

Agenda Item: ID 17-1602 (10:00 A.M.)

Date: 12/14/2017

REC'D JAN 09 10 48 AM '17  
FRESNO CITY CLERK

# FRESNO CITY COUNCIL



## Supplemental Information Packet

Agenda Related Item(s) – File ID17-1602

**Contents of Supplement: Location Map APN 505-060-19 and Exhibits 1-14 submitted by property owner Robert Mitchell**

### Item(s)

Title: Actions pertaining to the Veterans Boulevard Interchange and Extension Project

#### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

#### **Americans with Disabilities Act (ADA):**

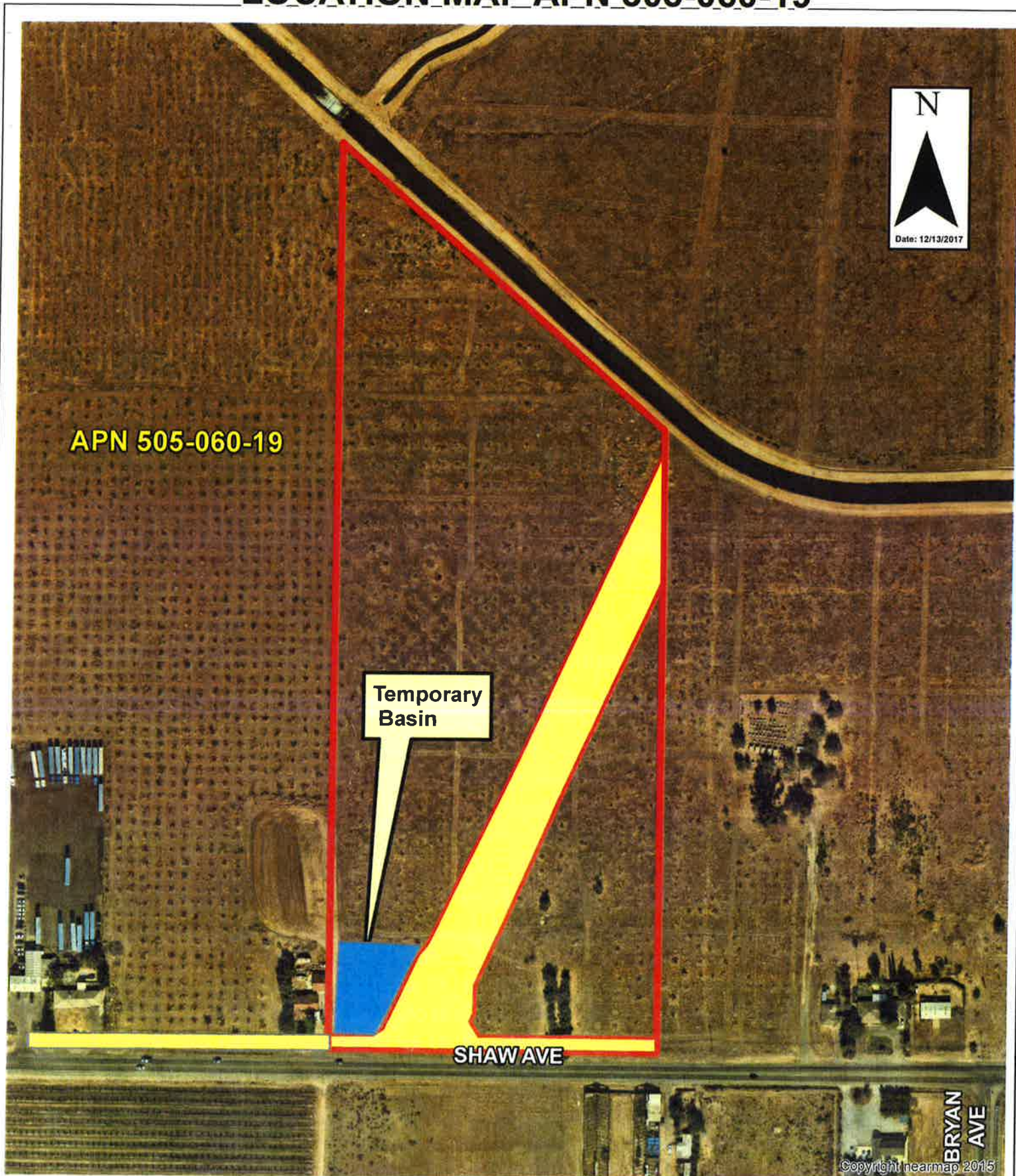
The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

10:00 item @  
10:20  
12/14/12



PUBLIC WORKS DEPARTMENT

# LOCATION MAP APN 505-060-19



APN 505-060-19

Temporary Basin

SHAW AVE

BRYAN AVE

Copyright nearmap 2015

**From:** chris@avivaca.com <chris@avivaca.com>

**To:** Cathy.Rodriguez@fresno.gov

**Cc:**

**Date:** Wednesday, November 29, 2017 01:09 pm

**Subject:** Written Request to Appear

**Attachments:**

Hello Cathy,

Regarding the Notice to Intent to Adopt Resolution of Necessity to Acquire Certain Real Property or Interest in Real Property by Eminent Domain, I am giving written notification to you of my request to appear and object to the adoption of the Resolution.

We are in agreement and have signed the document with the new offer and language on contractors cost.

However, under Section 1245.230 condition (B) that the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury. We do not think the location of the holding pond on the SW corner of Veterans Blvd. and Shaw is best suited and does cause private injury to our property values, taking away our hard corner and access to our property and object to this condition.

Thank you.

Robert Mitchell

A hard copy of this request is being mailed to you today as well.

105.00 item  
@ 10:00  
12/14/17

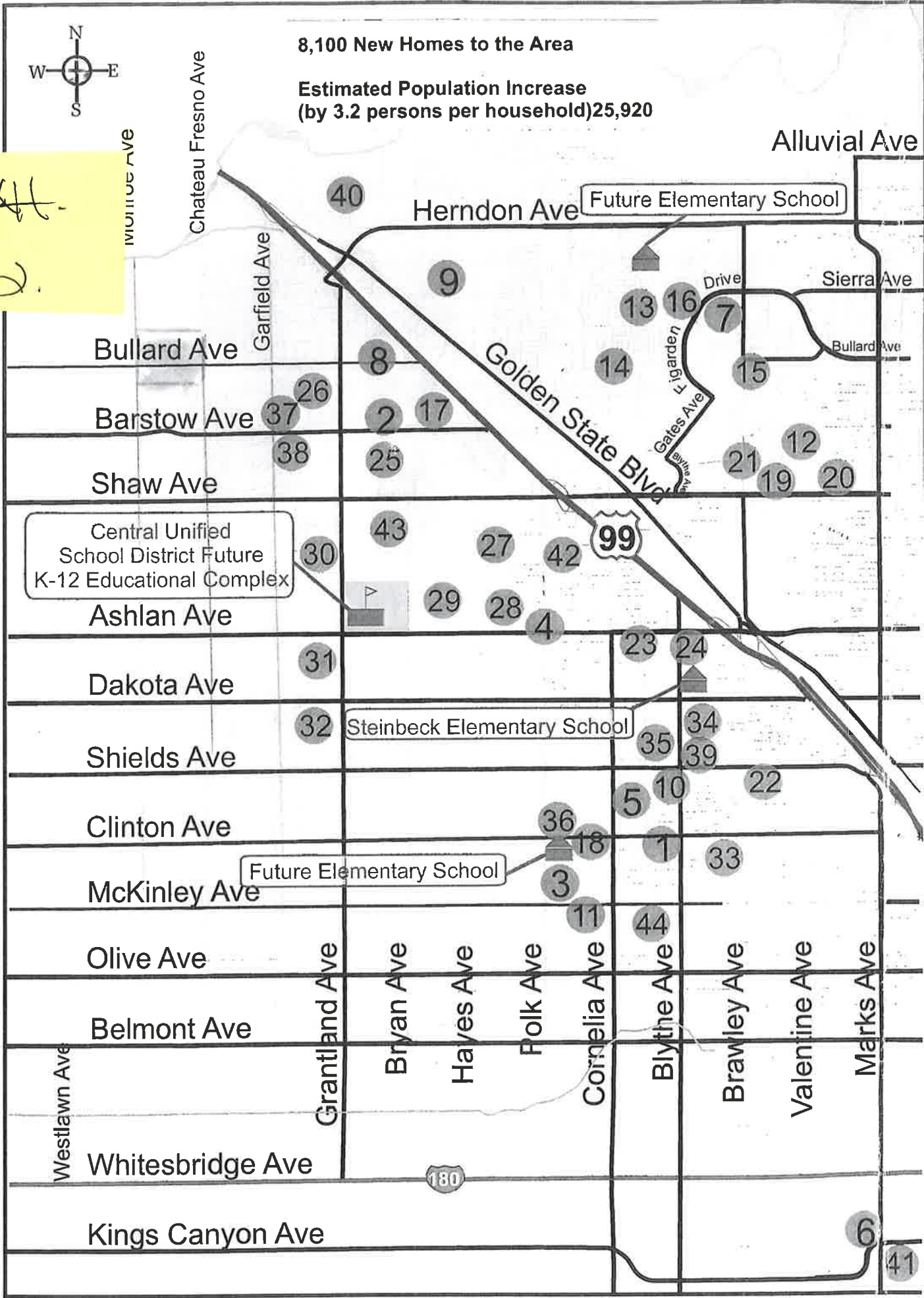
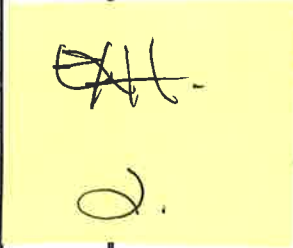
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# WEST FRESNO HOUSING DATA



8,100 New Homes to the Area

Estimated Population Increase  
(by 3.2 persons per household) 25,920



Map #	Developer	Status	# of Lots	Type
1	McCaffrey	Planned	19	SFR
2	Granville	Fall 2004 Breaking Ground	378	SFR
3	KB Homes	October 2004 Breaking Ground	179	SFR
4	Artel Farms	Planned	13	SFR
5	Nakashige/Lennar Homes	Grading to start August 2004	89	SFR
6	Fresno Investment	Planned	58	SFR
7	Rancho Huevo Crema	Planned	57	SFR
8	Grantland Ave, LLC	Fall 2004 Breaking Ground	350	SFR
9	Erin Group Ciao Properties	Planned	183	SFR
10	Lennar Homes	Under Construction	35	SFR
11	Harbour & Associates	Planned	113	SFR
12	Berry Development	Planned	248	MFR
13	Canyon Springs	Planned	138	MFR
14	Cornerstone Devel.	Planned	96	MFR
15	Lattanzio	Under Construction	296	MFR
16	Lattanzio	Under Construction	273	MFR
17	Land Dynamics	Planned	344	MFR
18	Simonian	Planned	70	PUD
19	Heritage Villas Sr. Apts	Planned	96	MFR
20	Arbor Fair Apts	Planned	50	MFR
21	Horizon Enterprises	Planned	72	MFR
22	Thompson /Fogg	Planned	160	MFR
23	Yosemite Pointe Partnership	Planned	100	MFR
24	Spalding Wathen	Planned	468	MFR
25	Horizon Enterprises	Planned	160	SFR
26	McCaffrey	Planned	152	SFR
27	Covington	Planned	68	SFR
28	McCaffrey	Planned	312	SFR
29	McCaffrey	Planned	348	SFR
30	Granville	Planned	515	SFR
31	Granville	Planned	320	SFR
32	Granville	Planned	236	SFR
33	Centex Homes	Under Construction	114	SFR
34	Lennar Homes	Under Construction	98	SFR
35	Undisclosed	Planned	62	SFR
36	Generation Homes	Planned	150	SFR
37	Granville	Planned	132	SFR
38	Granville	Planned	96	SFR
39	N Venture	Planned	68	SFR
40	Patriot Homes	Planned	231	SFR
41	Tom O'Mera	Planned	758	SFR
42	Century Builders	Planned	44	SFR
43	Lennar	Planned	121	SFR
44	Pleasant Valley Investments	Planned	86	SFR

**TOTAL 8,100**

Projected Increase in Population Based on New Subdivision Activity:  
**25,920**

**NEIGHBORING POPULATION ESTIMATE**

**Inclusive of West Fresno:**

Bounded by Marks, Herndon, Chateau Fresno and Kearney Blvd:

*Current Estimate: 70,865*



**Grubb & Ellis®**  
 Pearson Commercial  
 Property Solutions Worldwide  
*Independently Owned & Operated*

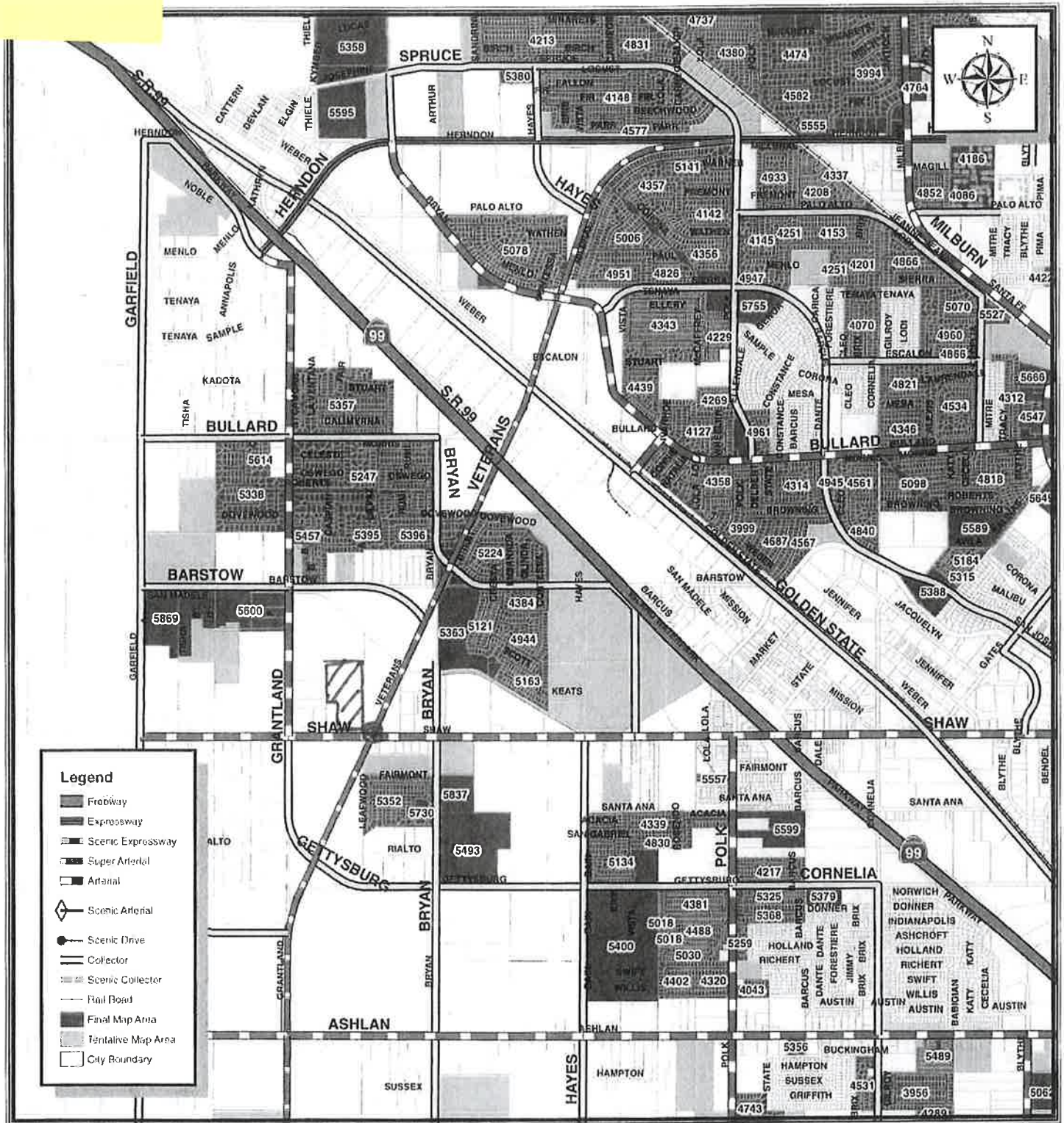
©2004 Grubb & Ellis|Pearson Commercial

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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3

# Northwest Fresno Veterans Blvd., Final and Tentative Tract Map



Signalized Intersection @ Shaw  
+  
Veterans

**Agency Agreement**

This agency agreement is made on March 9, 2004 at Fresno, California between Robert and Juli Mitchell, and The McCaffrey Group, Inc.

Robert and Juli Mitchell hereby appoint The McCaffrey Group, Inc. as its agent to obtain a rezone from the AE 5/UGM designation to the C-3 zone for 16.61+/- acres; APN 505-060-19.

Robert and Juli Mitchell hereby grants The McCaffrey Group, Inc., all rights and powers of attorney necessary to apply for and act on the behalf and as its agent in connection with applying for and obtaining the C-3 zoning. Notwithstanding the foregoing, The McCaffrey Group, Inc. shall not accept conditions imposed with respect to such entitlements or subject the Property to any bond, lien, special assessment, or similar matter.

Robert and Juli Mitchell

By *RJM Mitchell*

F:\WPDOCS\McCaffrey Regional Commercial 04-01\Neighbor\agency agreement\Mitchell, R., J. doc

EXH  
9

# Veterans Blvd/SR-99 Interchange

## **OPEN HOUSE MEETING**

October 2, 2007, 6:30-8:30 PM

River Bluff Elementary Multi-Purpose Room

6150 W. Palo Alto Ave, Fresno, CA 93722

Contact City of Fresno, Traffic Engineering Division  
at 621-8800 for more information

## **A Major Transportation Project for NW Fresno**

Ever since the 1984 General Plan, the City of Fresno has been planning for a new six-lane superarterial roadway in northwest Fresno. Previously known as the Herndon-Grantland Diagonal, Veterans Boulevard will provide a vital link to the 99 Freeway for Northwest Fresno, connecting to Grantland Avenue at Gettysburg Avenue and to Herndon Avenue just west of Polk Avenue. The Fresno City Council adopted an Official Plan Line in 1996 to preserve and protect the right-of-way for this new roadway.

The City of Fresno is now underway with a Project Study Report (PSR) for the future freeway interchange at Highway 99 and Veterans Boulevard. The PSR will include an evaluation of various configurations for the freeway ramps, right-of-way and construction cost estimates; and an analysis of potential environmental and property access issues. The PSR is due to be completed by early 2008 and is the first step in Caltrans' process for a new interchange to be built along a freeway.

## **You're Invited to an Open House Meeting**

Staff from the City of Fresno Public Works Department, Caltrans and the City's engineering consultant, Omni-Means will be available to present preliminary plans for the new connection to Highway 99, a bridge over the Union Pacific Railroad tracks and the connections to other streets such as Golden State Boulevard. With the passage of Measure C by the voters in November 2006, the Veterans Boulevard interchange at SR-99 and grade separation over the UPRR tracks is slated to receive \$60 million in funding.

Come join us to discuss any questions or concerns you may have, such as:

- Will my property be affected?
- What is the timeline for building the interchange at Highway 99?
- When will the rest of Veterans Boulevard be constructed?
- How will this affect my commute?
- How will the current interchanges at Shaw and Herndon be affected?

EXH

5



# F Business

Survivors of layoffs are facing some stressful scenarios in the workplace. **INSIDE, P2**

## Forecasters get together to color your future

Industry groups try to figure out what new hues will be hot.

By Matthew Barakat  
 Associated Press

ALEXANDRIA, Va. — You will find it esoterically pleasing when blue is paired with silver and gray. You will find it intriguing when red and white are paired but not just don't know it yet.

So say the color prognosticators at the Color Marketing Group, based in Alexandria, Va. The 1,000-member industry association group has for decades sought to forecast color trends years in advance.

"We're not sitting in our offices bossing at what people do for their dart boards to make our predictions!"

—Christine Chow, CEO

Forecasting color trends is serious business, the trade groups say. For one, it's important that manufacturers don't clash with these produced Y Furniture makers, for example.

In addition, designers cite multiple studies that show color selection is playing an increasing role in consumer purchases.

"It's not just about color, but about the overall design," said Christopher Webb, color trend designer for GM North America. Webb said 40% of consumers will walk out of a dealership and choose a different color.

For some women, the minute they open their closets, they get trash-talked or hit on or both. "Philosophy of women's rights in the 1980s. But the world of video gaming has been largely stuck in a time warp with its fast house culture of sexual insults and put-downs."

Christa Phillips plays like a girl. And she's perfectly OK with that.

Phillips serves as a good friend and mentor for Microsoft Corp.'s Xbox Live online game service. Her online group, Gamevixx, functions as a virtual Grand Central Terminal for women and girls who tread into the testosterone-steeped world of console gaming.

## Xbox ambassador carves safe niche for female gamers

By Alex Pham  
 Los Angeles Times

Christa Phillips plays like a girl. And she's perfectly OK with that.

Phillips serves as a good friend and mentor for Microsoft Corp.'s Xbox Live online game service. Her online group, Gamevixx, functions as a virtual Grand Central Terminal for women and girls who tread into the testosterone-steeped world of console gaming.

Phillips, 34, is a former professional athlete and a member of the U.S. Olympic team. She has played professional basketball for several years and has been a coach for the Los Angeles Sparks of the Women's National Basketball Association.

Phillips says she has been a role model for many young girls who want to play video games. She says she has received many letters from girls who tell her they are inspired by her.

"I'm not just a gamer," Phillips says. "I'm a woman who loves to play video games."

A worker puts beams in place on the roof of a new home under construction in the Madison Place subdivision in northwest Fresno.

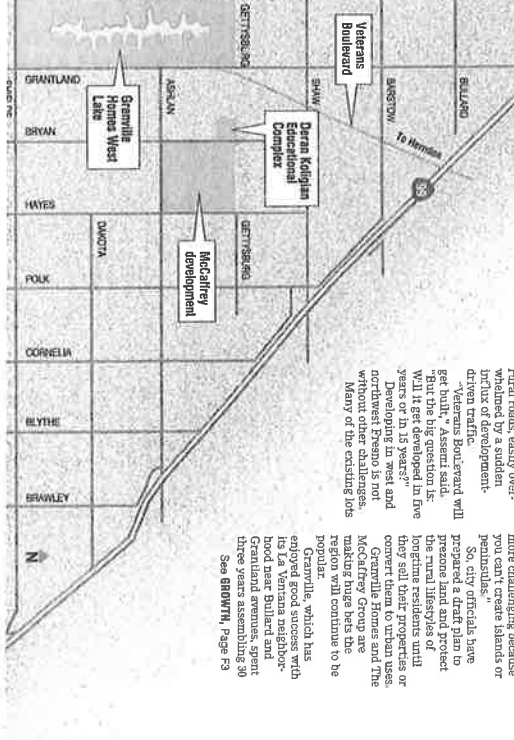
## A GROWING West Fresno is poised for dramatic change.

# DEVELOPMENT

By Sanford Kiaz  
 The Fresno Bee

Plans for new schools, subdivisions and even a large shopping center are a signal that the landscape of the new west Fresno is poised for dramatic change over the next two decades.

Highway 99 that is now a checkerboard of rural lots and new housing tracts is



entertaining in the wake of a city policy that limits 35% of new residential lots to 1.5 acres or less.

"It's a rural setting but with big-city amenities," said Darius Assera of the city's planning department.

It also could be a sign of urban desists work, he says.

"Converting these to urban desists work, he says, is a sign of urban desists work."

San Joaquin Hills have been a popular area for people to live near and protect the rural lifestyle of long-time residents until they sell their properties or convert them to urban uses.

MacCallister comes with its own challenges. Many of the existing lots are small and irregular in shape.

Granville, which has enjoyed good success with its subdivisions, is located near Ballard and Grandland avenues, spent three years assembling 30



PART I  
NEW HOMES

F

fresnobee.com

# Real Estate

THE FRESNO BEE  
SUNDAY, MAY 25, 2008

NOT PROPERTY

Ann Brenoff

## Ted Danson leaves colony

### where everyone knew his name

**LOS ANGELES** — Although Malibu Colony may have been where everybody knew his name, "Cheers" star Ted Danson is moving on, having sold his Cape Cod-style house for an undisclosed price, according to area real estate agents. It most recently had been listed at \$16.75 million.

Danson and his wife, actress Mary Steenburgen, have had the house on the market for more than a year. It was originally listed at \$18.5 million.

The 3,550-square-foot home was remodeled and totally renovated in 2002. It has hickory floors, ocean views and 8-foot sliding French doors that open onto the oceanfront patio and deck area.

An oceanfront tearoom features a ceiling-mounted projection screen that is part of a large entertainment system, according to listing information. The dining room overlooks the Pacific — a view framed by the hand-painted fireplace insets and antique aqua glass and crystal chandelier.

The kitchen has a farmhouse sink and tin ceilings, along with the prerequisite Viking range and dishwasher, Sub-Zero refrigerator and freezer.

The master suite is the piece de resistance, with a fireplace and many built-ins, a large sun deck, a walk-in closet and a luxurious bath. Each additional bedroom suite features custom moldings, sisal floor coverings and Waterworks fixtures and tile.

There is a first-floor guest suite with a private entrance.

And of course it's all in the colony, which is guard-gated.

Danson played bartender Sam on the NBC hit sitcom "Cheers" from 1982 to 1993, winning Emmys for best actor in 1990 and 1993. He periodically plays himself on "Curb Your Enthusiasm."

Steenburgen, an Academy Award winner for her role in the 1980 film "Melvin and

See **PROPERTY**, Page F2



MARK CROSSER/THE FRESNO BEE

# Developing standards

## Master-planned community in west Fresno could start a whole new building trend.

By **Sanford Nax**  
The Fresno Bee

An ambitious development proposal in west Fresno could usher in new design standards that would make it easier to build cutting-edge neighborhoods.

The McCaffrey Group's proposed 654-lot master-planned community just east of the Deran Koli-gian Educational Complex in Central Unified School District would feature five types of housing, a large 5-acre shopping center, a large

**ON THE WEB**  
Sanford Nax blogs about the local real estate market at [fresnobee.com/news/business](http://fresnobee.com/news/business).

central park, a network of trails, 15 acres of open space and three different roadway widths.

The new community, which crosses city and county jurisdictions, has been approved by Fresno planners. County officials must still approve portions of the application. Construction isn't ex-

pected to begin until at least 2010, said Brent McCaffrey, vice president of construction at The McCaffrey Group.

The new development standards, if formally adopted, would make it easier for people to walk to parks and stores, and would get more cars off streets. Additional parking would be provided in certain places throughout the development.

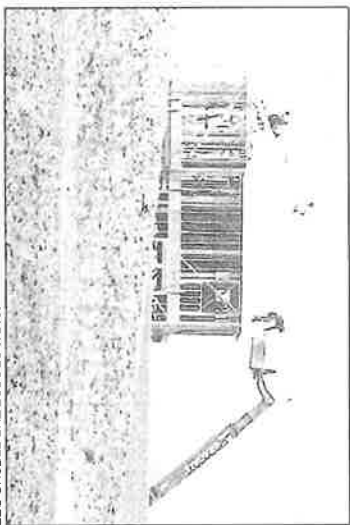
Road widths would range from boulevard-style entrances to the typical 36-foot-wide street

to 32 feet wide, which would be a new standard added to development codes, said Bryan Jones, city traffic engineer.

The narrow streets slow drivers and use less land. Some of the houses in the new community would have garages in the rear, which would be accessed by alleys.

"There is a whole range of new development standards that relate to layout and circulation of a See **DEVELOPMENT**, Page F2

EXH 7



MARK CROSS/THE FRESNO BEE

Workers build homes in a tract near Ashlan and Bryan avenues, west of Highway 99. The tract is part of a master-planned community that will include schools, housing and retail construction.

## Development: New standards encourage walking

Continued from Page F1  
 "subdivision," said Dirk Poeschel, a Fresno land-use consultant working with The McCatfrey Group.

This would be one of the largest projects to incorporate some of the new standards, but it likely would not be the last. They will become essential components of smart-growth policies that encourage multiple uses in a single development.

"They are sort of pioneering some of the ideas," said city planning manager Darrell Urruh. "We've come a long way since the days of standardized lots."

Representatives of the city and developer have spent months working on the plans. They even set up a field demonstration with a garbage truck and fire engine to make sure they could maneuver and park along a narrower street, McCatfrey said.

"We wanted to test the capabilities of the vehicles and it helped us to understand the issues," said Jones, who helped organize

the session.

The McCatfrey project is between Gettysburg and Hayes avenues and Ashlan and Bryan avenues in a region west of Highway 99 that is a checkerboard of rural lots and new housing tracts. But a new city policy steers 95% of the growth over the next 17 years to the area.

The site is near an equally ambitious proposal by Granite Homes — a 400-acre-plus residential and retail project highlighted by a man-made lake encompassing 60 acres. Graniteville could break ground on that project — called West Lake — within five years.

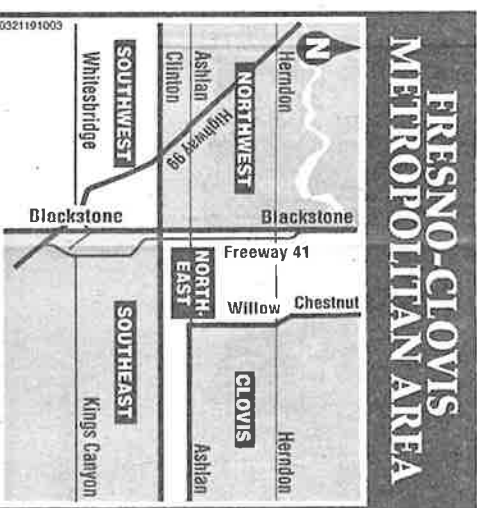
The McCatfrey community would have a variety of housing densities, ranging from 2.8 houses per acre to 8.3 units per acre. A large park in the center acts as a hub easily reached from all directions.

"We want to give people a real sense of arrival," Poeschel said. The reporter can be reached at [smak@fresnobee.com](mailto:smak@fresnobee.com) or (559) 441-6495.

Property: Even stars have

# Open House

House hunting? Make sure to also visit [fresnobee.com/realestate](http://fresnobee.com/realestate). Ask your Realtor® to include you on this page, or advertise your own home for sale. Deadline is Noon Thursday. Call (559) 442-4442.



### FRESNO-CLOVIS METROPOLITAN AREA

**NORTHWEST**

**REMODELED FIG GARDEN CHARMER**  
 OPEN 1.4, 5300 W. Palm 4B/4m 2 1/2 Bath, New Kitchen, Windows & Pebble Teak Pool. \$419,900 Guarantee RE 260-0222

**Goldwell Banker**  
 Open Sunday 1-3  
 6765 N. Tanager Ave. \$355,000 Outstanding contemporary in Northwest. Updated 4 BR/2 BA on a large cul-de-sac lot with park like backyard. Great room with soaring ceilings. Generous sized eating area and updated kitchen. Time move in cond!  
 Karen Avenell @ 269-2232

**CLOVIS**

**IMAGE CUSTOM HOMES**  
 at HARLAN RANCH  
 Now starting at \$675,000 \$100,000 off original price! Very Large Lots, 14,000 to 18,000 s.f. Luxury Home builder for Harlan Ranch, Homes from 2,880 to 5,035 s.f. Homes finished, available to move in now! Corner of Leonard & Rector in the center of Harlan Ranch.  
 OPEN Thurs. thru Sunday 12-5  
[www.imagehomesinc.com](http://www.imagehomesinc.com)  
 559-434-6716

**CLOVIS**

**CAMDEN PLACE**  
 Don't miss the opportunity to own a Leo Wilson Home! At Dewolf & Ashlan, Clovis.

*The Eden - #132*  
 3256 Bellaire Avenue  
 One of Wilson's most popular homes! 4bdrm/3bath, 2,623+/- s.f. on a 9,465+/- s.f. premium lot with 3-car garage! Gorgeous upgraded cabinets & granite, French doors leading out to front courtyard, extended tile throughout. Was \$473,400.  
 NOW \$439,950.  
 Call Lisa Burke @ 291-0590

**NORTHEAST**

**Roman Pool Open 1-7**  
 \$1,455,000 lg lot 20,386 sq ft 4 bed 4.5 baths 48x2 sq ft home Quality built by Gary McDonald in gated Coppertide Estate, near country clubs. Loft, Heavy Wood plank floors, Roman Pool w/waterfall, vases w/gas flames & fregit add peaceful glow to evenings relaxing around Gazabo & BarBQue in private yard. Accommodates large parties.  
 10713 Falcon Pair Dr S/Copper El/Cedar  
 Gayle Harmon 434-8421 CRE

**DEVONSHIRE at Harlan Ranch**  
 By Leo Wilson. Move-in ready homes at extraordinary pricing!

*Home #45 -The Foxwood*  
 3657 Heritage Avenue  
 Do you have a busy lifestyle? Are you in need of an upscale, great low-maintenance home in a highly desired community? Come view this home! 3 bd/2ba, open floor plan, granite countertops, upgraded cabinetry, tile roof, walking distance to rec. center. Located in a cul de sac. Was \$339,238 NOW \$319,000.  
 Call Gail Hewett @ (559) 324-0408

**CLOVIS**

**RIVAGE at Harlan Ranch**  
 By Leo Wilson. Opportunity to live in Wilson's most prestigious neighborhood!

*The Escalor #156*  
 3635 Everglade St/dm/3.5bath, 4,037+/- s.f. Impressive floor plan, Game Room, 4-car garage. This home also features upgraded cabinets, granite countertops, crown molding, front/backyard landscaping and much more. Was \$701,376.  
 NOW \$599,000  
 Call Mike or Robin @ (559) 324-8339

**OPEN TODAY 1-4pm**  
 1459 E. Ticonderoga \$599,950 N/Champlain, E/Fr, Washington Old Fort Washington  
 FREE County Club Membership 3bd/2 1/2ba, 2,600s.f., 1/2 acre, pool  
 Hal Harris 260-2236  
 Wiginton Properties

**CLOVIS**

**BARCLAY SQUARE**  
 at Harlan Ranch  
 By Leo Wilson. Move-in ready homes at Harlan Ranch's only gated community!

**FOOTHILLS**

**Sunday Open House 11-3**  
 39737 Malibu Ridge Road 274 Bass Lake Sierra Springs Village Mobile Home Park #4, 19, 32 & 40 open for viewing. by Realtor



Property: Even stars have

Property: Even stars have

Property: Even stars have

**B**  
Fresno Bee  
August 18, 2008  
obee.com

# Local & State



Vallejo in the Bay Area is losing its police, and citizen Elisabeth Smith lives amid rising crime. **INSIDE, B3**

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## Veterans Blvd. going nowhere?

Fresno council member wants action on Measure C project.

By Denny Boyles  
The Fresno Bee

More than 25 years after it first appeared on Fresno's transportation plans, Veterans Boulevard is still more an idea than a reality.

The road is planned as a four-mile-long, six-lane-wide diagonal connector stretching southwest from Herndon and Polk avenues to Grantland and Gettysburg avenues.

It's expected to cost at least \$80 million to build, but that amount grows each year the project is delayed.

On Tuesday, Fresno City Council Member Brian Calhoun plans to ask why Veterans Boulevard, and other Fresno projects funded by an extension to the Measure C sales tax increase, are still idle.

"We're two years into the Measure C extension, but no progress has been made," Calhoun said. "Measure C funds aren't being used. De-

### If you go:

**What:** Fresno City Council meeting

**When:** 8:30 a.m. Tuesday

**Where:** Council Chambers, City Hall, 2600 Fresno St.

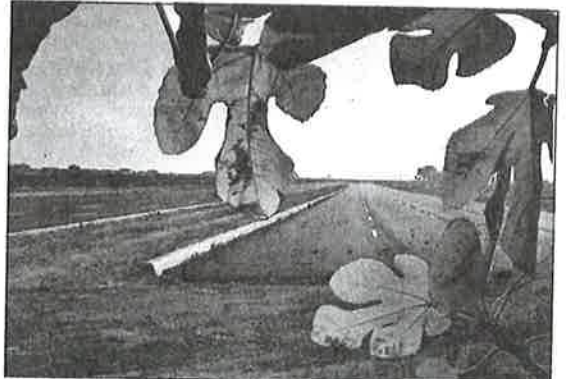
**Details:** [fbllinks.com/set](http://fbllinks.com/set)

veloper impact fees paid to assist in its development aren't being used."

The Fresno County Transportation Authority, which administers Measure C funding, still is working on a spending plan for the projects listed under the extension approved in 2006, said Executive Director Ron Peterson.

"Veterans Boulevard is on the list, but falls

See **STREET**, Page B2



FRESNO BEE FILE

The construction of Veterans Boulevard in northwest Fresno was planned to ease transportation in the rapidly growing area. The project is funded by the extension of Measure C, but it is idle two years later.

### MARRIAGE



EXH  
8

## Street: Brian Calhoun offers an ultimatum

Continued from Page B1

oward the lower end of the rankings," Peterson said.

"However, those considerations are still tentative until the plan is approved."

Calhoun said that while bureaucrats haggle over which projects should be built first, gridlock in northwest Fresno is becoming so bad that if concrete plans to build it are not made, he won't vote for any new projects.

Calhoun said that what makes it worse to him is that no one is even talking about Veterans Boulevard at City Hall.

"All I hear is chatter about [the southeast growth area] and Fancher Creek or the sounds of silence on Measure C as the clock ticks on and the transportation mess gets worse," Calhoun said. "Last time I checked there's been a lot of major development in northwest Fresno, and the major artery to serve it hasn't been built."

► The reporter can be reached at [dboyles@fresnobee.com](mailto:dboyles@fresnobee.com) or (559) 441-6659.

## Veterans Boulevard

A four-mile superarterial planned between Herndon and Grantland avenues will be named Veterans Boulevard. The road will be built over several years.



## AROUND THE VALLEY

Bee staff

# Ceremony: Brides look for good deals

Continued from Page B1

The fountains cost a minimum of \$500, he said.

Nancy Ramirez of Fresno is getting married in December and is cutting back wherever she can.

"Money is tight," she said. "We have a low budget so everything's being made."

A friend talented at scrapbooking is making invitations, which normally would cost between \$150 and \$300. Family and friends will handle photography and videography.

Business is down about 40% at Candice Mlotkowski's photography business, Weddings & More by Candice.

Mlotkowski's prices run between \$1,295 and \$2,195 depending on the package, which is at the more affordable end of wedding photography prices.

"A lot of people are choosing family who have cameras to do their pictures," she said. "People don't have the money."

In contrast, Riverview Studios, with wedding photography packages running between \$3,000 and \$5,000, hasn't seen a decline in business, said manager Stephanie Wingo.

Brides appear to be waiting longer to book photographers and are looking for good deals, but they aren't skimping, she said.

Emily Mues of Fresno said her parents are paying for her July 2009



Cassandra Arnold of Black Tie & Bridal Lace in Fresno, left, talks to Jessica Armiento, who was shopping for wedding attire during the Premier Bride Showplace event Sunday in the Exhibit Hall at the Fresno Convention and Entertainment Center. Arnold and Jack Hurley of Black Tie said the economy isn't affecting them much in the wedding business.

ERIC PAUL ZAMORA/  
THE FRESNO BEE

wedding at Wolf Lakes Park in Sanger with a budget of \$20,000 to \$25,000.

"They said it only happens once," she said. "We're going to do what we're going to do to make it special."

And Vina Robles winery in Paso Robles has seen an increase in wedding bookings. The winery charges a site

fee of between \$1,000 and \$6,000.

Regardless of their financial situation, Picard, the wedding consultant, said she recommends couples plan carefully.

She said she hopes "that they will look at their own situation realistically and have a wedding that they will not

regret, whether because it was beyond their means, leaving them saddled with debt for years to come, or because they ... skimped unnecessarily."

► The Associated Press contributed to this report. The reporter can be reached at [bcough@fresnobee.com](mailto:bcough@fresnobee.com) or (559) 441-6431.

# Marriage: They take faith, but not life, seriously

Continued from Page B1

"It sounds like they're going to start off with a bang."

To say that Purvis and Whitney display a fondness for the unusual is to risk stating, well, the obvious.

They are, for example, fans of 18th-century statesman Edmund Burke — godfather of American conservatism — and cable TV character Michael J. Nelson, a go-to for mad scientists on "Mystery Science Theater 3000."

Purvis, 21, and Whitney, 27, came to their relationship with healthy independent streaks.

"She's one of the most unique people you're going to meet," said First Presbyterian youth pastor Greg Ehlert, who married the couple and has known Purvis since she was a teenager. "She's one of those rare students who didn't give a rip what other people thought about her. Most kids are like thermometers, con-

St. John's, where students read classic books for four years and study ancient Greek grammar. St. John's has campuses in Santa Fe, N.M. and Annapolis, Md. — Whitney attended both.

Ho returned to Fresno in 2003 with a college degree, but no road map in life. So he contacted LeAnn Richards, his former forensics coach at Edison, and volunteered to help the debaters and orators in her class.

Whitney, an admittedly shy and often-serious man, was entering a realm of talkative, quick-thinking, sometimes-precocious teens.

Purvis was armed with a tube of cookie dough (the class was selling it to raise the other kind of dough) when she first talked to Whitney. "I asked him if he wanted some and he looked at me like I was really gross," she said.

When the conversation turned to debate research and Whitney mentioned

marry-you?" test, though neither of them were thinking that way then.

"She was just one of the students," Whitney said. "But definitely a talker."

At the end of Purvis' junior year in 2004, she needed people to talk to when her parents, David and Leslie Purvis, were seriously injured after their small plane crashed on takeoff from an airfield in Northern California.

The Purvises were hospitalized for several weeks, and Whitney would sometimes bring their daughter leftovers for dinner.

In the following months, his feelings started to turn romantic, but he hesitated to act because of the age difference. As he started to explain, "Because her life was in turmoil, obviously I ..."

She finished the thought: "You weren't going to swoop in for the kill."

That kind of synergy — and an appreciation for the absurd — is the founda-

ing until after she graduated from high school in 2005. When she left Fresno that fall to attend Whitworth University, a Presbyterian school in Spokane, Wash., he followed to study law at Gonzaga University, a Jesuit school, also in Spokane.

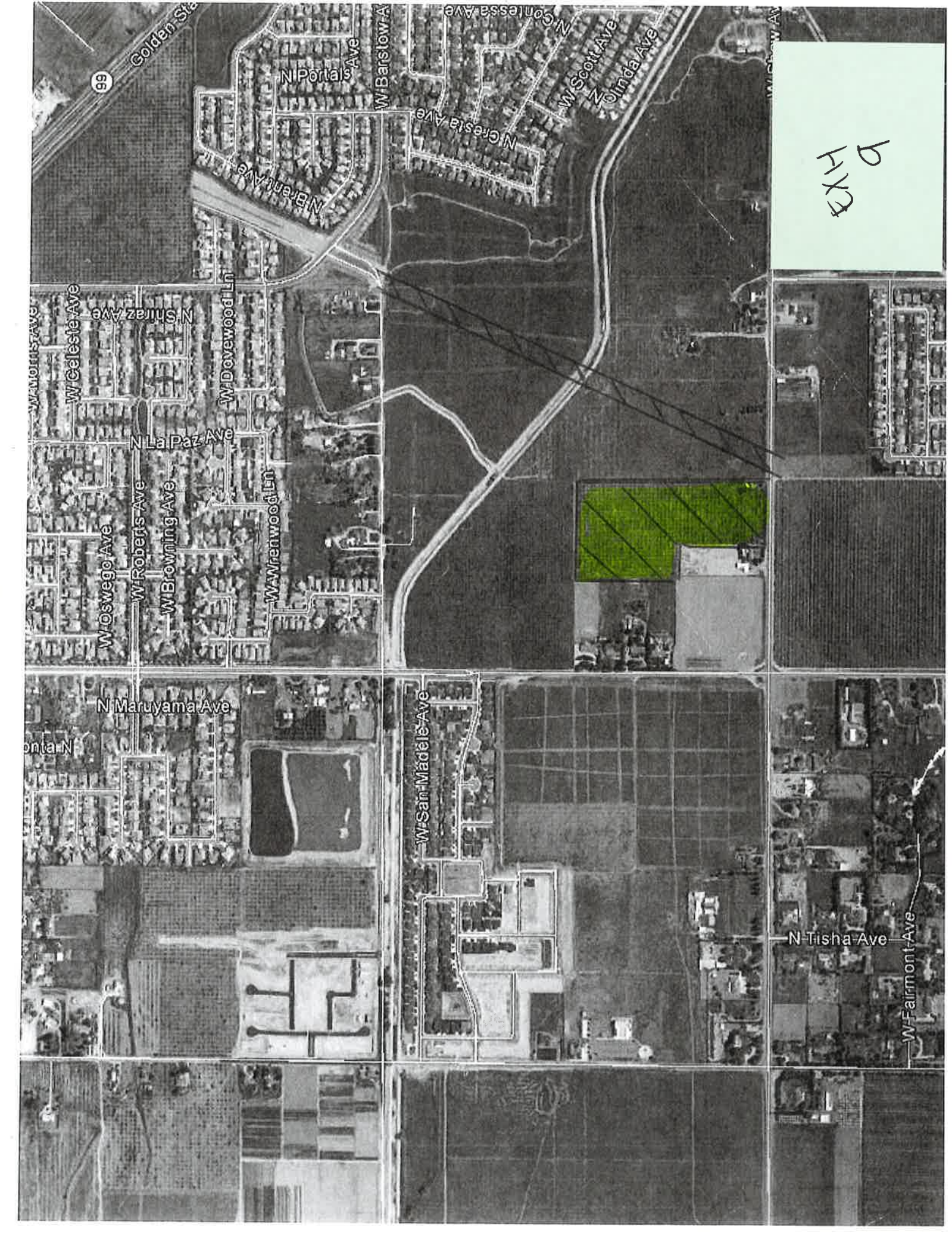
"I wanted to give it a chance," Whitney said of their relationship.

Purvis said she and Whitney eased naturally into the idea of marriage: "I always thought you're supposed to marry your best friend."

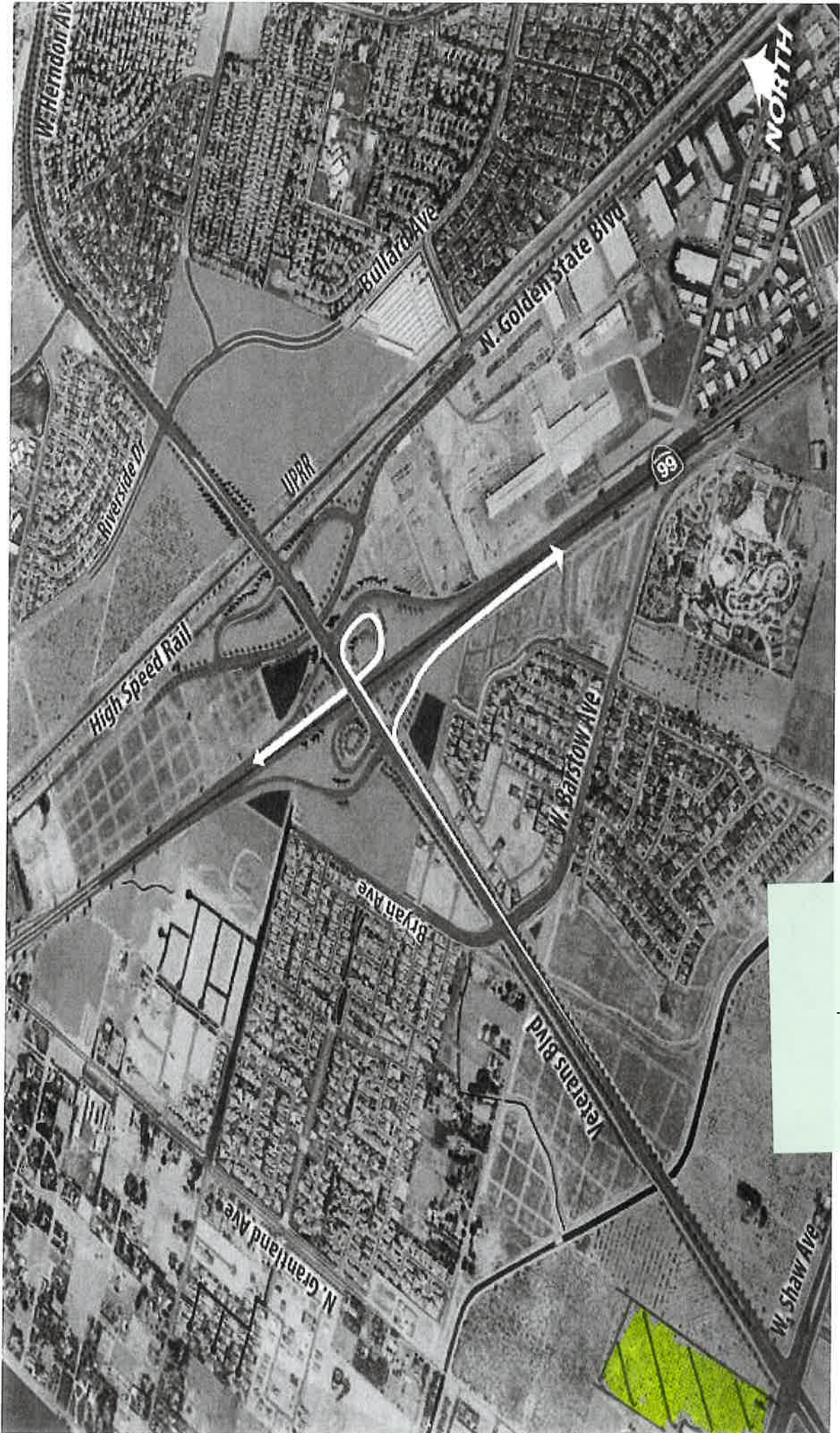
After a honeymoon in Ireland, the couple will return to Spokane, where Purvis plans to complete her senior year and Whitney (who recently took the Washington bar exam) will look for a job.

Now about that rifle: Purvis hasn't fired it yet, but she and Whitney have a budding interest in target shooting and they hope to use it soon.

Some people are puzzled by Purvis' preference for a rifle over a shotgun.



P  
AXA



EX 10



**From:** Cathy Rodriguez <Cathy.Rodriguez@fresno.gov>

**To:** Robert Mitchell <rmitchell@sierrasport.net>, Chris Abacrombe <chris@avivaca.com>

**Cc:**

**Date:** Thursday, January 21, 2016 03:04 pm

**Subject:** RE: Property located on 6730 W. Shaw Ave, Fresno, CA

**Attachments:**  MitchellApprsalSummaryStatement.doc (82KB)

Good afternoon Mr. Mitchell,

Thank you for fitting me into your busy schedule yesterday. Here are the answers to your inquiries:

- Distance from Veterans Blvd. Intersection to your property is approximately 77'
- Square footage on comparable used. See attached appraisal summary statement, page 5
- What's happening on the Fonasir's property. Currently the design calls for partial acquisition of the subject property. The subject will have access in the after condition. We are currently working on getting this subject appraise.
- Basin size is approximately 117'W x173'L. This basin is a temporary retention basin. It will be covered up in the future. This may be the reason why they chose the location for the basin, least impact to the subject property.
- McCaffrey properties(Hunter Green) to the west of your property was purchased back in September 2010. The parcel size is 2.3 acres and 3.92 acres. Unfortunately I'm not of privileged to see what he paid for them. These properties are not comparable to yours base on the size, location (corner lot) and time of sale. This may be the reason why the appraiser didn't use it for a comparable.

Hope this helps. If you have any other questions, please feel free to contact me.

Best Regards,

*Cathy Rodriguez*  
*Public Works Department*  
*Real Estate Services*  
 Direct line 559-621-8697  
 Fax 559-457-1308



**From:** Robert Mitchell [mailto:rmitchell@sierrasport.net]  
**Sent:** Wednesday, January 20, 2016 3:57 PM  
**To:** Cathy Rodriguez; Chris Abacrombe  
**Subject:** Re: Property located on 6730 W. Shaw Ave, Fresno, CA

Sent from my iPad

On Dec 17, 2015, at 2:24 PM, Cathy Rodriguez <[Cathy.Rodriguez@fresno.gov](mailto:Cathy.Rodriguez@fresno.gov)> wrote:

*Cathy Rodriguez  
Public Works Department  
Real Estate Services  
Direct line 559-621-8697  
Fax 559-457-1303*

<Document.pdf>

**From:** Cathy Rodriguez <Cathy.Rodriguez@fresno.gov>

**To:** mitchell@sierrasport.net, Chris Abacrombe (chris@avivaca.com) <chris@avivaca.com>

**Cc:**

**Date:** Tuesday, March 22, 2016 02:05 pm

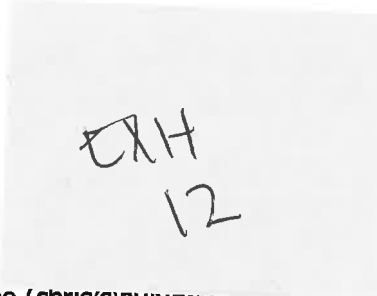
**Subject:** FW: Access on Veterans Boulevard and Temporary Basin Information

**Attachments:**  VET\_Drainage Alts\_Sheet 4.pdf (3MB)

Hi Chris,

I have not heard anything from Mr. Mitchell since this February 19, 2016 email. Is he out of the country again? What's he's schedule like for this month? Thank you.

Cathy Rodriguez  
Public Works Department  
Real Estate Services Section  
Direct line 559-621-8697  
Fax 559-457-1303



**From:** Cathy Rodriguez

**Sent:** Friday, February 19, 2016 11:20 AM

**To:** mitchell@sierrasport.net; Chris Abacrombe (chris@avivaca.com)

**Subject:** Access on Veterans Boulevard and Temporary Basin Information

Good morning Mr. Mitchell,

Per our phone conversation on February 16, 2016. You've requested information on access via Veterans Boulevard and the dynamics on the property to the east of your property.

As you know the property to the east of you is being cut in half with Veterans Blvd coming through. I spoke to City's Traffic Engineer and I was informed that Veterans Blvd. is designated as super arterial. The policies and procedures regarding access points along roadway designated as super arterials within the City of Fresno is as follows.

1. All roadways designated as super arterials shall be limited to one (1) three-quarter (3/4) opening in each direction per one-half (1/2) mile segment. These openings shall prohibit left-turning movements onto the super arterial roadway.
2. All roadways designated as super arterials shall be limited to four (4) driveways and/or streets in each direction per one-half (1/2) mile segment. Spacing of these openings should be equidistance (i.e. approximately two (2) per quarter mile – cluster openings should be avoided). Driveways and/or streets shall be limited to right-turn movements only.
3. Proposed access points, either three-quarter (3/4) or driveway/streets, shall be submitted to Traffic and Engineering Services for approval by the City Engineer or his/her designee.

As stated to you during our phone conversation, the property to the east of you is currently being worked on right now. We have not met with the property owners, but the dynamics of the property is very visual, the parcel is being cut in half, but on the other hand the parcel is still functional, it will have access on Shaw Avenue and Veterans Blvd.

Attached per your request, you will find Exhibit 4 Drainage Sheds for Veterans Blvd. The storm water generated by Veterans Blvd. project is within the Fresno Metropolitan Flood Control District (FMFCD). In order to accommodate the storm water for this project, the Master Plan improvements will need to be constructed or temporary basins will need to be used. FMFCD Master Plan requires the installation of an 18" and 24" pipe to drain the proposed Veterans Blvd. at various locations as part of the project. After the pipes are constructed, the temporary basin can be eliminated.

If you are still not happy with the information provided and would like to meet with the project manager, please let me know and I can coordinate the meeting. Thank you.

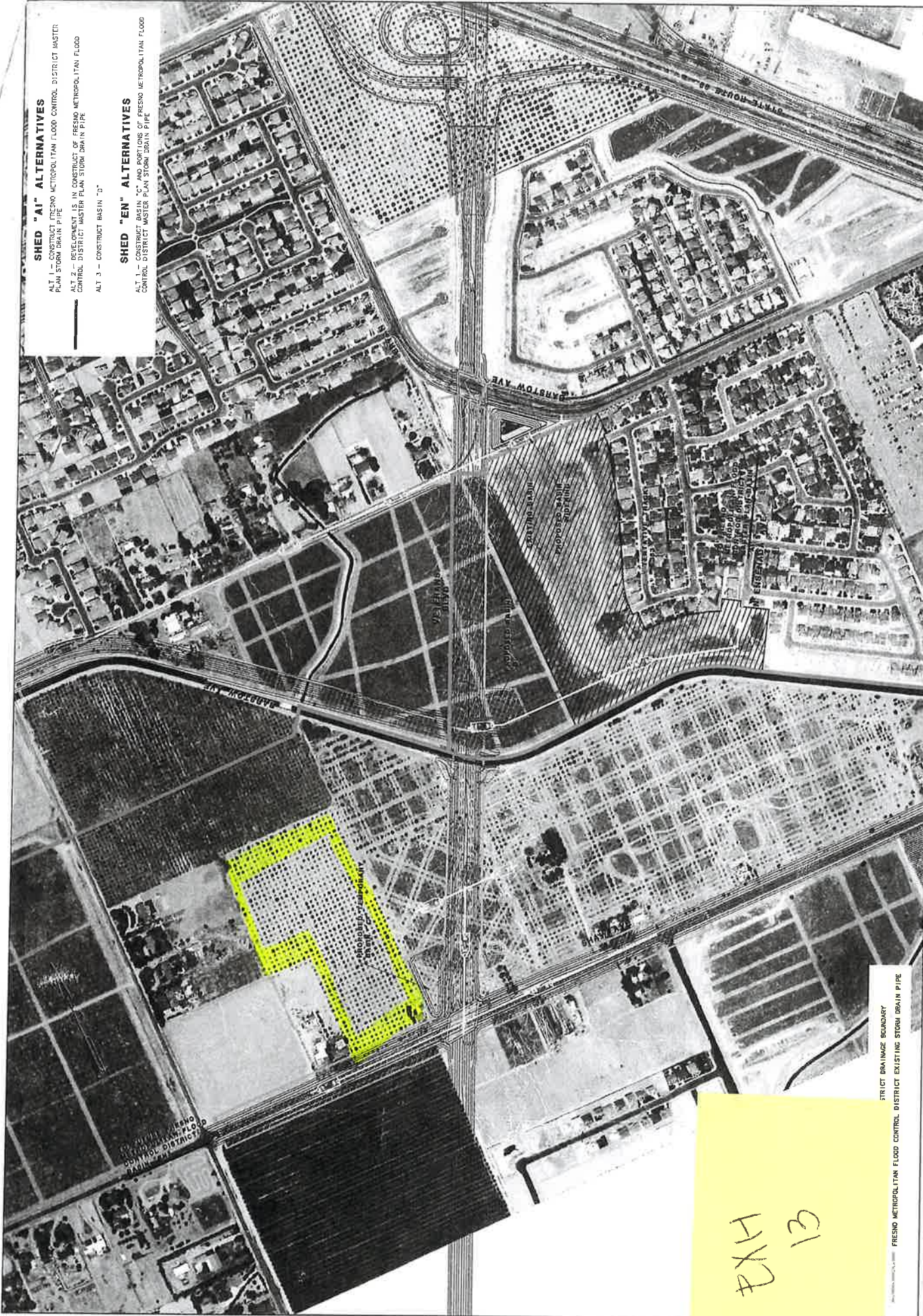
*Cathy Rodriguez*  
*Public Works Department*  
*Real Estate Services*  
*Direct line 559-621-8697*  
*Fax 559-457-1303*

**SHED "AI" ALTERNATIVES**

- ALT. 1 - CONSTRUCT FRESNO METROPOLITAN FLOOD CONTROL DISTRICT MASTER PLAN STORM DRAIN PIPE
- ALT. 2 - DEVELOPMENT IS IN CONSTRUCT OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT MASTER PLAN STORM DRAIN PIPE
- ALT. 3 - CONSTRUCT BASIN "D"

**SHED "EN" ALTERNATIVES**

- ALT. 1 - CONSTRUCT BASIN "C" AND PORTIONS OF FRESNO METROPOLITAN FLOOD CONTROL DISTRICT MASTER PLAN STORM DRAIN PIPE



DATE: 9/29/2010  
 PROJECT NUMBER: 28-02188  
 SCALE: 1"=400'  
 CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS  
 VETERANS BLVD/SR 99  
 EXHIBIT 4  
 DRAINAGE SHEDS "AI" & "EN"  
 SHEET NO. 4  
 OF 4 SHEETS

STRICT DRAINAGE BOUNDARY  
 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EXISTING STORM DRAIN PIPE

EXHA  
 13

**MARK THOMAS & COMPANY, INC.**  
 Engineering, Surveying and Planning Services  
 7571 N. PLEASANT AVE., SUITE 102  
 FRESNO, CA 93720  
 (559) 447-1938 WWW.MARKTHOMAS.COM



EXH  
14