



Winner of Nineteen LA Press Club Awards from 2012-2021.

**"The people who are most deranged and most psychotic are the ones who don't have kids at home."**

~VP candidate J.D. Vance

Serving Cerritos and ten other surrounding communities • August 2, 2024 • Vol. 38, No. 35 • LOSCERRITOSNEWS.NET



COMMERCE hosted U.S. Senator Alex Padilla (center) as they announced a massive \$500 million in funding from the EPA for So. Cal. agencies. To Padilla's right is Commerce Mayor Hugo Argumedo.

## Commerce Hosts Event Awarding \$500M to So. Cal. Agencies

In a surprise move, Leticia Mendoza calls for no school closures which passed by a large majority.

By Brian Hews

This past Monday, July 22, Commerce hosted U.S. Senator Alex Padilla and representatives from the Environmental Protection Agency (EPA), the California Air Resources Board (CARB), and the South Coast Air Quality Management District (South Coast AQMD) as they announced a massive \$500 million in federal funding from the EPA for Southern California air regulators.

Located between the I-5 freeway, downtown LA, and the I-710 freeway to the Port of Long Beach, Commerce is home to over 2,000 businesses that employ more than 50,000 people and contribute over \$1.9 billion in annual taxable sales.

The EPA's investment is a major advancement in support-

{See COMMERCE pg. 6}

## La Palma Street Median Upgrades To Be Completed in October



**VARIOUS MEDIAN ISLANDS PROJECT:** goals include reducing water usage and improving visual appeal while presenting a consistent design throughout the City.

By Brian Hews

It's been a long time coming. In 2018, the City of La Palma contracted a landscape designer to create a modern, drought-tolerant median design. The City called it the Various Median Islands Project, initially bid on in the spring of 2020. But the world knows what happened in 2020: the COVID-19 pandemic caused the La Palma City Council to delay the project.

The project's goals include reducing water usage and improving visual appeal while presenting a consistent design throughout the City. This will not only enhance the aesthetic of La Palma but also contribute to the City's sustainability efforts.

The new design consisted of a variety of drought-tolerant plants and trees, a cobblestone stream,

{See MEDIANS pg. 4}

## Artesia City Council Votes to Place 3/4 Cent Sales Tax Increase on November Ballot

The vote was unanimous 5-0 and, if passed, will generate \$3 million annually for the city's general fund.

By Brian Hews

Artesia residents will decide in November whether to hike the City's sales tax by 3/4 percent. This increase, while it may seem small, will significantly impact Artesia, boosting local infrastructure and public safety funding, making streets safer, and making the community more secure.

The City Council, in a unanimous vote last week, agreed that a new, long-term funding source is necessary for the City to afford repairing streets, strengthening

public safety, improving community programs for senior citizens, and providing other local services.

The tax hike is expected to generate nearly \$3 million annually for the City's general revenue; the funds could be used for any general municipal purpose.

The process started in May 2023 when survey firm FM3 conducted a bilingual survey of 700 residents to gauge resident's priorities, their satisfaction related to City services and facilities and gathering data on a variety of quality of life issues and policy-related matters.

Some top priorities were maintaining 911 services, maintaining gang prevention programs for youth, cleaning and maintaining public areas, main-

{See ARTESIA pg. 6}

## CARMAGEDDON:

### 710 Freeway Closures This Weekend Due Shoemaker Bridge Repairs

City News Edited by LCCN

Long Beach officials said this week that a repair project this weekend will prompt closures and detours to the northbound 710 Freeway from downtown Long Beach and the port area.

The detours are due to repairs to the Shoemaker Bridge which spans the Los Angeles River and connects Seventh Street to the 710 Freeway.

Motorists coming from downtown Long Beach will need to access the northbound 710 Freeway from Anaheim Street, port officials said. The Ocean Boulevard, Third Street and Seventh Street ramps will be closed.

Crews will also close northbound Harbor Scenic Drive at Harbor Plaza. Vehicles will be detoured to Harbor Plaza to access northbound Pico Avenue and the westbound Long Beach International Gateway Bridge.

To reach the northbound 710, motorists can take northbound state Route 47 to eastbound Anaheim Street.

The Pico Avenue on-ramp to northbound Harbor Scenic will be closed.

The northbound 710 on-ramp from Pico Avenue to Ninth and Pier B streets will also be closed.

Vehicles can take westbound Pier B Street, turn right on Anaheim Way and head south on Faragut Avenue to access eastbound Anaheim Street and the northbound 710.

The eastbound Long Beach International Gateway Bridge connector to the northbound 710 Freeway will be narrowed to one lane during both days, to allow crews to work under the bridge.

Construction work this weekend may require fewer extensive closures, but motorists should take precautions and plan to use the road detours throughout the weekend, officials said.

justmanpackaging.com

# Justman

PACKAGING & DISPLAY



Providing packaging, display, and fulfillment solutions necessary for our clients' products to thrive within the competitive retail landscape.

### ABCUSD Welcomes New Teachers to the New School Year



**SUPERINTENDENT** Dr. Gina Zietlow and Assistant Superintendent of Human Resources Dr. Joe Fraser are joined by Board Vice President Mr. Ernie Nishii and Board Clerk Mr. Francisco Noyola as they welcome new teachers to the ABC Unified School District at this year's New Teacher Orientation.

### Commerce Approves Capital Improvement Budget

#### LCCN Staff Report

The Commerce City Council said that it approved the City's 2024-2025 Capital Improvement Plan (CIP). The plan aims to enhance infrastructure, implement projects that meet the community's needs, and improve the City's appearance.

"I want to commend the Measure AA Advisory Committee for reviewing and approving the CIP plan and the staff for ensuring funding is allocated for the essential projects our community needs," said Mayor Hugo Argumedo. "Our goal is to utilize monies effectively, ensuring that we make effective and equitable investments in our community."

The total budget for the CIP's new and recurring projects for the upcoming year is nearly \$22 million, of which \$14.8

million (68%) will be reimbursed to the City by grants.

**CIP usage:** Recurring projects totaling \$1.4 million include costs such as ADA transition plan compliance, pothole patching and street repairs, engineering and planning support services, traffic safety measures, and various traffic studies. \$4.8 million for the Pavement Rehabilitation Project 2024-2025; \$600,000 for a dedicated northbound right turn lane on Washington Blvd. onto Telegraph; \$600,000 for roof repairs at City Hall and Veterans' Library; \$500,000 for street lighting improvements; \$900,000 for Bandini Splash Pad replacements; \$150,000 for Rosewood Park playground; \$150,000 for restroom partition and tile replacements at Bandini and Rosewood Parks; \$253,000 for the replacement of two MCI excursion buses; \$200,000 for a fleet software.

### Sculptures Stolen in Cerritos in 2015 Recovered



**RECOVERED:** Two custom-made bronze statues stolen from a business in Cerritos nearly a decade ago were recovered by investigators July 18.

#### LCCN Staff Report

Two custom-made bronze statues stolen from a business in Cerritos nearly a decade ago have been recovered by investigators assigned to the Los Angeles County Sheriff's Department Organized Retail Crime Task Force.

The statues were stolen on March 18, 2015 from the front of a business on the 11500 block of South Street - near the intersection of Gridley and South St. - in Cerritos. The total value of the custom art pieces is estimated to be \$50,000.

Officials for the Sheriff's Department said the statues resurfaced when someone tried to sell them back to the original artist who created them.

On July 18, a search warrant was served at the home of the alleged suspects who then revealed where the statues were being stored.

Investigators located the items at a

location on the 5500 block of Cortland Street in Lynwood, just north of the 710 and 105 freeways.

The statues were returned to Cerritos, officials said.

Officials did not say if any arrests were made or if the statues have been returned to the original owners.

However, the case remains under investigation and anyone with information is urged to contact the Organized Retail Theft Task Force by email or by calling 562-946-7270. Anonymous tips can be made online.

The ORCTF was formed in September 2023 to combat retail theft in the region.

It's comprised of three teams that investigate and arrest suspects of organized retail crimes including smash-and-grabs, flash-mob robberies and shoplifting rings, among others.

## 30TH ANNIVERSARY CELEBRATION

# Mariachi Queens

FRIDAY SEPTEMBER 6, 2024



LA MIRADA THEATRE  
FOR THE PERFORMING ARTS



TICKETS ON  
SALE NOW



Get 20% off your purchase when you enter the code "QUEENS"



FOR ADDITIONAL INFORMATION PLEASE VISIT : [WWW.MARIACHIREYNADELANGELES.COM](http://WWW.MARIACHIREYNADELANGELES.COM)

LA MIRADA THEATRE FOR THE PERFORMING ARTS 14900 LA MIRADA BLVD LA MIRADA, CA 90638

# Superintendent Calls on California Schools to Turn Undeveloped Land Into Affordable Housing For Teachers

Researchers identified 75,000 acres of developable land across California that state education leaders said could create 2.3 million new housing units for teachers and classified staff.



By Emma Gallegos  
EdSource.com

Jefferson Union High School District used to lose a quarter of its staff every year, which meant that it began every school year scrambling to fill vacancies. That changed in 2022 when the Daly City-based district developed affordable housing for its staff.

The district built 122 units on school district-owned land that is now fully occupied by 25% of the district's staff. Board member Andy Lie said the district is beginning the new school year with zero vacancies, a transformation he calls "remarkable" and "unheard of in public education."

In January, legislation to ease zoning requirements for school districts interested in building affordable housing took effect. Jefferson Union High and a handful of other districts in the state are ahead of others in providing housing for both teachers and classified staff.

During a news conference Tuesday at department headquarters, State Superintendent of Public Instruction Tony Thurmond said schools own 75,000 acres of undeveloped land that could be used to build 2.3 million units. Thurmond wants to see these units built over the next eight years as a way to address California's teacher shortage.

Citing overwhelming interest in this



**HOUSING COMPLEX** for teachers and education staff of Jefferson Union High School District in Daly City. *A. Vásquez/AP Photo*

matter, the California School Boards Association's presentation on the topic this month noted that 158 of about 1,000 school districts have expressed interest in providing affordable housing for education staff. Eight districts already provide housing or have housing under construction, while the vast majority of the rest are in the early stages of exploring it.

State and local officials say that building housing goes a long way toward solving many of the problems both schools and other Californians face. Salaries of school staff are often far below the median rent in many areas, which creates difficulties finding or retaining staff. That leads to long commutes for staff whose household budgets are already stretched thin.

Developing housing on the land makes a dent in California's affordability crisis and helps retain teachers, while also offering school districts a new stream of no-strings-attached funding. Schools can typically rent far below market value while

still earning income that can support them long-term.

Jefferson Union High School District found no shortage of staff members interested in their affordable housing. The district currently has a waitlist of 30 members.

In Los Angeles, LAUSD has three projects with 185 units that serve its employees — and Superintendent Alberto Carvalho said the district is surveying employees and considering opening more affordable housing on 10 sites.

School districts that led the trend said it was a struggle to make the pitch to the community. Richard Barrera, a San Diego Unified School District board member, said community members would be confused about why the district would need to get into the housing business.

Thurmond would like to see legislation that creates more financial incentives for districts to build housing, which might help those seeking bond measures to fund projects. He noted that educator housing is

also eligible for the \$500 million in available housing tax credits from the state.

Some school districts have had trouble convincing voters that building housing for teachers and staff is worth it. In 2020, four bond failed.

Even Jefferson Union High School District eked out a narrow win with just over the 55% requirement needed to pass.

"The community didn't quite understand what it was that we were doing," Lie said, "but it passed."

Lie said that staff morale has improved, and the district can now rely on veterans to stick around and build on their success in Jefferson Union High School District, demonstrating why affordable housing for staff is so important to student success.

CSBA has joined forces with researchers to create resources for districts interested in building housing — to help overcome one of the biggest concerns about school districts lacking expertise in building housing, Keller said.

To expedite the process of building, researchers from the Center for Cities + Schools at UC Berkeley have created a map that hones in on the communities that will most benefit.

The calculations behind the map by UC Berkeley are where Thurmond got the number of 2.3 million potential units in the state. That figure assumes that every extra acre of developable land a school district owns could support 30 units.

The map tallies the surplus property California school districts own, considering factors such as how many are on school campuses or completely undeveloped sites and whether those sites are close to amenities like public transit, while also accounting for annual teacher turnover rate, the demographics of the school, enrollment and the gap between staff salaries and median rents.

## 16th Annual 1st CEB GOLF CLASSIC

Sponsored By:

1st Combat Engineer Battalion  
Adoption Committee



[friendsofthe1stceb.org](http://friendsofthe1stceb.org)

Iron-Wood Nine Golf Course

16449 Piuma Ave., Cerritos, CA 90703

Registration: 7:00 a.m.  
Shot-Gun Start: 7:30 a.m.

2-Person Team Scramble Format  
Lunch, Awards & Raffle: 1:00 p.m.

Proceeds from the tournament will be used to benefit the Marines and their families.

**CONTACT: George Ray 562-572-8017**

Please send George Ray an email now at [gray@lefiell.com](mailto:gray@lefiell.com) if you plan to play this year.



Scan the QR Code to register

## Aloha FAMILY BILLIARDS

- Non-smoking
- 11 - 9 foot Brunswick tables
- Family friendly
- 2 - 7 foot Diamond tables
- 50 selections of beer
- 2 dart boards
- Available for parties
- Weekly 8 Ball & 9 Ball Tournaments!
- Large screen TV's
- Touch-tunes digital juke box

Mon-Thurs, 1:00pm to 2:00am  
 Fri-Sun, 12:00pm to 2:00am  
 Happy Hour Pool:  
 Mon-Thurs from 1:00pm to 4:00pm

7311 Orangethorpe Ave,  
 Buena Park, CA 90621

[alohafamilybilliards.com](http://alohafamilybilliards.com)
f
AlohaBilliards
alohafamilybilliards

## Memorial Care's LGBTQ Clinic

By Laurie Hanson

The Family Residency Program at MemorialCare Long Beach Medical Center stands as a beacon for under-resourced health care for the transgender and non-binary community with their LGBTQ Clinic.

The LGBTQ Clinic offers a wide range of services including primary care, preventative care, gender-affirming hormone therapy and medical screenings addressing the importance of physical and emotional well-being for transgender individuals.

Access to quality health care is a fundamental human right, yet for many transgender and non-binary individuals, it

remains a daunting experience. From encountering discrimination and ignorance in the world, facing financial barriers and inadequate resources available to them, health care can often feel unsafe.

One of the most pressing issues faced by transgender and non-binary individuals is discrimination from health care providers. Disrespect, misgendering and refusal of care are some of the negative experiences these individuals face and can lead to avoidance of necessary medical treatment and increasing existing health disparities within these communities. Fear of discrimination often prevents individuals within this community from seeking preventative care.

On their first visit to the clinic, patients participate in a one-hour long appointment in a comfortable and accepting environment with a resident physician who has special interest in providing gender-affirming care. Patients are asked assessment questions about their gender journey, prior hormone treatment and goals. Once the assessment is over, the medical provider will offer services available to the patient which can include surgery, mental health considerations, voice coaching and more.

Officials from the LGBTQ Clinic wrote in a statement "we are committed to creating a safe and welcoming environment to all patients, recognizing the importance of affirming gender identity and expression, the clinic provides gender-neutral forms and employs staff who are trained to be culturally sensitive and use the right pronouns ensuring patients feel respected from appointments to receiving care throughout their health care journey. Through its range of services the LGBTQ Clinic at MemorialCare Long Beach Medical Center is providing care and building a healthier, more accepting community."

To learn more, visit [memorialcare.org/familyresidency](http://memorialcare.org/familyresidency).

## Lemonade Day: Teaching Kids the Power of Entrepreneurship



**LEMONADE DAY** is a hands-on program designed to teach students in third to fifth grade how to start, own and operate their own business, in this case a lemonade stand.

### LCCN Staff Report

Lemonade Day is a hands-on program designed to teach students in third to fifth grade how to start, own and operate their own business—a lemonade stand—while learning about financial literacy, self-reliance and entrepreneurial skills.

In late July, after completing the Lemonade Stand program covering budgeting, marketing, customer service and inventory management, these 15 young entrepreneurs met with Lakewood City Council Members and visited City Hall to apply for and receive business permits to operate their temporary stands on Lemonade Day, Saturday, Aug. 10.

The students will each donate a portion of their profits to a non-profit organization of their choice.

Area residents are invited to support these young future CEOs on the official Lemonade Day, Saturday, Aug. 10 from 10 a.m. to 3 p.m. at any of the 10 lemonade stands at these locations:

- Bolivar Park\*, Del Valle Park, May-

fair Park, Palms Park\*, San Martin Park and Rynerson Dog Park

- Lakewood Center Mall (two locations: one inside near Macy's\*, the other outside by Ulta and Costco\*)

- Lakewood Family YMCA\*
- Lakewood Sheriff Station

\*Location will also be open on Sunday, Aug. 11.

Lemonade Day Lakewood is possible thanks to the generous support of sponsors, including Lakewood Center, L.A. County Supervisor Janice Hahn, Dave Smith with REMAX, Farmers and Merchants Bank, Wienerschnitzel on Woodruff and Carson, Water Replenishment District, Friends of Lakewood Station, Lakewood Family YMCA, Greater Lakewood Chamber of Commerce, TNT Fireworks, RLM Vision, Rich Casual Consulting, Padekwa, and City of Lakewood.

Visit the Lakewood Jaycees and Lemonade Day Lakewood Facebook pages for an Official Lemonade Map, or follow them on Instagram @lemonadeday\_lkwd.

**THE LAW OFFICE**  
*of*  
**LEWIS & LEWIS**

LA MIRADA'S  
FULL SERVICE  
LAW FIRM

(562) 293-4073  
[LewisLaw.info](http://LewisLaw.info)

- REAL ESTATE LAW  
- PERSONAL INJURY  
- BUSINESS LAW  
- WILLS & TRUSTS

14241 E. FIRESTONE BL., #400, LA MIRADA



**JOHN LEWIS, ESQ.**

**Keeping It Flowing For You!**  
**PETE'S PLUMBING**



✓ Plumbing clogs	✓ Disposals repair and install
✓ Water heater replacement	✓ Toilets install or replace
✓ Repair and install gas lines	✓ New piping and repairs
✓ Remodel your plumbing	✓ New homes, old homes, commercial plumbing and a ton more
✓ Flood repair	

We offer a wide range of plumbing services from emergency plumbing to commercial plumbing services, our master plumbers are ready to handle all jobs large or small at any time during the day or night.

**Over 30 years in business!**

**800-21-4PETES or 562-599-0106**

3099 E. Pacific Coast Highway • Long Beach  
[petes-plumbing.com](http://petes-plumbing.com) • [info@petes-plumbing.com](mailto:info@petes-plumbing.com) [petesplumbingca](https://www.facebook.com/petesplumbingca)

### LA PALMA from page 1

and trees, a cobblestone stream, and a drip irrigation system, which will significantly reduce water usage and water runoff in the streets.

The improvements targeted Walker Street, between Orangethorpe Avenue and Bransford Drive; Moody Street, between Houston Avenue and Crescent Avenue; and La Palma Avenue, between Denni Street and Valley View Street.

Finally, in September 2023, the City sent the project out to bid and received bids from eight firms, but only two qualified. In February 2024, the City Council

awarded \$2.5 million to the lowest bidder, Unispec Construction, Inc.

As part of the project, a certified arborist examined the trees on the five streets and recommended that several trees be removed and replaced with new trees due to health and public safety concerns.

A temporary staging area was built at the cul-de-sac area of Denni Street. City officials stated, "The staging area will not affect pedestrian circulation or access to adjacent homes nor Denni Street Park. Unispec will construct the project, operating between 8 a.m. to 5 p.m. on weekdays."

Work on the Various Median Islands Project started in May 2024 and is expected to conclude at the end of October 2024.



## Athens Services

**SOLID WASTE AND RECYCLING SERVICES**

Proudly serving the city of Cerritos

GOT TRASH? RENT ME!




- Up to 7-day rental
- Next day delivery
- Approximately 350lb. weight capacity
- Ideal for general cleanup projects
- Extra empties may be ordered for an additional fee.

Call (888) 336-6100

[athensservices.com](http://athensservices.com) • Email: [cs@athensservices.com](mailto:cs@athensservices.com)

Are you Prepared?

Do your kids and family a favor, Preplan today!



Artesia Cemetery

Artesia Cemetery is your local community cemetery conveniently located in Cerritos. Our prices and services are unmatched. Spaces are still available.

For more information, Please call or visit:  
562-865-6300 or [www.ArtesiaCemetery.com](http://www.ArtesiaCemetery.com)

## Truck That Closed I-15 to Vegas was From La Mirada



**BLOCKED:** The truck's cargo of lithium batteries originated in La Mirada and was intended for a solar site in Potosi, Wisconsin. The driver was from Westminster.

### LCCN Staff Report

Caltrans officials a couple days ago thanked the motoring public for their patience and cooperation over the weekend when a big rig hauling lithium-ion batteries crashed and caught fire.

The incident prompted the closure of the 15 Freeway between Barstow and Baker for nearly two days and left many travelers stranded.

Toxic fumes emanated from the burning 75,000-pound trailer, along with the threat of explosion due to the hazardous nature of the industrial-grade lithium-ion batteries inside it. This prompted officials to shut down both directions of travel as they worked to extinguish the flames and move the dangerous cargo.

Las Vegas' Channel 13 received new details from California Highway Patrol on

what led up to the major 48-hour shut-down on I-15 after a semi-truck carrying lithium batteries crashed and caught fire between Barstow and Baker.

The Highway Patrol said the driver of the truck overcorrected, veering to the right shoulder northbound on I-15 and then ultimately overturning.

The truck's cargo originated in La Mirada, California, and was intended for a solar site in Potosi, Wisconsin.

Authorities have not released the name of the trucking company, but they have identified the driver as a 57-year-old man from Westminster, California.

Although lanes are now reopened on I-15, the lithium batteries are still burning a safe distance away from the roadway. Highway Patrol said emergency personnel are continuing to monitor the hazardous materials until they are safely removed.

## ABC Unified Free Breakfast and Lunch Programs

ABC Unified School District has established Community Eligibility Provision (CEP) for the 2024-2025 school year. CEP will implement year one of a four-year cycle, during the 2024-2025 school year. All enrolled students will be served breakfast and lunch at no charge at the following schools:

- Aloha Elementary
- Artesia High School
- Bragg Elementary School
- Burbank Elementary School
- Carmenita Middle School
- Carver Elementary School
- Cerritos Elementary School
- Cerritos High School
- Elliott Elementary School
- Fedde Middle School
- Ferguson Elementary School
- Gahr High School
- Gonsalves Elementary School

- Haskell Middle School
- Hawaiian Elementary School
- Juarez Elementary School
- Kennedy Elementary School
- Leal Elementary School
- Melbourne Elementary School
- Niemes Elementary School
- Pat Nixon Elementary School
- Palms Elementary School
- Ross Middle School
- Stowers Elementary School
- Tetzlaff Middle School
- Tracy High School
- Whitney High School
- Willow Elementary School
- Wittmann Elementary School

*For additional information, please contact Nutrition Services at 12255 Cuesta Dr., Cerritos, CA 90703 (562) 926-5566 x21275.*

## Summer Cerritos Center Pre-Season Shows

### LCCN Staff Report

The Cerritos Center for the Performing Arts (CCPA) is gearing up for another exciting season with a pair pre-Season shows in August.

Rock royalty Pat Benatar & Neil Giraldo blaze up the Cerritos concert circuit with special guest The Vindys on Monday, August 5 at 7 p.m. The Rock & Roll Hall of Fame duo has busted music charts for more than five decades with hits like "Heartbreaker," "We Belong," "Invincible" and "Love Is a Battlefield."

The Vindys first formed as a cover band and has quickly gained traction with songs like "Bugs" and the catchy "Are You Ready," which elevated the Pop-Rock

band's national profile when it was adopted as a sports anthem by ESPN. Ticket prices start at \$64 for Pat Benatar & Neil Giraldo With Special Guest The Vindys.

With more than 15 million albums sold worldwide, Grammy winner Joss Stone brings her "Ellipsis Tour" and stirring blend of Reggae-Pop-Soul to the Cerritos stage on Saturday, August 17. Expect an exhilarating evening of Stone's greatest hits, which encompasses "Tell Me 'Bout It," "Cry Baby/Piece of My Heart" and the Top 10 Grammy-nominated song "You Had Me." Opening the show at 8 p.m. is the dynamic Nik West, crowned "the bass icon of this generation" by "Rolling Stone."

"Ellipsis Tour" tickets start at \$56. A \$1 donation from each ticket sold will be made to a charitable organization selected by Stone.

*Purchase tickets at [cerritoscenter.com](http://cerritoscenter.com) or call the Box Office at (562) 916-8500.*

## Lakewood to Upgrade Signals at 12 Busy Intersections

Starting in late July, Lakewood traffic signals will be upgraded at 12 of the city's busiest intersections for increased protection for drivers, cyclists and pedestrians.

The \$1.5 million traffic signal project will include enhancements like advanced dilemma zone detection, a new technology that adjusts traffic signal timing to reduce collisions in intersections, and upgraded hardware and lighting.

The 12 intersections to receive the upgraded traffic signals are:

Del Amo Boulevard at Downey Avenue, Graywood Avenue, Clark Avenue and Palo Verde Ave. Paramount Boulevard at Candlewood Street, Cover Street, Del Amo Boulevard and Carson Street. Centralia Street at Pioneer Boulevard, Norwalk Boulevard, Claretta Avenue and Bloomfield Avenue.

In other work to improve roadway safety, over the past year Lakewood has also installed new sidewalk crossing safety devices that light up signs to alert drivers when someone is in a crosswalk.

In addition, the City Council has also targeted funding to pay for a second Deputy Sheriff devoted to traffic safety enforcement. The two Deputy Sheriffs focus on areas where people have been speeding or engaging in other unsafe driving. One Deputy Sheriff who was specially trained in identifying people driving under the influence received an award last year from Mothers Against Drunk Driving for his extraordinary work in Lakewood.

Lakewood applied for and received state funds from the Highway Safety Improvement Program to pay for the new traffic signal upgrades.

## La Miradan Graduates from Clark University

Allison L. Staples of La Mirada, the daughter of NLMUSD School Board member Chris Staples, and Cindy Staples, LMHS PTSA President 2024-2025, received her Bachelors of Arts in Geography at Clark University, May 2023, graduating cum laude.

Ms Staples then was accepted the 5th year tuition free Masters Program, receiving her Master's in Community Planning and Development May 2024.

Ms. Staples summer internship at AIDS Project Worcester led to her being hired as a Case Manager. Allison heads a group program for homeless young adults, and places them in housing and employment. Allison is They have been La Mirada residents since 2003.

**NORWALK/LA MIRADA**  
Plumbing  
Heating & Air Conditioning

SINCE 1958  
**COMMERCIAL • RESIDENTIAL**

- Drains and Sewers Cleaned •
- Copper Repiping • Furnaces • Water Heaters
- Air Conditioning • Water Piping • Hydrojetting
- Leak Detecting • Water Softeners • Disposals
- Bath Remodeling • Backflow Testing & Repair

**11661 Firestone Blvd. Norwalk**  
State Contractor License: #271767

**24 HOUR SERVICE**

**(562) 868-7777**

**\$20 off with this ad!**

**Catherine Grant Wieder**

**Attorney & Mediator**

**Probate, Wills & Trusts**  
**Conservatorship, Guardianship, Dispute Mediation**




**562-404-4039**

**CENTURION**  
Mortgage • Finance

**• NOT SATISFIED WITH YOUR CURRENT HOUSE PAYMENT?**

**• BIG BANK TURNED YOU DOWN?**

*I can help you with that.*




**DeAnna Allensworth**  
Broker - Advisor

**Phone: 562-533-5600**  
[www.CenturionMF.com](http://www.CenturionMF.com)  
CA DRE 01443787  
NMLS 206457

**SEWER & DRAIN CLEAN-OUTS • FAUCETS • VIDEO SEWER INSPECTION • GAS LINES**

COPPER REPIPING • SLAB LEAKS WITH ELECTRONIC LEAK & LINE LOCATION



**BENEFITS OF COPPER REPIPING:**

- Increased water pressure
- No more rusty or discolored water
- Being able to use more than one faucet at a time
- No more leaky pipes
- No scalding in the shower when someone turns on a faucet
- Greater peace of mind
- Positive selling point for your property


SLAB LEAKS • WATER HEATERS • DISPOSALS

WE USE **Radiodetection** AN EPA COMPANY EQUIPMENT

**EMERGENCY 24/7 SERVICE**

**\$5 OFF WITH THIS AD!**

This offer is only good on service calls over \$79.00 to first time customers.



**Albanos PLUMBING**  
888-745-8899

[www.albanos.com](http://www.albanos.com)

**CALL FOR A FREE ESTIMATE**  
**(562) 924-2565 • (714) 527-5300**  
20014 State Road, CERRITOS

Bonded & Insured • California Contractors Lic. #488625

**SEWER LOCATION • WALL & FLOOR HEATERS • CIRCULATING PUMPS**

# Los Angeles International Airport's Automated People Mover Will be Completed Dec 2025, Running in January 2026

By Brian Hews

The L.A. Airport Commissioners finally approved an agreement that sets a construction completion date of Dec. 2025 for the long-delayed Los Angeles International Airport's (LAX) Automated People Mover (APM) train.

The train will begin full operations in

January 2026. It will be accessible to ticketed passengers, their guests, and airport employees.

The train is expected to carry 30 million passengers a year, resulting in 42 million fewer vehicle miles annually.

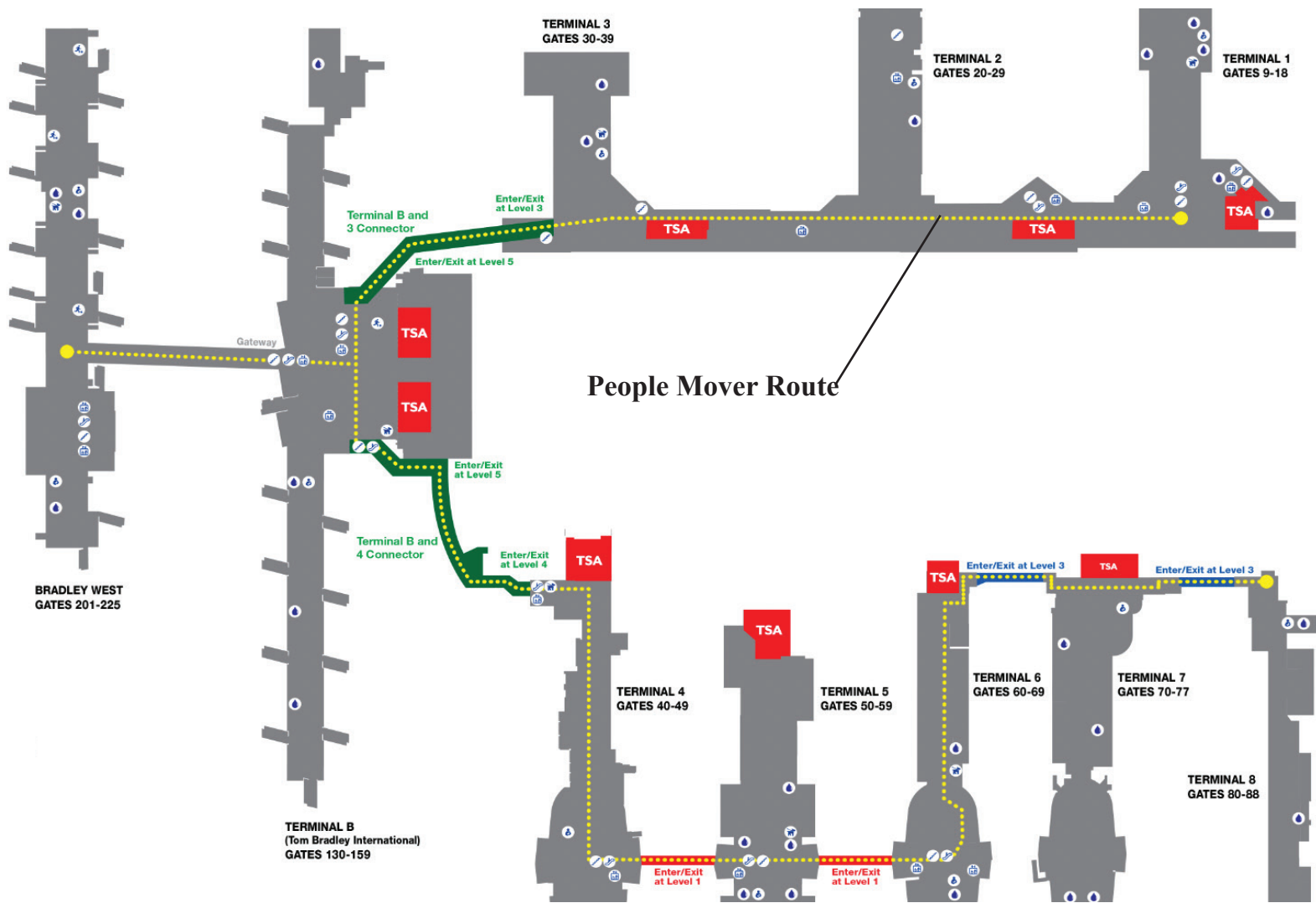
LAX's train will operate 24/7, with trains arriving at stations every 2 minutes during peak hours from 9 a.m. to 11 p.m.

Running on 2.25 miles of elevated guideway, it will connect to six stations: three inside the Central Terminal Area, one at LAX's Economy Parking facility, one connecting to Metro's LAX/Metro Transit Center station (with transfers to the C and K lines) and one at LAX's Consolidated Rent-A-Car facility.

Total end-to-end travel time will be 10

minutes with a top speed of 47 miles per hour. The Board agreed that the construction company LINXS would be paid an additional \$550 million to cover already completed extra work dating back to August 2018 and a longer-than-anticipated construction timeline.

The construction of LAX's train has created nearly 10,000 jobs to date.



## THE BINGO CLUB

562-402-6769

21900 Norwalk Blvd.  
Hawaiian Gardens, CA 90716

OPEN 7 NIGHTS A WEEK

Monday thru Saturday -  
6 pm to 12 Midnight  
Doors open at 4pm  
Sunday 2 pm to 9 pm  
Doors open at 12pm

3 SESSIONS PER DAY!!!  
25 Games per Session  
EXCLUSIVE VARIETY OF PULL TABS!!!

• Smoke Free Indoors • Snack Bar • Security on Site •  
Ample parking • ATM's Available

THE BINGO CLUB IS A FICTION OF AND OPERATED BY THE IRVING I. MOSKOWITZ FOUNDATION NON-PROFIT PUBLIC CHARITABLE ORGANIZATION.

**ARTESIA** from page 1

taining safe routes to schools, maintaining crime prevention programs involving thefts and burglaries, and maintaining sidewalks, curbs, gutters, and street lighting. Results showed that 75% of residents agree that the City requires additional funding to provide the City services.

One of the priorities was repairing streets and potholes. Prior to this year's rainy season, independent engineers rated over one-third of Artesia's streets as "poor" or "very poor." The situation has only gotten worse, and residents want the streets fixed.

The vote was 5-0, so the measure will be on the November 5, 2024, General Election ballot for voter approval.

The ballot measure proposes a general tax and requires a majority (50% plus one) of votes cast by voters to approve the measure. All funds from this 3/4 cent sales tax would be locally generated and could not be taken away by the State to balance its budget in any future fiscal challenge.

Artesia Mayor pro tem told Los Cerritos Community News, "As a proud Artesia resident, I'm thrilled to see our community come together to support this tax ballot measure. I'm extremely honored to stand with the residents of Artesia, who have made their voices heard, loud and clear: they want to invest in a more vibrant community. The overwhelming support for this tax ballot measure shows that we're on the right path. If passed in November, these tax dollars will directly fund essential services like public safety, street lighting, safer streets, youth programs, and infrastructure, making Artesia an even better place to call home. I'm voting YES because I believe in Artesia's potential and know we can achieve great things together!"

**COMMERCE** from page 1

ing local commercial development while upholding air quality standards to ensure a healthy environment for Commerce and southern California residents.

"The City of Commerce was proud to host this event as a leader in industrial progress in southern California," said Mayor Hugo Argumedo. "This substantial financial assistance toward zero-emission infrastructure promotes the well-being of our community by ensuring our residents can live, work, and play in a healthy environment without sacrificing the functions that support our economy."

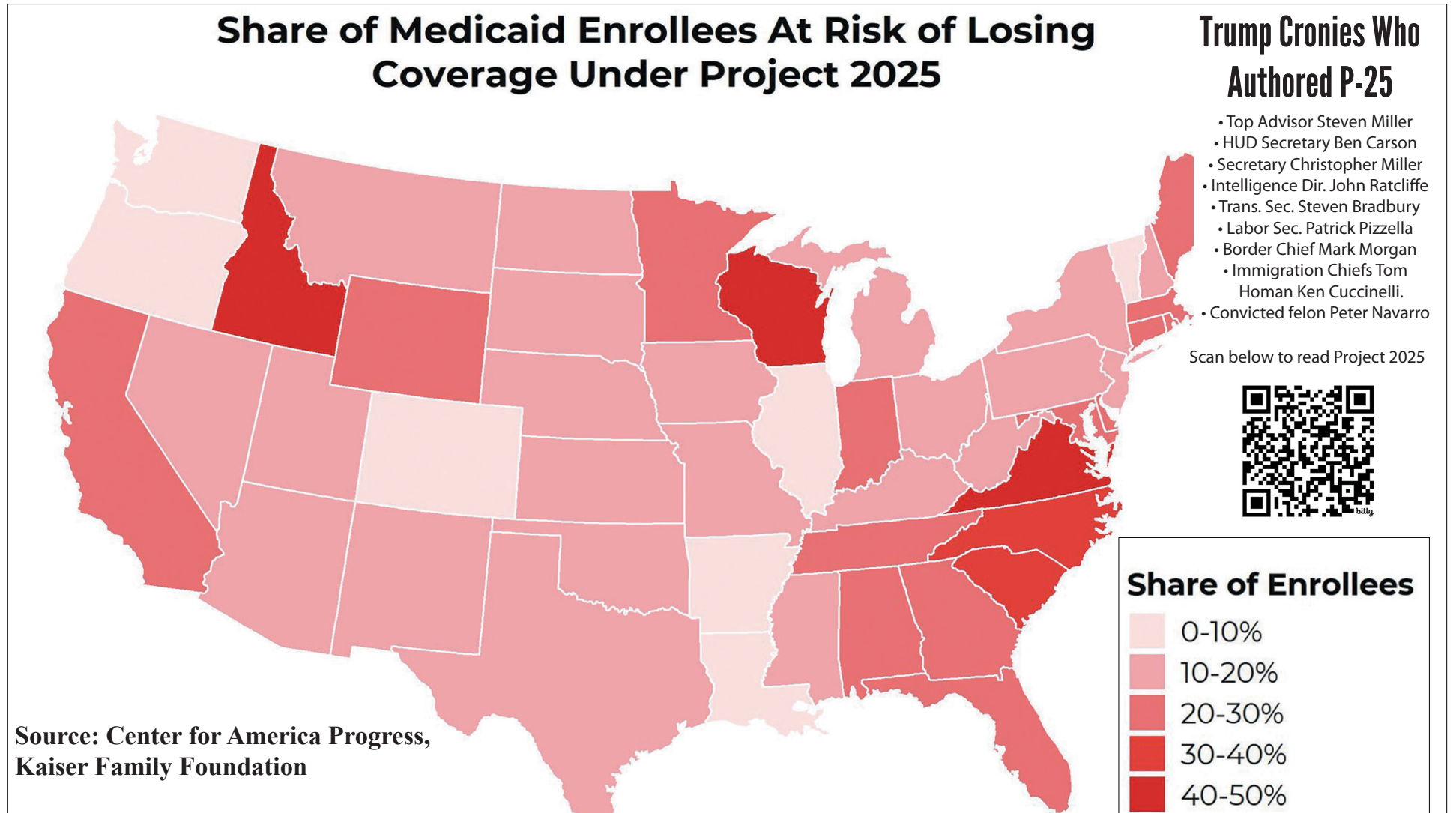
The \$500 million will address air quality maintenance in the transportation and freight sectors as part of the EPA's Climate Pollution Reduction Grants (CPRG) program. The distribution of these federal fiscal resources fosters the national and local goal of reducing emissions that contribute to climate change.

This regional grant is part of the EPA's nationwide distribution of \$4.3 billion in climate grants, of which South Coast AQMD received the largest allotment. The Inflation Reduction Act, signed by President Joe Biden in August of 2022, paved the way for distributing these funds. With the funding, the South Coast AQMD plans to deliver incentives to businesses to transition away from diesel-powered engines, which is predicted to reduce more than 12 million metric tons of carbon emissions and avoid burning more than one billion gallons of fuel between 2025 and 2050.

"Through Climate Pollution Reduction Grants, the goods movement in Commerce and the Southern California region can innovate toward a cleaner future that increases efficiency and creates jobs," said Senator Padilla.

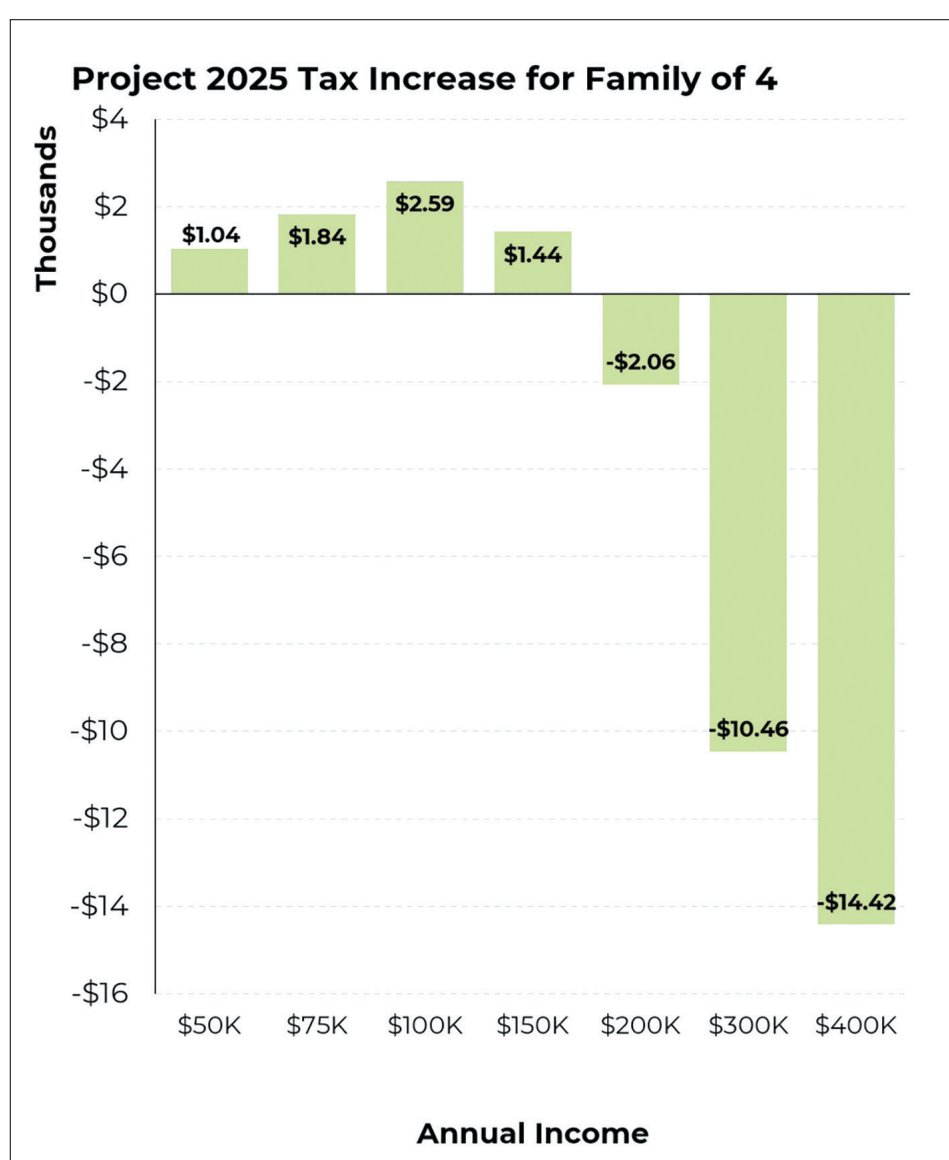
# Project 2025

Have you heard of Trump's Project 2025? It is the Right-Wing re-making of government that Trumps' administration (if he wins) will implement immediately starting Jan 21, 2025. The plan will almost entirely affect America's middle class, low-income earners, and the poor. Trump claims he has nothing to do with the plan, but many from his previous administration helped author the plan including Steven Miller.



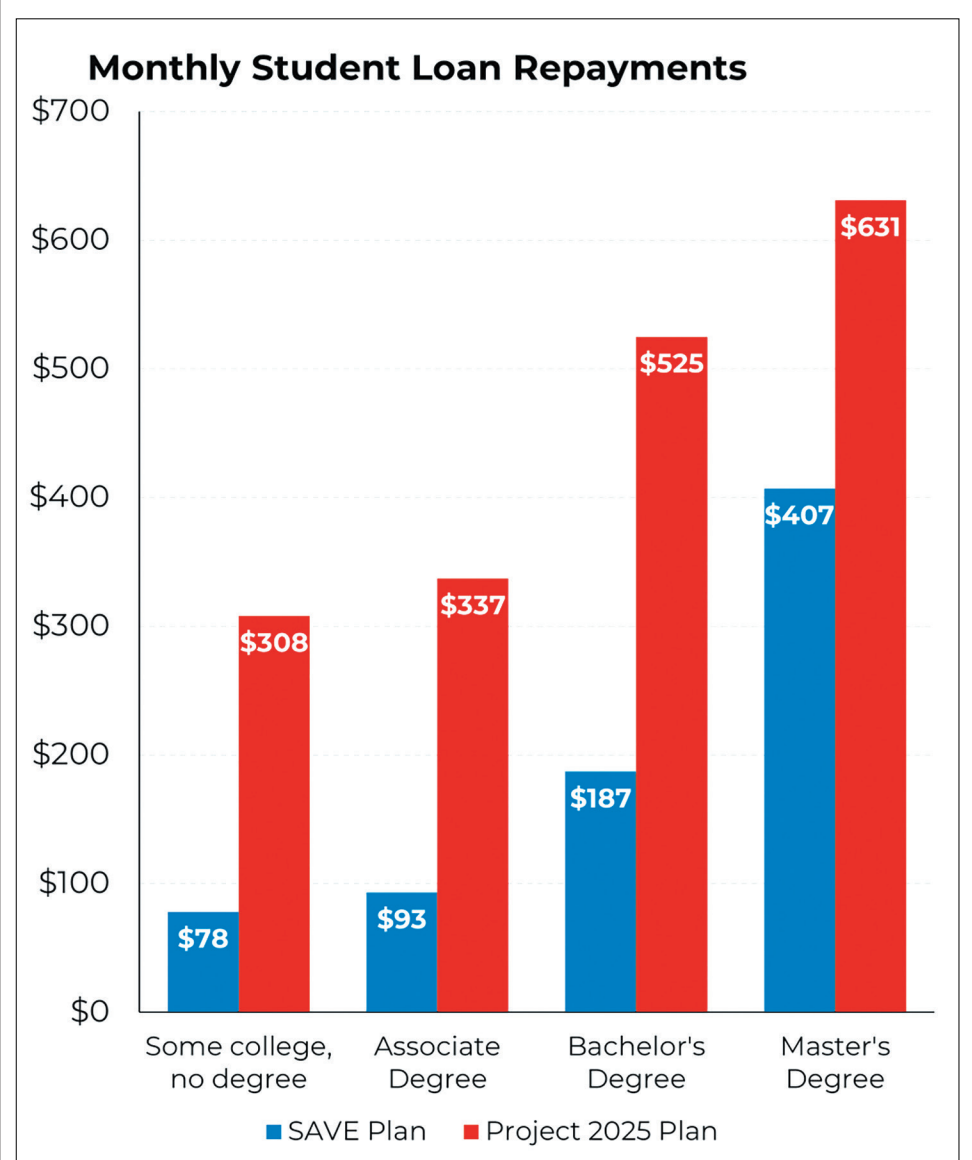
**AFFECT EVERYONE:** Most people think Medicaid just goes to poor people in urban areas. When some Medicaid cuts came after the pandemic, it's became clear that Medicaid actually funds rural hospitals, nursing homes, and other medical care and treatment for Americans in all demographics. This includes the 90 million people on Medicaid, 38 million of whom are children. Project 2025 proposes massive cuts to Medicaid (and Medicare), which would have a devastating impact on the healthcare system. It would put limits on how long you can stay on Medicaid and introduce work requirements, kicking a huge number of Americans off Medicaid. As the map shows, Project 25 would kick 40-50% off Medicaid in Virginia, Wisconsin, and Idaho. The map shows that every state would be affected, a massive change to a program that is central to our healthcare system and to the lives of people who cannot afford their own healthcare. **Charts and graphs from Steven Rattner, @SteveRattner.**

## PROJECT 2025: HIGHER TAXES ON THE LESS WELL OFF



**PROJECT 2025** would restructure our tax system into two tax brackets: 15% for those earning less than \$160,000 and 30% for those earning above \$160,000. A family of four who earns \$100,000 would pay \$2,590 more in taxes annually, while a family of four earning \$300,000 would pay \$10,460 less in taxes; a family of four earning \$400,000 would pay \$14,420 less. Source: Center on Budget Policy and Priorities.

## PROJECT 2025: INCREASED STUDENT LOAN PAYMENTS



**PROJECT 2025** would wipe out all the gains the Biden administration has made in reducing student debt canceling the SAVE program. Someone with some college and no degree paying \$78 would pay \$230 more per month, a 294 percent increase; a 2-year degree paying \$93 would pay \$244 more per month, a 262 percent increase; a bachelor's degree paying \$187 would pay \$338 more, a 180 percent increase.

# Harvest and Enjoy Garden Fresh Cucumbers

By Melinda Myers

Low in calories and versatile, cucumbers can flavor beverages, perk up a salad, served as a snack, or made into pickles. This popular vegetable is a good source of fiber, potassium, and vitamin K. Plus, they have a high water content, making them a mild diuretic to help in weight loss and reduce blood pressure. To ensure the best flavor and greatest nutritional value, grow your own or purchase cucumbers fresh from the farmer's market.

Harvest cucumbers or purchase them based on the variety and intended use. Pick the fruit when it is 1½ to 2½ inches long if you plan on making sweet pickles. If dill pickles are on the menu, allow the cucumbers to grow bigger to about three to four inches. Wait to harvest those you plan on using fresh in salads, beverages, or for snacking. Harvest slicing cucumbers when the skin is firm, bright green,

and the fruit is six to nine inches long. You can leave burpless-type cucumbers on the vine a bit longer. They have been bred to maintain their mild flavor when harvested at 10 to 12 inches in length.

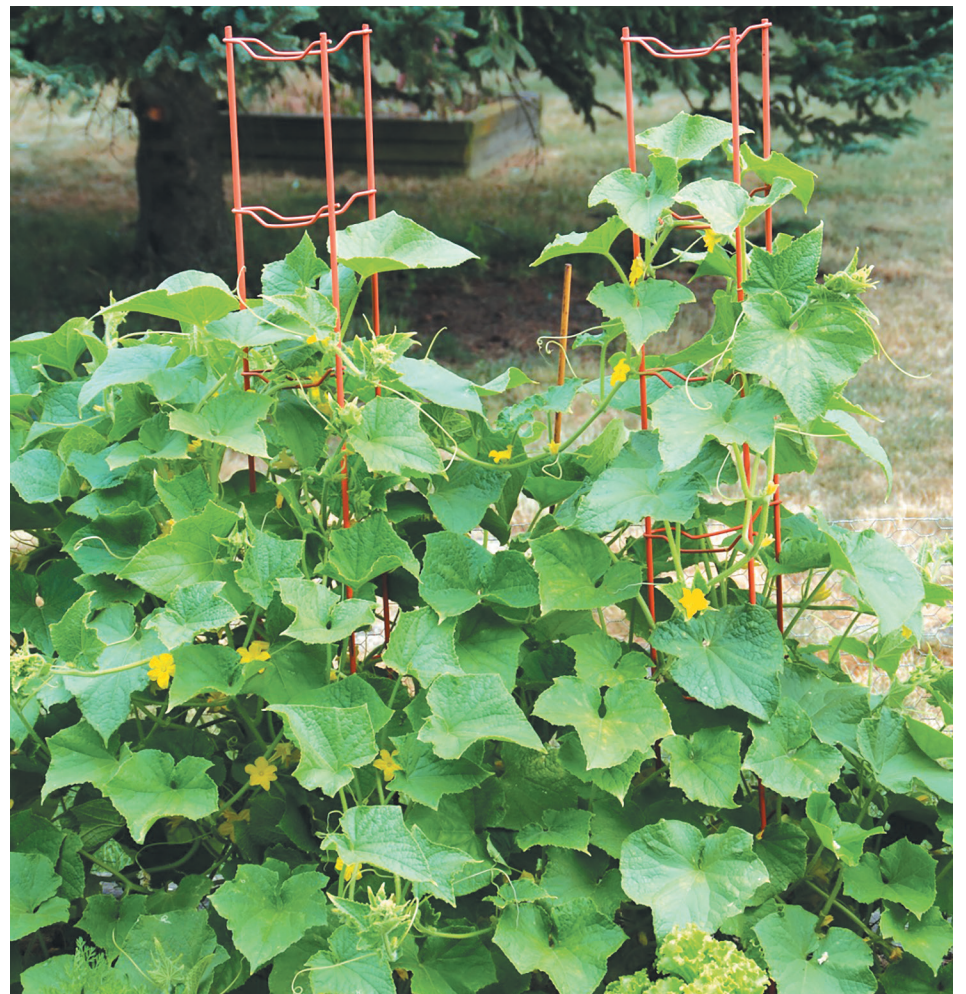
Go big and impress your family with the crisp, mild flavor of the long Japanese cucumber. Pick these when they are 12 to 18" long. Their flavor remains mild and the skin is easy to digest despite the longer size.

Misshapen and bitter-flavored cucumbers are usually the result of drought, improper fertilization, and large fluctuations in temperature. These are safe to eat but may not have the best flavor.

The bitter flavor in cucumbers is caused by the cucurbitacin B and C in the plant moving from the leaves, stems, and roots into the fruit when the plants are under stress. Remove about an inch of the stem end and peel where these compounds concentrate to improve the flavor. Consider growing varieties that are typically less bitter like Sweet Slice, Sweet Success, and Marketmore 76.

Compost poor quality fruit that are not suitable for eating. Then adjust your care to ensure better quality cucumbers for the remainder of the season.

Consider making a second planting if space and time allow. Many cucumbers reach maturity in 60 days or less. (Frost states) calculate the days remaining until the first fall frost to determine if you have enough time to plant, grow, and harvest a second cucumber crop. Grow the All-America Selections winner Green Light, ready to harvest in as few as 37 to 42 days. Train the long vines on a pole



**GREEN LIGHT:** Grow the All-America Selections winner Green Light, ready to harvest in as few as 37 to 42 days. Train the long vines on a pole or trellis to save space and for easier picking.

or trellis to save space and for easier picking. Harvest the fruit when three to four inches long for great taste without peeling.

Try growing Patio Snacker cucumber if space is limited. This compact plant produces an abundance of six- to seven-inch fruit in about 50 days.

Extend the season indoors with the new Kitchen mini Quick Snack cucumbers. These small plants will grow

indoors in a sunny window, with no pollination needed, and produce fruit that tastes best when picked at 2½ inches long.

No matter how you plan to enjoy this multi-purpose vegetable, harvest it at just the right time for the best flavor and intended use.

*Myers is a columnist and contributing editor Myers' website is [MelindaMyers.com](http://MelindaMyers.com).*



**TRY GROWING** Patio Snacker cucumber if space is limited. This compact plant produces an abundance of six- to seven-inch fruit in about 50 days.

## MINI HOME DEPOT IMPROVEMENT STORE

- TOILETS-ALL BRANDS
- SHOWER BASE / TUBS- ALL SIZES AND BRANDS
- VANITIES-ALL SIZES 18 IN - 72 IN
- LIGHT FIXTURES - CHANDELIERS, FLUSH MOUNT, PENDANT LIGHTS, LED, VANITY LIGHTS, OUTDOOR LIGHTS, ROPE LIGHTS AND MUCH MORE OVER 200 STYLES
- CEILING FANS - OVER 50 MODELS
- MEDICINE CABINETS AND MIRRORS BLACK, WHITE, GOLD, CHROME, BRONZE
- FAUCETS-KITCHEN, BATHROOM, LAUNDRY ROOM, INDOOR AND OUTDOOR
- TANKLESS WATER HEATERS
- FLOORING-VINYL, LAMINATE, TILE
- DOORS-INTERIOR, EXTERIOR, BARN DOORS - CLOSET
- KITCHEN SINKS
- PLUMBING AND ELECTRICAL SUPPLY
- AREA RUGS INDOOR & OUTDOOR
- OUTDOOR SUPPLY - GARDEN SUPPLY
- POOL EQUIPMENT
- GARAGE DOOR OPENERS AND GARAGE DOOR PARTS.

*Financing Available*



Lic. #1087590

12128 Front St., Norwalk, Ca 90650

213 315 8036  
562 210 8430

**40% TO 60% OFF**  
[gorillabuildersinc.com](http://gorillabuildersinc.com)



@gorillasdepot



310 420-3353  
562 465-0048

**DISCOUNT PRICES  
BLOWOUT DEALS!**

12128 Front St.,  
Norwalk, Ca 90650



*Offering:*  
NEW CONSTRUCTION  
ROOM ADDITIONS  
ADU'S/JR. ADU'S  
RENOVATIONS

HVAC/PLUMBING & ELECTRICAL  
KITCHENS & BATHROOMS  
DOORS & WINDOWS  
ROOF & SOLAR  
PAINT & COATING  
CONCRETE  
PAVERS  
BLUEPRINTS AND PERMITS  
ARCHITECTURE - ENGINEERING - MANAGEMENT



# Hawaiian Gardens' SHOR Bazaar Offers New Lineup of Weeknight Offerings

Upscale Desi eatery SHOR Bazaar announced the launch of several weeknight specials highlighting Desi favorite dishes and mocktails.

Masala Monday, 'Neverending Karahi Tuesday,' and 'Thirsty Thursday' roll out beginning August 1.

The Hawaiian Gardens restaurant elevates traditional cuisine from India, Pakistan, and Afghanistan with modern, chef-driven creations.

Under the guidance of founder and Executive Chef Imran 'Ali' Mookhi, a two-time Michelin Bib Gourmand rec-

ognized chef, SHOR offers a distinctive dining experience featuring innovative renditions of traditional regional cuisine and hand-crafted 100% non-alcoholic beverages as part of its bar program.

SHOR's new weeknight specials include:

**Masala Monday:** Complimentary mocktail with the purchase of any masala dish (Bhindi Masala, Potato Masala, CTM, and Batata Vada). Limit 2 promos per table.

**Neverending Karahi Tuesday:** Enjoy unlimited Shanwari Karahi - bone-in chicken - for \$20 per person. Exclusively for dine in. Rice and naan not included.



**THE ELEVATED DESI CONCEPT** invites guests to enjoy newly introduced weekday specials including discounted mocktails, 'neverending' karahi dishes, and more.

**Thirsty Thursday:** Buy one, get one half off on all of SHOR's mocktails.

"Now that we've been open for a few months and have had time to assess the feedback from our guests, we thought it would be the perfect time to roll out a new lineup of weeknight specials highlighting the fan-favorites that our regulars love," said Chef Mookhi.

"We've been incredibly fortunate to receive such a warm welcome from the community, and the positive response from those who have dined with us has been incredible. We're so excited to offer these new options and give everyone even more reasons to join us regularly."

The weekday programming complements SHOR's curated, chef-driven menu, featuring traditional South Asian street food like the Paper Dosa and the Goat Cheese Kulcha which is stuffed naan topped with parmesan cheese and brushed with truffle oil and butter sauce.

Also on the menu is elevated halal cuts of meat such as the Tomahawk Kabob with "Australian Wagyu" Beef, and shareable plates like the noted Shanwari Karahi featured in Neverending Karahi Tuesdays. SHOR's BOGO Mocktail offerings showcase the restaurant's pioneering non-alcoholic mixology program, featuring innovative creations like the Sunset, the Butterbeer, or limited-time summer beverages like the Chikoo-tini (Sapodilla fruit, jaggery, and black lava salt).

The new weeknight specials are available exclusively for dine-in. SHOR is located at 12155 E Carson St. in Hawaiian Gardens, and is open Monday through Thursday from 4 to 10 pm, Friday from 4 to 11 pm, Saturday from 2 to 11 pm, and Sunday from 2 to 10 pm. To stay up to date with SHOR news and announcements, follow SHOR on Instagram at @shorbazaar\_la and visit shorbazaarla.com.



**NON-ALCOHOLIC DRINKS:** *Chikoo-tini* with sapodilla fruit, jaggery, black lava salt; *Piña Colada* with wild pineapple molasses, cream of coconut, vanilla bean kulfi; *Butterbeer* with caramel-butter beer-vanilla cream; *Egg Not* with oat milk-low cream-date molasses-cinnamon; *Mojito* with peach-mint-lime-jaggery-sea salt.



## GARDENS CASINO JACKPOT



**POKER JACKPOTS JUST GOT BETTER! UP TO**

# \$100,000

**BONUS JACKPOT HOURS 10AM-1PM | 5PM - 8PM | 11PM - 2AM**

#THEGARDENSCASINO • [WWW.THEGARDENSCASINO.COM](http://WWW.THEGARDENSCASINO.COM)

(562) 860-5887 • 11871 E. CARSON ST. HAWAIIAN GARDENS, CA 90716

All participants must be 21 years of age or older and have valid ID. Hawaiian Gardens Casino reserves the right to cancel or modify promotions at any time and any game rules as approved in advance by the Bureau of Gambling Control. For more information, see a CSR.

PROBLEM GAMBLING? CALL 1-800-GAMBLER (426-2537) GEGA 001477

## 2024 FOOTBALL PREVIEW

# CERRITOS HOPES TO DUPLICATE LAST SEASON'S MAGICAL CHAMPIONSHIP RUN WITH EXPERIENCED SQUAD

**By Loren Kopff**  
@LorenKopff on X

### CERRITOS DONS

9-6 overall last season, 3-0 in the 605 League, first place, defeated Yucca Valley High 19-13 in overtime in the CIF-Southern Section Division 12 championship game, lost to Wasco High 7-6 in the CIF Division 6AA State championship game.

24-27 overall last five seasons Head coach: Demel Franklin (second season, 9-6)

Lost 15 seniors out of 47 players from 2023 opening day roster.

Last time missed the playoffs: 2019  
**2024 SCHEDULE -opponents record last season parenthesis.**

- Aug. 23 @ Buena Park (6-6)
- Aug. 30 Gahr (7-4)
- Sept. 6 @ Portola (4-6)
- Sept. 13 @ Valley Christian (3-7)
- Sept. 20 @ West Torrance (1-9)
- Sept. 27 Westminster (9-4)
- Oct. 4 **BYE**
- Oct. 11 Don Lugo (5-7)
- Oct. 17 Pioneer (2-8)
- Oct. 24 @ John Glenn (6-4)
- Oct. 31 Artesia (9-6)

The plan for Demel Franklin to be the head coach for Cerritos High was supposed to happen a few years ago.

Along with the late offensive line-man coach Webster Peters, the two had dreamt up a plan to revitalize the Cerritos football program and bring home

a CIF-Southern Section divisional champion.

Peters passed away nearly three years ago and in his first season as head coach for the Dons, Franklin did what the Cerritos community had been seeking.

The only downside to last season was a 7-6 loss to Wasco in the Division 6AA state championship game.

Fast forward nine months later and the buzz has worn off as the focus is on the 2024 campaign.

"I would definitely say that's in the past and we're moving forward," said Franklin. "But the sting and the burn is still there. For these kids that had to witness that loss to Wasco by one point, we'll never forget it. By the coaching staff, by the parents...the fire is still there. But for this team, it's a brand new team with brand new challenges, and we're looking forward to being better than we were. These kids will tell you I'm extremely hard on them," he later said. "The parents will tell you...we don't talk about what happened. We talk about what's going to happen. So, there's not going to be any hangover. I can assure you of that. We'll go out on the field, and I'll make sure to reiterate that."



Franklin said it was a surprise that Cerritos won the Division 12 title game, but it's how he and Peters wanted it to happen. The nine wins tied for the most in school history, last set in 2001 when the Dons lost once in Suburban League

play and in the second round of the playoffs.

But since the formation of the 605 League in 2020, Cerritos has been the team to beat, and the Dons have gone 22-19 since then.

In contrast, the program won 21 games from 2006-2019. "It's not the players we have, it's what we're doing for our players," said Franklin. "They believe in us; we believe in them. We love them, they love us and they're going to work just as hard as they can. They know we have their best interest in mind, and I believe that's the biggest change.

### OFFENSE

By their standards, the Dons were a scoring machine last season, putting up 371 points and scoring over 30 points four times in the last eight games.

That total would have been north of 400 points had it not been for shutout losses to Portola High and Westminster High.

Returning as the leader of the offense is junior quarterback Justin Sagun, who completed 73 of 137 for 713 yards, tossed eight touchdowns but threw nine interceptions last season.

He also rushed the ball 55 times for 326 yards and two touchdowns. Sagun has not been with the team for the entire offseason because of his baseball obligations.

While Franklin says he's better than last season, he's still a little rusty because he's been with the team a few times since the loss to Wasco.

With that said, Franklin believes he's more efficient with his legs. "At this point, it's his legs because last year was his first time [thrown] into the fire, and he only got half the reps the first half of the year," said Franklin. "This year we're asking him to do more and get the ball to our skill players." Franklin, the former lower level coach, has never had the opportunity to coach a player for three years, but that's what he'll be facing with Sagun this season. He added that next year will be a bonus when he's a senior.

The backup to Sagun is still up in the air. But, if he can stay healthy, then the offense will be in good hands because of the running attack the Dons will throw at opponents. Returning will be senior running backs Dikshanta Adhikari (153 carries, 812 yards, five touchdowns), Ruben Castro (eight carries, 116 yards, one touchdown), Nathaniel Crawford (five carries, 27 yards, two touchdowns) and Josiah Ungos (120 carries, 532 yards, four touchdowns).

"We're blessed in our running game, and we've been working on a few other guys as well," said Franklin. "I have plans on rolling out probably four to six guys at the running back position at different times. Receivers

the same; we'll have six to eight guys. We want to play a lot of kids because we have a lot of talented kids, and they all deserve to be on the field."

Adhikari has the potential to crack the 1,000-yard barrier and is slated to be the number one back.

Also part of the backfield will be juniors Bailey Crawford and Jacob Hoosac. Those six guys also figure to catch the ball in space, led by Castro, who caught 45 passes for 570 yards and five touchdowns last season and Adhikari (28 receptions, 221 yards, three touchdowns).

Senior Nathan Burton, junior Dylan Davis and sophomore Terrance Grissom also figure to be in the mix. "When we're training these guys, I want them to be able to do everything because one time you'll be a running back," said Franklin. "Maybe you're a slot or an outside receiver. I need to see them in all those roles to see what they can do the best."

Protecting those guys will be junior left tackle Chidubem Ozoagu, junior center Jonathan Avendano, and junior right tackle Devion Stinson. The guard positions are still yet to be determined, but vying for those spots will be senior Luis Lopez, who played some center last season, junior Nathaniel Marcroft, and sophomore Lorenzo Sanchez, whom Franklin calls a dark horse on the line. Even with the success the team had last season, Franklin likes this season's offense better because of all the sophomores playing on the line. If they were that good, then this season figures to be more terrifying, in his words. He also said he expects Sagun to make more plays. "I didn't know how we were going to get through the first 10 [games]," said Franklin of last season. "I said if we can get out of the first 10 at .500, then we were going to be a problem in the playoffs, and we were able to do that."

### DEFENSE

The defense allowed 284 points last season, held opponents to a touchdown or less five times and less than 15 points another three times as the Dons went 6-2 in those games. The line will be managed by junior Makai Ortiz, Crawford (60 tackles, one and a half sacks), Ozoagu, Stinson, Ungos with Crawford the anchor of that group, according to Franklin.

"We're asking [Crawford] to do more," said Franklin. "He's going to play some nose [guard]; he's going to stand in and play some linebacker. We asked him to shed a few pounds and get a little quicker so he can play some linebacker, because if we wants to play running back, which he wants to do, he has to be able to run. What you saw from him last year is a small fraction of what you're going to see from him this year."

Junior Labrenten Wilson and Castro (24 tackles, two interceptions) are the cornerbacks while at safety will be senior Marnell Smith (27 tackles, two interceptions) and juniors Jayden Bagaygay and Michael Quibrantar (39 tackles, one interception) while Crawford (129 tackles/41 solo, two sacks) will be the key linebacker with junior outside linebacker Tyler Ky (115 tackles/47 solo) and Hoosac (72 tackles) joining him.

Not to be forgotten on the defensive side is senior Devyn Chantha (34 tackles, one sack), who will patrol any of the

[ See CERRITOS, page 13 ]

## WONDERWORD

By DAVID OUELLET

**HOW TO PLAY:** The words are found in all directions - vertically, horizontally, diagonally, backward. Circle each letter of a word found and strike it off the list. The letters are often used more than once so do not cross them out. It is best to find the big words first. When you find all the words listed in the clues you'll have a number of letters left over that spell out the WONDERWORD.

### BUSKERS

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

Acrobat, Acts, Artwork, Audience, Balance, Caricature, Celtic, Circle, Clown, Comedy, Contortion, Costume, Dance, Drums, Festival, Fire, Flip, Food, Gift, Hoops, Inspire, Jam, Juggle, Limbo, Magic, Mentalist, Mime, Music, Origami, Parkour, Poem, Poetry, Props, Rope, Routine, Show, Sing, Sketch, Spotlight, Street, Subway, Team, Theater, Tip, Venue, Violin

**SOLUTION ON PAGE 14**

**Solution: 7 letters**

## 2024 FOOTBALL PREVIEW

## ARTESIA HOPES TO BUILD OFF SEMIFINAL SEASON, KNOCK CERRITOS OFF 605 LEAGUE'S TOP SPOT

By Loren Kopff  
@LorenKopff on X

## ARTESIA PIONEERS

8-5 overall last season, 2-1 in the 605 League, second place, lost to Bell Gardens High 40-16 in the CIF-Southern Section Division 14 semifinals.

15-30 overall last five seasons Head coach: Connor Crook (second season, 8-5)

Lost 12 seniors out of 43 players from 2023 opening day roster

Last time missed the playoffs: 2022  
**2024 SCHEDULE** -opponents record last season parenthesis.

Aug. 23	@ LB Cabrillo (2-8)
Aug. 30	@ Mark Keppel (0-10)
Sept. 6	Bolsa Grande (6-5)
Sept. 13	Ocean View (6-6)
Sept. 20	Mountain View (6-4)
Sept. 27	@ Estancia (6-5)
Oct. 4	Channel Islands (0-10)
Oct. 11	BYE
Oct. 17	@ John Glenn (6-4)
Oct. 24	Pioneer (2-8)
Oct. 31	@ Cerritos (9-6)

There weren't too many surprises for Artesia High's Connor Crook when he became the program's third head coach in as many seasons following nearly 12 full seasons of two head coaches. Crook guided the Pioneers to their second most victories since 2005 and advanced to the CIF-Southern Section Division 14 semifinals. So, was last season everything he expected it would be?

"Yes and no," said Crook. "Because whenever you take over a program or whenever you try to start something new, there's always going to be rough patches at first. But I think as we went through the summer last year right before the season, we were kind of thinking we had a good shot of doing something special."

He added that the Pioneers were able to compete in every game they were in and was happy for the seniors, who left a legacy for the ones on this season's squad, and the future. Artesia has made the playoffs four times in the past five full seasons, getting to the semifinals once and the Division 12 championship game in 2018. Before that, the program had not reached the playoffs in nine straight seasons.

On the positive side, Crook said he saw the program get back to the way it was before Covid, citing Artesia had struggled a bit following the brief 2021 spring football season. He continued by saying the players learned how to win last season and they knew what being in close games and playing in big games were like.

A bonus for Crook and the program is the fact that the Pioneers graduated a dozen players, and they have a lot of experience coming back, most of whom are now seniors, making the red and black a serious contender to win their second 605 League title.

## OFFENSE

For the most part, scoring really had not been an issue for the Pioneers and last season was no exception as they put up 383 points, including at least 41 points in the first three games.

Senior quarterback Charlie Lopez is the heart and soul of the offense, completing 29 of 69 passes for 376 yards, three touchdowns, three interceptions last season. But he was dangerous on the ground, rushing 161 times for 1,789 yards and scoring 23 touchdowns.

Although a quarterback, he is just one component of what figures to be one of the most dangerous rushing attacks in this area of southeast Los Angeles County.

"He's improved a lot; he's one of the guys that we've relied on and looked at to set an example for the rest of the kids on the team because the quarterback is supposed to be the field general," said Crook. "He was that for us last season. I think he's going to have another good year; I really do. I think not only himself, but our offense on a whole, we've improved. So, I think we're going to be able to do more things than we did last year, which is good."

Junior Joey Peck, who was on the freshman/sophomore team last season, will be the backup. Crook says he might be the most improved player Artesia has had so far.

The backfield is as solid as one can be with senior running back Julius Padilla (94 carries, 750 yards, nine touchdowns) and junior running back Josue Flores (132 carries, 749 yards, eight touchdowns) leading the way. Padilla was injured towards the end of the semifinal loss to Bell Gardens and has been rehabbing most of the offseason. Now, he's bigger and stronger and of the four team captains the Pioneers had last season, he's the only one returning. Crook believes there's a possibility the Pioneers could have a trio of 1,000-yard rushers. But with Lopez expected to throw more than he did last year, that may be tougher than said.

"It's definitely possible," he said. "I like to think that we run the ball very well here. Our offensive line has done a fantastic job, and our offensive line coach is fantastic, too. I've always said the offensive line was probably the best part of our offense last season, which can be lost in the shuffle when you have all these guys running for so many yards. Those guys are going to be good again and in turn, that could lead to a few 1,000 yard rushers."

Other running backs in the mix will be senior Oscar Canchola and junior Joe Thomas while the receiving department will be handled by seniors Ahkil Sampson (16 receptions, 162 yards, one touchdown) and Trey Tei, junior Elijah Johnson and sophomore Robert Garcia, who gained 62 yards on 19 carries as a running back last season.

Protecting the plethora of skill players will be junior left tackle Maximus Garcia, who was the right guard last season, senior left guard Deangelo Tucker, who was at left tackle last season, junior center Nehemiah Levu, senior right guard Marcos Rojas, who hasn't played since he was a freshman, and senior right tackle King Johnson, who was the center last season.

"Whenever you have three or more guys returning on your offensive line, you have something to be excited about," said Crook. "I do like our line this year; I think we have a chance to do some damage."

## DEFENSE

The Pioneers held five of their first six opponents to under 20 points and



since then, did not allow anyone to score more than 28 points until their semifinal loss. Crook admitted his defense is not easy, that they don't run a typical high school defense. With that said, he praised his

players for learning a new defensive system in a short amount of time from when Crook was hired as the head coach.

"I was proud of those guys of learning the best they can and asking questions," said Crook. "We had a very inquisitive defense last year. They wanted to get things right and they wanted to line up correctly and they ran around and played hard. I was impressed with our defense last year for the most part."

The main three on the line will consist of Maximus Garcia (54 tackles, four sacks), Johnson and Levu (46 tackles, one sack), though Crook added that he will rotate other players all the time. Canchola (20 tackles, two interceptions) will be one cornerback with Thomas utilizing the other corner position with Johnson, Eduardo Ordaz (29 tackles, one interception) and Tei in the mix for the safety positions. The inside linebackers are slated to be Robert Garcia and Tucker (26 tackles) while Sampson (25 tackles) and sophomore Gio Martinez will be on the outside. Padilla, who had

46 tackles is also expected to be in the mix.

## SCHEDULE

Artesia's schedule this season should be comparable to that of last season. The combined record of its 2023 opponents from the 2022 season was 45-71, and this season, it's 45-66 with three repeat opponents. On paper, the Pioneers shouldn't have problems with Long Beach Cabrillo High and Mark Keppel High. But the next four will be a measuring stick as three of them went to the playoffs.

Bolsa Grande High lost to Ocean View High 35-28 in the first round of the Division 14 playoffs last season. Ocean View then lost to Bell Gardens 28-21 in the quarterfinals while Estancia High lost to Baldwin Park High 23-14 in the first round of the Division 13 playoffs.

"I'm kind of telling the kids I'm trying to break it up into three goals for the season," said Crook. "Because you practice all spring and summer, you want to go out and you want to win the opener. We've been thinking about and talking about Cabrillo just because that's what we're preparing for. You want to win the opener; you want to win league and then you want to win CIF. We're expecting to go out and do well [against Cabrillo] but we're not taking Cabrillo lightly either. I think records can be deceiving at times."

Artesia fell to Bolsa Grande 49-42 in the third game last season, then got past Ocean View the next week by three points, but the Pioneers were blanked by Estancia 43-0 in 2021. Once again

[ See ARTESIA, page 13 ]

## ARTESIA CEMETERY

### PLOTS FOR SALE

#### FIRST COME, FIRST SERVED!

Artesia Cemetery is your local community cemetery open to all.

Our cemetery welcomes all faiths.

Don't miss this opportunity to reserve your space.

**NEW Tier of Plots available for Pre-Need Sales**

Call and get on a "Pre-Sale" list for the **New Tier!**

PRE ORDER NOW!

📍 11142 Artesia Blvd., Cerritos, CA 90703

☎️ 562-865-6300

🌐 [www.artesiacementery.com](http://www.artesiacementery.com)

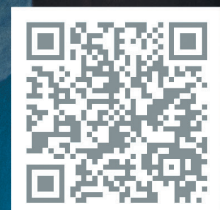
✉️ [info@artesiacementery.com](mailto:info@artesiacementery.com)

# WHEN THE UTILITIES GO OUT, MY PLAN WILL KICK IN.

BEFORE A DISASTER STRIKES, TAKE CONTROL.

- 1 ASSESS YOUR NEEDS
- 2 MAKE A PLAN
- 3 ENGAGE YOUR SUPPORT NETWORK

When it comes to disasters and emergencies, it's not a matter of if, but when. Let's prepare so we all have a better story to tell.



Get started at [Ready.gov/OlderAdults](http://Ready.gov/OlderAdults)



FEMA



# CERRITOS from page 10

front seven positions.

Look for sophomore Jordan Ju, who can play either strong safety or outside linebacker to find a spot somewhere as Franklin said he stood out at one of the summer tournaments.

## SCHEDULE

Four of the first five games will be on the road and of those, three are against 2023 opponents. The Dons got past Buena Park High 14-7 and defeated West Torrance High 27-21 while falling to Portola High 14-0. Buena Park and Gahr High went to the playoffs last season, which should be an early test for Cerritos.

When the Dons host crosstown rival Gahr, they will be seeking to own the city the way they did from 1999-2004 when Cerritos won six straight against the Gladiators. Since then, Cerritos has defeated the Gladiators just once, and that came two seasons ago. "Right out of the gate, Buena Park...we know that's going to be a very, very super physical game," said Franklin. "I've seen them in the summer; I've watched them and that's going to be a heck of a game. just like last year, it was a heck of

a game that came down to last minute."

The final non-league challenge will come before its bye week when the Dons host Westminster, which posted a 27-0 win last season.

The Lions fell to Riverside Poly High Division 11 semifinals last season. Barring any hiccups, the 605 League title will be decided on the last night of the regular season when Cerritos hosts Artesia High.

"Those first seven games, we learned a lot about ourselves last year, and we were in those seven games," said Franklin. "[Westminster] thrashed us; there's no way around it. We didn't play well. We made every mistake we could, and they didn't make many mistakes. They embarrassed us on their homecoming and that [game] is definitely circled on my calendar."

## HOMECOMING

Cerritos defeated first-time opponent West Torrance High last season and this season it will face another new foe in Don Lugo High. While the Conquistadores had a losing season in 2023, they advanced to the Division 12 quarterfinals where they lost to Coachella Valley High by 17 points. It was there that Franklin made a connection with the Don Lugo head coach as Cerritos would

defeat Coachella Valley in the semifinals. This is the fifth straight season the Dons will have their homecoming game against a non-league opponent. Last season's win snapped a seven-game losing streak in such games and since 1998, Cerritos has won seven homecoming games.

## FINAL COMMENT

"We're closer than we've ever been and that's fun; that's exciting," said Franklin. "We're going to do some good things. I predict we're going to play really hard, in my Bill Belichick voice. I don't know the future, but I know we're going to play very hard."

# ARTESIA from page 11

missing from Artesia's schedule is ABC Unified School District rival Gahr High, whom it hasn't played since 2017.

"I'll tell the kids this, too, because I think there can be a misconception about when you look at divisions or when you look at 'this team is down here and this team is up there,'" said Crook. "It's hard to win at any level, and when you're playing against teams that won last year and teams that are used to winning, they know what it takes. So, those aren't going to be easy games. If you go 6-4 during the season, you're a

winning team, and it's hard to win at any level. I don't care if you're Division 1 or Division 14."

The last game of the season figures to be for the league title and who finishes in second place. Artesia has lost four straight to Cerritos High, the longest such streak against the Dons on the 2000s but has dominated John Glenn High, winning four straight and 10 of the last 12 meetings.

## HOMECOMING

Artesia was shutout by Viewpoint High 12-0 in last season's homecoming game, the second straight season it failed to record a point in its homecoming game. The Pioneers hope to snap a three-game losing streak on homecoming night and four out of the last five when they host Mountain View High, believed to be a first-time opponent. The last time the Pioneers won a non-league, homecoming game came in 2005 when they sneaked past Gahr 28-24.

## FINAL COMMENT

"I'm just excited about the season; I'm ready to get going again," said Crook. "I think we took a step up from last year. Naturally, we're going into a second year of [the culture] of our program and I think we have a great group of coaches on varsity and on the [freshmen] staff. I'm just excited about this year."

**CITY OF BELLFLOWER**  
**NOTICE OF PUBLIC HEARING**  
**TO CONSIDER AN APPLICATION SEEKING A GRANT THROUGH CHAPTER 2.3 OF THE**  
**CITY OF BELLFLOWER ECONOMIC DEVELOPMENT BUSINESS ASSISTANCE PLAN TO**  
**CRAIG FRISINGER OWNER OF FRONK'S RESTAURANT LOCATED AT 16922 BELLFLOWER**  
**BLVD. IN BELLFLOWER, CALIFORNIA**

**NOTICE IS HEREBY GIVEN** that the Bellflower City Council will hold a Public Hearing on Monday, August 12, 2024, at 7:00 p.m. in the Council Chambers located at 16600 Civic Center Drive, Bellflower, CA 90706 to consider an application seeking a grant through Chapter 2.3 of the City of Bellflower Economic Development Business Assistance Plan to Craig Frisinger owner of Fronk's restaurant located at 16922 Bellflower Blvd. in Bellflower, California.

The City of Bellflower invites members of the public to review and comment on this item. Copies of the staff report and supporting documents regarding this matter may be inspected by the public on the City's website at [www.bellflower.org](http://www.bellflower.org), or by appointment in the City Clerk's Office at Bellflower City Hall, 16600 Civic Center Drive, Bellflower, California; telephone number (562) 804-1424, extension 2220. All written comments concerning this may be submitted to the City Clerk's Office at 16600 Civic Center Drive, Bellflower, CA 90706; or by email at [cclerk@bellflower.org](mailto:cclerk@bellflower.org). For more information, please contact Karla Pineda, Management Analyst II, at (562) 804-1424 ext. 2013 or via email at [kpineda@bellflower.org](mailto:kpineda@bellflower.org).

If you wish to challenge this item 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 at or before the Public Hearing.

MAYRA OCHIQUEL, CITY CLERK

Published at Los Cerritos Community News 8/2/24

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**THOMAS JAMES SHRYACK**  
**CASE NO. 24STPB08172**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of THOMAS JAMES SHRYACK.

A PETITION FOR PROBATE has been filed by BARBARA ELLEN SHRYACK in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that BARBARA ELLEN SHRYACK be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 08/27/24 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner  
**ROBERT L. COHEN, ESQ.** - SBN 150913,  
**LAW OFFICES OF ROBERT L. COHEN, INC.**  
**8081 ORANGETHORPE AVE.**  
**BUENA PARK CA 90621**  
**Telephone (714) 522-8880**  
**8/2, 8/9, 8/16/24**  
**CNS-3838266#**  
**LOS CERRITOS COMMUNITY NEWS**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**  
**(UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)**  
**Escrow No. 240388-SP**

**NOTICE IS HEREBY GIVEN** that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/licensee(s) are: RUBIKON SHORES INC, 11450-11452 SOUTH ST., CERRITOS, CA 90703  
 Doing Business as: CLAWS RESTAURANT  
 All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are:  
 The name(s) and address of the Buyer(s)/applicant(s) is/are: CLAWS SEAFOOD INC, 11450-11452 SOUTH ST., CERRITOS, CA 90703  
 The assets being sold are generally described as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADENAME, LEASE, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE, AND ABC LICENSE and is/are located at: 11450-11452 SOUTH ST., CERRITOS, CA 90703  
 The type of license to be transferred is/are: 41-549467 ON SALE BEER AND WINE-EATING PLACE now issued for the premises located at:  
 The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW BP INC, 6025 BEACH BLVD, BUENA PARK, CA 90621 and the anticipated sale date is AUGUST 28, 2024  
 The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$560,000.00, including inventory estimated at \$20,000.00, which consists of the following: DESCRIPTION, AMOUNT: AMOUNT \$560,000.00  
 It has been agreed between the Seller(s)/licensee(s) and the intended Buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
 Dated: 7/25/24  
 RUBIKON SHORES INC, Seller(s)/Licensee(s)  
 CLAWS SEAFOOD INC, Buyer(s)/Applicant(s)  
 ORD-2553693 LOS CERRITOS COMMUNITY NEWS 8/2/24

**NOTICE INVITING SEALED BIDS**  
**TRAFFIC SIGNAL IMPROVEMENTS PROJECT**  
**HSIP CYCLE 11, 07-LA-0-CMRC, HSIPSL-5362(030)**

**PUBLIC NOTICE IS HEREBY GIVEN** that the CITY OF COMMERCE, referred to as "CITY", invites sealed bids for TRAFFIC SIGNAL IMPROVEMENTS PROJECT, HSIP CYCLE 11, 07-LA-0-CMRC, HSIPSL-5362(030) and will receive on **PlanetBids**, up to the hour of **2:00 PM, September 5, 2024**, at which time they will be publicly opened and read aloud online. Late submissions will not be considered. It is the bidder's responsibility to upload the bid proposal file by the due date to City's portal on PlanetBids.

Electronic files of the Plans, Specifications and Contract Documents are available for download on the City's portal on PlanetBids.

Working hours for areas not affecting traffic are between 7:00 a.m. and 5:00 p.m. Monday through Friday. However, if traffic lane closure is required, work shall be done at night between 9:00 p.m. and 6:00 a.m. Monday through Friday.

The work shall be completed within 60 working days after the City's Notice to Proceed.

Estimated cost is in the range of \$1,200,000.

Contractor shall have a valid Class A California Contractor License for this project.

This project is subject to the requirements of SB 854. No prime contractor or subcontractor may be listed on a bid proposal and may be awarded for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

If there are any questions regarding this project, please upload all questions to: City's portal on PlanetBids.

Published at Los Cerritos Community News 08/01 and 8/8/24

**NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST** Loan No.: LU/TRAN RESS Order No.: 2024-78236 A.P. NUMBER 7055-024-017 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/28/2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 08/27/2024, at 10:00 A.M. of said day, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, RESS Financial Corporation, a California corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by VAN BICH LU AND YEN TRAN recorded on 08/01/2022, in Book N/A of Official Records of LOS ANGELES County, at page N/A, Recorder's Instrument No. 20220775887, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 4/8/2024 as Recorder's Instrument No. 20240226720, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: A Condominium comprised of: Parcel 1, an undivided 1/42nd interest in and to Module "A" of Lot 1 of Tract No. 52820, per Map recorded in Bk. 1255, Pgs. 81-83 inclusive of Maps. Parcel 2, Unit 16 as shown on the Condominium Plan referred to in Parcel 1. Refer to Deed of Trust for full Legal Description. The street address or other common designation of the real property hereinabove described is purported to be: 20050 FILMORE AVENUE 202, CERRITOS, CA 92703. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$139,889.56. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-78236. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772 for information regarding the trustee's sale, or visit this internet website <https://www.nationwideposting.com> for information regarding the sale of this property, using the file number assigned to this case 2024-78236 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. Dated: 07/29/2024 RESS Financial Corporation, a California corporation, as Trustee By: ANGELA GROVES, TRUSTEE SALE OFFICER 1780 Town and Country Drive, Suite 105, Norco, CA 92860-3618 (SEAL) Tel.: (951) 270-0164 or (800)343-7377 FAX: (951)270-2673 Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) NPP0463558 To: LOS CERRITOS COMMUNITY NEWS 08/02/2024, 08/09/2024, 08/16/2024

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**CONNIE DELLA RODRIGUEZ AKA DELLA CONNIE RODRIGUEZ**  
**CASE NO. 24STPB08086**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CONNIE DELLA RODRIGUEZ AKA DELLA CONNIE RODRIGUEZ.  
 A PETITION FOR PROBATE has been filed by DORA HELEN MACIAS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DORA HELEN MACIAS be appointed as personal representative to administer the estate of the decedent.  
 THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A HEARING on the petition will be held in this court as follows: 08/20/24 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012  
 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
 IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
 Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
 YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Attorney for Petitioner  
**ROBERT L. HAENDIGES - SBN 102717**  
 10419 BOGARDUS AVENUE, SUITE 100  
 WHITTIER CA 90603  
 Telephone (562) 947-7758  
 7/26, 8/2, 8/9/24  
 CNS-3835509#  
 HAWAIIAN GARDENS COMMUNITY NEWS

T.S. No. 122378-CA APN: 8044-011-018 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/7/2017. 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 9/24/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 10/17/2017 as Instrument No. 20171185818 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: CECILIA C. MANUEL, A WIDOW 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 13034 WOODRIDGE AVE, LA MIRADA, CA 90638 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$305,167.41 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.  
**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 122378-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 122378-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108. LML 8/2, 8/9, 8/16, 8/23/24**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**BEVERLY G. INGERSOLL**  
**CASE NO. GP006624**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BEVERLY G. INGERSOLL.  
 A PETITION FOR PROBATE has been filed by HENRY WINKLER in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that HENRY WINKLER be appointed as personal representative to administer the estate of the decedent.  
 THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A HEARING on the petition will be held in this court as follows: 08/15/24 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012  
 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
 IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
 Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
 YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Attorney for Petitioner  
**ERLINDA VASQUEZ - SBN 305769**  
**EVERLAW**  
 P.O. BOX 48464  
 LOS ANGELES CA 90048  
 Telephone (310) 439-9225  
 BSC 225454  
 7/26, 8/2, 8/9/24  
 CNS-3833980#  
**LA MIRADA LAMPLIGHTER**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File Number 2024154658  
 THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CASSIDY CORNER CAFE, 5625 WOODRUFF AVE. LAKEWOOD, CA., 90713, LOS ANGELES COUNTY. REGISTERED OWNER: JD LEGACY, LLC 5625 WOODRUFF AVE. LAKEWOOD, CA., 90713 THIS BUSINESS IS CONDUCTED AS AN LIMITED LIABILITY COMPANY  
 The date registrant started to transact business under the fictitious business name or names listed above: N/A. I declare that all the information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ **JD LEGACY LLC, LLC MANAGING MEMBER, DESIREA UNG.** This statement was filed with the County Clerk of Los Angeles on 6/23/24. In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the of notice of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the affidavit of identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State or Common Law (see Section 14411 et seq., Business and Professions Code). LCCN , 8/2, 8/9, 8/16, 8/23/24

**PUZZLE SOLUTION: PAINTER**

**CITY OF SANTA FE SPRINGS  
 NOTICE OF PUBLIC HEARING  
 DEVELOPMENT PLAN APPROVAL CASE NO. 1005  
 MODIFICATION PERMIT CASE NO. 1361**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

**DEVELOPMENT PLAN APPROVAL CASE NO. 1005** – To allow the construction of a new ±19,124 sq. ft. industrial building and related improvements within the M-2 Zone (Heavy Manufacturing Zone); and

**MODIFICATION PERMIT CASE NO. 1361** – To allow a 2'-0" reduction of the required front yard setback along Freeman Avenue and Telegraph Road.

**PROJECT LOCATION/APPLICANT:** 10320 Freeman Avenue (APN: 8011-004-031) /Bridgeland Resources, LLC

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, August 12, 2024 at 6:00 p.m.**

**CEQA STATUS:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines – Class 32 (In-Fill Development Project). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed for this project.

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at, or prior to the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: [esmeraldaelise@santafesprings.org](mailto:esmeraldaelise@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

**FURTHER INFORMATION** on this item may be obtained from Claudia L. Jimenez, Associate Planner, via e-mail at: [claudiajimenez@santafesprings.org](mailto:claudiajimenez@santafesprings.org) or otherwise by phone at: (562) 868-0511 ext. 7356

Published at Los Cerritos Community News 8/1/24

**CITY OF SANTA FE SPRINGS  
 NOTICE OF PUBLIC HEARING & CEQA EXEMPTION  
 A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM), 155.526 (COMPREHENSIVE SIGN PROGRAM REQUIREMENT FOR UNIFIED DEVELOPMENTS), 155.527 (WINDOW DISPLAYS), 155.536 (SIGN GUIDELINES), AND ADD SECTION 155.537 (STATIC POSTER BILLBOARD CONVERSION PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE.**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

**PROJECT:** A Zoning Code Amendment (ZCA) to amend Sections 155.003 (Definitions), 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program), 155.526 (Comprehensive Sign Program Requirement for Unified Developments), 155.527 (Window Displays), 155.536 (Sign Guidelines), and add Section 155.537 (Static Poster Billboard Conversion Program) within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code.

**PROJECT LOCATION/APPLICANT:** Citywide, Santa Fe Springs, CA 90670

**APPLICANT:** City of Santa Fe Springs

**CEQA STATUS:** The Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations).

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, August 12, 2024, at 6:00 p.m.**

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at, or prior to the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs CA 90670 or, otherwise, e-mail the Planning Commission Secretary Esmeralda Elise at [EsmeraldaElise@santafesprings.org](mailto:EsmeraldaElise@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

**FURTHER INFORMATION** on this item may be obtained from Vince Velasco, Senior Planner, via e-mail at: [VinceVelasco@santafesprings.org](mailto:VinceVelasco@santafesprings.org) or otherwise by phone at: (562) 868-0511 ext. 7353.

Published at Los Cerritos Community News 8/1/24

**NOTICE OF SALE OF ABANDONED PROPERTY**  
 Notice is given that pursuant to sections 21700-21713 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code. 1812.607, that Mission Hills Self Storage 15241 Rinaldi St., Mission Hills, CA 91345 intends to sell the personal property described below to enforce a Lien imposed on said property. The undersigned will be sold at public auction conducted on www.storage-treasures.com (bond #63747122) ending on or after Tuesday August 13th, 2024, at 9:00AM.

NAME	UNIT
ACOSTA, ADAN	F102
ACOSTA, ADAN	G137
ACOSTA, ADAN	G140
ESPARZA, JULIO CESAR	C244
JASSO, EDUARDO	E284
JUREIDINI, MA SARAH BEQUILLA	D121
MORTIMER, PHYLLIS	H202

This notice is given in accordance with the provisions of Section 21700 et seq. of the Business and Professions Code of the State of California. Storage Treasures' Principal Auctioneer and Auctioneer on Record: Auctioneer License Numbers for Christopher Paul Rosa-California 3112562  
 Sales subject to prior cancellation in the event of settlement between Owner and obligated party.

Published at Los Cerritos Community News 07/26/24 & 08/02/2024

# LOCAL SERVICE DIRECTORY-SHOP LOCAL!

ADVERTISE HERE TO 100,000 READERS FOR ONLY \$20 PER WEEK  
 PRICE INCLUDES FREE LISTING ON OUR WEBSITE, OVER 60,000 VISITORS EVERY MONTH  
 CALL 562.407.3873 or email [SALES@CERRITOSNEWS.NET](mailto:SALES@CERRITOSNEWS.NET)

## CLASSIFIED LISTINGS

### ANNOUNCEMENTS

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 20% off Entire Purchase. 10% Senior & Military Discounts. Call 1-855-424-7581 (Cal-SCAN)

### ANIMAL/PET HEALTHCARE WHEN VETERINARY CARE IS UNAVAILABLE

or unaffordable, ask for Happy Jack® flea/tick, mane dandruff, and allergy control at Tractor Supply® ([www.happyjackinc.com](http://www.happyjackinc.com)) (Cal-SCAN)

### AUTOS WANTED

**DONATE YOUR VEHICLE** to fund the SEARCH FOR MISSING CHILDREN. FAST FREE PICKUP. 24 hour response. Running or not. Maximum Tax Deduction and No Emission Test Required! Call 24/7: 1-877-434-6852 (Cal-SCAN)

**GOT AN UNWANTED CAR???** DONATE IT TO PATRIOTIC HEARTS. Fast free pick

up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-855-408-6546 (Cal-SCAN)

**TIENE UN VEHICULO NO DESEADO?** Donelo a Patriotic Hearts! Recogida rápida y gratuita en los 50 estados. Patriotic Hearts ofrece programas para ayudar a los veteranos a encontrar trabajo o iniciar su propio negocio. Llama ahora: 1-855-408-7368 (24/7) (Cal-SCAN)

**GOT AN UNWANTED CAR???** Get your deduction ahead of the year-end! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous year-end tax credit. Call Heritage for the Blind Today at 1-844-491-2884 today! (Cal-SCAN)

**GET A BREAK ON YOUR TAXES!** Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-844-491-2884 today! (Cal-SCAN)

**BUSINESS OPPORTUNITY NATIONAL AND STATE AWARD WINNING NEWSPAPER FOR SALE.** Northern California community weekly newspaper and multimedia company. Growing region of the San Francisco Bay area. Owners are retiring and want to spend more time with family. Looking to expand your Properties?? Call 925-487-6383 to start the conversation. (Cal-SCAN)

**CABLE/SATELLITE TV**

**DIRECTV-** All your entertainment. Nothing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-888-641-5762 (Cal-SCAN)

**CLEAN-UP SERVICES WATER DAMAGE CLEANUP & RESTORATION:** A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-888-248-0815. Have zip code of service location ready when you call! (Cal-SCAN)

**FINANCIAL SERVICES STRUGGLING WITH DEBT?** If you have over \$10,000 in debt we help you be debt free in as little as 24-48 months. Pay nothing to enroll. Call Now: 1-877-435-4860 (Cal-SCAN)

**GET HELP WITH RIDES, GROCERIES, MEALS** GoGo. Live and age your way. Get help with rides, groceries, meals and more. Memberships start as low as \$1 per day. Available 24/7 nationwide. BBB Rated A+ Business. Call GoGo to get started. 1-855-476-0033

**HOME IMPROVEMENT JACUZZI BATH REMODEL** can install a new, custom bath or shower in as little as one day. For a limited time, we're waiving ALL installation costs. (Additional terms apply. Subject to change and vary by dealer. Offer ends 6/30/24 Call 1-833-985-4766 (Cal-SCAN)

**SAFE STEP. NORTH AMERICA'S #1 WALK-IN TUB.** Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-888-989-5749 (Cal-SCAN)

**BATH & SHOWER UPDATES** in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-877-252-9868 (Cal-SCAN)

**DON'T PAY FOR COVERED HOME REPAIRS AGAIN!** Our home warranty

covers ALL MAJOR SYSTEMS AND APPLIANCES. We stand by our service and if we can't fix it, we'll replace it! Pick the plan that fits your budget! Call: 1-855-411-1731 (Cal-SCAN)

**INSURANCE/HEALTH DENTAL INSURANCE** from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-844-203-2677 [#6258](http://www.dental50plus.com/calnews) (Cal-SCAN)

**ATTENTION: VIAGRA AND CIALIS USERS!** A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-888-256-9155 (Cal-SCAN)

**MISCELLANEOUS SWITCH AND SAVE UP TO \$250/YEAR ON YOUR TALK, TEXT AND DATA.** No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S. based customer service. For more information, call 1-844-908-0605 (Cal-SCAN)

**ADVERTISE!** The difference in winning and losing market share is how businesses use their advertising dollars. CNPA's Advertising Services' power to connect to nearly 13 million of the state's readers who are an engaged audience, makes our services an indispensable marketing solution. For more info call Cecelia @ (916) 288-6011 or [cecelia@cnpa.com](mailto:cecelia@cnpa.com)

**REAL ESTATE LOANS RETIRED COUPLE \$\$\$\$** for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company [www.viploan.com](http://www.viploan.com) Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

**TIMESHARES/RESORTS** Wesley Financial Group, LLC Timeshare Cancellation Experts. Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 866-675-2404 (Cal-SCAN)

**DONATE YOUR UNWANTED CAR, TRUCK, RV OR BOAT TO HELP HOMELESS PETS.**



**PETS ALIVE, A CALIFORNIA, QUALIFIED 501(c)3 NONPROFIT**

- ▶ WE ARE TAX DEDUCTION AND PAPERWORK EXPERTS AND PROVIDE GUARANTEED TAX DEDUCTIONS.
- ▶ FOR QUOTES AND QUICK PICK UP, CALL US TODAY: 833-772-2632

**LAPETSALIVE.ORG**

**RETIRED COUPLE HAS \$1MIL TO LEND ON CA. REAL ESTATE\***

**V.I.P. TRUST DEED COMPANY**  
 Buys T.D.s and Buys/Lends on Partial Interests

**OVER 40 YEARS OF FAST FUNDING**  
 Principal **(818) 248-0000** Broker  
[WWW.VIPLAN.COM](http://WWW.VIPLAN.COM) \*Sufficient equity required - no consumer loans

Real Estate License #01041073 CA Department of Real Estate, NMLS #339217  
 Private Party loans generally have higher interest rates, points & fees than conventional discount loans

### LEGAL NOTICES

**CITY OF ARTESIA NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Artesia City Council will hold a Regular City Council Meeting in the Albert O. Little Community Center Westside Hall located at 18750 Clarkdale Avenue, Artesia, California at 7:00pm on Monday, August 12, 2024 to conduct a **Public Hearing** to consider the following project:

**Project Description:** **Case 2024-17:** The City Council will consider an approval requests for a Conditional Use Permit for 1) Automated Drive-Through Carwash with Self Vacuum Stations 2) Design Reviews for a Two-Story Commercial Retail Building with Electric Vehicle Charging Stations 3) A Comprehensive Sign Program and 4) Lot Merger for the proposed development located at 11701 South Street in the Commercial General (C-G) Zone

**Applicant:** Dong Ah Development Inc.

**Location:** 11701 South Street, Artesia, CA 90701

**CEQA Determination:** Pursuant to the California Environmental Quality Act (CEQA), the Planning Department has determined that this project is categorically exempt from the requirements of CEQA pursuant to Section 15332, Class 32 Infill Development.

Members from the public who would like to address the City Council may appear at the public hearing during the consideration of this item and state their opinion. If you wish to provide written comments, please deliver them to the Artesia City Clerk's Office at 18747 Clarkdale Avenue, Artesia, CA, or by email: [publiccomments@cityofartesia.us](mailto:publiccomments@cityofartesia.us), by 12:00 pm on the date of the public hearing. If you have questions about this notice, please contact the Artesia City Clerk's Office at (562) 865-6262 or by email above.

If you challenge any action related to this public hearing in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Jennifer Alderete,  
 PUBLISHED: August 2, 2024  
 City Clerk

Published at Los Cerritos Community Newspaper 8/2/24

**CITY OF ARTESIA NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Artesia will hold an Regular City Council Meeting at the Artesia O. Little Community Center Westside Hall located at 18750 Clarkdale Avenue, Artesia, CA, at **7:00 p.m. on Monday, August 12, 2024**, to conduct a Public Hearing concerning the adoption of updated Los Angeles County Building and Safety Fee Schedules. The Council will also consider a finding that this project is not subject to CEQA pursuant to State CEQA Guidelines section 15378(b)(4).

Members from the public who would like to address the City Council may appear at the public hearing during the consideration of this item and state their opinion. If you have written comments that you wish to submit, please deliver them the Artesia City Clerk's Office at 18747 Clarkdale Avenue, Artesia, CA, or by email: [publiccomments@cityofartesia.us](mailto:publiccomments@cityofartesia.us), by 12:00 pm of the public hearing date. If you have questions about this notice or the proposed fees and charges, please contact the Artesia City Clerk's Office at (562) 865-6262 or by email above.

If you challenge any of these proposals in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the notice, or in written correspondence delivered at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact Jennifer Alderete, City Clerk. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

Jennifer Alderete  
 City Clerk

PUBLISHED: August 2, 2024  
 Clerk

Published at Los Cerritos Community Newspaper 8/2/24



# AURA ACADEMY

## AMERICAN UNIVERSITY RESEARCH ACADEMY

AN INTERNATIONAL BACCALAUREATE (IB) HIGH SCHOOL

## Early College Program (ECP)

Shorten your Bachelor's degree up to 1.5 years

- STEAM: Science, Technology, Engineering, Arts, and Mathematics
- Christian Values
- Learn a New Language
- Scholarship Opportunities
- Global Perspective
- Develop Critical Thinking

## New 2024-2025 Scholarships:

One Full Scholarship, if eligible, up to USD \$60,000  
9th and 11th grades only, one each

AURA High School, an International Baccalaureate (IB) MYP and DP Candidate School\*. This school is pursuing authorization as an IB World School. These are schools that share a common philosophy—a commitment to high quality, challenging, international education that AURA High School believes is important for our students.

\*Only schools authorized by the IB Organization can offer any of its four academic programmes: the Primary Years Programme (PYP), the Middle Years Programme (MYP), the Diploma Programme, or the Career-related Programme (CP). Candidate status gives no guarantee that authorization will be granted. For further information about the IB and its programmes, visit [www.ibo.org](http://www.ibo.org)

 562.800.0249

 [www.auracademy.org](http://www.auracademy.org)

 [admission@auracademy.org](mailto:admission@auracademy.org)

 Building 2, 1600 E Hill St., Signal Hill CA 90755

