

Housing Planned for Vacant Lot

By Craig Osborn, Neighborhood Enhancement Director



The long-vacant lot next to Ralph's Supermarket will soon be home to a new housing development.

Photo by Craig Osborn

For decades, one small pocket of land in our neighborhood has remained untouched -- the vacant lot on the southeast corner of the Sunriver development. On January 18, the Rancho Cordova City Council approved the Design Review of a proposal to develop this unused piece of property next to Ralph's Supermarket, subject to certain conditions. The proposal envisions 21 units of residential housing on the parcel of about 1.5 acres.

The proposal had been previously submitted to the City's Planning Commission, which placed several requirements on the developer based on their initial concerns, which included access by Sunriver pedestrians to/from Ralph's and the existing shopping center and the visual "look" of the architecture. The developer was responsive to the concerns and revised the plans before submitting a second time. In addition, the City notified all property owners within a 500 foot radius of the lot, requesting direct input on the project. Based on the very few responses received and the Planning Commission's approval of the

revised application, the City Council placed the item on their January 18 public meeting agenda. The new conditions applied by the City Council at that time include traffic circulation requirements, pedestrian safety, and decorative lighting. Our City's processes have worked very well to provide opportunities for public input, and we'll all benefit from the changes that have been made based on that input. For example, a previous proposal would have placed a Big O Tire Store on the lot, complete with very noisy air hoses. The proposal was denied based on negative public views.

The name of the development will be Trinity Gardens Estates. It will include sixteen 2-story units and five 1-story units designed to be compatible with the Trinity Woods complex to the north and to create a smooth transition to the low density (single-family

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Join us at the next Neighborhood Meeting Tuesday, March 22

Our special guest will be Sunriver resident and new Mayor of Rancho Cordova, Ken Cooley.



Ken will be sharing his vision for our new City. Please join us Tuesday, March 22 at Sun River Church, at the corner of Trinity River and Klamath River Drive, Room G-2, from 7 to 9 pm. Bring your neighbors!

Truckee River Island Improvements Project

By Craig Osborn, Neighborhood Enhancement Director



Many Sunriver residents have requested improvements to the island in the median of Truckee River Drive.

Last year the perimeter of Sunriver was improved immensely by a two-part landscaping project that brought roadway, sidewalk, safety, and landscaping improvements to our portions of both Sunrise Boulevard and Coloma Road. Those enhancements included landscaping of all three entryways into Sunriver – both ends of Trinity River Drive, plus Truckee River Drive. However, the Truckee portion included landscaping on only one of the two islands in the roadway median. This has left Sunriver with a second, unimproved island. As you've probably noticed, it could look a lot better.

The SNA has organized a group of volunteers to improve the second island and we welcome both your ideas and your involvement. What would you like to see in this island? We'd like to hear your ideas!

To date, the SNA has ten volunteers who will be discussing the ideas that are put forward. Of course, there are some real limitations – lack of permanent irrigation, concern about vandalism, possible need for local government approval, and

lack of a funding source. These limitations present substantial challenges; but with the dedication and resourcefulness of a group of people, a lot can happen.

The group will be led by Sunriver's own Jean Fox, who has an eye for making things look fantastic. We'll be meeting in the coming weeks to choose a design, then get started on making it happen. We welcome your ideas and/or participation. If you'd like to suggest an idea or join the work group, please e-mail cosborn@sunriveronline.org and help leave a lasting mark on Sunriver. ☺

Keep your e-mail address current!

Contact Ray Fox at rfox@sunriveronline.org

Housing

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houses) on the other side of Trinity River Drive. It will include a 25-foot landscape setback along Trinity to soften the view. The architecture will be Mediterranean-influenced, with a curved arch over the window casings.

The units will be market rate (not "affordable" or low-income housing) and will partially surround a central court which will be visible from the Klamath/Trinity intersection to the west. ☺

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Cool Tool Review- Avenger Laser Guide

By Ray Fox, Communications Director

For decades, the weekend handyman's collection of tools has gone largely unchanged. But with inexpensive lasers becoming more and more readily available, they've managed to transform a growing number of household gadgets. For example, one of this past Christmas' hottest stocking stuffers was the laser level, a techno gizmo that emits a beam of red light to assist with all kinds of honey-do projects, from hanging pictures to installing fixtures, adding new dimensions in accuracy. The latest laser tool to find its way into the handyman's toolbox is the line of Avenger Laser Guides. These slick geeky gadgets easily attach to your existing circular, miter, or table saw and project a crimson beam of light onto your cutting surface. This not only offers additional accuracy to your home carpentry project, it enhances safety as well – if the red beam falls upon your hand, you instantly know it's in the danger zone. This little device just might save you a trip to the emergency room.

The Avenger Laser Guide is extremely easy to operate. It attaches to your saw in mere moments, replacing the original outer blade washer. Operating on three watch batteries, the laser is activated by centrifugal



force – once the blade starts spinning, the unit emits a bright red beam indicating where the blade will cut. A few practice cuts will teach you where the beam falls in relation to the blade's actual kerf. In my experiments, I found adjusting measurements by a sixteenth of an inch resulted in consistently accurate cuts.

This handy unit fits most 7 1/4", 8", 10" and 12" Chop, Miter, Sliding Compound Miter and hand-held circular saws. It comes with two extra sets of batteries in addition to those already installed in the unit, as well as three extra-long bolts for installation on a variety of different machines. The Avenger Laser Guide retails for around \$40. More information is available on the Avenger Products website at www.avengerproducts.com/laser.asp

As a novice carpenter and budding handyman, I found the Avenger Laser Guide to be a welcome addition to my arsenal of tools. Best of all, it just may help me keep all ten of my fumbling fingers. ☺



Take Me Out to the Ballgame!

With summer just around the corner, it's time to plan a trip to Raley Field to catch the Sacramento River Cats in action. We'll have a tailgate BBQ in the parking lot before the game, then take our seats and root, root, root for the home team! The first step is to see how many people are interested in attending. We'll determine the size of the party, pick a date that works for the majority of those interested, and have ourselves a blast at the ball field! Group tickets are going fast, so if you'd like to attend, contact Ray Fox at rfox@sunriveronline.org today! ☺

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Local Haunted House Wins National Award

Every year as the autumn leaves scatter through the darkening streets, Sunriver's own version of Dr. Frankenstein is hard at work creating fiendishly clever creatures in his laboratory. Long-time resident Mike Fox has been making home-made monsters since he was a kid. By day, Fox composes music and jingles for radio and television. By the light of the moon, he tinkers with creating fully animated monsters that not only move, but talk and sing, using his skills as a voiceover artist to bring their personalities to life.

In years past, Mike has thrilled his Sunriver neighbors with amazing Halloween displays featuring animated robotic monsters that rival anything found at Disneyland. Traditionally, long lines formed on Klamath River Drive on Halloween night, weaving down the street and around the corner as young and old alike awaited their turn to view Fox's chilling creations. In 2001, KCRA's news team set up shop at the Fox Haunt, using it as home base for their live Halloween broadcasts.

In 2004, Mike decided to team up with Jerry Jewel of the Jewel Performing Arts Center and move his haunted house to Hagan Park. Fox devised the story line for the haunt and created some new animatronic creatures, while Jewel oversaw the construction of the premises and managed the

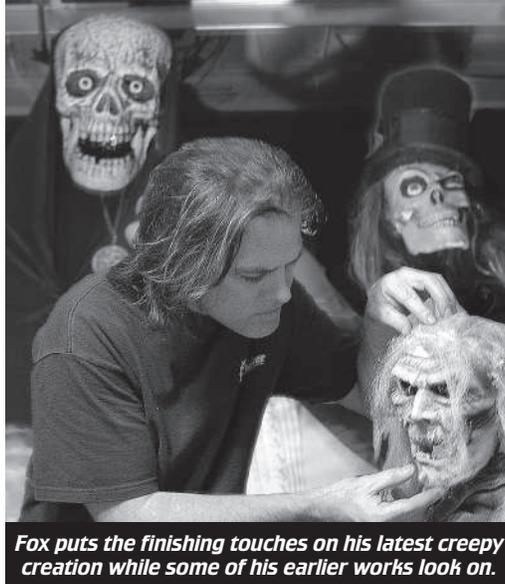
team of school-aged volunteers who staffed the event.

Following the event, Fox took the edited video footage he had taken and entered it in the annual Golden Bucky

Awards, a national competition for professional and amateur haunted houses. Because the haunted house in Hagan Park had charged a small admission fee, Fox's entry had to be placed in the Pro category. This left him competing against well financed, long-standing professional haunted attractions who'd submitted their entries from all over the United States. Over President's Day weekend, the annual Haunt X convention was held in Southern California where Fox won the coveted "Golden Bucky," the hunter's equivalent to the Oscar. Due to the accompanying notoriety, Fox has been approached by professional haunting organizations

interested in purchasing some of his animatronic creations and spooky voiceover work.

You can view some of Mike's work online by going to www.custommusic.tv and clicking on the "Creature FX" tab. As Mike's freaky creations continue to attract national attention, we can only hope he'll keep scaring the pants off those of us in Rancho Cordova seeking some Halloween thrills. ☺



Fox puts the finishing touches on his latest creepy creation while some of his earlier works look on.

Sunriver Spring Fling '05

Spring has sprung and it's time once again to celebrate! Join us for Spring Fling '05 featuring the Sunriver Easter Egg Hunt, a neighborhood potluck, and hot dogs galore from Jasper's. California Family Fitness will once again be joining us with their Wheel O' Prizes and free body fat testing. They'll also be sponsoring a bounce house for the wee ones! The fun starts at **11 a.m.** and goes until **1 p.m. Saturday, March 26** at **Sunriver Park**. Bring the kids and a potluck dish and enjoy a wonderful spring day in the park. If you'd like more information or would like to help out with this event, email Jessica Ocenosak at jocenosak@sunriveronline.org.

