edge of the city, includes a 3.5-mile stretch from Garcia Bend Park to Zacharias Park.

That stretch of the levee currently includes both public and private properties, and has for decades included several cross-levee gates and fences – some of which were removed this year.

Those gates and fences were added to prevent public access through private sections of the levee.

While many people share an excitement for creating an unobstructed, public thoroughfare along the levee in the Pocket, there are also those who are concerned with safety issues that they believe are associated with the removal of the levee gates.

For instance, Steve Lightstone, a co-coordinator of the West Pocket Neighborhood Watch, told the Pocket News in May that since some of the Pocket's levee gates were removed, cars and motorcycles have illegally accessed a 2.2-mile section of the levee.

Don Murphy, who lives along the Pocket section of the levee, told the Pocket News that removing the private sections of the levee would "compromise the security and safety of all properties – public and private."

"There is already evidence of this with homeless camps up and down the Sacramento River," he said. "A bike trail will become a thoroughfare for crimes, drug usage and homeless activity."

Murphy also expressed concerns with a potential decrease in property values along the levee, the use of eminent domain to cease private properties for a recreational trail, and the use of tax dollars for a project that could "fund more significant issues."

Jim Houpt, lead member of the Friends of the Sacramento River Parkway, told the Pocket News that he believes that fighting the levee trail project would be a losing battle.

"In my opinión, it's not worth fighting, because the city can create the Sacramento River Parkway by obtaining recreation easements by eminent doman, which is a much simpler process than fighting people about what they own and do not own," he said.



Photos by Lance Armstrong

This cross-levee gate and fence are located west of Benham and Riverbrook ways.

Houpt, who lives about a mile from the Pocket levee, commented on the claim made by some property owners along that portion of the levee that their properties extend into the river.

"If they own anything, they don't own any lower than a mark called the ordinary high-wáter mark, on the levee," he said. "And all of the people who live on the levee have heard this before. It's California state law. The land from the ordinary high-wáter mark to the river is owned by the state, in trust for the public. So, they clearly don't own (property into the river)."

He added that property ownership along the levee dates back to more than a century ago.

"Originally, this was all ranch land, and when the state came in back in the early 1900s, to build the levees, they didn't ask for the ranchers to give up rights to the levees. And so, they obtained an easement and perpetual right away.

see Levee page 7

YEE LAW GROUP

Your Lawyer Should Know As Much About You As They Do About the Law... Talk to Mike Yee

ESTATE PLANNING & PROBATE

Practice Areas:

- Wills & Trusts
- Probate
- Trust & Estate Litigation
- Trust Administration
- Conservatorships
- Business Succession



Mike Yee

Incorporating timeless values and the experiences of the past to reach the best possible outcomes for our clients, today and in the future.

Call 916-927-9001 for Free Consultation

mylawyersllp.com See our awesome reviews on: yelp

4010 S. Land Park Drive, Suite B, Sacramento 95822



MONA GERGEN

CalDRE# 01270375

916-247-9555

mona@monagergen.com

MASTERS CLUB

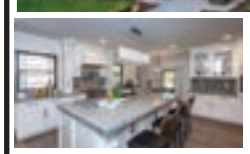
DUNNIGAN Realtors

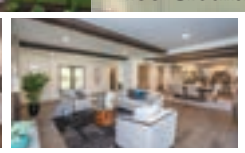
"Call me for a private showing or a free estimate of value"

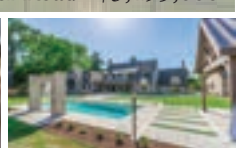
AMAZING FRENCH CHATEAU



488 Crocker Road $3,495,000







Completely remodeled & added on to with permits. Glorious property sits on almost an acre on famous tree-lined perfectly manicured Crocker Road. Main house features 4 bedroom and 3.5 bathrooms. Two primary suites. One upstairs and one downstairs. Guest house with 1 bedroom, 1 bathroom, and laundry room. Large four car tandem garage. Gorgeous engineered floors. Custom front door. Anderson windows and sliding glass doors. Wine cellar, wine cooler, high-end appliances, custom lights, 2 ac's, 2 heaters, and 3 laundry rooms. New beach entry pool with sheer wall waterfall. Custom trellis, outdoor kitchen with fireplace, TV, BBQ, sink, wine cooler & fridge.

5 beds , 4.5 baths, 5527 square feet per assessor

Levee:

continued from page 6

"What exactly that means, nobody is really 100% sure. Whether people really own any of the levee or not is subject to question."

Houpt noted that the master plan to develop the Sacramento River Parkway, including the multi-use trail in the Pocket area, dates back to the 1970s. Thus far, the trail has been completed from Old Sacramento to about Scott's Seafood Restaurant, near Captain's Table Road.

He said that the cross-levee fences in the Pocket date back to the late 1960s and early 1970s.

"(The original, allowed fences across the levee were) very short," he said. "(They) did not go down to the water. (They) went down only like 3 feet down the levee face. Over time, people have extended their fences. They've extended them onto the state property that's protected by the public trust documents. So, their fences are actually trespassing on state land.

"In the past year, the Central Valley Flood Protection Board (the permitting authority of the levees) has made it clear that fences and gates are coming down to accommodate the (Army Corps of Engineers') levee work that needs to be done. I believe they have also made it clear that it is going to be next to impossible to get a new encroachment permit for fences and gates, in much part because the Department of Water Resources has announced that it is opposed to the fences and gates for various reasons?"

One of those reasons, he added, is that the fences extend to the water's edge.

As for the issue of any motorized vehicles traveling on top of the levee, Houpt believes that a public trail would lessen such occurrences, as well as any other crimes, considering that the levee could be patrolled by police officers and park rangers, and more citizens would be present to report violations.

"(The private levee areas are not patrolled) now, because they don't have access," he said.

Michael Dryden, a 33-year resident of the Pocket, referred to the plan to pave the levee for a public, multi-use trail as "long overdue."

He also believes access to the entire levee is already a public right.

"We believe, first and foremost, that the levee (has) a public access, paid for by the federal government, state government and local government, and therefore belongs to the public – not to individuals," Dryden said.

Dryden added that the private portion of the levee near his home was already accesible before its cross-levee gate and fence were removed last April.

"My neighbors disliked (the fence), so they kept cutting holes in the fence, and we would just march right on through, and continue on our walks," he said. "And we've done that for years and years until probably about two years, when finally the homeowner who was putting up that stupid fence acquiesced and quit trying to repair the fence."

Another Pocket resident Suzanne Blanchette, said that she has been waiting for the project to be completed for nearly four decades.

"When we moved (from Davis to the Pocket), it was one of the selling factors that this bikeway was supposed to be finished pretty soon," she said. "Well, that was 1982. I mean, it doesn't make sense that after 1982 to now, it's still not completed.

"I am for the completion of it all the way, so we can connect. The general plan for the Sacramento (River levee) was it was supposed to be like a circle that we could bicycle all the way around Sacramento to the different areas. I'm really frustrated."

Rich Yamada, a 1972 graduate of C.K. McClatchy High School, said that he remembers when the cross-levee gates began appearing along the leveee in the Pocket.

"That had to be in the late 1960s, maybe 1968, 1969, 1970, when I was a kid," he said.

Yamada, who lives in South Land Park, added that he gets upset with property owners who fight for preserving private portions of the levee.

"They get me mad, because you've gotten a free ride ever since you've been there," he said. "And now you're crying? Get out out of here. Take your (cross-levee) fence down. If you want security, you've got to build a fence. You want cameras, put them up. You want to put ADT Security (Services equipment), do it. You've got to be like the rest of us. Why are you excluded from all this?"

Although he noted that he is generally content using the trail south of Garcia Bend Park, Pocket resident Jim Rueth mentioned that he is interested in having the trail paved north of his home, where Riverside Boulevard becomes Pocket Road.



Only authorized vehicles, like the ones shown above, are permitted to be driven on the levee.

"It would be nice, actually, once in a while to actually jump on a bike and ride all the way downtown," he said.

"I don't like (the cross-levee gates). I think the levee should have access to all the public."

But it is evident with a simple walk along the levee in that area that not everyone feels the same way.

During the Pocket News' visit to the levee last week, many "private property" signs were present.

Additionally, one property includes motion sensitive detector-equipped sprinklers that fire like water canons at anyone who happens to walk on the levee along that property.

Jesse Gothan, the city's supervising engineer, told the Pocket News that federal environmental reviews for the project will commence this year, and that construction on the parkway project will begin after the Army Corps of Engineers completes their levee improvements, which are scheduled to conclude in 2024. He projects that the multi-use trail in the Pocket would be completed in 2024 or 2025.



Your Home Improvement Guide

Call a sales representative today for great advertising rates: 429-9901

ADDITION SPECIALIST

LYTLE CONSTRUCTION INC.
Remodeling and Design
LIC# 480492

Award-Winning Design/Build Firm
Serving Sacramento for more than 25 years

- Additions
- Kitchens
- Bathrooms
- Custom Cabinetry

Certified Kitchen & Bath Remodeler

FREE Consultation
916-422-6639

www.lytleconstruction.com

ELECTRICAL CONTRACTOR

CAPITOL ELECTRIC

Reasonable Residential & Commercial Work since 1960

Repairs, Trouble Shooting
Custom Lighting/FREE Est.
Excellent ref from Angie's List

(916) 213-3740

Neil McIntire — C.S.L.# 394307

GUTTER CLEANING

Prime Quality Maintenance

- **GUTTER CLEANING**
- **Window Cleaning** (inside/out/screens washed)
- **Pressure Washing** (all surface areas)
- **Junk Removal/Hauling**
- **Landscape Maintenance**

Free Estimates
Licensed & Insured

CSL# 996271

Call or Text Jesse: 916 417-4231



ADVERTISE YOUR BUSINESS IN THE NEW YEAR!!!
FOUR NEIGHBORHOODS, ONE PRICE
AFFORDABLE | CONSISTENT PRESENCE

REACH YOUR TARGET MARKET

FREE AD DESIGN

CALL MELISSA TO SCHEDULE YOUR AD NOW!

916.429.9901

HANDYMAN



D&H Service

Office: **916-428-5907**
Cell: **916-206-8909**

25 years of experience

Interior and exterior painting
Fence Installation
Tile Installation
Dry Rot Repair

HANDYMAN

Summer Yard Clean-up Specials!

- HAULING & YARD CLEAN-UP
- RAIN GUTTER CLEANING
- CONCRETE REMOVAL
- HEDGE TRIMMING/SHRUB REMOVAL
- PRESSURE WSHING

CALL LESTER
(916) 838-1247
LIC# 128758/REF

Pressure wash your driveways clean! Your decks too!
Clean out your garage! Replace tt old lawn too!
Hard work-not a problem!



SPECIALS FOR SENIORS/*SERVING THE AREA FOR OVER 20 YEARS*

HANDYMAN

FREEDOM HANDYMAN SERVICE

I specialize in all areas of home improvement !
Quality work the first time, guaranteed!

Grab Bar Installations - Demolition
Sprinkler repair & New Valves - Carpentry - Electrical
Plumbing - Sheetrock - Ceiling Fan installation

Fix leaks of all types

Accepts All Major Credit Cards "Senior Discount"

NO JOB TOO SMALL! **Call Eric (916) 470-3488**

LANDSCAPING

CBC eLANDSCAPES

Drought Tolerant Designs for the Sacramento Valley

CARU BOWNS mla, aicp
PRINCIPAL PLANNER & DESIGNER
CARU@CBCeLANDSCAPES.COM

www.CBCeLandscapes.com

PAINTING

GARY'S PAINTING

- Warranty
- Senior Discounts
- Professional & Reliable
- Interior & Exterior Painting
- Using only Kelly-Moore Paint!

CSL #734323

FREE Estimates!

McClatchy '67

(916) 725-8781



Call 916-429-9901

Our Readers Need Your Service!

It Pays to Advertise!

Advertise your service in this section, today!



Your Home Improvement Guide

Call a sales representative today for great advertising rates: 429-9901

PAINTING

COOK PAINTING

CSL# 432951



Full Service Company – Start to Finish

- Custom Painting
- Super clean, neat & fast
- Interior/Exterior
- Cabinets

Specializing in custom trim & moulding!
Color Consultants
FREE ESTIMATES

As seen on yelp

(916) 591-5056

PEST/TERMITE SERVICES



Protect Your Investment

Initial Start-Up ~~$159~~

NOW ONLY *$49

We Defend Against: Ants, Spiders, Earwigs, Wasps, Rats/Mice, Cockroaches and More!

(916) 389-BUGS (2847) • www.defenderpest.com

PLUMBING

ROONEY'S PLUMBING

FULL SERVICE PLUMBING

456-7777

rooneysplumbing.com

License #683668

TILE WORK

BAXTER TILE

EXPERT INSTALLATION REMODELING & REPAIR

Ceramic • Marble • Granite • Floors • Counters • Walls

42 Years Experience • FREE Estimates

916-213-4669

License #668100

TILE WORK

NIETO'S TILE & LANDSCAPING

RESIDENTIAL & COMMERCIAL

Frank Nieto
(916) 480-9512

Sprinkler Systems (Install & Repair)
Fencing • Plumbing
Electrical • Painting
Concrete • Tile Installation
Granite Fabrication
Laminate/Wood Floors

NietosTile@sbcglobal.net www.nietostile.com Lic. #917883

Advertise

your company ONLINE, today!

Call 916-429-9901 for more information.



CLASSIFIED ADS

Call a sales representative today for great advertising rates: 429-9901

BOOKKEEPING

#1 CONCIERGE BOOKKEEPER
38 years exp. in industries like Auto, Mechanics, Restaurants, Caterers, Massage, Doctors, Chiropractors, Non-Profits, Retail, Marshal Arts, Barber, Construction, Wholesale, Investment Clubs, Corp, Partnerships, Small Business. We are experts in General Ledger, Payroll, Profit & Loss & Quarterlies. Call for your concierge appt. Same low 1990 rates. Ask for Irene Senst a.k.a. "Mama Bear" (916) 640-3820. **www.taxirene.info • taxireneinfo@gmail.com**

BUSINESS SERVICES

#1 CONCIERGE BUSINESS SERVICES
Put our 38 years in Concierge Business Support Service to work for your business. We provide support in: Licensing, Business & Corp Start-ups or Closures, Basic web design, Set-up social media. Business Concierge Shopping, Marketing and much more. Please contact Irene Senst a.k.a. "Mama Bear" (916) 640-3820. **www.taxirene.info • taxireneinfo@gmail.com**

HANDYMAN

CLEAN-UP SPECIALS!
Summer Yard Clean-Up Special– Yard clean-up. Rain gutter cleaning, pressure washing/power spray, hauling, yard work, painting, tree & shrub removal, clean-up, fence repairs, light tree trimming, & more. Ref avail. Call Les at 838-1247. **22 yrs. exp. Specials for seniors. Licensed**

HELP WANTED

BARTENDER, Elks Lodge, part time, includes rental events/parties. 3+ years experience.
BAR MANAGER, Elks Lodge, Part Time, includes scheduling/ordering for rental events/parties. 5+ years experience.
Send resume to **elks6lounge@gmail.com.**

SPECIAL ALZHEIMER'S LIVING

REVERE COURT

MEMORY CARE Lic. #347001338/342

Do you enjoy making people smile?

Do you want to work with people who care? Are you ready to join a team that makes a difference every day? If so, you may be interested in becoming a caregiver!

Stop by Today!

www.reverecourt.com

(916) 392-3510

7707 Rush River Dr. Sacto, CA 95831

TAX PREPARER

#1 CONCIERGE TAX PREPARER

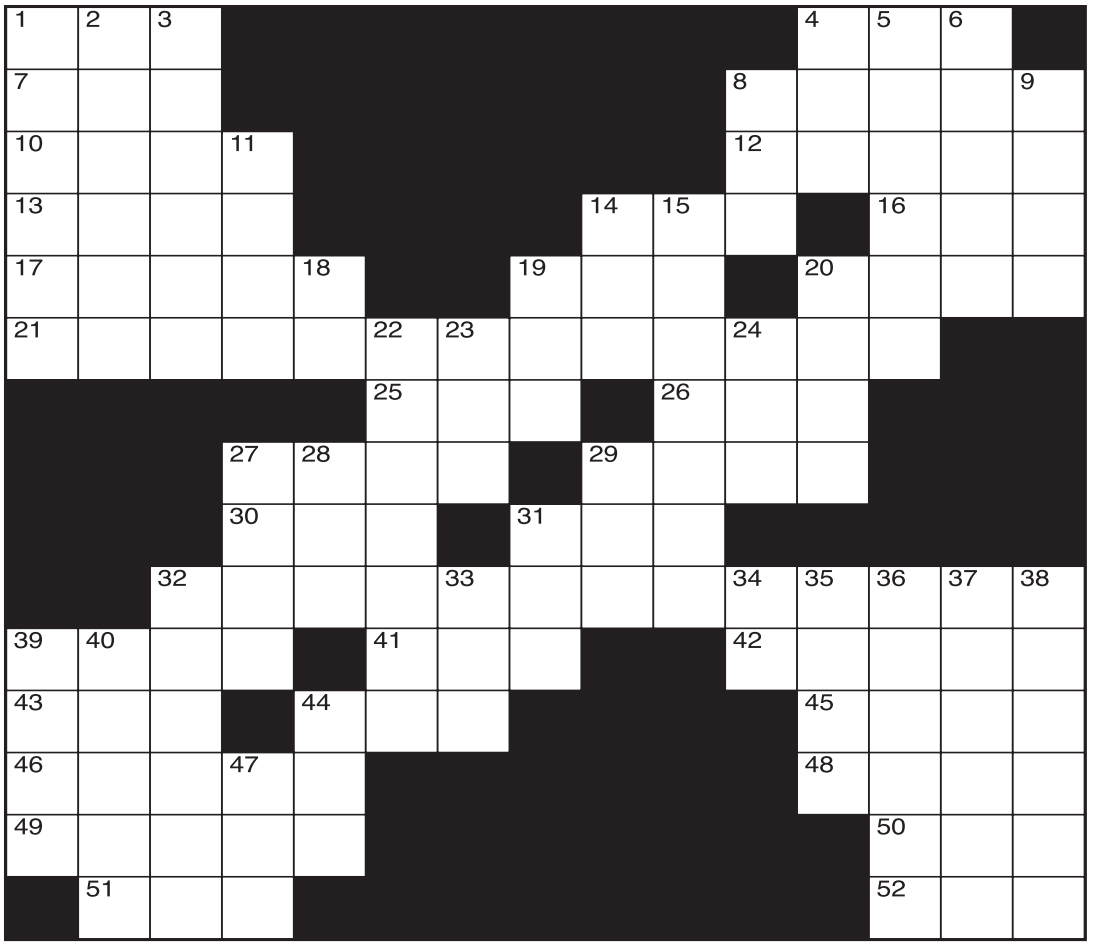
38 yrs. exp. We specialize in Business Tax returns including Corp & Partnerships. FREE Pick-up & Delivery to those who qualify. We prepare expertly **all past tax returns** including all State returns. Get the most deductions allowed to you by law. CTEC + IRS Registered & Bonded. Please call for your appt. today. Irene Senst a.k.a. "Mama Bear" (916) 640-3820 CA. Same low 1990 rates. **www.taxirene.info • taxireneinfo@gmail.com**



Ron Nakano
Broker Associate
916-396-4430
CalBRE# 00793682
Ron.Nakano@cbnorcal.com

COLDWELL BANKER
RESIDENTIAL BROKERAGE

CROSSWORD



CLUES ACROSS

1. Midway between east and southeast
4. Sun up in New York
7. Japanese honorific
8. Czech name for Prague
10. Ochocinco's first name
12. Steep cliffs (Hawaiian)
13. Scots word for "home"
14. Upper class young woman (abbr.)
16. Monetary unit of Albania
17. Raise
19. Drain of resources
20. Uncultured, clumsy persons
21. Hikers use them
25. Retrospective analysis (military)
26. Tibetan form of chanting
27. Influential European statesman
29. Soluble ribonucleic acid
30. Monetary unit of Romania
31. Round green vegetable
32. Well acquainted with
39. Ribosomal ribonucleic acid
41. Basics
42. "The Godfather" actress Keaton
43. Snakelike fish
44. Tall deciduous tree
45. Russian river
46. Long Balkans river
48. Ancient Greek coin
49. Senegal's capital
50. Unwell
51. Snout
52. Low bank or reef of coral

CLUES DOWN

1. Abstain from
2. Vast desert in North Africa
3. Cover the crown of a tooth
4. A major division of geological time
5. Urban center
6. Crook
8. Parts per billion (abbr.)
9. Questions
11. A pack of 52 playing cards
14. Recording of sound
15. Pithy saying
18. Atomic #22
19. Soviet Socialist Republic
20. Plant with ridged seedpods
22. Innate
23. Investigative body for Congress (abbr.)
24. Soda receptacle
27. Spanish stew: __ podrida
28. Viet Cong offensive
29. Large body of water
31. Beginning military rank
32. Dissimilar
33. Counteroffensive system (abbr.)
34. Shows who you are
35. Chinese dynasty
36. Type of verse
37. African nation
38. Quite
39. Former Bucks star Michael
40. Showed again
44. Body part
47. Steal



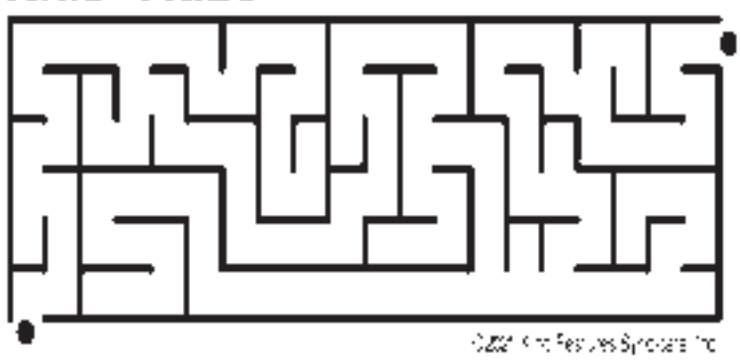
1. Dana won the Eurovision Song Contest 1970 with which song?
2. Name the band that released "Who'll Stop the Rain."
3. Which group had a hit with "Walk Away Renee"?
4. Who is the only musician who has been inducted into the Rock & Roll Hall of Fame three times?
5. Name the song that contains this lyric: "Way down South, in Birmingham, I mean South, in Alabam', There's a place where people go to dance the night away."

Answers

1. "All Kinds of Everything." Dana (born Rosemary Brown) had won the 1970 Irish National Song Contest with the same song. Her version climbed charts around the world.
2. Creedence Clearwater Revival, on their "Cosmo's Factory" album in 1970. The album spent nine straight weeks at No. 1 on the Billboard chart.
3. The Left Banke, in 1966. "Walk Away Renee" was ranked No. 222 in Rolling Stone magazine's 500 Greatest Songs of All Time in 2004.
4. Eric Clapton, for the Yardbirds (1992), Cream (1993) and solo artist (2000).
5. "Tuxedo Junction," by the Manhattan Transfer in 1976. The vocal jazz group has covered many styles since forming in 1969, including pop, R&B and old swing. They took their name from the 1925 novel by John Dos Passos.

© 2021 King Features Syndicate

Kids' Maze



GROCERY OUTLET
bargain market
YOUR NEIGHBORHOOD GROCERY STORE!
Open daily, 7am–10pm
6419 Riverside Blvd, 95831

What's Missing in the City's Plan for R1 Upzoning?

Jean Schaffer

The City's proposed update to the General Plan is nearing the finish line, with the Council expected to vote in August and finalize by year-end. Due to Covid-19 isolation, many residents have not heard how the General Plan will impact their neighborhoods. The plan proposes eliminating single-family zoning (R-1) to increase Sacramento's density and to address housing affordability.

Eliminating R-1 zoning city-wide and up-zoning to R-4 will allow duplexes, triplexes, and four plex's to be built on any lot in the city "by right." In 2019, the State of California passed legislation to allow all single-family lots to have two Accessory Dwelling Units (ADU's) "by right." "By right" means building permits are issued without neighborhood input. These small units, also known as "granny flats," allow homeowners to either provide housing for a family member or add an affordable rental unit to their property. The new law took effect in January 2020, right before the Covid-19 lockdown. Now, the City is proposing to increase an ADU's size from 800 square feet to 1,200 square feet. With two ADU's, plus four units, up to six dwellings could replace one single-family home.

At the moment, the City's General Plan doesn't promise ample on-site parking. Theoretically, a six unit property could have twelve cars for one lot. New residents will have to compete with current neighbors for on-street parking. Imagine narrow residential streets clogged with cars on both sides, creating safety issues for children playing. Part of the rationale for eliminating parking requirements is to promote walking, biking, or transit. While that may work for some, older and disabled residents rely on their cars and accessible parking to get around.

Tree removal is another concern. The City's commitment to climate change is discussed often, yet multi-unit lots mean more concrete and fewer trees and green spaces. Our tree canopy helps reduce air pollution and cool our homes in the summer. Sacramento's tree canopy is valuable to livability for all and should be protected, not decimated.

A robust infrastructure is vital to a functioning city. How are aging water and sewer systems going to handle the demands of a larger population? These over-burdened systems need upgrades and are not addressed in Sacramento's General Plan.

The City claims that densifying our neighborhoods will improve affordability. Vancouver, one of North America's most expensive cities, has up-zoned. Noted Land Use Planner and Professor of Architecture Patrick Condon said Vancouver's experiment with densification has failed. Formerly a proponent of up-zoning in Vancouver, he now says: "We have incrementally quadrupled the density of Vancouver, but we haven't seen any decrease in per square feet costs." He concludes NIMBYism isn't an obstacle but, "the global increase in land value in urban areas is the problem."

Notably, several American cities have recently tried densification; however, many have tied requirements for affordable housing to increased density. Sacramento's current General Plan has not made this connection. Currently, developers are not mandated to include affordable housing in their projects.

Homeownership is the American dream and a driver of wealth building. Yet this policy will convert many owner-occupied homes into multi-family rental stock. The recent uproar over gentrification in Oak Park and displacement of residents are brushed off. The lesson is pushing out long-time residents for market-rate housing in neighborhoods like Oak Park is not "progress." It's also the opposite of equity and fairness which our city leaders often contend is their end goal.

Adding to the challenge of gentrification is the current money-making trend of a "renter society model." Property Investors use new funds designed to buy up residential real estate around the country. Struggling home buyers are competing with cash-flush hedge funds and outside investors for homes. Fundraise, backed by Goldman Sachs, is one fund recently formed to purchase residential real estate and flip to nationwide rental stock. D.R. Horton, a national home-builder, recently built a rental-only subdivision in Conroe, Texas, and auctioned it off to investors. Horton says it booked about twice the expected profit by selling this subdivision to investors instead of home buyers. Horton plans to continue this lucrative new strategy.

I'm not here to vilify property investors. Real estate development is a profit-driven business. The real question is, why is the City of Sacramento allowing them so much power? The General Plan is supposed to be modified to fit Sacramento's unique needs. It can be changed to hold developers accountable and offer affordable housing options, and homeownership, for all of our neighborhoods. Sacramento City must address all of these problems in the current General Plan and work with us to ensure a better outcome.

The City claims that most of the multi-family units will be clustered in Downtown and Midtown. The truth is, density from R1 upzoning can impact all of our neighborhoods and aged infrastructure three to six-fold. While we may acknowledge Sacramento has a housing problem, the current General Plan seems to be a drastic experiment with no guard rails to protect neighborhoods and residents.

The City appears to be taking a "one size fits all" approach instead of reviewing how to help residents with affordable options available right now. Homeowners can already build two ADU's on their property. Many are discouraged from building these granny flats due to the high price of fees and permits. If our City Council and Mayor are committed to affordable options, why can't they push to cut these fees and permit costs? The benefit could mean homeowners gain additional income while providing affordable housing for others. It would also remove the power of large, out-of-town property investors to turn some neighborhoods into "renter societies."

Recently, the Land Park Community Association sent a letter expressing support for the General Plan, with proposed modifications. The suggestions included boiler plate safeguards such as parking, set back requirements, and height restrictions with transition zones adjacent to commercial corridors. None of these recommendations were accepted by the City.

I care about livability in all our neighborhoods, and now is the time to act to protect them. What can you do? Go to www.savesacramentoneighborhoods.org and sign the Petition to the City of Sacramento. Contact the Land Park Community Association: landuse@landpark.org, and let them know you are opposed to eliminating R-1 zoning in the City's proposed General Plan. Speak out now to protect our quality of life in Sacramento and all our neighborhoods.

Puzzle Solutions

E	S	E								E	D	T		
S	A	N							P	R	A	H	A	
C	H	A	D						P	A	L	I	S	
H	A	M	E					D	E	B		L	E	K
E	R	E	C	T			S	A	P		O	A	F	S
W	A	L	K	I	N	G	S	T	I	C	K	S		
					A	A	R		G	A	R			
			O	T	T	O		S	R	N	A			
			L	E	U		P	E	A					
		U	L	T	R	A	F	A	M	I	L	I	A	R
R	R	N	A		A	B	C			D	I	A	N	E
E	E	L		E	L	M					A	M	G	A
D	R	I	N	A							O	B	O	L
D	A	K	A	R								I	L	L
	N	E	B									C	A	Y

Experience doesn't cost you more... It Pays!



38 Years Experience - References
Greenhaven / Pocket Area Specialist
Masters Club, Outstanding Life Member

Bill Bonner

(916) 320-1888
Bill@PocketAreaHomes.com

CalDRE# 00692245

BERKSHIRE HATHAWAY HomeServices | Drysdale Properties

A member of the franchise system of BHH Affiliates, LLC.

GreenhavenPocketHomes.com

Community Worship

Faith Presbyterian Church
625 Florin Road (adjacent to Kennedy High in Greenhaven/Pocket) • 428-3439
A community loving Christ, building disciples, serving all
Worship Sunday 9 and 11 am
• Sunday School, Bible Study, Childcare • Youth Activities
• Family Programs • Adult Education

River's Edge Church
6449 Riverside Blvd. • 391-9845
Sunday Worship: 9:00am & 10:45am
www.recsac.org

Greenhaven Neighborhood Church
630 Ark Way • 422-8253
Sunday School Bible Study: 9:15am • Sunday Worship: 10:30am
Weekly Bible Studies - Jr/Sr High Events

Do you have a story?
Tell it to us.
Call Monica Stark at 916-429-9901

Bedroom sale

ALL BEDROOMS ON SALE*

















Naturwood®
HOME FURNISHINGS

12125 Folsom Blvd. Rancho Cordova

916-351-0227

Mon 10am – 8pm • Tue – Thu 10am – 6pm • Fri 10am – 8pm
Sat 10am – 6pm • Sun 11am – 6pm

"Tell 'em Brooklynn sent you!"



www.naturwood.com

Largest Selection of
PROUDLY
MADE IN THE USA
Products

*Sale applies to all indicated items except all "Mega Clearance" and "Special Buys". Sale price not available in conjunction with any other offer or discount. Allow time for delivery on some items. Sizes and colors are approximate. Sale ends 7/25/21.