

### WETLANDS



Richard H. Grant | Signal Tribune

Aerial views of part of the Los Cerritos Wetlands on the eastern side of Long Beach on Oct. 3, 2023.

# A PAUSE FOR ENVIRONMENTAL CAUSE

Angela Osorio

Environmental Reporter

For many months, the Los Cerritos Wetlands Trust and local residents have urged the City of Seal Beach to order a full environmental review for a proposed 4.6-acre solar panel project near the Los Cerritos Wetlands, due to environmental concerns over its threats to nearby wildlife and endangered species.

Running through Long Beach and Seal Beach, the Los Cerritos Wetlands make up about 500 acres of precious ecological habitat for numerous wildlife, flora and fauna, including rare and endangered species. It is all that remains of the historic 2,400-acre wetlands complex that previously went through areas of Los Angeles, the San Gabriel River and Orange County. Over the decades, city developers have taken chunks of the land for private and commercial projects.

Currently, the LCW Authority owns about 240 acres of the wetlands, with the remaining areas divided between private and public stakeholders.

The fight against the solar panel project comes shortly after the Trust secured funding to finally begin restoration on 100 acres of the wetlands, and amid ongoing efforts to bring the remaining 400 acres out of private ownership.

The Trust, which advocates for protection of the wetlands, has opposed the Hellman Corporation's plans to build two arrays with about 2,000 solar panels on land surrounded by Los Cerritos Wetlands and adjacent to the Hellman Ranch Trail. The solar panels would provide sustainable energy to the Hellman Ranch and nearby Oil Gas Facility.

The corporation announced the project last year and released a Mitigated Negative Declaration (MND) in July 2025, awaiting the City Council's approval.

see LOS CERRITOS WETLANDS page 4

### COMMUNITY

## Local resident wants to transform a vacant lot into a community garden

Fourth Street resident and nature lover Max Feinland will host a series of meetings over the next few months for residents who want to get involved.

Samantha Diaz

Managing Editor

A Fourth Street resident is working to open Long Beach's next community garden, offering everything from vegetables and herbs to a workshop space and a tool and gear library.

With a background in environmental justice and a desire for healing third spaces, specifically the kind that embody queer joy, Max Feinland is determined to create a community garden in a vacant lot near Bixby Park. He envisions a space with native plants that attract pollinators, herbs that can serve a medical purpose and a rotating crop space — just to start.

The garden titled Jardín Colibrí (hummingbird garden in English) will also function as an educational space, urban farm and pollinator sanctuary meant to uplift marginalized members of the community, including the LGBTQIA+, BIPOC, immigrant, and disabled communities.

"A lot of us who live here in SoCal are so urbanized, you know, we don't get the opportunity to really be immersed in nature, but it's so important for us as humans because we are part of nature," Feinland said. "So it's a part of our own well-being, but it's also about us creating that connection."



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Kale is picked after being grown in the outdoor garden of Casa Chaskis on Oct. 19, 2021.

see COMMUNITY GARDEN page 7



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## REP ROUNDUP

## What did Long Beach representatives do in February?

Kristen Farrah Naeem

Staff Writer

This installment of the *Signal Tribune's* monthly series covers actions taken and statements made by Long Beach's federal and state representatives in February 2026.

Elected officials were involved in discussions, debate and legislation surrounding immigration, tariffs, healthcare and housing.

The purpose of this ongoing series is to help the public stay abreast of their elected officials and hold them accountable beyond Election Day.

**Robert Garcia**

*U.S. Representative for California's 42nd Congressional District*

**LBCC:** Garcia announced on Feb. 6 that Long Beach City College will receive \$1.5 million in federal funding to upgrade the school's Child Development Center. Improvements will be made to the outdoor learning space, additional playground equipment will be added, and access to early childhood education will be expanded.

"We know reliable childcare can make a real difference for families, and the LBCC Child Development Center is a space that so many families rely on," Garcia said in a public statement. "At LBCC, many of our students and faculty are also parents, and having a safe, welcoming place for their kids matters."

**Tariffs:** On Feb. 20, the Supreme Court ruled against the trade tariffs President Donald Trump imposed on imports from other nations, deciding that the International Emergency Economic Powers Act (IEEPA) does not give the president the power to impose tariffs. In response to the Supreme Court ruling, Trump has imposed additional tariffs.

"Donald Trump has caused chaos globally with his reckless tariff policies that have raised prices and impacted America's ports," Garcia said in a public statement. "The Supreme Court has made it clear that these tariffs are illegal and harming consumers. It's time to move forward and bring costs down for families."

**Venezuela:** Garcia sent letters

to the Treasury, State, and Energy Departments on Feb. 23, demanding these departments provide details of any funds and agreements made between the United States and Venezuelan governments. Since the U.S. abducted Venezuela's leader and took control of the smaller nation's oil, over \$1 billion of oil has been sold. The U.S. has also agreed to sell Venezuelan oil to the Cuban private sector.



Richard H. Grant | Signal Tribune  
Congressman Robert Garcia talks to Long Beach residents during his first town hall meeting in Downtown Long Beach on Aug. 23, 2023.

**Nanette Díaz Barragán**

*U.S. representative for California's 44th Congressional District*

**ICE:** Barragán joined other members of the Steering and Policy Committee for a hearing on the intensified immigration enforcement under the Trump administration. During the hearing, officials heard from the son of a veteran who had been allegedly assaulted by ICE, a pastor, the policy director of the American Immigration Council, the Mendota Heights chief of police, and the lawyer for Renee Good's family.

**Healthcare:** Barragán met with decision-makers and doctors from the Community Clinic Association of Los Angeles County and AltaMed to discuss rising medical costs and cuts to federal programs, such as Medi-Cal.

Participants discussed how recent cuts in federal funding are affecting patients and medical facilities. Those present expressed concern over proposed slashes to Centers for Disease Control and Prevention (CDC) grants that could cost California hundreds of millions of dollars, potentially impacting HIV prevention, disease tracking and access to care. After \$50 million in federal funding was previously cut, some clinics have been forced to close, while others can no longer afford to provide services such as vaccinations and STI testing.

**Housing:** In San Pedro on Feb. 18, Barragán brought together housing providers, landlords, advocates and renters for a roundtable discussion focused on the rising cost of housing. The group spoke about challenges families face finding and keeping affordable homes, as well as concerns about proposed cuts to federally funded housing programs, such as the Housing Choice Voucher Program.

Lourdes Castro Ramirez, president and chief executive officer of the Housing Authority of the City of Los Angeles, said the Housing Choice Voucher Program, or Section 8, has a waitlist of 10 to 15 years. She also stated the average annual income of beneficiaries of this program is about \$13,874, with about 20% being seniors.

"When rent goes up, the cost of living goes up," Barragán said in a public statement. "But Trump and Republicans continue to try and make drastic cuts to our affordable housing programs that make it harder and harder for Americans to remain housed. This is unacceptable. Trump and Republicans promised to lower costs on Day 1, but they have only increased the costs of our groceries, rent, utilities, child care, and elder care. Americans deserve better and House Democrats will fight for your right to remain housed."

**Lena Gonzalez**

*California State Senator for the 33rd District*

**Disability Advocacy:** Gonzalez introduced Senate Bill 1052 on Feb. 12, which aims to ensure Californians with mental and physical



Richard H. Grant | Signal Tribune  
Cars speed by along Willow Street in Long Beach past the Magnolia and Willow antique shop which has been hit by cars near the side entrance multiple times on Sept. 19, 2023.

disabilities are still able to access necessary services if their primary caregiver is detained or deported by immigration agents.

Under current law, representatives can be appointed to advocate for individuals with disabilities, but cannot be pre-designated for emergencies.

If passed, this bill would allow the State Council on Developmental Disabilities to assign authorized representatives when someone's primary caregiver is detained or deported, helping people maintain their access to housing, employment and regional center services.

"No family should live in fear of what happens to their loved one with a disability if they are suddenly no longer able to be there to provide support," Gonzalez said in a public statement. "Yet that is the reality families are facing more and more every day, as reckless federal immigration raids tear families apart. SB 1052 provides clear, commonsense safeguards to protect the rights of people with disabilities and ensure they never lose the support, stability, and peace of mind they deserve, especially in these difficult times."

**Traffic Safety:** Gonzalez introduced Senate Bill 1279 on Feb. 20, which would allow Long Beach to install speed cameras on Pacific Coast Highway. Because PCH is a state route, the City is not currently allowed to place speed cameras there.

Although PCH represents 8 of the city's 217 miles of major roadway, it has accounted for 39 of 192 traffic deaths since 2020—about 20% of vehicle-related fatalities in Long Beach.

"We can't ignore that one in five of our city's speed-related deaths occur on the PCH," Gonzalez said in a public statement. "To protect the pedestrians, bikers, and drivers of Long Beach effectively, we need to improve safety along this corridor. Let's give Long Beach the authority it needs to use proven tools and calming-traffic measures that keep our city safe."

**AI Deepfakes:** Gonzalez introduced Senate Bill 1146, a proposal aimed at addressing the use of artificial intelligence to create fake videos and audio recordings of doctors. The measure, sponsored by the California Medical Association, seeks to prevent scams in which physicians' images and voices are copied without their permission.

According to a statement from Gonzalez's office, some scammers are using AI-generated "deepfake" content to sell unproven supplements and so-called miracle cures, and to share false medical advice.

**Josh Lowenthal**

*California Assemblymember for the 69th District*

**Trans Kids in Sports:** On Feb. 6, a press conference and protest was held in Long Beach calling for transgender children's participation in sports to be limited. Lowenthal showed up to speak against the gathering.

"We all know that they don't actually care about women," Lowenthal said.

Lowenthal then challenged the Republican politicians who organized the press conference to vote in favor of an early action budget vote to allocate \$90 million for women's healthcare, reproductive health, cancer care screenings and children's health, if they actually cared about women.

Netizens have accused Lowenthal of showing his middle finger to demonstrators during the press conference, and have been leaving angry comments on his social media posts since then.



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Candles are lit to memorialize the 32 trans people killed in the United States in 2022 during the annual Trans Day of Remembrance at Harvey Milk Promenade Park on Nov. 20, 2022.

**Bob Foster:** Lowenthal made a public statement on the floor of the state legislature honoring late Long Beach Mayor Bob Foster, calling him "a public servant who led with integrity, who led with courage, who led with an unwavering commitment to doing what was right even when it wasn't easy."

**ICE:** Lowenthal posted a video alongside Garcia and Gonzalez on Feb. 3, where they expressed support for immigrant communities and condemned ICE.

"We are all immigrants," Lowenthal said in the video. "[...] And we're proud of our community and we stand with you shoulder to shoulder."

**Read the full rep roundup online at SigTrib.com**

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# AROUND TOWN

## A WEEKLY LIST OF THINGS TO DO IN LONG BEACH AND SIGNAL HILL

**T**his week is rife with ways to help the Long Beach community through fundraisers and reopenings, as well as swaps and markets to shop local.

Support local this weekend with a button-making fundraiser for ÓRALE as part of Fourth Street's Fourth Fridays, a fundraiser party for a pottery studio Saturday featuring DJs, food, drinks, tattoos and vendors, or a grand reopening dance, drink and food party for Sala Coffee and Wine to celebrate their return after a car crashed into the shop.

Accessible art has a spotlight this week, with a baroque classical concert Saturday afternoon, a short film open mic-style screening at PLACE Saturday night, a drawing session at the Long Beach Museum of Art Sunday afternoon, a print-making and drawing club at PLACE Monday and Wednesday respectively and Good Time's inaugural open mic night Thursday.

Those in need of a closet refresh or simply want to scratch the shopping itch can attend a clothing swap at Trademark Brewing or a record swap at Alex's Bar both on Saturday. Learn new things at a pilates and dance skate session Sunday morning, a book club with Care Culture Collaborative Monday night, a senior caregiving workshop Tuesday afternoon, or workshops on childbirth options and mental health both Thursday.

### 27 FRIDAY

#### FOURTH FRIDAYS

6 p.m. to 9 p.m. Fourth Street will be bustling during this monthly street activation series where restaurants, shops and cafes have activities and deals going on. Local mutual aid group Care Culture Collaborative will be at Page Against

the Machine (2714 E. Fourth St.) offering totes, zines, buttons, nargan and more, while local artist Douglas Powers will be running a button-making and buying booth, with proceeds going to ÓRALE. Free.

#### OPEN MIC

6 p.m. to 9 p.m. This open mic flow state encourages people to express themselves at Native Sol (2018 E. Fourth St.). There will be vendors, DJs, curated pop-ups and a special guest artist. Free.

### 28 SATURDAY

#### CLOTHING SWAP

Noon to 5 p.m. Donate your old clothes and grab some new pieces at this mutual swap at Trademark Brewing (233 E. Anaheim Blvd.) hosted by Long Beach Swaps. There is no mutual swap required, and participants are asked to bring clean, gently-used clothing. Free.

#### CLASSICAL CONCERT

Noon. The Musica Angelica Baroque Orchestra will present a FREE community concert for all ages at the Harte Neighborhood Library (1595 W. Willow St.). Ticket discounts and giveaways for a future Musica Angelica performance will be offered, and the audience can participate in a Q&A after the performance. Free.

#### SELENA QUINTANILLA MARKET

1 p.m. to 8 p.m. Downtown Long Beach is bringing amor prohibido energy to the Pike Outlets (95 S. Pine Ave.) with a Selena Quintanilla-themed night market. There will be live music, a Selena Canva painting, giveaways, games, plenty of local vendors and more. Free.

#### FUNDRAISING PARTY

4 p.m. to 10 p.m. Help a local resident open up her pottery studio Slow Matters Studio with this fundraising party featuring a stacked food lineup, drinks, art, tattoos, music, raffles, games and more at 2924 E. Fourth St. Free.

#### SALA REOPENING PARTY

6 p.m. to 9 p.m. Sala Coffee and Wine (3853 Atlantic Ave.) is celebrating its reopening with a party featuring DJs Bozo Bar and Freak Junior 88, drink specials and a menu by Chef Jose with tacos, a green chile burger, a crispy shallots burger and cheesecake options. Free.

### 01 SUNDAY

#### DRAWING SESSION

11 a.m. to 1 p.m. Become inspired at the Long Beach Museum of Art's monthly drawing session (356 E. Third St.) where residents can draw inside the gallery space. Creative prompts will be provided and visitors can borrow supplies or bring their own. Free.

#### GIRLS DAY FESTIVAL

1 p.m. to 3 p.m. The Earl Burns Miller Japanese Garden on the Cal State Long Beach campus (1250 Bellflower Blvd.) will be celebrating the Japanese holiday Girl's Day, or Hinamatsuri, with an altar, ornamental dolls dressed in court attire and prayers of happiness for young girls. Tickets are \$5-10 and can be purchased online.

#### LONG BEACH LAST CALL KICKOFF

Noon to 4 p.m. This 10-day celebration begins Sunday at 300 The Promenade North to celebrate Long Beach's rich and storied bar culture. Created by Long Beach



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Long Beach Last Call, a 10-day celebration of the city's bar culture, will kickoff Sunday from noon to 4 p.m. with a free event at 300 The Promenade North.

Food Scene, the celebration includes special menus at dozens of local bars, breweries and restaurants as well as industry-specific events. For a full schedule of events visit Longbeachize.com.

### 02 MONDAY

#### BOOK CLUB

6 p.m. to 8 p.m. Care Culture Collaborative's weekly book club is every Monday at Vine LB (2142 E. Fourth St.). The current book is "Solidarity with Children: An Essay Against Adult Supremacy." You can attend and participate in discussion without having read the book. Free.

#### PRINTMAKING

7 p.m. to 9 p.m. Creatives of all types can attend this weekly printmaking session at PLACE LB (2172 Pacific Ave.) where they can make zines, fliers or any other kind of paper-centric craft and learn from others. Free.

### 03 TUESDAY

#### PAWS ON THE PROMENADE

5:30 p.m. to 6:30 p.m. This downtown dog-friendly meetup takes place on the first Tuesday of each month at Dog Haus Biergarten (210 E. Third St.). It's the perfect way to socialize your furry friend and meet fellow pet owners. Free.

#### 'TITANIC' SCREENING

5 p.m. to 7 p.m. Watch the 1998 epic romance film and best picture Oscar winner "Titanic" at the Michelle Obama Neighborhood Library (5870 Atlantic Ave.). There will be time to reflect on and discuss the film afterwards. Free.

### 04 WEDNESDAY

#### TRIVIA

7 p.m. Every Wednesday at the Long Beach Beer Lab (518 W. Willow St.) is trivia night, where attendees can test their knowledge over drinks and homemade pizza. Free.

### 05 THURSDAY

#### CHILDBIRTH OPTIONS WORKSHOP

4 p.m. to 5 p.m. Learn about birth plans, birthing centers, doulas, inductions and more at this workshop led by Birthworkers of Color at the Long Beach Community Resource Center (5599 Atlantic Ave.). Free.

#### CHANGING THE NARRATIVE WORKSHOP

5 p.m. to 6:30 p.m. Led by the Change Agents, a group of five CSULB Master of Social Work graduate students who specialize in children and family wellbeing, this 90-minute community workshop at the Mark Twain Library (1401 E. Anaheim St.) will give attendees an opportunity to work together to explore and dismantle the impacts of stigma towards mental and unhoused community members. Light refreshments will be provided. Free.

#### IS THAT IT?

#### NOPE!

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# Signal Tribune

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## HOLIDAY

# Cultural diversity shines during 2ND & PCH's joyful Lunar New Year celebration

Story & Photos by Jorge Hernandez



2ND & PCH's Lunar New Year celebration featured several performances and activities on February 21, 2026. (Top left) Musician Rogelle Zamora plays the traditional Philippine instrument Kulintang. (Bottom left) Austin Bouman performs his shaolin kung fu and wushu skills with the pose of a tiger. (Top Right) The Long Beach-based Taiko Drummers open the Lunar New Year festivities with a percussive display. (Center Right) Children feed the dancing lions envelopes and lettuce for luck and good fortune. (Bottom Right) Ling's Dance Academy from Artesia demonstrates a Classical Chinese dance.

Long Beach residents and families celebrated the annual Lunar New Year on Saturday, feeding the lions envelopes and lettuce for great fortune and luck.

The celebration, hosted by 2ND & PCH along with the Sister Cities of Long Beach and various sponsors, invited attendees to enter the Year of the Horse with cultural entertainment and activities. The Year of the Horse symbolises strength, energy, determination and moving forward.

Notable speakers took to the podium including Richer San, chair of the Sister Cities, and the first lady of Long Beach Niva Nienes Richardson.

"Today we gather not only to celebrate the new year, but to honor traditions," San said. "Cultures, families, and global friendship make this community so special."

The Kokoro Taiko Drummers of Long Beach kicked off the musical performances, which also included the Sopheary Band and the kulintang talents of Rogelle Zamora.

Performances by the Mera Dance Troupe of Long Beach, Dalisay Filipino American Dance Co, the Los Angeles-based Bolly Beat Dance Troupe, and the Ling's Dance Academy from Artesia showcased artistic diversity.

Resource booths hosted by Cambodia Town offered free compost bins to Long Beach residents, in collaboration with the City, along with photo shoots and other fun activities presented by the Sister Cities of Long Beach. Festival attendee Amy Shimizu brought her family to the festival to celebrate and enjoy the cultural event.

"It's great to see people out here with different backgrounds and ethnicities coming out here celebrating the Lunar New Year," Shimizu said. "It's great to see all the different generations here too."

The main emcee of the event Soup Pha performed with the audience to celebrate the joy of the event. Austin Bouman entertained the crowd with the beauty of martial arts during his skillful demonstration of Shaolin kung fu and wushu.

Families welcomed the main stars with a dance presentation by the Awakened Blessing Lions Troupe as the event came to a conclusion. Nathaniel Ross and his family offered envelopes with money and lettuce to the lions as it represents luck and good fortune.

"They love to see the lion dance and the other cultural dance events," Ross said. "The girls gave some lucky money to the lions and they had fun doing that."

For future events and celebrations happening at 2ND and PCH, visit [2ndandpch.com](http://2ndandpch.com) or their accounts on Instagram or Facebook.

## LOS CERRITOS WETLANDS

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An aerial view of part of the Los Cerritos Wetlands on the eastern side of Long Beach on Oct. 3, 2023.

However, the Trust claimed the MND – a report that addresses “less-than-significant” environmental impacts – did not accurately reflect the project’s environmental risks, using outdated data not representative of the wetlands’ current conditions.

The Trust, along with several residents, submitted letters to the City of Seal Beach asking for a full Environmental Impact Report (EIR) from the Hellman Corporation, under the California Environmental Quality Act.

On Monday, the Trust secured a win at the city council meeting: the Hellman Corporation will now conduct a full EIR for the project, analyzing potentially adverse impacts on the site’s surrounding environment.

“It’s an area that deserves to be thought of as on its way to be restored, not to continue to fight against these additional projects,” said Elizabeth Lambe, executive director of the Trust.

Here are some environmental concerns the Trust has cited about the project.

### Solar Panel Glare

One concern is the solar panel glare causing collisions, disorientation and a change in migration patterns. For example, the panels may confuse birds and bats that may mistake it for water, creating a “sensory trap” and causing them harm if they fly toward the hard surface. The wetlands are host to many bird species, including the Belding’s Savannah Sparrow, the California Gull, Cooper’s Hawk and the Western Burrow Owl.

The glare could also impact residents who frequent the wetlands’ walking trails, impairing their visibility.

### Vegetation Removal

The Trust is also concerned about fuel modification zones impacting vegetation that overlap with these areas. Fuel modification zones are areas designed to prevent wildfire spreading by clearing, thinning or replacing vegetation with fire-resistant plants.

If they were to remove native vegetation to create these fuel zones, it could trigger the invasion of non-native grasses, causing “type conversion,” the Trust said in a letter to the City. These grasses could become highly flammable, making the area more likely to catch fire.

“There’s extremely rare plant life and animal life out there,” said Lambe in a Feb. 4 meeting with residents concerned about the project’s environmental risks. “You cannot just sweep that under the rug.”

### Tribal and Cultural Land

The Trust said the project fails to recognize tribal land the wetlands sit on, which the Trust has identified in its own EIR for the wetlands’ restoration project.

The project also needs a tribal consultant, which is not currently outlined in the MND.

“There was a vast wetlands network that used to be out there and now there’s hardly any left,” Lambe said. “It’s death by a thousand cuts if you add in the stressors from the new big buildings that are going to be in Southeast Long Beach, another proposal for an office park ... These impacts add up.”

**“THERE WAS A VAST WETLANDS NETWORK THAT USED TO BE OUT THERE AND NOW THERE'S HARDLY ANY LEFT. IT'S DEATH BY A THOUSAND CUTS IF YOU ADD IN THE STRESSORS FROM THE NEW BIG BUILDINGS THAT ARE GOING TO BE IN SOUTHEAST LONG BEACH, ANOTHER PROPOSAL FOR AN OFFICE PARK ... THESE IMPACTS ADD UP.”**

- Elizabeth Lambe,  
executive director of the  
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**Pet of the week: RJ**

Want a challenge? We present RJ, a glossy, black kitten. He had been adopted previously but became ill in his new home, so his owners returned him. The veterinarians found out that he's FIV-positive, which means that he has a virus that affects his immune system. RJ grew up in an isolation ward at Long Beach Animal Care Services without much interaction or socialization, but he's fine now. However, he never learned how to be a kitten~ The volunteers are working patiently and lovingly with RJ, and we know he really, really wants to be a good boy! RJ would be great as a solo cat~FIV can be transferred through a bite, but FIV-positive cats can live full lives if their symptoms are managed. RJ's only 9 months old~he deserves to live the rest of his good life in a loving home. To adopt or foster RJ, email [PetAdopt@longbeach.gov](mailto:PetAdopt@longbeach.gov) to speed the process, or call (562) 570-7387. Better yet, pay a personal visit to our shelter, 7700 E. Spring St., Long Beach (at entrance to El Dorado Park, no parking fee for shelter guests). Ask for ID#A745252.

(This rescue encouraged by the usual suspects.)

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Duly Appointed Trustee: **Western Progressive, LLC**

Deed of Trust Recorded 06/12/2006 as Instrument No. 06 1279480 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California.

Date of Sale: 04/09/2026 at 11:00 AM  
Place of Sale: **IN THE COURTYARD OF THE CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766**

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 159,596.51

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust. Street Address or other common designation of real property: **3345 LEWIS AVENUE, SIGNAL HILL, CA 90755**

A.P.N.: 7148-001-021

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$ 159,596.51.**

**Note:** Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

**If the Trustee is unable to convey title for any reason, the 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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not 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 this property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case **2024-00154-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. Pub. The Signal Tribune: February 27 & March 6, 13, 2026

**TST8028 / 2026 011152 FICTITIOUS BUSINESS NAME STATEMENT**

The following person is doing business as: **OSAIC WEALTH, 3229 E. SPRING ST., SUITE 340, LONG BEACH, CA. 90806.** County: LOS ANGELES. Registrant: **M.J.PETERS & ASSOCIATES, 3229 E. SPRING ST., SUITE 340, LONG BEACH, CA.90806.** State of Incorporation/Organization: CA. This business is conducted by: aCorporation. I declare that all information in this statement is true and correct. Signed: **MICHAEL J. PETERS, CEO.** The registrant has begun to use this fictitious businessname. The registrant began using this fictitious business name in 01/2026. This statement was filed with the county clerk of Los Angeles County on Jan 15, 2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. 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). Pub. The Signal Tribune: February 13, 20, 27 & March 6, 2026

**TST8029 Case No. 26STPB01302 NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

Janet Louise Young 1. To all heirs, beneficiaries, creditors, contingent creditors and persons whomay otherwise be interested in the will or estate, or both of Janet Louise Young 2, A Petition for Probate has been filed by Lawrence Perry Young in the Superior Court of California, County of Los Angeles. 3. The Petition for Probate requests that Lawrence Perry Young be appointed as personal representative to administer the estate of the decedent. 4. 5. 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 and 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. 6. **A hearing on the petition will be held in this court as follows:** a. March 9, 2026 @ 8:30AM, Department 4b. Stanley Mosk Courthouse 111 North Hill St., Los Angeles, CA 90012.7. **If you object to the granting of the petition, you should appear at the hearing and state your objection or file written objections with the court before thehearing.** Your appearance may be in person or by your attorney. 8. **If you are a creditor or 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 with the later of either (1) four months from the date of issuance of letters to a general personal representative, as definedin section 58(b) of the California Probate Code or (2) 60 days from the date ofmailing 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.9. You may examine the file kept by the court.** If you are a person interestedin 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 anypetition or account as provided in Probate Code Section 1250. A request for Special Notice form is available from the Court clerk. **ATTORNEY FOR PETITIONER: Erica Shepard 40200 Truckee Airport Rd #1 Truckee, CA. 96161 530-587-2002** Pub. Signal Tribune, February 13, 20, 27, 2025

**TST8030 / 2026 029340 FICTITIOUS BUSINESS NAME STATEMENT**

The following person is doing business as: 1. WILMINGTON LANDS COMPANY, 2. WILMINGTON LANDS CO., 3. WILMINGTON LANDS, 4. WILMINGTON LANDSCO, 1012 GULF AVENUE, WILMINGTON, CA. 90744. County: LOS ANGELES.Registrant: 1. DALIA PALSSON, 1012 GULF AVENUE, WILMINGTON, CA. 90744.2. KAJ PALSSON, 1012 GULF AVENUE, WILMINGTON, CA. 90744. State of Incorporation/Organization: N/A. This business is conducted by: a General Partnership. I declare that all information in this statement is true and correct. Signed: **DALIAPALSSON, GENERAL PARTNER.** The registrant has begun to use this fictitious business name. The registrant began using this fictitious business name in 11/2015. This statement was filed with the county clerk of Los Angeles County on Feb 9, 2026. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use inthis 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). Pub. The Signal Tribune: February 13, 20, 27 & March 6, 2026

**TST8037/Order No: 2876 Auto Lien Sale**

On 03/11/2026 at 9635 LAUREL ST LOS ANGELES, CA a Lien Sale will be held on a 2022 KIA  
VIN: 5XXG64J25NG123660  
STATE: CA LIC: 9DYV652 at 9AM

**TST8038/Order No: 4406 Auto Lien Sale**

On 03/11/2026 at 3383 OLIVE AVE SIGNAL HILL, CA a Lien Sale will be held on a 2015 MERCEDES-B  
VIN: 4JGDF7DE2FA510296  
STATE: CA LIC: 9ASZ964 at 9AM

**TST8039/Order No: 4529 Auto Lien Sale**

On 3/11/2026 at 755 E MANCHESTER BLVD LOS ANGELES, CA a Lien Sale will be held on a 2018 FORD  
VIN: MAJ6P1SL5JC201109  
STATE: CA LIC: 8HTL030 at 9AM

**TST8040/Order No: 4732 Auto Lien Sale**

On 3/11/2026 at 755 E MANCHESTER BLVD LOS ANGELES, CA a Lien Sale will be held on a 2025 HONDA  
VIN: 1HGCY1F29SA012148  
STATE: CA LIC: 9PUC255 at 9AM

**LIVES LIVED**

- Leonard Hicks 68
- Linda Sargeant-Killion 82
- Elizabeth Porter 96
- Raymond Bullo 72
- Thomas Arlotta 30
- Tracy Schiller 58
- Clemente Hernandez III 60
- Don Dellett 85
- Ruth MacIntyre 80
- Rodolfo Alvarado-Grimaldo 56
- Roman Mago 51
- Sonny Okereke 62
- Helen Hetzler Jones 77
- Deborah Burger 72
- Eunice Okeke 80
- Michael Gerdis 84
- Feral Williams 67
- Yothin Jantravat 88
- Cyndi Dickens 56
- John Cannici 87
- Randy Smith 79
- Lara Thach 38
- John Odom 76

The families were assisted by *McKenzie Mortuary.*  
For more details on service dates and times, contact (562) 961-9301

**TST8044/Order No: 4900 Auto Lien Sale**

On 3/17/2026 at 7400 GARFIELD AVENUE BELL GARDEN, CA a Lien Sale will be held on a 2018 SUBARU  
VIN: JF1VA1B6XJ9803945  
STATE: CA LIC: 9HEZ520 at 9AM

**TST8045/Order No: 4919 Auto Lien Sale**

On 3/17/2026 at 6832 CRENSHAW BLVD LOS ANGELES, CA a Lien Sale will be held on a 2023 LEXUS  
VIN: 58AJZ1B16PU142608  
STATE: CA LIC: 9EGK467 at 9AM

**NEED TO POST A LEGAL NOTICE?**

legalnotices @signaltribune.com

**LONG BEACH UNIFIED SCHOOL DISTRICT**

**TST8042**

**NOTICE OF PUBLIC HEARING NOTICE OF CONSIDERATION OF DEDICATION EASEMENT**

NOTICE IS HEREBY GIVEN that the Governing Board of the Long Beach Unified-School District ("District"), at its regular board meeting to be held on March 4, 2026, at 5 p.m. in the District Administration Building located at 1515 Hughes Way, Long-Beach, CA 90810, will consider dedicating an easement to the City of Long Beach forthe installation of a fire water meter. The easement will allow the City of LongBeach to construct, install, use, maintain, operate, repair, replace, inspect, and, ifnecessary, remove water systems and/or facilities and appurtenant equipmentwithin the designated area as described in the Grant of Easement. Said proposedeasement will be located on a portion of the District's Kettering Elementary Schoolllocated at 550 Silvera Ave, Long Beach, CA 90803.

Questions and/or comments should be directed to David Miranda, AssistantSuperintendent of Facilities & Operations at (562) 997-7550.Pub 2/27/2026

Pub 2/27/2026

# EYE ON CRIME

## CRIMES REPORTED BY THE SIGNAL HILL POLICE

### Wednesday, February 18

12:50 a.m., Grand theft – motor vehicle, 2000 block Freeman Ave.  
5:17 p.m., Battery, 3200 block E. Willow St.

### Thursday, February 19

10:29 a.m., Identity theft, 3200 block Cerritos Ave.  
11:44 a.m., Injury traffic collision, Cherry Ave./E. 19th St.  
8:56 p.m., Petty theft, 900 block E. 33rd St. (suspect arrested)

### Friday, February 20

9:57 a.m., Kidnapping; inflict corporal injury on spouse, 1700 block E. 28th St. (suspect arrested)  
10:26 a.m., Identity theft, 2600 block Cherry Ave.  
6:09 p.m., Grand theft, E. Willow St./Cherry Ave.  
7:39 p.m., Loitering; possessing controlled substance, 900 block E. 33rd St. (suspect arrested)

### Saturday, February 21

10:45 p.m., Fire, Walnut Ave south of E. Hill St.

### Sunday, February 22

N/A

### Monday, February 23

4:27 a.m., Injury traffic collision, 700 block E. Spring St.

### Tuesday, February 24

12:21 p.m., Grand theft, 2400 block Cherry Ave.  
12:48 p.m., Grand theft, 1600 block E. Willow St.  
1:14 p.m., Forgery, 3200 block Industry Dr.

*LBPD reporting area is too extensive to report here, but you can go to their website: [longbeach.gov/police](http://longbeach.gov/police). Once there, click on Crime Info, then Crime Incident Mapping Application. Click on Launch Crime Incident Mapping Application and type in an address.*

You can use filters to select dates and types of crime.

## COMMUNITY GARDEN continued from page 1

In order to transform the lot near Fourth Street, Feinland hopes to utilize a program from Long Beach's Office of Climate Action and Sustainability: the Urban Agriculture Incentive Zone program. Through this program, property owners of vacant lots receive a tax incentive if they enter a five-year minimum contract with the City to allow their lot to be used for agricultural purposes.

The program began in 2018 and has resulted in three gardens in Long Beach, according to the Office of Climate Action and Sustainability:

- Crown Victory Community Garden – 914 Redondo Ave.
- Grow2Zero Farms – 2851 Santa Fe Ave.
- Captain Charles Moore Urban Community Garden – 3121 Long Beach Blvd.

The Crown Victory Community Garden and Captain Charles Moore Urban Community Garden were both established by the nonprofit Long Beach Organic. According to the City of Long Beach, At least 50 prospective farmers/gardeners have expressed interest in finding a vacant lot, "but the lack of vacant lots offered by property owners has meant that all but three have not been able to participate."

**Max Feinland envisions a space with native plants that attract pollinators, herbs that can serve a medical purpose and a rotating crop space — just to start.**

Feinland is prepared for this possibility, he said. If the property owner of the lot near Bixby Park doesn't want to participate in the program, they'll take the structure and planning of their garden and apply for lots throughout the city.

"I think that having third spaces and community spaces where you can just show up and you aren't expected to do anything except hang out and be in a space that you love — I think we all just need some more of those," Feinland said. "A lot of people I know and who are my age are like, 'Oh, I can't even go



Richard H. Grant | Signal Tribune

An aerial view of the tropical fruit tree orchard at The Growing Experience Urban Farm in the Carmelitos neighborhood of Long Beach on May 6, 2022.

out because I can't even afford it.' And we're kind of socially isolated in that sense ... I think that's also a reason why we went with a community garden in particular, because it does create that physical space for people to exist and build community with each other."

According to Long Beach Fresh's community garden map, there are 17 community gardens located throughout the city, with six residing in downtown Long Beach. Bixby Park is 1.3 miles from the nearest community garden, the 1st and Elm Community Garden.

Eventually, Feinland said the garden will act as a workshop space where residents can share skills and learn sustainable practices, a tool and gear library where people can rent objects for free and a stage where they can host a performance space. He said a big inspiration for him has been seeing how the Tongva and Puvungga tribes take care of their land, adding that he wants the space to take a "decolonized" approach.

"I think that this is sort of like an ideological shift in some ways. A lot of us come from a background where we kind of are viewing land as something to exploit," Feinland said. "The view I'm really taking here is about building a relationship to land, viewing land as something alive in itself and something that has agency and something that you can actually build a relationship with."

For now, Feinland is encouraging anyone who wants to see be a

part of this new garden to get involved during this beginning stage. Local mutual aid group Care Culture Collaborative has joined the efforts and will be helping engage the community.

There will be several community meetings over the next few months to plan what the garden will include, in what Feinland hopes will be a "collective process." Immediate roles needed include conducting outreach, running the social media account, finding and applying for grants, getting councilmembers on board and logistical work.

To receive updates on the creation of this community garden, follow @worldmakers.collective on Instagram or email [hopeisradical@gmail.com](mailto:hopeisradical@gmail.com) to get involved. The survey is also available in the link of their bio on Instagram.

Interested residents can also fill out an online survey (via the QR code below) and express what they would want for the community garden, needs they have and skills they can offer:



**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.VIPLoan.COM](http://WWW.VIPLoan.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

## EDUCATION

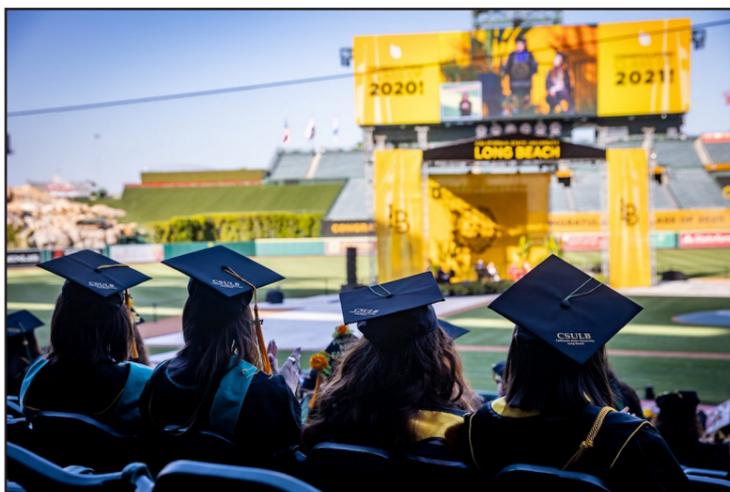
# New bill aims to help those with 'some college, no degree'

Staff Report  
Signal Tribune

To assist California's population of former college students working without a completed degree, Assemblymember Josh Lowenthal recently announced the introduction of Assembly Bill (AB) 1858.

This proposed bill would create a new pilot partnership between California State University, Long Beach (CSULB) and Long Beach City College (LBCC) in which former CSULB students who left university before completing their bachelor's degree are awarded joint associate degrees.

According to CalMatters, the bill would also authorize the chancellors of the California Community Colleges and California State University (CSU) to include three additional community college districts and CSU campuses in the pilot program. As it stands, only LBCC and CSULB would be required to participate in the program.



Richard H. Grant | Signal Tribune

A group of students sit together as speakers address the graduating classes of 2020 and 2021 during the CSULB commencement ceremony on May 30, 2021.

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"Building on the Long Beach College Promise and our longstanding partnership with Long Beach City College, we're ready to address a challenge higher education has faced for years in a practical and student-centered way," said CSULB President Andrew Jones in a public statement.

AB 1858 is sponsored by the

CSU, Office of the Chancellor. Now that it has been announced, the bill will be referred to the relevant policy committees and be discussed later this year.



Richard H. Grant | Signal Tribune

Students walk around the upper campus quad at California State University, Long Beach during the school's Week of Welcome on Aug. 30, 2021.

"The path to a commencement stage does not always follow a straight line, and this innovative pilot program recognizes each step of that life-changing journey," said CSU Chancellor Mildred Garcia.

# JIMMY E'S

13 FOR \$13 - LUNCH SPECIALS 11 AM – 3 PM \*



**BLT**

*Sourdough, applewood smoked bacon, lettuce, tomato, and mayo served w/your choice of soup, salad, or fries*



**TURKEY OR HAM SANDWICH**

*Sourdough, lettuce, tomato, and mayo served w/ your choice of soup, salad, or fries*



**TUNA**

*Toasted rye, cheddar, and tomato served w/ your choice of soup, salad, or fries*



**4 CHEESE GRILLED CHEESE SANDWICH**

*Texas toast served w/ your choice of soup, salad, or fries*



**CHICKEN SALAD SANDWICH**

*Sourdough, spicy mayo, bacon served w/ your choice of soup, salad, or fries*



**CLASSIC CAESAR SALAD**

*Romaine lettuce tossed w/ Caesar dressing*



**PENNE PESTO**

*penne pasta served w/ creamy pesto sauce served w/ garlic bread*



**SPAGHETTI MARINARA**

*house-made marinara on a bed of spaghetti pasta served w/ garlic bread*



**TACOS**

*2 tacos w/ your choice of chicken or steak served w/ chips + salsa*



**FISH SANDWICH**

*fried cod, lettuce, tomato, and tartar on a brioche bun w/ your choice of soup, salad, or fries*



**GYRO WRAP**

*spinach tortilla, gyro, tomato, onion, feta cheese and tzatziki served w/ your choice of soup, salad, or fries*



**BUFFALO CHICKEN WRAP**

*spinach tortilla, chicken tenders tossed in buffalo sauce, lettuce, tomato, onion, and cheese served w/ your choice of soup, salad, or fries*



**GOUDA MAC + CHEESE**

*Villa Frizzoni elbow macaroni smother in our creamy four cheese sauce made up of a blend of Cheddar, Monterey Jack, Parmesan, and Smoked Gouda topped with Bacon*

\*Notify your server of all known allergies or dietary restrictions. Consuming raw or undercooked meats (such as rare/medium rare), poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions