

RESOLUTION NO 2017-54
RESOLUTION NO. 2017-03 (SA/MRA)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA ACTING ON BEHALF OF THE CITY OF MARINA AND ON BEHALF OF THE SUCCESSOR AGENCY TO THE MARINA REDEVELOPMENT AGENCY APPROVING DESIGNATING GRANVILLE HOMES AND/OR VALLEY COASTAL DEVELOPMENT, LLC. AS A PRE-APPROVED HOMEBUILDER PURSUANT TO THE MARINA HEIGHTS OPTION AGREEMENT

WHEREAS, The City of Marina and the Redevelopment Agency of the City of Marina and Cypress Marina Heights, L.P. entered into an Option Agreement dated November 14, 2002, and;

WHEREAS, the Redevelopment Agency of the City of Marina was dissolved in accordance with State law effective February 1, 2012 and the Successor Agency succeeded to the former Redevelopment Agency's rights and obligations under the Option Agreement; and

WHEREAS, At the regular meeting of March 4, 2004, the City Council adopted Ordinance No. 2004-06 adopting the Final Development Agreement for the Marina Heights Project, and;

WHEREAS, the Option Agreement includes a list of homebuilders that are pre-approved transferees of the Developer's rights and obligations under the Option Agreement and the Final Development Agreement; and

WHEREAS, Cypress Marina Heights has requested that Granville Homes and/or Valley Coastal Development, LLC be added to the list of Pre-Approved Homebuilders; and

WHEREAS, the City and the Successor Agency have determined that Granville Homes and/or Valley Coastal Development, LLC is comparable to the Pre-Approved Homebuilders with respect to financial capability, experience, reputation, integrity, purchaser satisfaction and quality of design and construction.

NOW THEREFORE, BE IT RESOLVED BY THE City Council of the City of Marina acting on behalf of the City and the Successor Agency to the Marina Redevelopment Agency thereby

1. Determines that Granville Homes and/or Valley coastal Development, LLC is comparable to the Pre-Approved Homebuilders with respect to financial capability, experience, reputation, integrity, purchaser satisfaction and quality of design and construction.
2. Approves adding Granville Homes and/or Valley Coastal Development, LLC to the list of Pre-Approved Homebuilders pursuant to the Option Agreement and Development Agreement.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 6th day of June 2017, by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, City Clerk



CORPORATE PROFILE

Preferred Homebuilder Packet
for City of Marina, California

OWNER BIO & TEAM INFORMATION

Darius Assemi, President

As President of Granville Homes Inc., Mr. Assemi has been instrumental, as a hands-on executive, in the development of all of Granville's housing projects. Mr. Assemi is dedicated to seeing successful and thriving neighborhoods throughout the communities he builds in, and as such he has taken the lead in incorporating environmentally smart and energy-efficient design elements, as well as innovative and superior design elements in each home that the company builds.

Mr. Assemi received his Bachelor's in Science in Civil Engineering from California State University, Fresno, and started working in the family business thereafter. He is also a LEED AP Certified (Leadership in Energy and Environmental Design – Accredited Professional) and a *Build It Green* – Certified Green Building Professional. Over the past 10 years Mr. Assemi has overseen the development and construction of 3,700+ homes, throughout Fresno, Clovis, Shaver Lake, other California towns, and other states such as Hawaii, as well as managed the construction of medical facilities in Afghanistan.

Mr. Assemi is also proud to be involved in many non-profit organizations in Fresno and across the world. He is especially honored to have initiated the annual Granville Home of Hope fundraiser in 2006 - raising over \$4.5 million since its introduction to provide funds to help many local organizations help those who are less fortunate.

Darius' other affiliations include:

- Honored with "The 2014 Key to the County" from the Fresno County Board of Supervisors for the philanthropic work done by the Assemi Family.
- Honored with "Top Dog" award from California State University Fresno, 2013
- Board member, Fresno Metropolitan Flood Control District – 1996-2003
- Board member, Alliance for Medical Outreach & Relief (AMORelief.org) Foundation – 2008 - Current
- Board member, Islamic Cultural Center of Fresno – Current
- Board president, Lake Van Ness Homeowners Association – 2004-2008
- Member, Deans Development Council at University of California, San Francisco Fresno – 2009

Jeffrey T. Roberts, Vice President of Land Entitlement

Mr. Roberts oversees and is personally involved with all of the entitlements required for the Granville "Family" of Companies projects, and works on a regular basis throughout various other California communities. Mr. Roberts also leads review and approval processes in conjunction with, Local, State and Federal agencies who have a stake in the Granville projects.

Mr. Roberts has been involved in residential development for the past 40 years, first having worked as a Planner for the County of Fresno. Jeffrey owned and operated a development consulting firm for over 17 years, spearheading major residential and commercial developments throughout California, before joining Granville Homes, where he has been at for the last 19 years.

KEY TEAM MEMBERS

Eric Gibbons MBA, Land Development Manager

Mr. Gibbons oversees all mapping, engineering, utility and landscape design along with the installation of all horizontal improvements, including contracting with consultants to prepare work as needed. Eric has been at Granville for the past 4 years, after having successful start to his career in Utah and Nevada. His vast experience includes operating a private development firm, as well as working for both large and smaller homebuilders.

Tony Seaton, Drafting and Quality Control Manager

Mr. Seaton oversees the design, construction and inspections of the project, including hiring subcontractors and consultants to provide work as needed. Tony has been part of the Granville Team for over 25 years, working in all aspects of the housing construction, inspection and quality assurance departments.

Derek Hayashi, Chief Financial Officer

Mr. Hayashi oversees accounting, ledger, payroll, accounts payable and all other aspects of project accounting, as well development financing of the projects. Mr. Hayashi, and his staff of finance professionals, provides Financing/Accounting/Auditing support to all Granville Homes Inc. projects. Derek has been part of the Granville Group of companies since 2002. Prior to that, Mr. Hayashi worked in Finance for various private companies, such as the Keiser Corporation, KB Homes, and Ernst & Young.

Developer/General Contractor

Darius Assemi, President
Granville Homes, Inc.
1396 W. Herndon, Suite 101
Fresno, CA 93711
Phone: (559) 436-0900 Fax: 436-1659
General Contractors License: 586845

Granville Homes Inc., is also a general contractor as noted above. Our staff oversees the construction of all our projects. Granville Homes Inc. General Contractor has over 35 years in operation, throughout which we have constructed thousands of homes, worth several hundred million dollars in project value. We take pride in our sub-contractor relations and expect our partner companies to provide an exceptional level of service as is expected of projects with a Granville name.

EXPERIENCE

Through innovative methods of design and service, Granville Homes has earned the industry-wide reputation of being on the cutting edge of homebuilding by understanding the importance of service branding and marketable designs. Since its founding in 1977, Granville Homes has developed unique collaborative practices such as: design reviews, design consultations with outside firms, and focus groups – all aimed at enhancing our ability to design lively and exciting neighborhoods.

Diversification in the company's offerings has enabled Granville to weather changes in the real estate market through the recent Great Recession. Granville Homes has a reputation for high customer satisfaction, which means properties with the Granville name keep a higher value, and Granville buyers are loyal when it's time to move up into second or third homes. The Fresno Bee newspaper and its readers have named Granville the Best New Home Builder every year since 2006 in The Bee's annual People's Choice Awards. Granville has also been named the Best Company to Work for in the People's Choice Awards, several times over the last years, which is a testament to Granville's leadership.

As our result of our investment and high design standards, we have been the recipient of the following design and development awards:

- People's Choice Award – Best New Home Builder – 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014
- The M Street Arts Complex received the 2014 Golden Nugget Award for Merit from the Pacific Coast Building Council
- The M Street Arts Complex also received First Place in the 2014 Fresno Bee People's Choice Award for best Art Gallery.
- 1612 Fulton Project received the 2013 San Joaquin Valley Blue Print Award of Excellence for Mixed Use Project.
- 330 Van Ness Cottages received the 2012 San Joaquin Valley Blue Print Award of Excellence for Residential Development Projects
- Bungalow Court project received the City of Fresno's Historic Preservation Commission in 2012 for full restoration of the 1922 Flora Montague Bungalow Court
- Bungalow Court also received the 2012 Golden Nugget Award for Merit from the Pacific Coast Building Council
- Fulton Village received the 2011 San Joaquin Valley Blue Print award for Mixed Use Award of Achievement
- Iron Bird Lofts received the Tree Fresno Cityscape Awards –Best Multiple Dwelling in 2010
- 'H' Street Lofts received the 2007 Cityscape Award

— CURRENT LOT INVENTORY —

Finished Lots

Location	Name	Tract #	Remaining
Fresno	La Ventana Ph. 1	5357	2
Fresno	La Ventana Ph. 2	5597	3
Fresno	La Ventana East	6090	32
Fresno	Belterra Ph. 1	6033	24
Fresno	Belterra Ph. 2	6097	23
Fresno	Belterra Ph. 3	6079	16
Fresno	Belterra Ph. 4	6108	24
Fresno	Via Fiore Ph. 1	5892	8
Fresno	Via Fiore Ph. 2	6045	2
Fresno	Via Fiore Ph. 3	6065	31
Fresno	The Links	5271	7
Fresno	Highland E	5273	12
Clovis	Whisper Creek	5550	13
Clovis	Ventana Hills	5100	40
Fresno County	Sunrock	5990	42
		TOTAL	279

Lots Currently Being Developed

Location	Name	Tract #	Lots
Fresno	Canvas @ Copper	6099	91
Fresno	Canvas @ Belterra	6110	136
Clovis	Deauville East Ph. 1	6109	102
Fresno	Belterra Ph. 6	6030	99
Fresno County	Millerton	4968	138
		TOTAL	566

Lots Currently Being Entitled

Location	Name	Tract #	Lots
Clovis	Deauville Phase 2	TBD	23
Clovis	Deauville Phase 3	TBD	150
Clovis	Bullard & Leonard	TBD	249
Fresno	Chestnut and Copper	6106	65
Fresno	Belterra Ph. 7	TBD	86
Fresno	Belterra Ph. 8	TBD	31
		TOTAL	604

Multi-Family Sites Being Developed or Entitled

Location	Name	Tract #	Units
Fresno-Downtown	Crichton Place Ph. 2	na	4
Fresno-Downtown	Newman Place	na	16
Fresno	Millbrook & Nees	6156	162
Fresno	San Jose & Colonial	6160	13
Fresno	Herndon & Riverside	6172	334
Lemoore	Pharris	TBD	294
Fresno	Blackstone & Clinton	TBD	122
Fresno	Polk & Sierra	TBD	90
		TOTAL	1035

FINANCIAL PROFILE

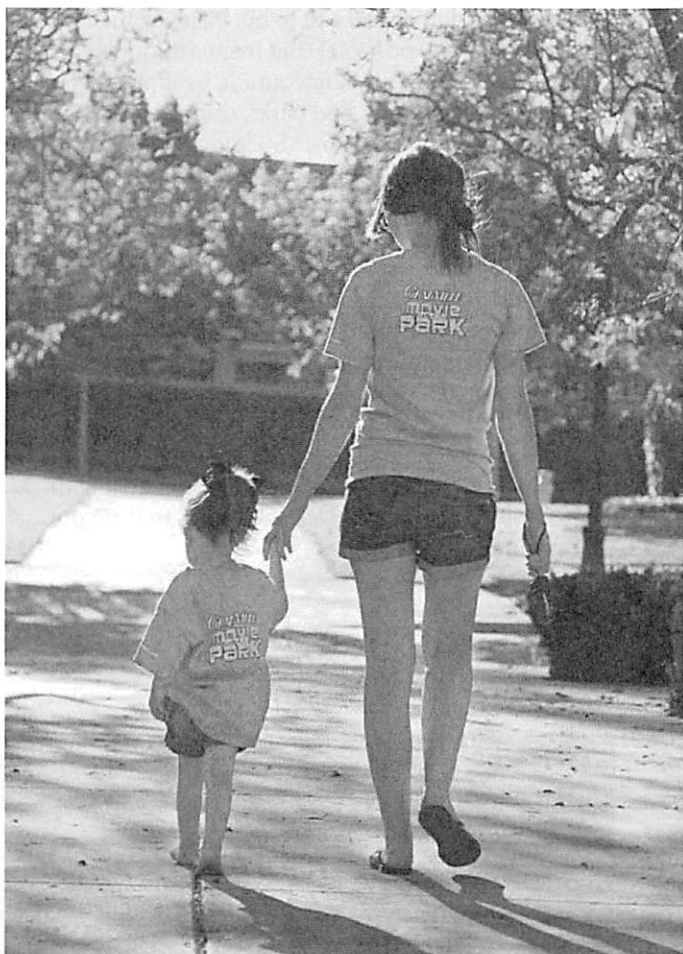
Granville Homes is a local single family homebuilder headquartered in Fresno, California. Granville builds and sells a variety of new homes designed for first-time buyers, as well as first-time and second-time move up buyers. The company develops, constructs and sells custom lots, semi-custom homes and mountain cabins and master planned communities. Granville is currently developing a large master planned community known as Copper River Ranch, a golf course amenity project planned for 2,000 single family residences, 800 multifamily units with 38 acres of commercial with total project costs in excess of \$150 million. Management has long-term relationships with several banks and financial institutions that have financed various projects over the past 40 years. Since 1977, Granville has built over 6,000 homes in the Central Valley.



1396 W. Herndon Ave., Ste. 101 | Fresno, CA 93711 | 559.436.0900 | GVHomes.com

GRANVILLE
HOMES

OUR COMMITMENT



At Granville Homes, our mission is twofold – first, we are passionate about improving the well-being of people in our community. To us, that means not only creating beautiful neighborhoods, but also effecting positive change in the lives of people in the Central Valley and across the global community.

In order to give back to the larger Central Valley community, Granville Homes and its employees volunteer their time and talents to help organizations throughout the Valley. Our passion to improve the community drives our involvement in programs that provide access to food, shelter, health care, and education for people here in the Central Valley through the Granville Home of Hope, and across the globe with organizations like Alliance for Medical Outreach and Relief.

The award-winning neighborhoods we build complete our mission to build thriving communities. Every Granville Home is characterized by exceptional craftsmanship and enduring value.

We are dedicated to helping provide prosperity, peace, hope, and justice, and we are inspired by those in our community who share our global vision.



— HOMES & COMMUNITIES —



Granville Homes is focused on building homes and neighborhoods that are beautiful and unique, along with making sure these structures and communities are sustainable and foster responsible growth. **Granville has built more than 6,000 homes since 1977.**

The company's goal is to create something that will last, and contribute to our Valley in the most positive way possible. That means designing neighborhoods that encourage healthier living with walking trails and parks, using excellent materials and Eco-Smart building techniques that conserve energy and save our customers money.

From the moment a Granville Home is designed, the goal is to create a space that is built for the life of the homeowner, both aesthetically and functionally. It starts with a layout that has daily living in mind, with every nook and cranny meant to be used.

Attention to detail, excellent craftsmanship, timeless architecture and each home built with family in mind: these are the things that set our homes apart.



URBAN DEVELOPMENT



A key part of Granville's philosophy on sustainability lies in nurturing our city's core. We believe that contributing to revitalization efforts downtown through renewal and preservation are crucial to the cultural and economical development as a community.

Granville has developed and currently manages nine urban infill projects consisting of more than 400 units.

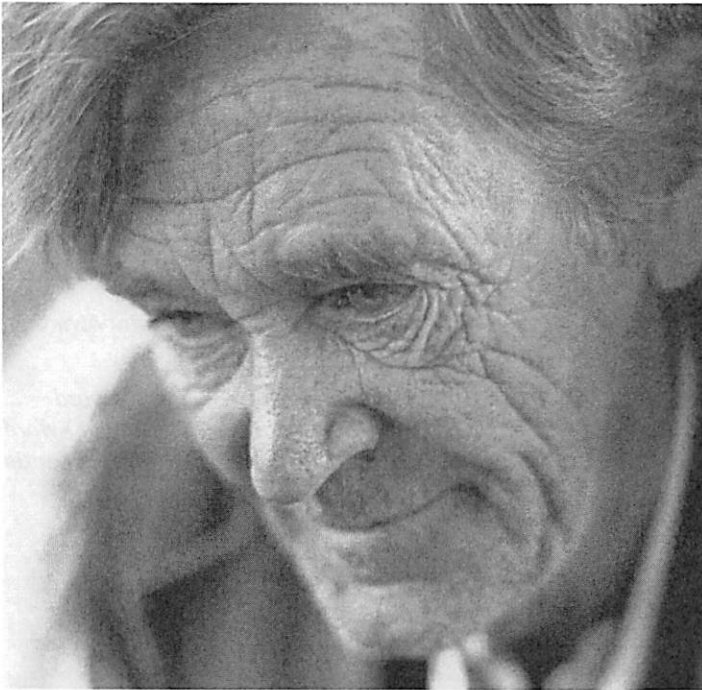
Awards:

- **Brio on Broadway** – 2015 San Joaquin Valley Blueprint Award Downtown Revitalization
- **Bungalow Court** – 2014 San Joaquin Valley Blueprint Award Historic District, Pacific Coast Builders Conference Gold Nugget Awards, Award of Merit for Renovated, Restored or Adaptive Re-Use Residential Project 2013
- **Crichton Place** – 2014 San Joaquin Valley Blueprint Award Downtown Revitalization
- **M Street Arts Complex** – 2014 San Joaquin Valley Blueprint Award Commercial Development, Pacific Coast Builders Conference Gold Nugget Awards, Award of Merit 2014
- **1612 Fulton Street** – 2013 San Joaquin Valley Blue Print Award of Excellence for Mixed Use Project
- **Fulton Village** – 2011 San Joaquin Valley Blue Print Award of Achievement for Mixed Use
- **330 N. Van Ness Cottages** – 2012 San Joaquin Valley Blue Print Award of Excellence for Residential Development Project
- **The Lede** – 2016 San Joaquin Valley Blue Print Award of Excellence for Downtown Revitalization - Large Jurisdiction

Granville Urban Development focuses on bringing a live-work-play lifestyle to Fresno. These projects have 96% residential occupancy rate and a 92% customer satisfaction rating.



PHILANTHROPY



The Assemi family has been deeply committed to giving back to the community for decades. Through Granville Homes, they have given millions of dollars year after year to programs and organizations in our Valley.

- **Granville Home of Hope has raised more than \$4.5 million for food, shelter, health care and education for the underserved in our community.**
- **More than \$12.1 million has been given to Alliance for Medical Outreach and Relief (AMOR), which operates a 100-bed hospital and several clinics in Afghanistan, focusing on maternal, pediatric and neonatal health care.**
- **Granville Homes has committed \$400,000 to Fresno's Valley Public Radio (KVPR) in order to fund the station's new facilities.**
- **Granville also partnered with Animal Compassion Team (ACT), committing \$174,000 to fund the Granville Animal Sanctuary. This 4,800 square foot intake building will provide for rescued animals in need of a forever home.**

Every home built by Granville is part of that greater vision for doing good in the world and on a local level.



GREEN PRACTICES



 **GRANVILLE**
ECO-SMART

Using cutting-edge technologies and environmentally sound building techniques, Granville Homes is proud to offer Granville Eco-Smart homes, the first of its kind in the San Joaquin Valley. Granville Eco-Smart homes are up to 30% more efficient than other new homes and not only provide savings to our homeowners in energy and water use, but also minimize our impact on our Valley's precious resources.

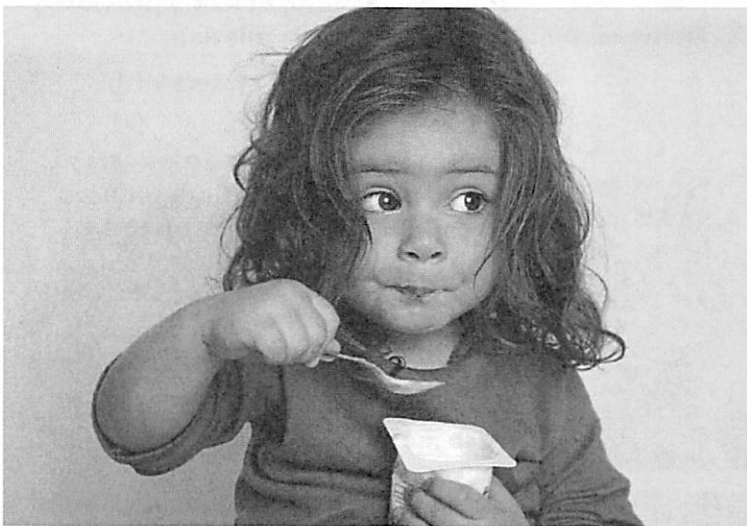
These are some of the features included in Granville Eco-Smart homes:

- **Highly advanced wall system with 2x6 studs and a rating of R24.5 providing up to 60% more insulation**
- **Revolutionary roof system with Cool-Roof technology**
- **Reduced attic space and air ducts buried in insulation, which reduces air conditioning costs by up to 30%**
- **Tankless water heaters**
- **Blown-in insulation**
- **Steel-reinforced concrete foundations**
- **Low-water usage landscaping, and much more.**

In addition to Granville Eco-Smart, we also offer environmentally friendly options for our homes, such as an affordable solar program. We also strive to ensure all of our building techniques have minimal impact on our world and have instituted programs like our construction site recycling and reuse program. Currently, we recycle between 80% and 90% of our leftover construction materials.



— GRANVILLE HOME OF HOPE —



GRANVILLE
HOME of HOPE

Each year, Granville and our trade partners build and donate a new home to be raffled off. Since the program was founded, 100% of the proceeds have benefitted the underserved in our community by providing:

- **More than \$4.5 million raised since 2006**
- **More than 7.5 million meals for hungry families.**
- **Clothing and coats for more than 11,713 children.**
- **Bereavement support/hospice services for 3,700 people.**
- **360 student scholarships and 300 classroom grants.**

This program supports Poverello House, Community Food Bank, Hinds Hospice, Assistance League, Fresno State's Renaissance Scholars Program, and the Foundations for Clovis and Sanger Schools, Fresno Police Chaplaincy and EPU Children's Center.

The Granville Home of Hope provides the opportunity to bring the Central Valley community together to support these nonprofits and their programs, and makes a huge impact in the lives of many.



HEALTH CARE



CHSU CALIFORNIA
HEALTH SCIENCES
UNIVERSITY

Health, both locally and globally, is a major priority for Granville.

In the greater Fresno community, Granville promotes healthier living through its support of multiple community-based organizations that provide hygiene kits, health care for the homeless and health education.

To respond to a shortage of health-care workers in the Valley, the Assemi family spearheaded a health-sciences university, which offers a post-graduate pharmacy college.

- **Currently 172 students enrolled.**
- **Inagural class is set to matriculate in 2018.**
- **Announced plans to open a College of Osteopathic Medicine in 2019, the first and only medical school in the Central Valley.**
- **Future plans include up to five additional post-graduate health specialty areas.**



AMOR
Alliance for Medical Outreach & Relief

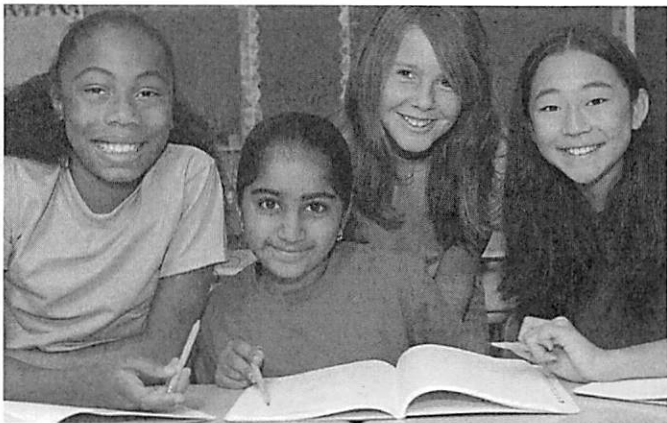
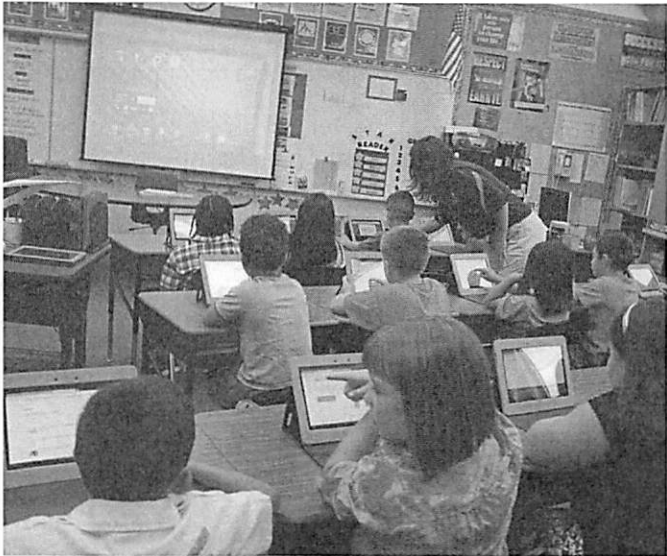
The Assemi family has made a major impact with Alliance for Medical Outreach and Relief (AMOR), initially established to fill a void in health care in Afghanistan.

AMOR focuses on infants, children and their mothers through care provided by Afshar Hospital in Kabul, in a nation with some of the gravest health statistics and highest mortality rates for infants and children anywhere in the world.

- **Assemi family donated \$12.1 million to AMOR.**
- **Opened Afshar Hospital in April 2009.**
- **This 100-bed hospital now sees close to 61,000 patients annually.**
- **Currently planning to open a clinic in the West Side of the Central Valley, as well as other regions in need around the globe.**



EDUCATION



Through education we gain economic prosperity, safer cities and thriving communities. With this in mind, Granville makes it a point to give generously to educational causes, and to donate time and resources whenever possible.

For the past nine years, Granville has donated hundreds of bicycles to the Books for Bikes program at the Boys and Girls Clubs of the Central Valley, which rewards the top readers at each club.

Of the more than \$4.5 million raised by Granville Home of Hope, over \$1 million has gone to educational programs.

Every year, the company's contributions to education grow with the hope that young minds that are nurtured now will make a greater impact in the future.

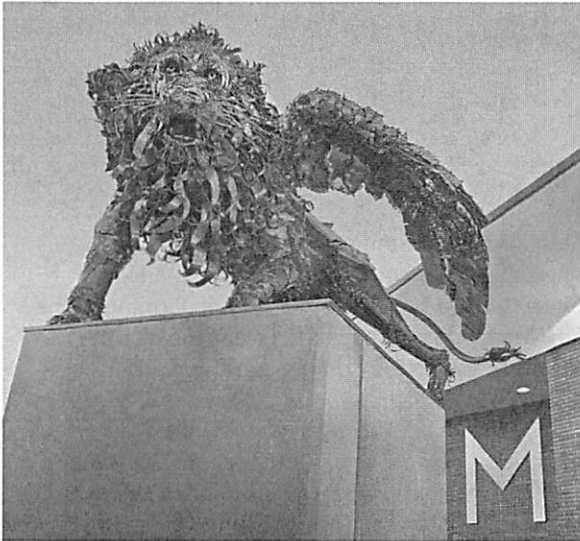
- **Granville donated \$100,000 to fund the Talk Read Sing campaign in Fresno, a community-wide effort aimed at closing the "word gap" – a difference of about 30 million words that children in high income families hear from parents and caregivers by their 4th birthday, compared to those in low-income families.**

TALKING IS TEACHING
80% OF A CHILD'S BRAIN IS FORMED BY AGE 3.

**TALK
READ
SING**



THE ARTS



Providing support and a nurturing environment for the arts helps raise the quality of life for everyone in our community, creating more prospects for success. Granville is committed to providing canvases throughout Fresno for art to shine, enriching life for us all. That commitment is shown in many ways, both large and small.

- **M Street Arts Complex** – The renovation of the building that is now M Street Arts Complex was a collaboration with local artists. In addition to offering leases on private studios and gallery space, a ground-breaking partnership between M Street Arts Complex and California State University, Fresno, provides a venue for students in the university's Fine Arts Masters program to work alongside professional artists.
- **Spark!** – Granville committed \$100,000 as a founding sponsor to help Fresno County Office of Education launch Spark!, an Arts Business Coalition initiative to expand arts education throughout Fresno County.
- **Murals** have been incorporated into several of our Downtown projects, painting a bold canvas of public art in the Mural District.

These few things are only the beginning of Granville's support of the arts. Here are some more organizations and events we have given to over the years:

- | | | |
|------------------------------|------------------------------|---------------------------------|
| • Fresno Art Museum | • Valley Public Radio | • Youth Orchestra Fresno |
| • Creative Fresno | • Valley Public TV | • Arte Americas |
| • Fresno Arts Council | | |

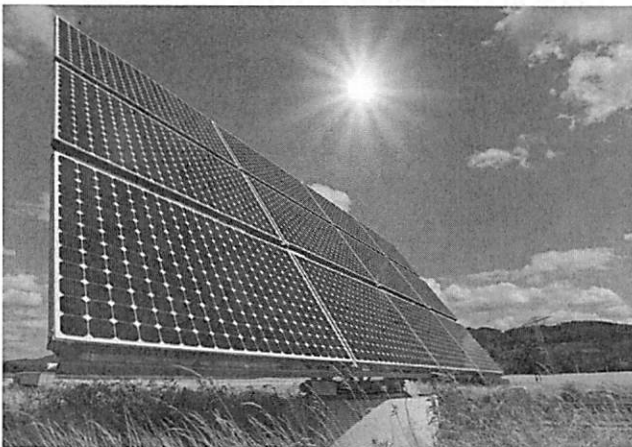


FARMING & SOLAR



Beyond building communities in the Valley, the Assemi family also helps feed our community through Maricopa Orchards. Since the late 1980s, they have been farming in the Central Valley. Maricopa is also creating clean jobs for the San Joaquin Valley through a solar complex on fallowed farmland.

Almonds, pistachios, blueberries, cherries, citrus, walnuts, and raisins are the main crops grown along with row crops that can vary from year to year. These healthy foods are shipped both domestically and internationally.



Maricopa Sun Solar Complex – converted farmland that had been fallowed for a number of years due to inadequate water supplies into a 20-megawatt photovoltaic solar system. The project furthers the State's long-term renewable energy objectives.

- **This is the first of several projects to be constructed in Maricopa Sun's 6000-acre solar complex.**
- **Gov. Jerry Brown complimented the project as a "model for other solar projects in the Central Valley."**



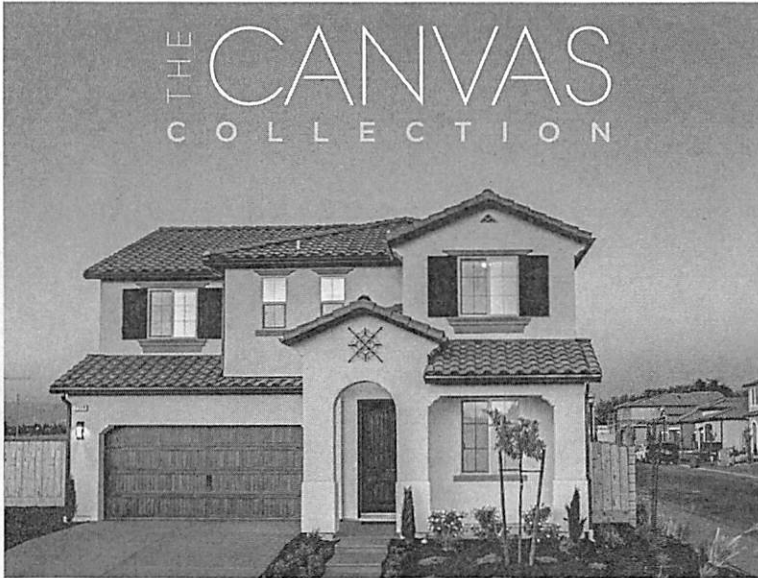
The background of the entire page is a black and white photograph of a rugged mountain landscape. In the foreground, there are steep, rocky cliffs with visible geological strata. A small evergreen tree stands on a rocky outcrop to the left. In the distance, more forested mountain peaks are visible under a sky filled with dramatic, heavy clouds. The Granville Homes logo is centered in the upper portion of the image.

GRANVILLE
HOMES

2016

YEAR IN REVIEW

NEW RELEASES



The Canvas Collection

A labor of love two years in the making, The Canvas Collection is Granville's newest line of homes offered at our Belterra community. These homes were designed for those looking for a more affordable, compact home without sacrificing the quality and technology Granville is known for.



Granville Estates Showcase Home

Granville Estates opened its first semi-custom showcase home at The Links. This Residence 3 home is one of three semi-custom plans that are available at the Granville Estates communities, which include The Links, Ventana Hills and Whisper Creek.



New Models at La Ventana

La Ventana's newest model center opened in February, featuring the popular Bijou and Tresor models.

Molly Introduced at Copper River Ranch

Granville's newest single-story plan, which boasts a standard 3-car garage, sparked plenty of interest in 2016.



NEW RELEASES

GVWIRE

In August, Granville launched GV Wire, a news site created to share stories about the people, politics and policies of the Central Valley that may otherwise fall through the cracks. With new editorial and videos being added daily, GVWire.com keeps you up to date on the Valley news you need to know.



California Health Sciences University Announces New Medical School

Founded by the Assemi Family in 2012, CHSU announced their intention to open a medical school as soon as fall 2019. In addition to the university's existing College of Pharmacy, the proposed College of Osteopathic Medicine will further CHSU's goal of improving the health and lives of the people of our community by addressing the physician shortage in the Central Valley.



The Lede Grand Opening

The latest in Granville's downtown revitalization efforts, The Lede is a contemporary mixed-use project that features eco-friendly design with a sleek, modernistic style.

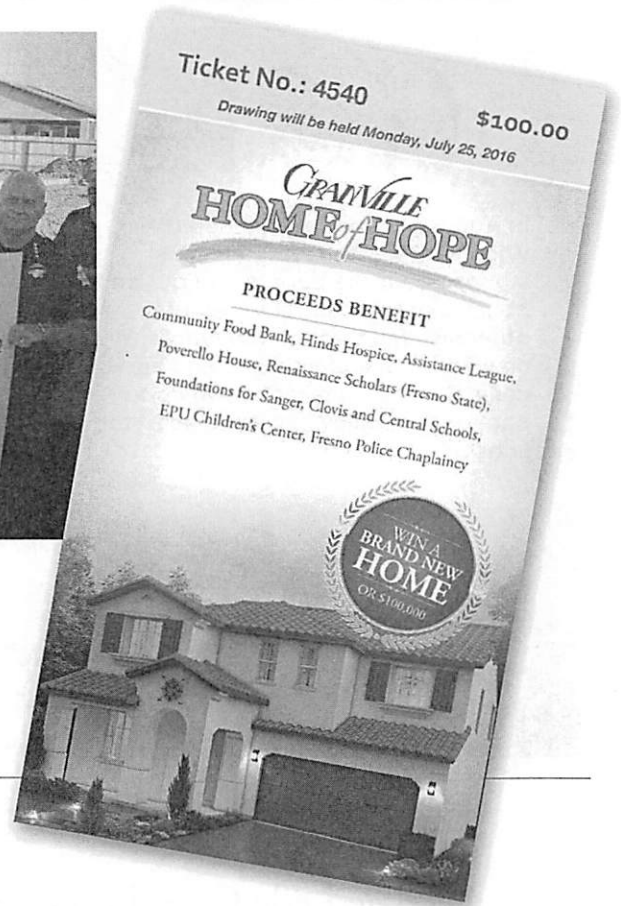


COMMUNITY OUTREACH



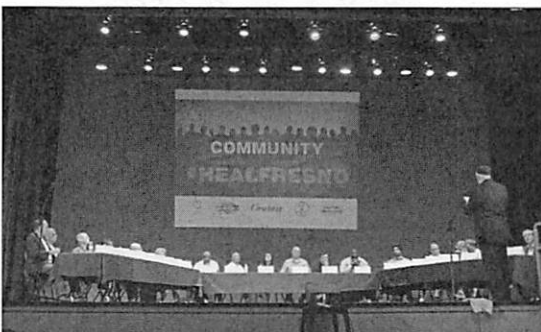
Granville Home of Hope

Each year, Granville Homes raffles off a brand new home, with every penny of the proceeds going to help local nonprofits. With the help of Fresno Lexus, KSEE24 and many other generous partners, the Granville Home of Hope raised \$452,200 in 2016. This brings the total amount raised since the program began in 2006 to more than \$4 million.



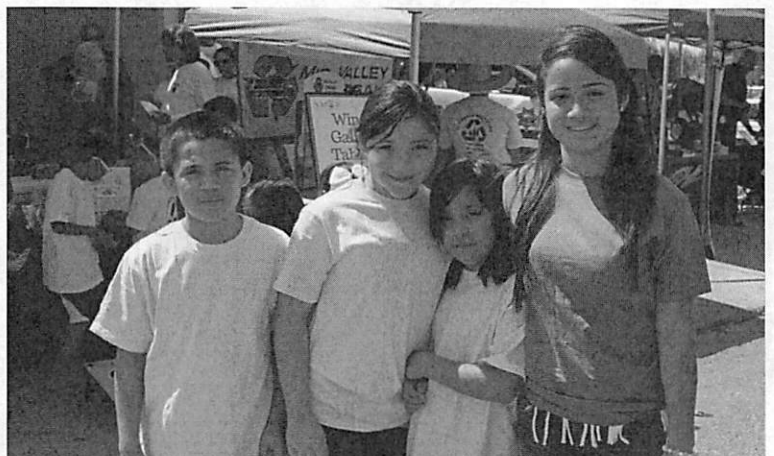
Healing Our Community

Granville co-sponsored this round table discussion, which featured more than twenty respected community and faith leaders discussing social issues in a show of solidarity. The first in a series, look for more Healing Our Community events in the coming year.



Alliance for Medical Outreach and Relief (AMOR)

Granville has proudly supported AMOR since its inception in 2008. From their work in Afghanistan to their Wellness & Enrichment Center in Mendota, AMOR is dedicated to providing access to quality, affordable health care and health education in areas of concentrated poverty around the world.

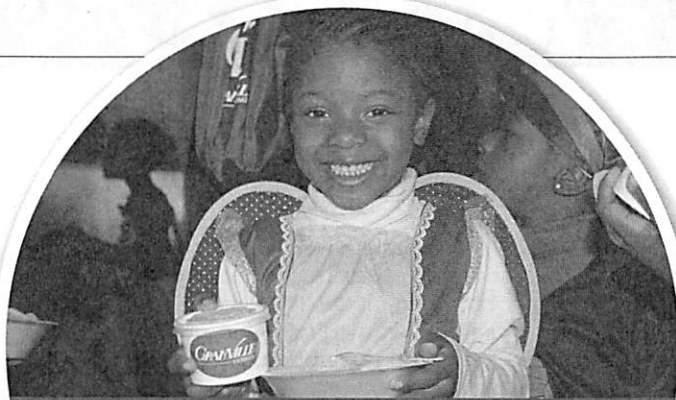


COMMUNITY OUTREACH



Books for Bikes

For the last nine years, Granville Homes has partnered with the Boys & Girls Club to promote literacy and education for our youth in the Valley. 250 new bikes, along with new locks and helmets, were given away to the clubs' top readers this year. We would also like to extend our gratitude to Rubber Soul Bicycles, who generously volunteer to assemble the bikes each year.

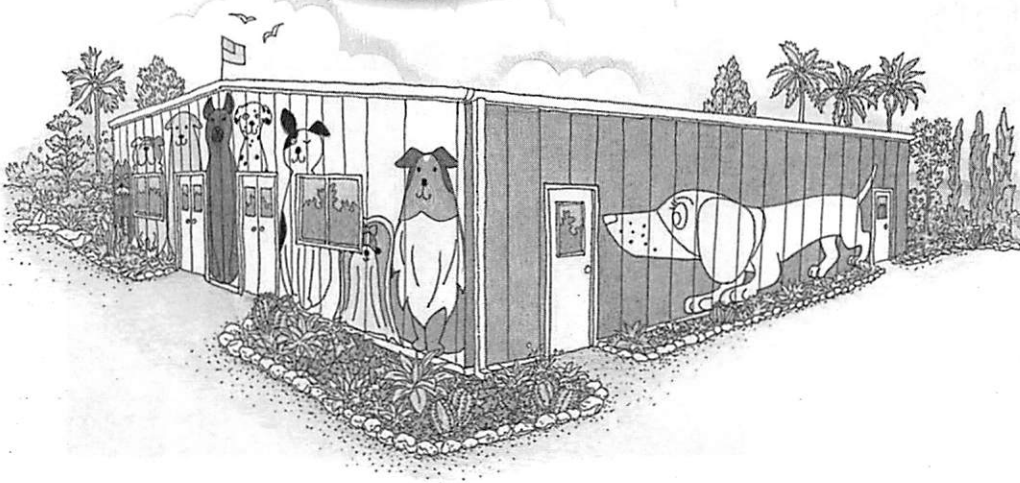


Ice Cream & Backpack Giveaway

Granville Homes partnered with Ampersand Ice Cream to make Halloween a little sweeter for low income students in Southwest Fresno. Each child received ice cream as well as a Granville backpack.

Grand Opening of The Granville Homes Animal Refuge

To meet the growing needs of our homeless furry friends, Granville Homes matched funds raised by Animal Compassion Team (ACT) to open the Granville Homes Animal Refuge. This new 4,800 sq. ft. facility will allow ACT to continue the amazing work they're doing to help needy animals in our community.



EVENTS



Concert in the Park *at Copper River Ranch*

A Granville tradition, Concert in the Park is a gathering of Granville homeowners that features live music, food, entertainers, vendors, and carnival games for the kids. We're looking forward to hosting more Concerts in the Park in 2017!



Off The Front Omnium *at Ventana Hills*

For the third year, bicycle enthusiasts converged on the Granville Estates semi-custom community, Ventana Hills, for two legs of the annual Off The Front Omnium bike race. The races followed a course along the 1.9 miles of private roads that wind through scenic, rolling hills.



Photos with Santa

Each December, our homeowners are invited to bring their family to select Granville model centers for free holiday treats and family photos with the season's biggest celebrities, Mr. and Mrs. Claus.

ArtHop at M Street

On the first Thursday of each month, the resident artists at Granville's M Street Arts Complex open their studio doors for an intimate look at their latest work. Visit mstreetarts.com for information about the artists, available studios and upcoming events at the complex.



AWARDS



The Fresno Bee's
**PEOPLE'S
CHOICE**
Awards
2016

The Fresno Bee's
People's Choice Awards 2016
First place: Best New Homebuilder
First place: Best Place to Work

2016
BEST OF
CENTRAL VALLEY
BUSINESS
THE BUSINESS JOURNAL

The Business Journal's
Best of Central Valley Business Awards 2016
First place: Best Home Builder
First place: Best Business Supporting Local Charities

Best of
CLOVIS
★★★★★

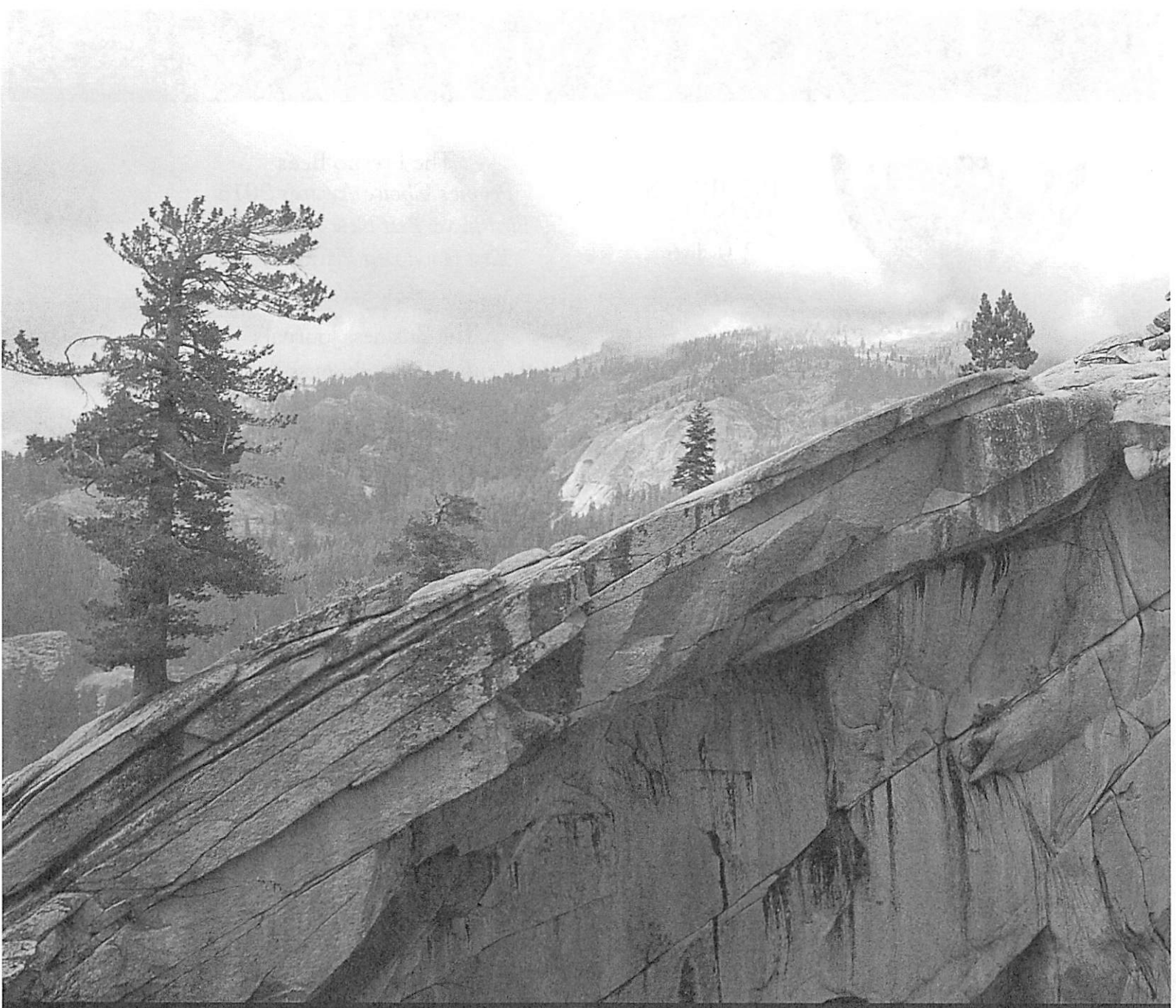
The Fresno Bee's
Best of Clovis Awards 2016
First place: Best New Homebuilder

COMING IN 2017

- ▶ Granville Homes
40th Anniversary Celebration
- ▶ Deauville East
New community opening in Clovis
- ▶ Granville Home of Hope
Grand prize drawing on May 3, 2017
- ▶ Canvas at Belterra
New gated community
- ▶ New Phase at La Ventana
- ▶ Canvas at Copper
*New gated neighborhood of Canvas Collection
homes at Copper River Ranch*

Plus many more community outreach events and
surprise announcements throughout the year!





GRANVILLE
HOMES

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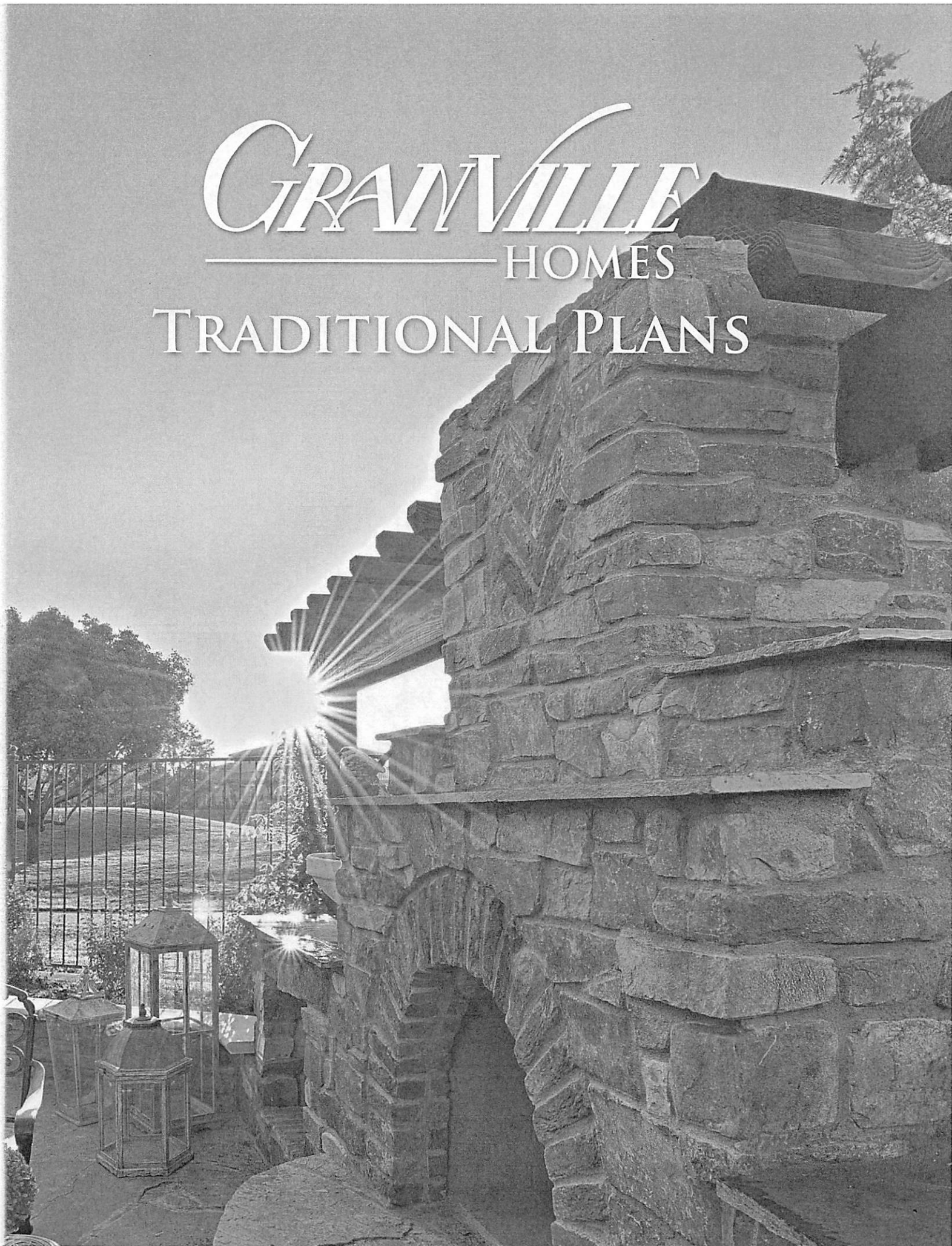


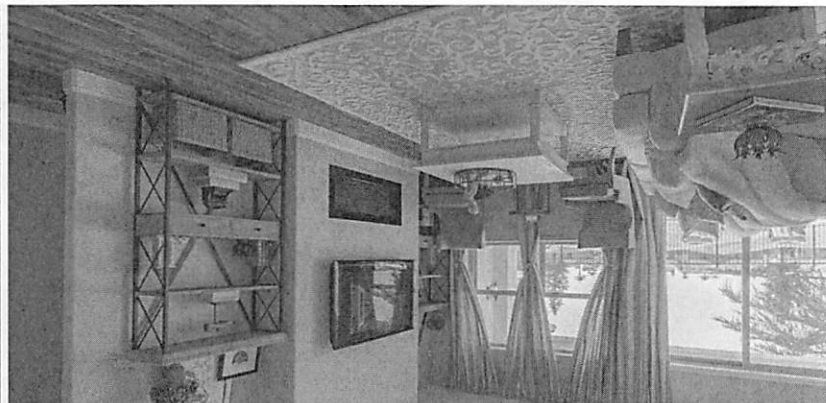
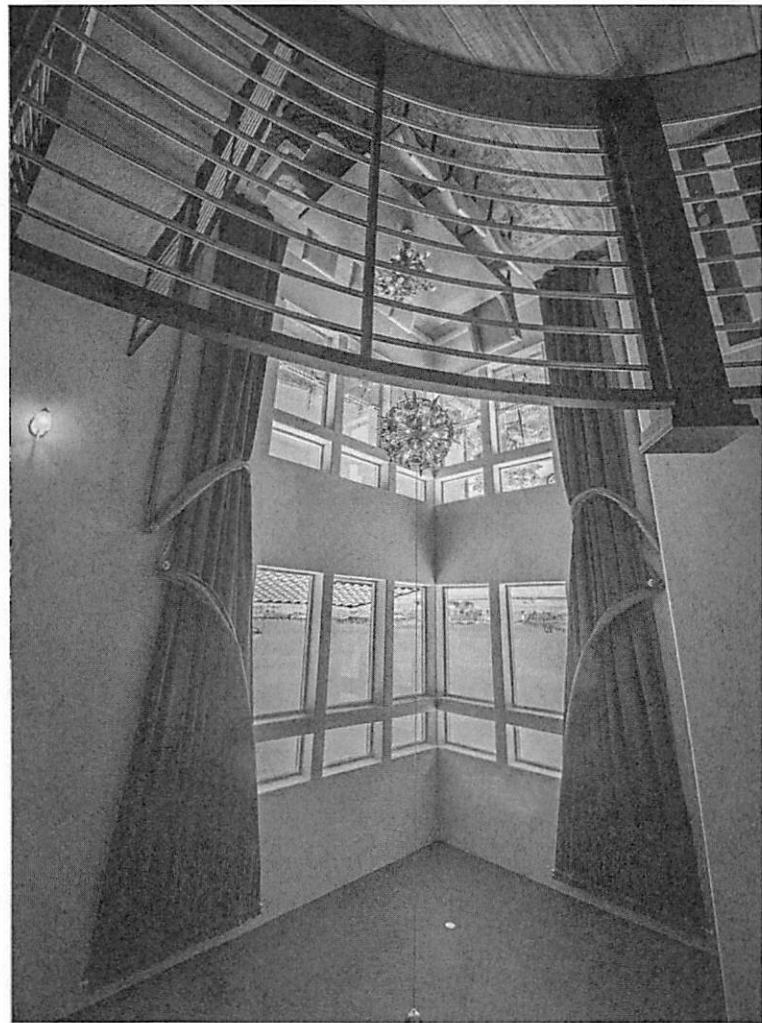
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GRANVILLE

HOMES

TRADITIONAL PLANS





*Design timeless architecture, offer
unmatched service, create healthier
lifestyle neighborhoods, be stewards
of our land and provide for those less
fortunate.*

This is what we do.



TRADITIONAL FLOOR PLANS

PASATIEMPO

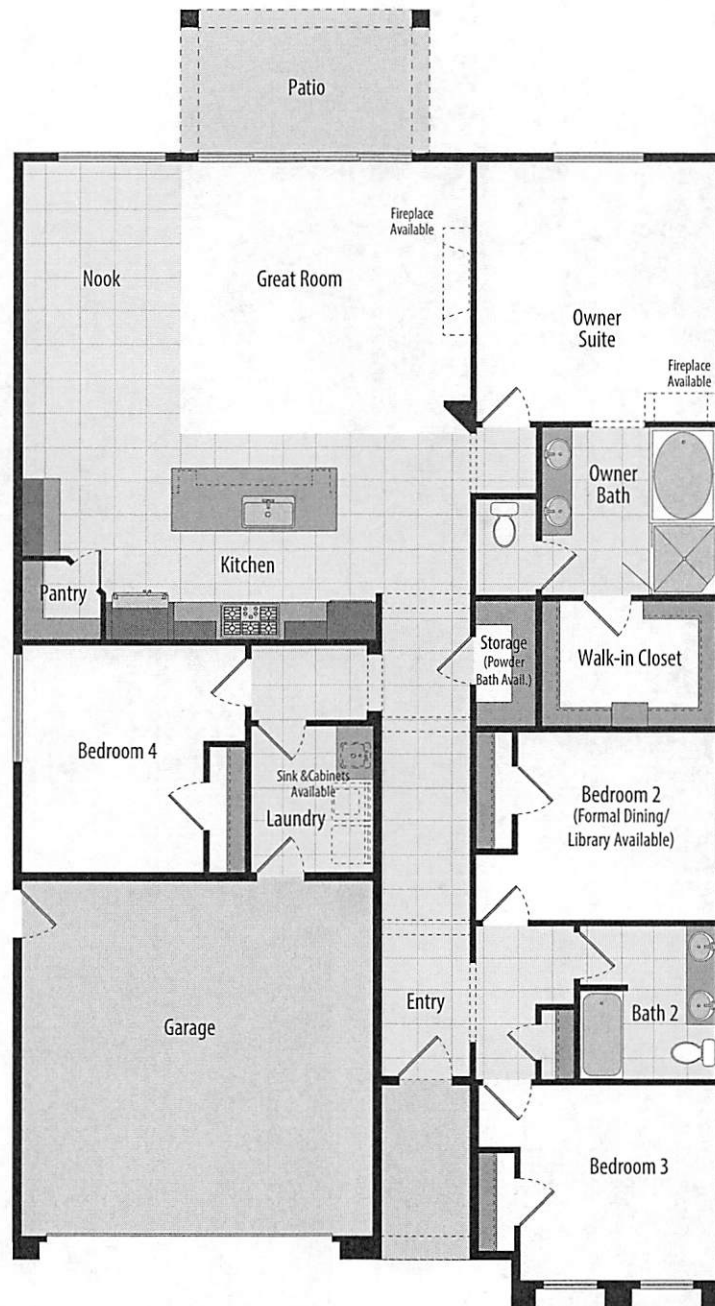


PASATIEMPO

2,032 Sq. Ft. | 3-4 Bedrooms | 2-2.5 Bathrooms | 2-3 Car Garage

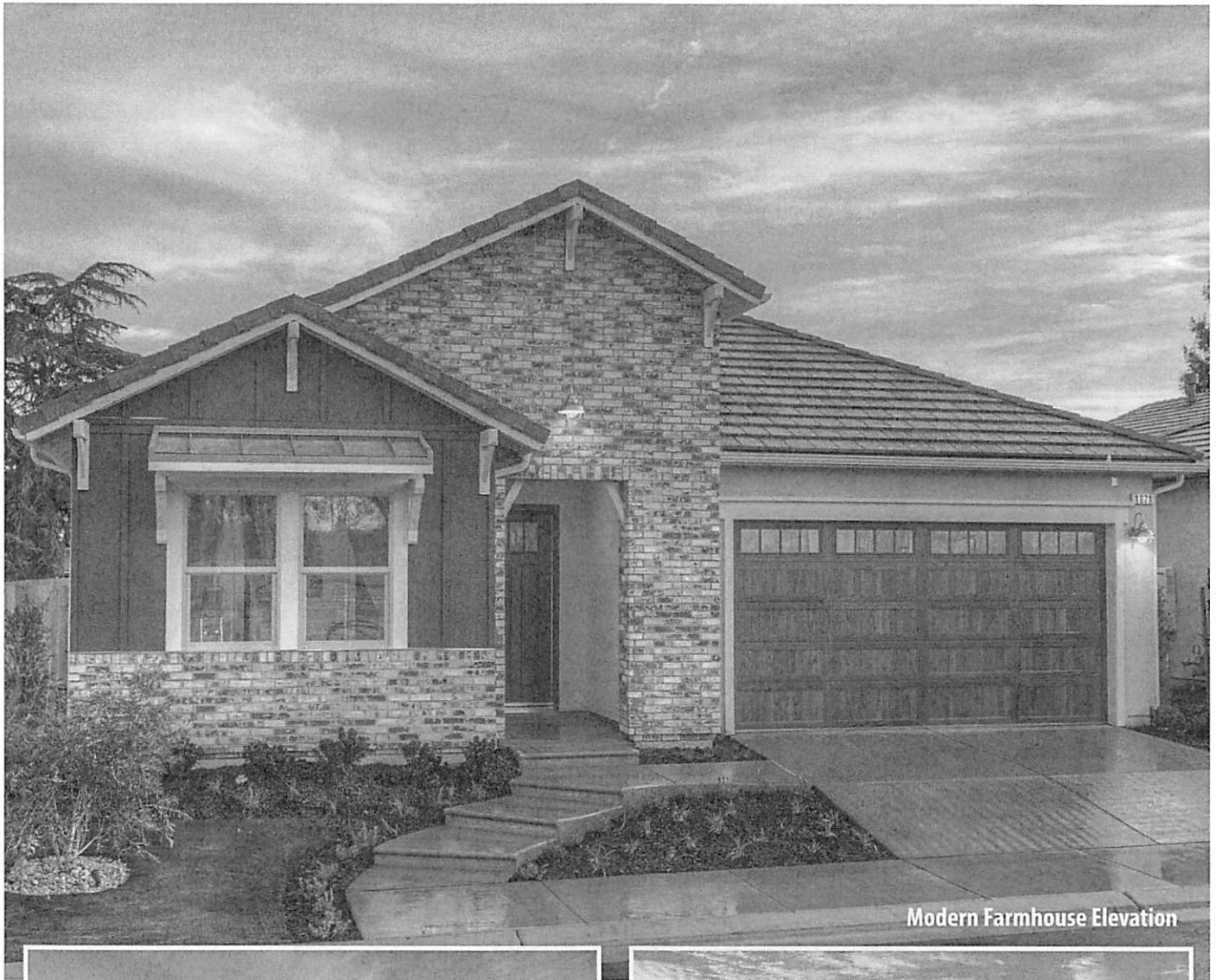
OPTIONS:

Library | Formal Dining Room | Third Garage



TRADITIONAL FLOOR PLANS

BIJOU



Modern Farmhouse Elevation



Spanish Elevation



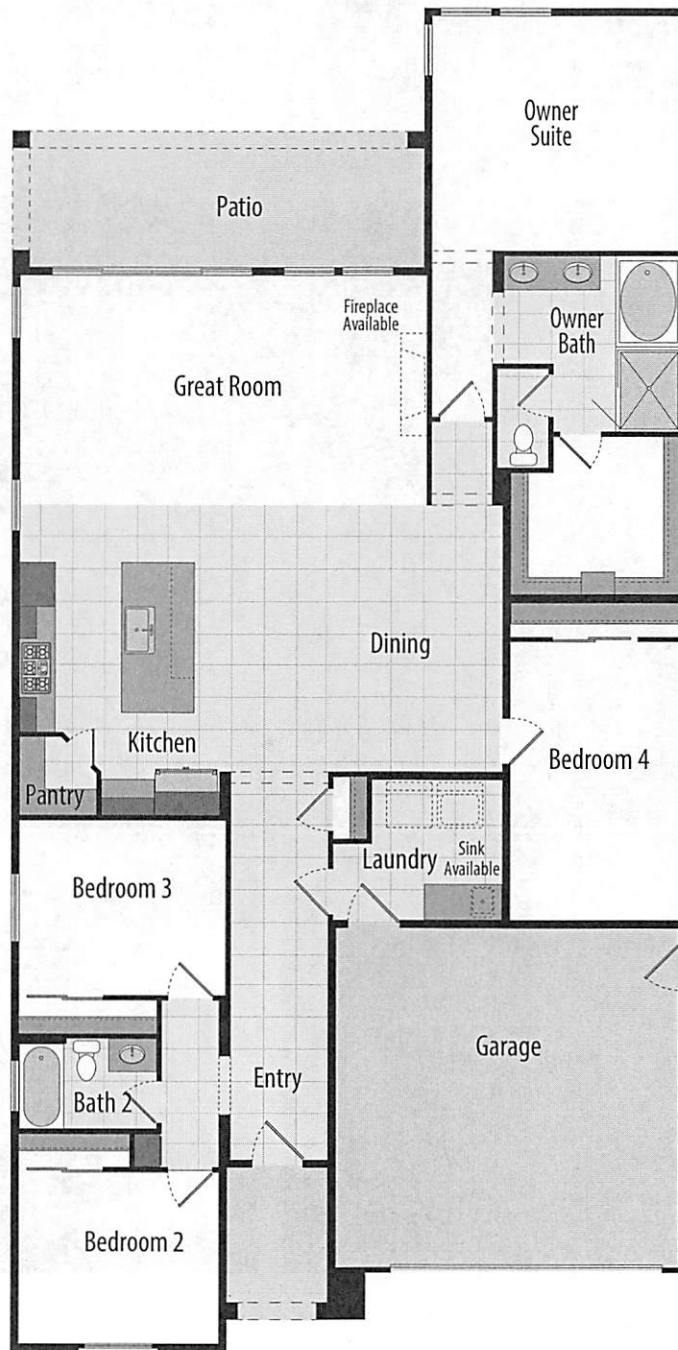
Mediterranean Elevation

BIJOU

2,207 Sq. Ft. | 3-4 Bedrooms | 2-3 Bathrooms | 2-4 Car Garage

OPTIONS:

Library | Guest Suite | Activity Room | Fourth Bedroom
Extended Utility Room & Extended Walk-in Closet | Extended Fourth Garage



TRADITIONAL FLOOR PLANS

MOLLY



Spanish Elevation with stone



Spanish Elevation

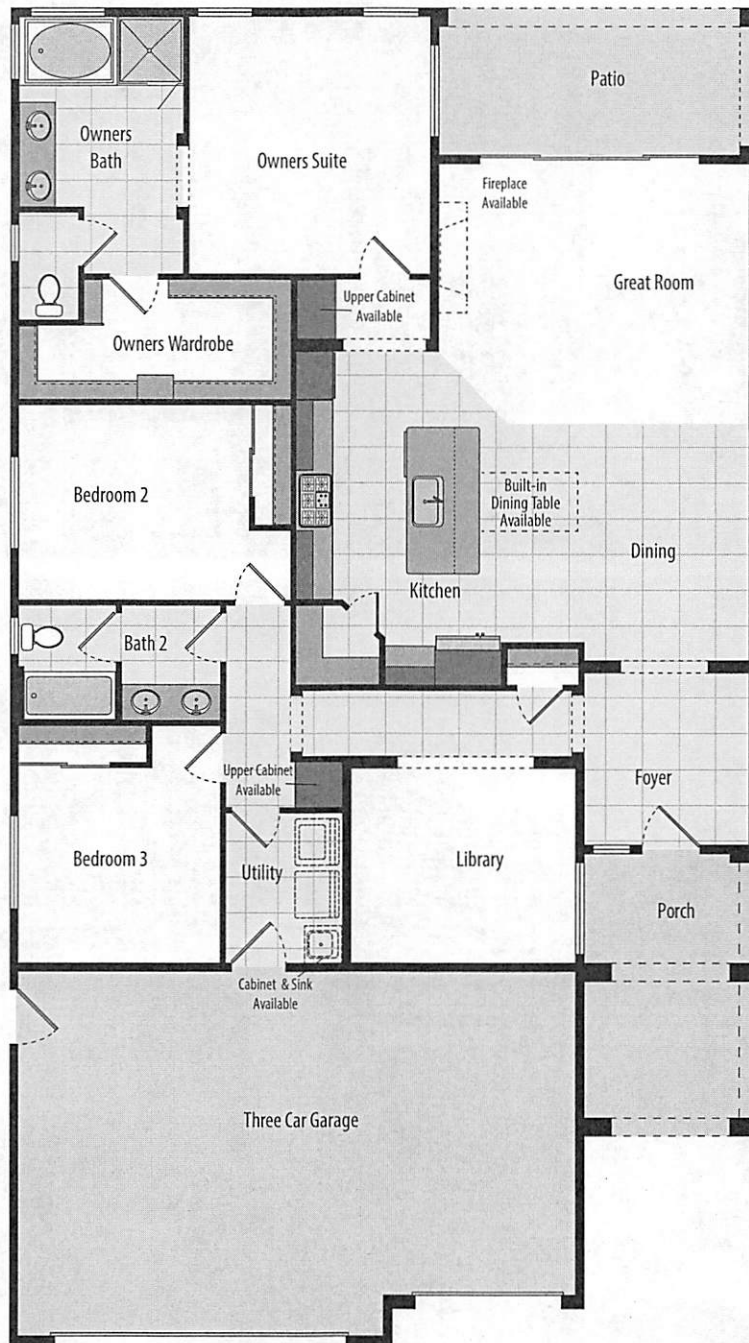


MOLLY

1,935 Sq. Ft. | 3-4 Bedrooms | 2 Bathrooms | 3 Car Garage

OPTIONS:

Fourth Bedroom at Library | Built-In Dining Room Table



TRADITIONAL FLOOR PLANS

BELLA

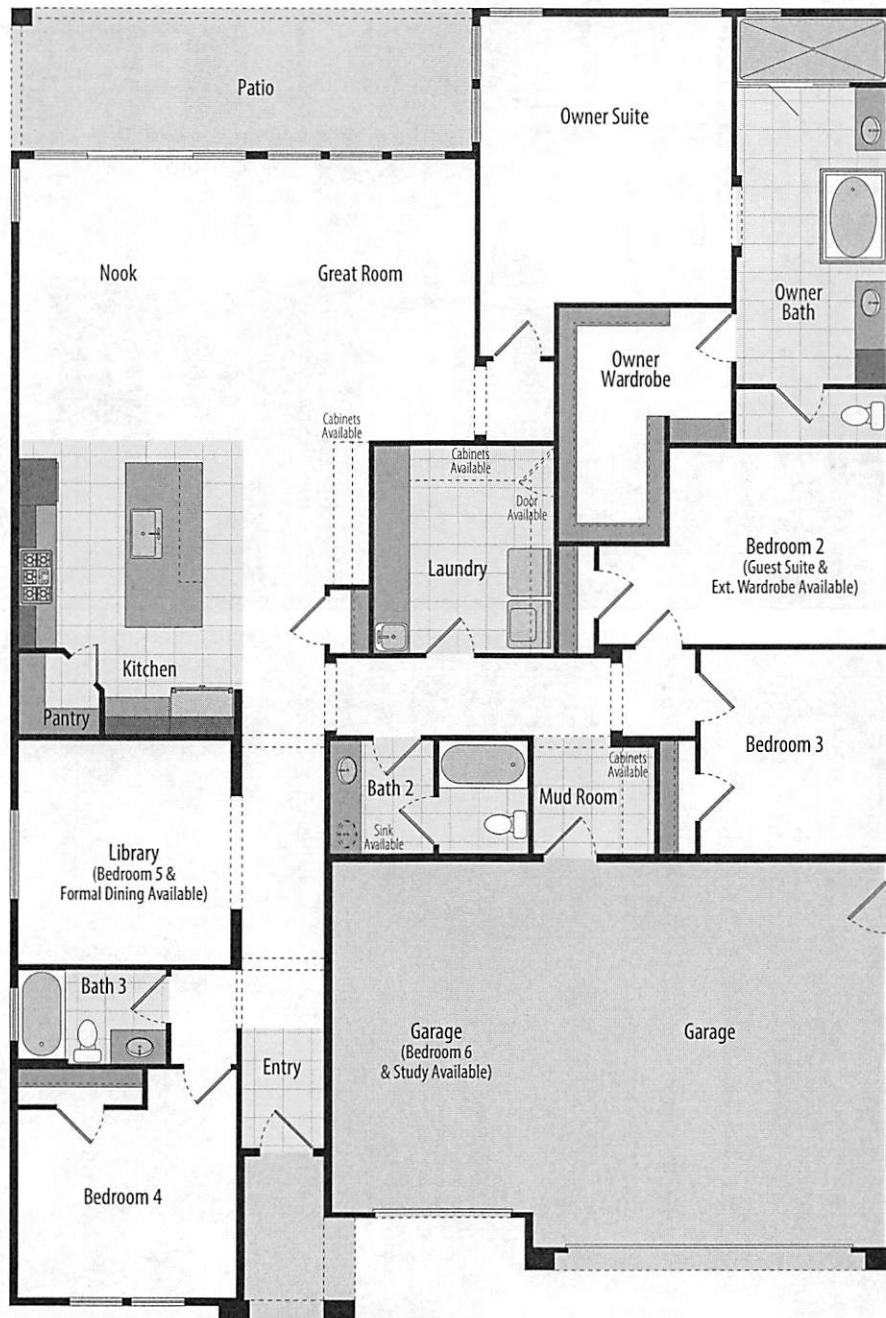


BELLA

2,600- 2,830 Sq. Ft. | 4-6 Bedrooms | 3 Bathrooms | 2-3 Car Garage

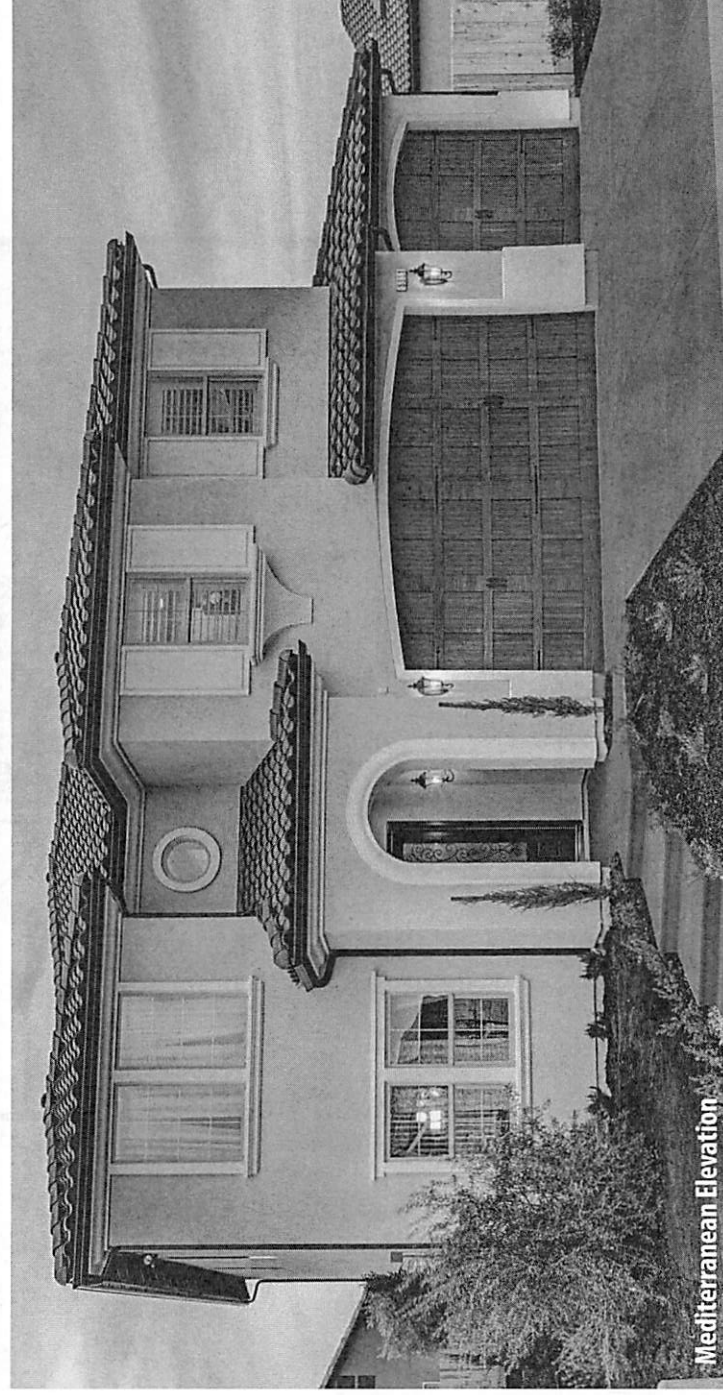
OPTIONS:

Fifth and Sixth Bedroom | Extended Master Closet | Study
Formal Dining Room



TRADITIONAL FLOOR PLANS

TRESOR



TRESOR

3,104 Sq. Ft. | 4-5 Bedrooms | 3.5-4.5 Bathrooms | 2-3 Car Garage

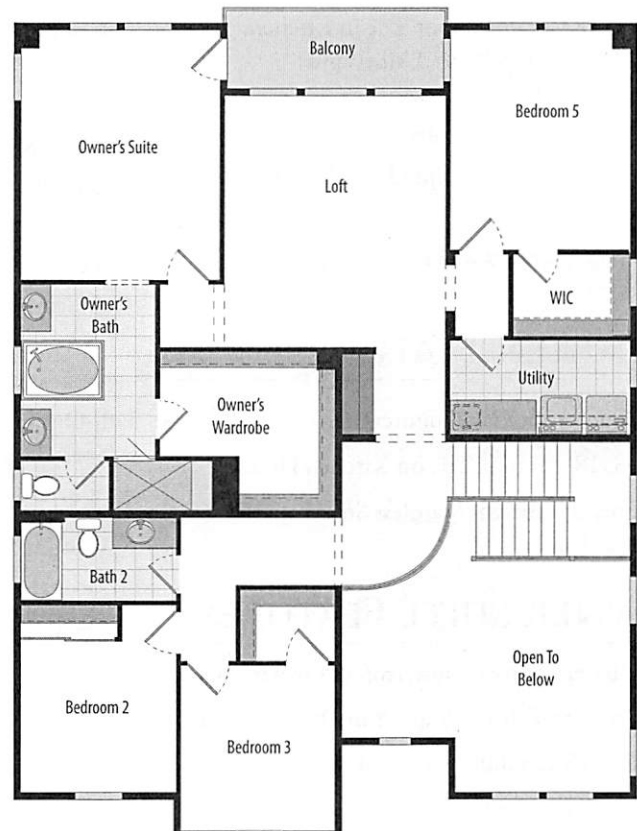
OPTIONS:

Library | Fifth Bedroom Suite | Extended Patio/ Balcony | Third Garage

First Floor



Second Floor



INCLUDED FEATURES

EXTERIOR FEATURES

- Covered Rear Patio
- Efficient Fluorescent Carriage Lights
- Zoned Front Yard Landscape with Sprinkler System
- 2 x 6 Wall Framing with Foam Wrap Exteriors for Added Insulation Value
- Rain Gutter with Down Spouts
- Synthetic Turf in Front Yards
- Gas Line to Patio for BBQ
- 8' Fiberglass Raised Panel Front Door
- Cool Roof Concrete Tile Roof
- Steel Reinforced Concrete Foundation
- Extended Overhangs
- Exterior Electrical Plugs
- Tankless Water Heater with Continuous Hot Water
- Blown-In Wall Insulation
- Reduced Attic Volume
- Low E Windows
- Ducts Buried in Insulation
- Solar Sync Auto-Adjusting Irrigation System
- Keyless Entry at the Front Door

INTERIOR FEATURES

- Cat 5 Wiring with Distribution Panel
- Quartz Vanity Counters in Baths
- 18x18 Ceramic Floor Tile in Kitchen, Nook, Entry, Baths, Utility and Owner's Bath*
- Elongated Bowl Toilets
- Oversized 5¼" Sculpted Baseboards
- 8' Interior Doors
- Hand textured wall finish at open areas
- Ceiling Fan with Light In Great Room
- Power Outlets with USB Ports in Kitchen
- Wood Railing on Two-Story Plans
- Bedrooms Pre-Wired for Ceiling Fans
- Volume Ceilings
- Brushed Nickel Lighting & Plumbing Fixtures
- Roomier Hallways
- Tiled shower walls at bath 2
- Cabinets over washer/dryer
- Wider Doorways
- Fire Sprinklers
- Brushed Nickel Door Hardware
- Low-VOC Paint
- Phone Outlet in Kitchen
- Phone outlet and Complete Connect outlet in Great Room (data, cable and Cat 5)
- Automated Thermostat
- Pendant lights at kitchen islands
- Tile at high traffic areas

KITCHEN FEATURES

- Granite Kitchen Counters
- 18x18 Ceramic Tile on Kitchen Floors
- Energy-Efficient Stainless Steel Appliances
- Pull-Out Kitchen Faucet w/Spray Feature
- Walk-in Pantry – per plan
- 6" Can Lights
- Decorative Stainless Steel Range Hood
- Attractive Beechwood Cabinets with Brushed Nickel Knobs

OWNER SUITE FEATURES

- Quartz Vanity Countertop in Owner's Bath
- Separate Tub and Shower in Owner's Bath
- 18 x 18 Ceramic Tile Flooring
- Pre-Wired for Ceiling Fan
- Tiled Shower Walls

GARAGE FEATURES

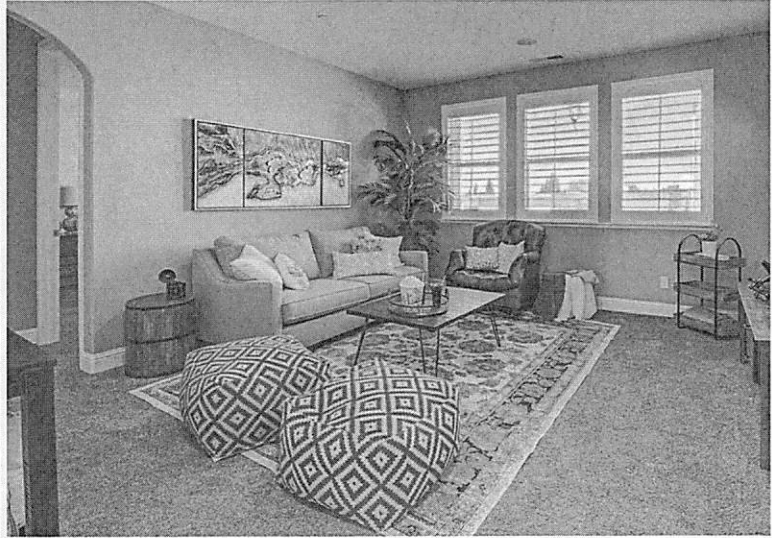
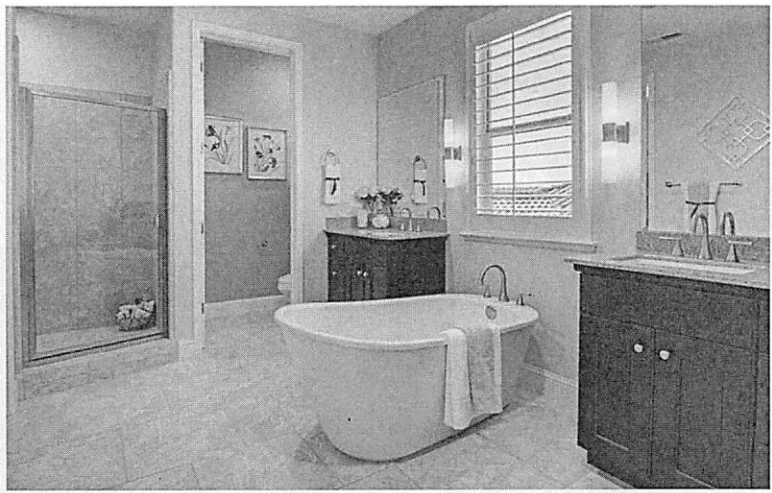
- Insulated Garage Doors – for a more comfortable interior environment
- Wood-Toned Carriage Style Garage Door
- Garage Walls Sheet Rocked and Taped
- Steel Reinforced Backing on Garage Door
- Garage Door Opener

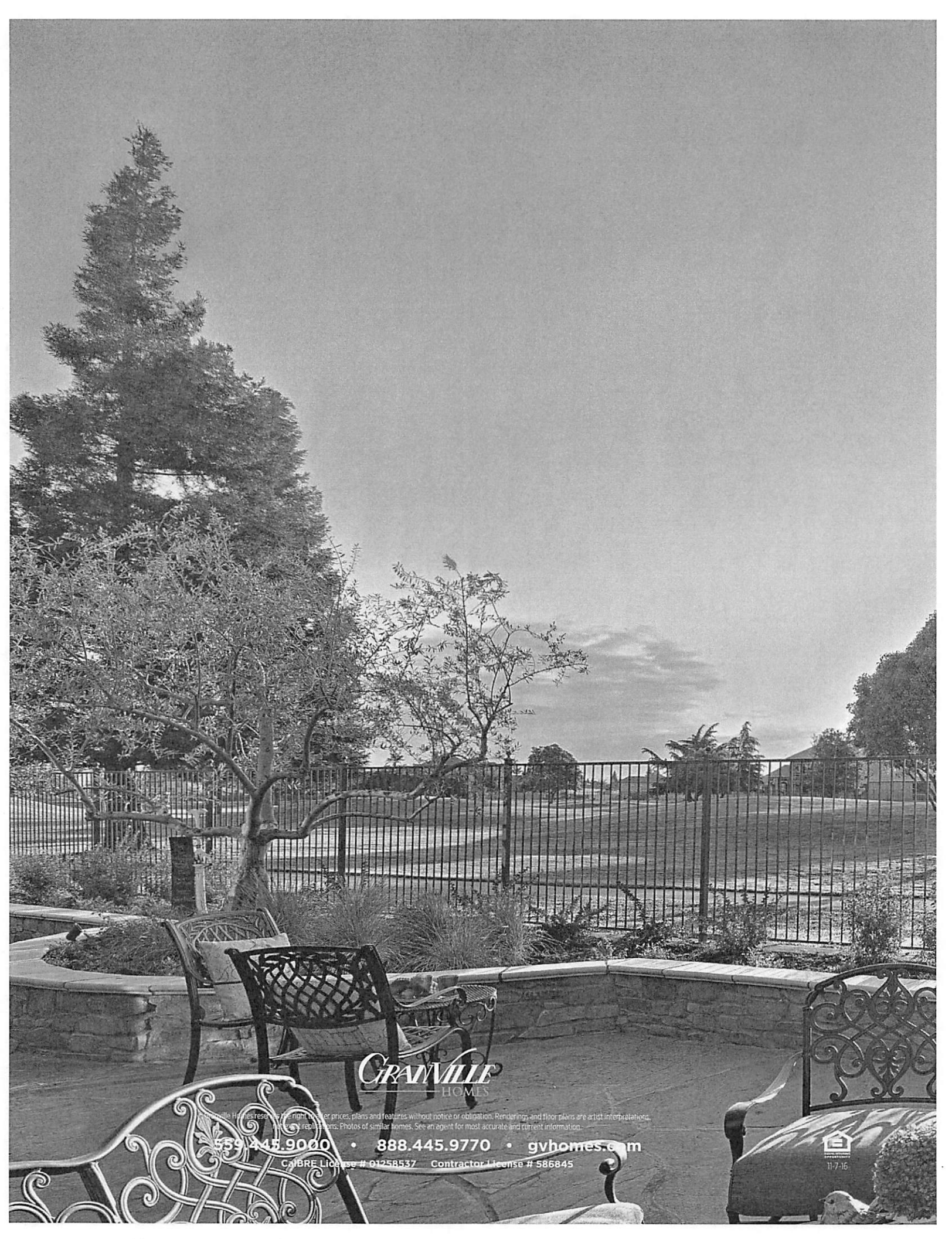
UTILITY ROOM FEATURES

- 110 cfm Ultra-Quiet Exhaust Fan
- Provisions for Electric Dryer with Space Saving Dryer Box

* NOOK OPTIONAL IN BIJOU & BELLA

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CRANVILLE
HOMES

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11-7-16

CRANVILLE

• E S T A T E S •

SEMI-CUSTOM HOMES







WHISPER CREEK

Tucked away in the heart of Clovis, Whisper Creek is a brand-new, exclusive community of luxury estates. Each unique home is situated on at least $\frac{3}{4}$ of an acre, creating elegance on an unmistakable scale, and the expansive lots are only the beginning.

You'll partner with our interior design team to choose your dream luxury finishes, flooring, gourmet kitchen appliances and much more. Your options here truly abound. This enclave is the perfect setting for a home that feels worlds away yet is minutes to shops, restaurants and award-winning Clovis Unified schools. You'll revel in the best life has to offer.



GRANVILLE
· ESTATES ·

The Links
— at —
COPPER RIVER
R A N C H

With gorgeous views of the prestigious Copper River Golf Course, The Links offers lots with some of the most coveted real estate in the Central Valley. Enjoy scenic surroundings, world-class amenities and finely crafted residences in this luxurious community.

Copper River Country Club is the centerpiece of this master-planned community, which provides a challenging championship 18-hole, par-72 golf course, a complete tennis center, fitness facility, pool pavilion, and all the amenities you would expect from a five-star country club.



GRANVILLE
· ESTATES ·

VENTANA

HILLS

Discover the true serenity of hillside living at Ventana Hills. Nestled in the picturesque foothills, surrounded by majestic oaks, rolling green hillsides and breathtaking views, Ventana Hills offers 70 acres of serene open space with a meandering trail system for walking, biking or jogging. Ventana Hills will allow you every opportunity to venture out to connect with your stunning surroundings and remarkable views.

Committed to environmentally responsible design, Ventana Hills takes extra care to preserve the native oak trees and natural terrain. Developed by Granville Homes, this community has been carefully designed to minimize impact on the surrounding environment.



GRANVILLE
ESTATES

Granville Estates

Residence 4



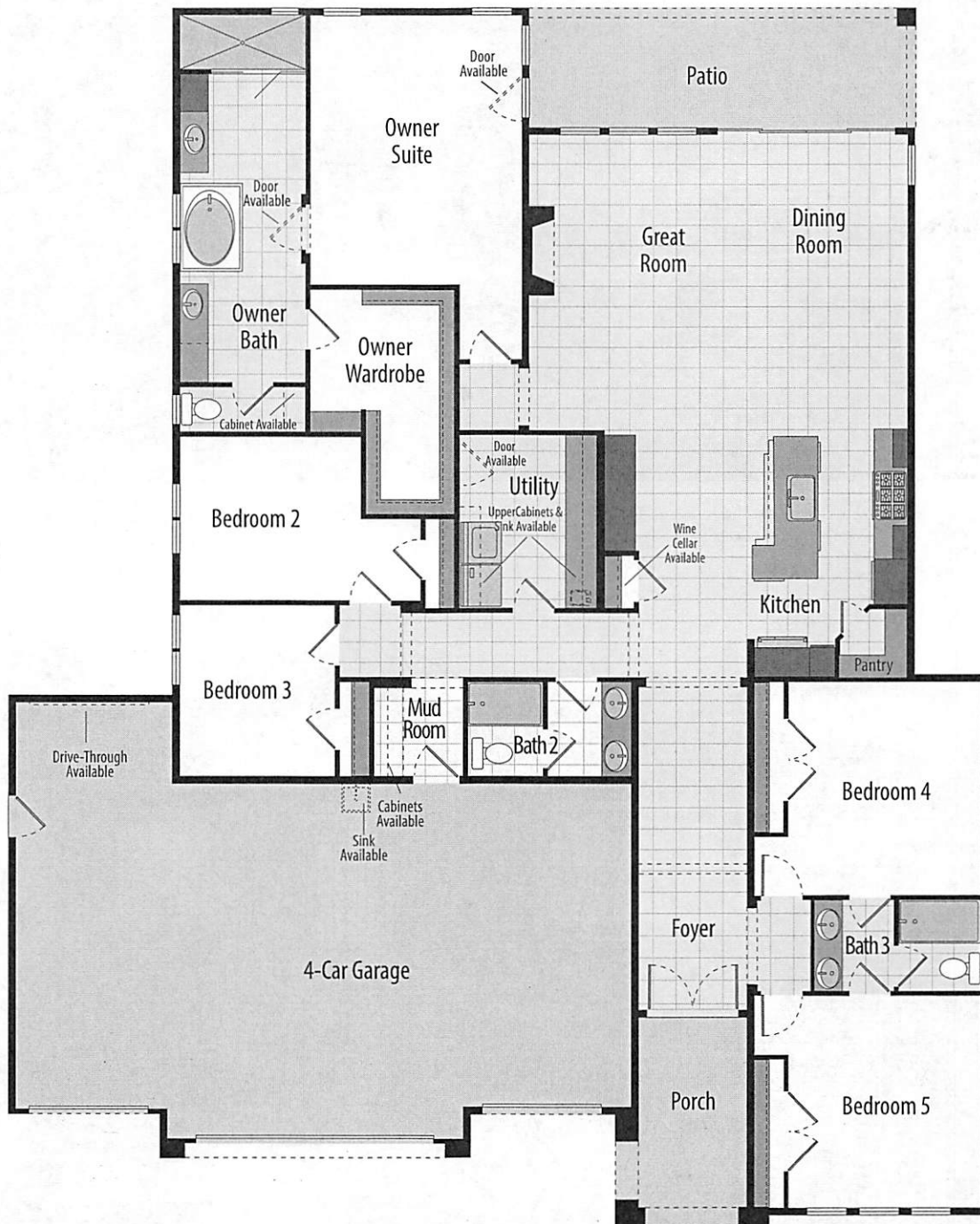
Granville Estates

Residence 4

3,016 - 3,272 Sq. Ft. | Up to 6 Bedrooms | 3 or 4 Baths | 3-4 Car Garage

OPTIONS:

Extended Walk-in Closet in Master Suite | Formal Dining Room / Library | Guest Suite



Granville Estates

Residence 5



Granville Estates

Residence 5

4,018 - 4,596 Sq. Ft. | Up to 5 Bedrooms | 3.5 or 4.5 Baths | Up to 5-Car Garage

OPTIONS:

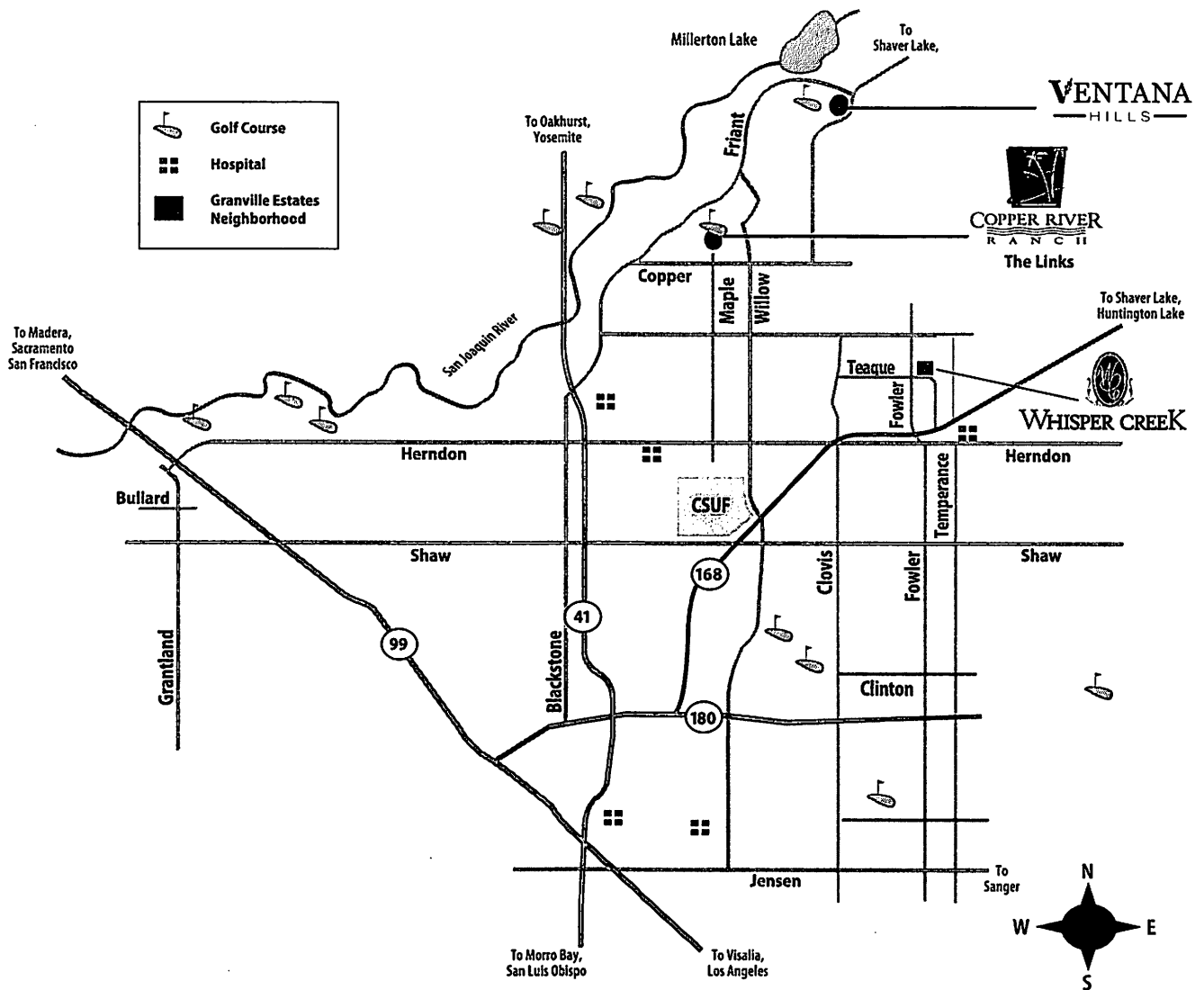
Large Bonus Room w/Hallway | Small Bonus Room w/ One Car Garage
Game Room at Bedroom 4 | Extended Bedroom 3 and Game Room
Guest Suite at Two Car Garage | One Car Garage

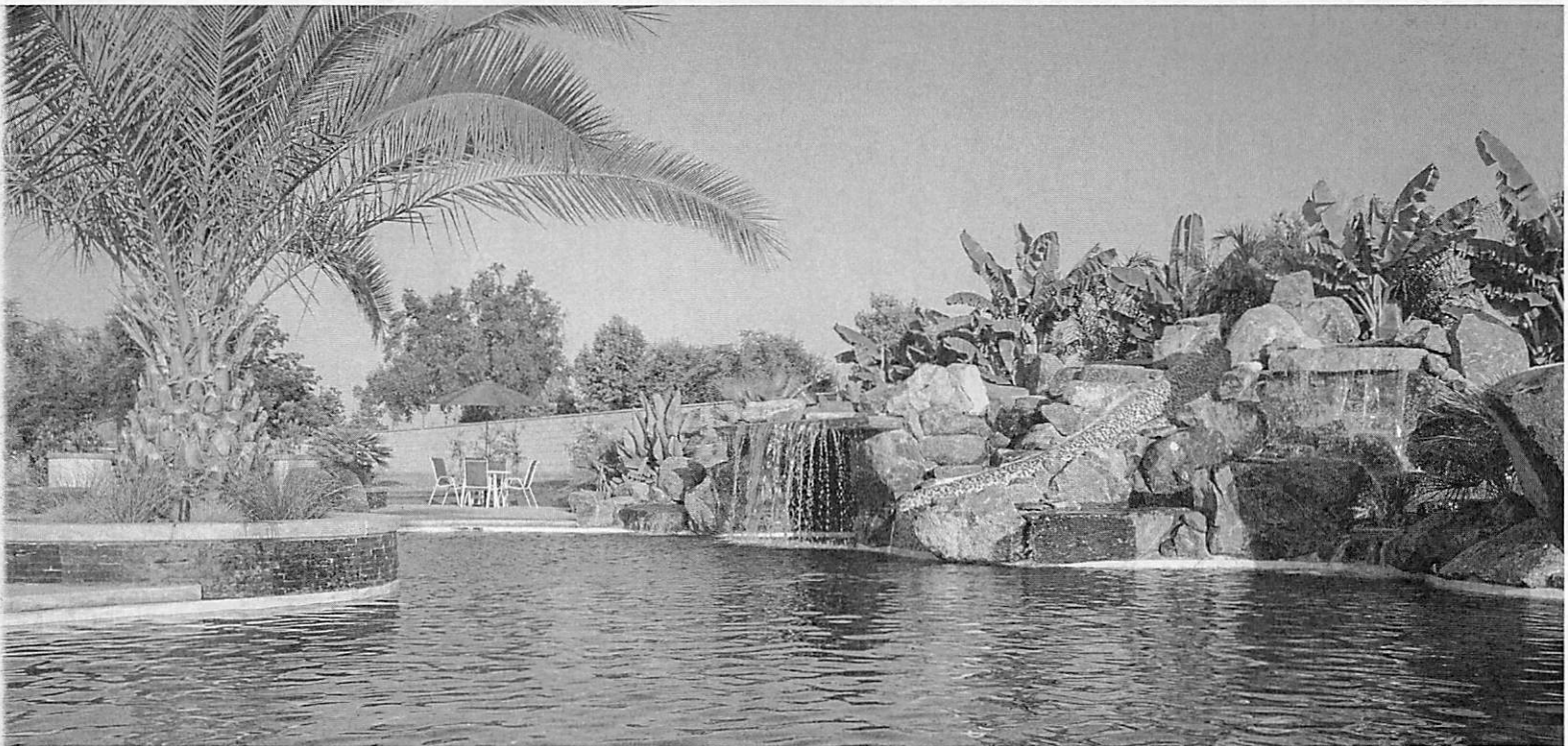
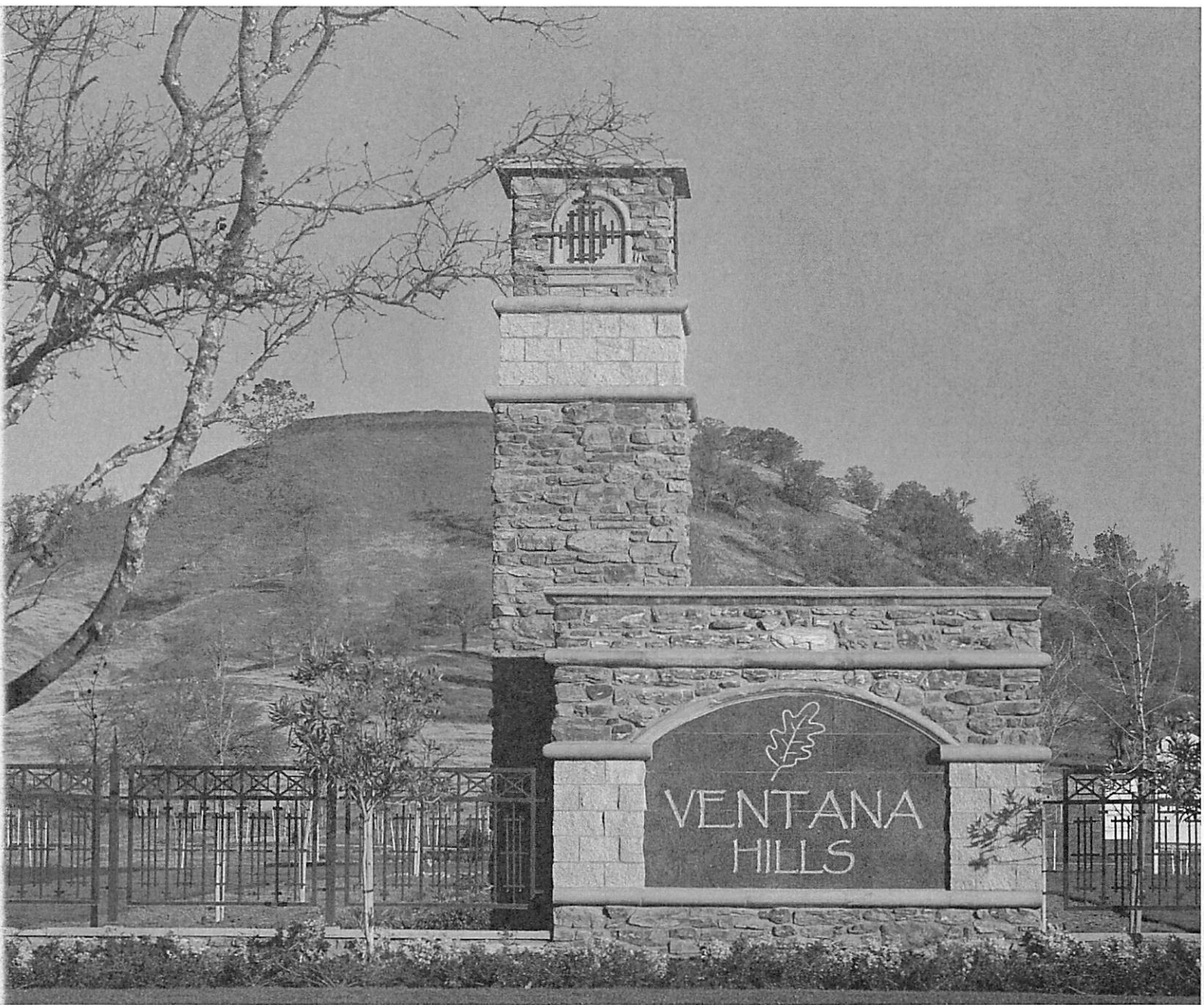


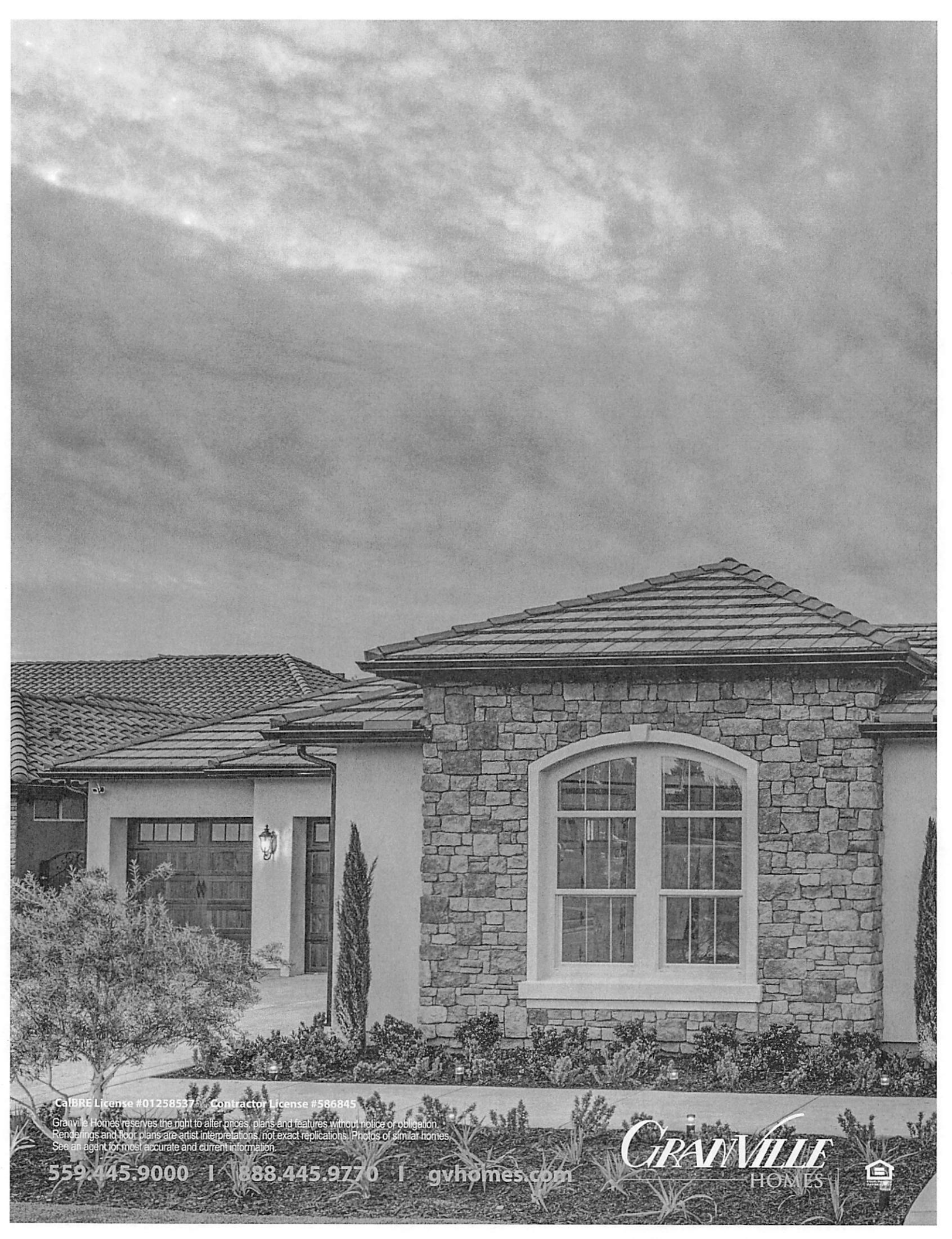
GRANVILLE

· E S T A T E S ·

COMMUNITY MAP







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HOMES

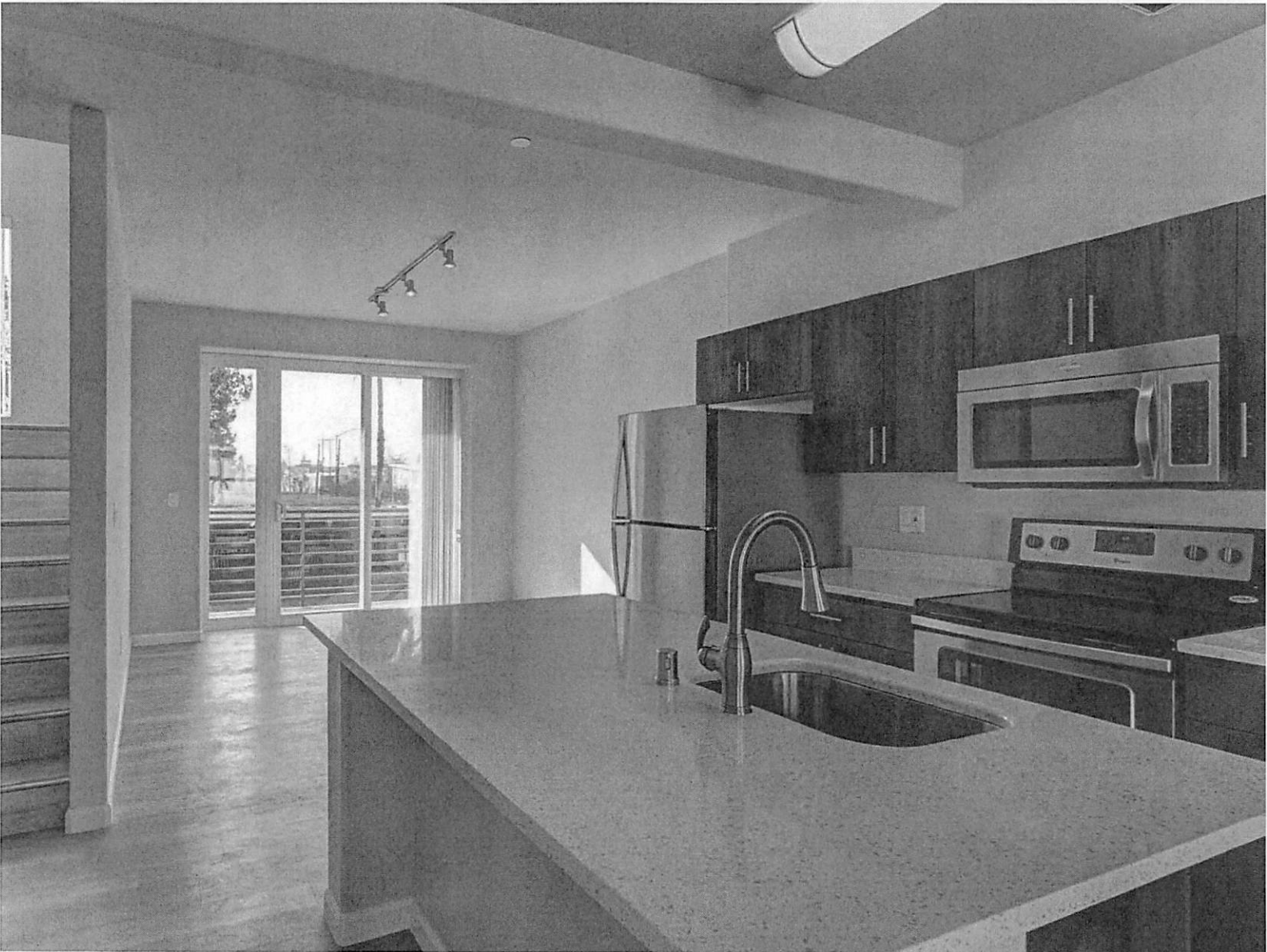


GRANVILLE

urban development



DOWNTOWN PORTFOLIO



Granville Urban Development

Awards & Recognition

Fulton Village - 2011 Q4 California Project of the Quarter
For exceeding Title 24 requirements by the highest percentage.

Fulton Village - 2011 San Joaquin Valley Blue Print award for Mixed Use Award of Achievement

330 Van Ness Cottages - 2012 San Joaquin Valley Blue Print Award of Excellence for Residential Development Project

1612 Fulton - 2013 San Joaquin Valley Blue Print Award of Excellence for Mixed Use Project

Crichton Place - 2014 San Joaquin Valley Blue Print award for Mixed Use Award of Achievement

Bungalow Court - Bi-Annual Historic Preservation Award

Bungalow Court - 2013 Gold Nugget Award of Merit

M Street Arts Complex - 2014 Gold Nugget Award for Best Rehab Commercial/Industrial Project

M Street Arts Complex - 2014 San Joaquin Valley Blue Print Award of Excellence for a Commercial Project

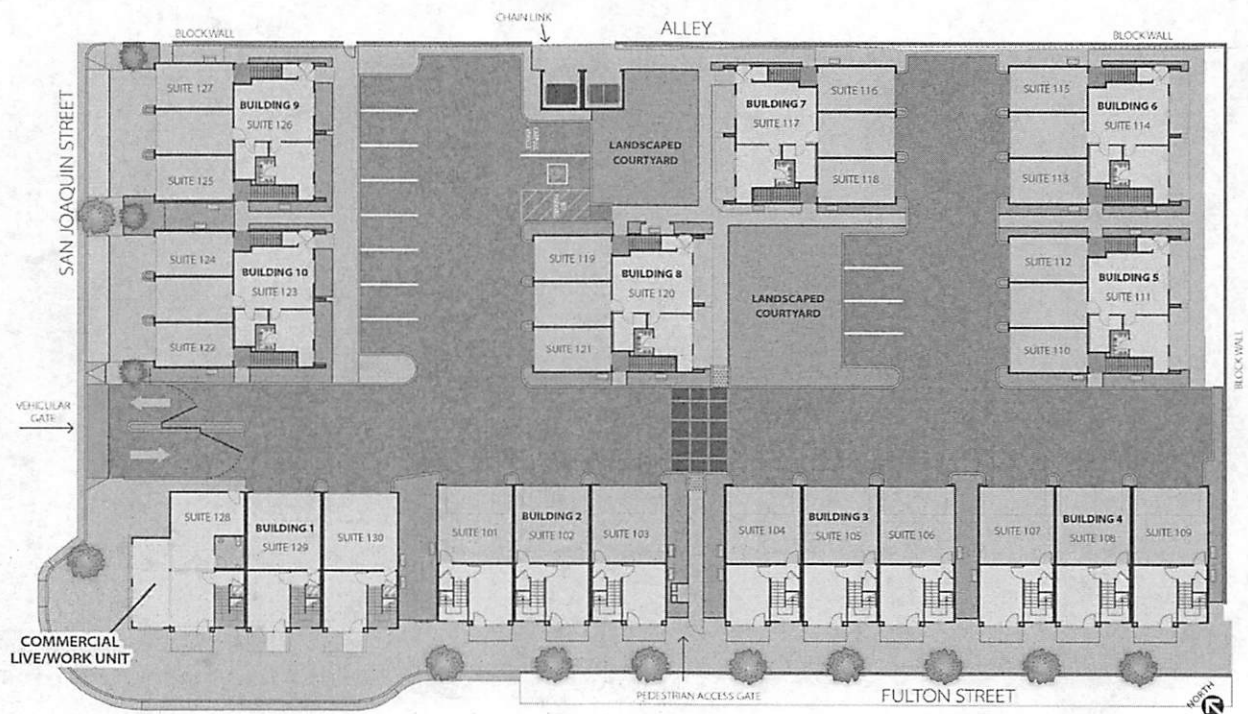
The Lede - 2016 San Joaquin Valley Blue Print Award of Excellence - Downtown Revitalization



1612

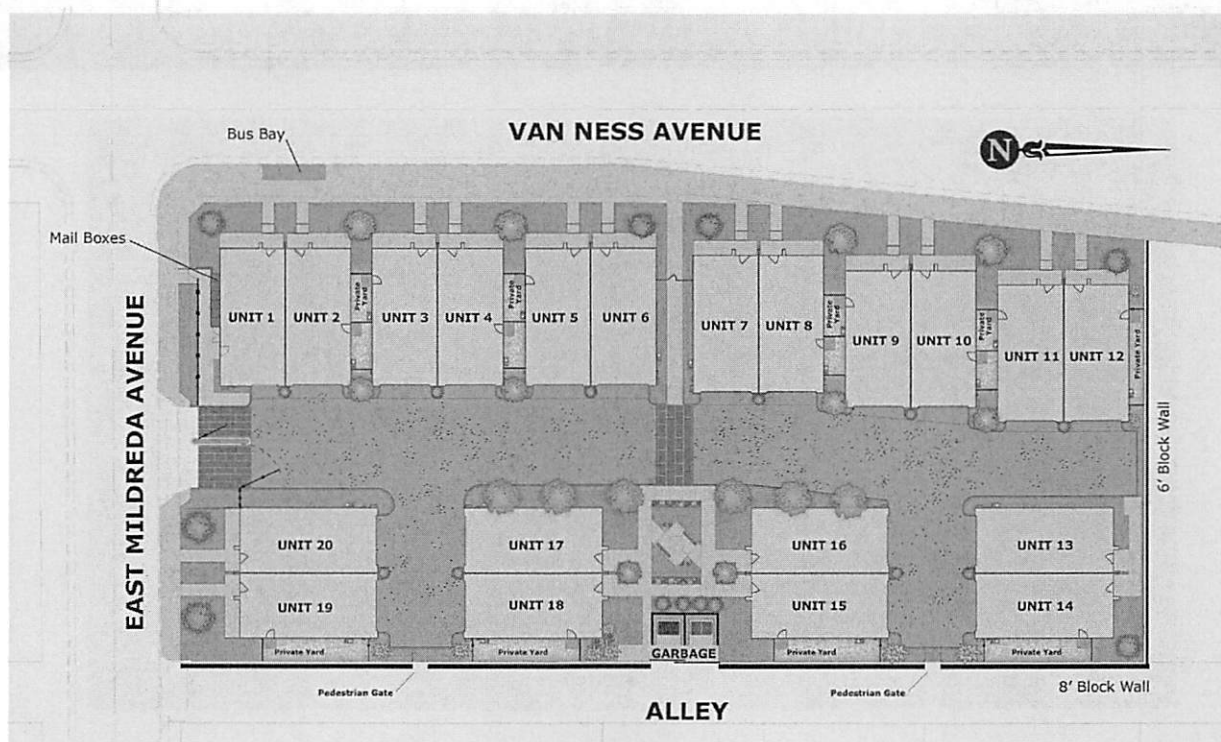
FULTON

- 18 single level residential units that range from 645 to 706 square feet with attached garages, a balcony or patio, and stainless steel kitchen appliances.
- 12 three-story live/work units, each with a 199 square foot office space and 1,297 square feet of living space plus a two-car garage and a balcony.



330 North
VAN NESS
cottages

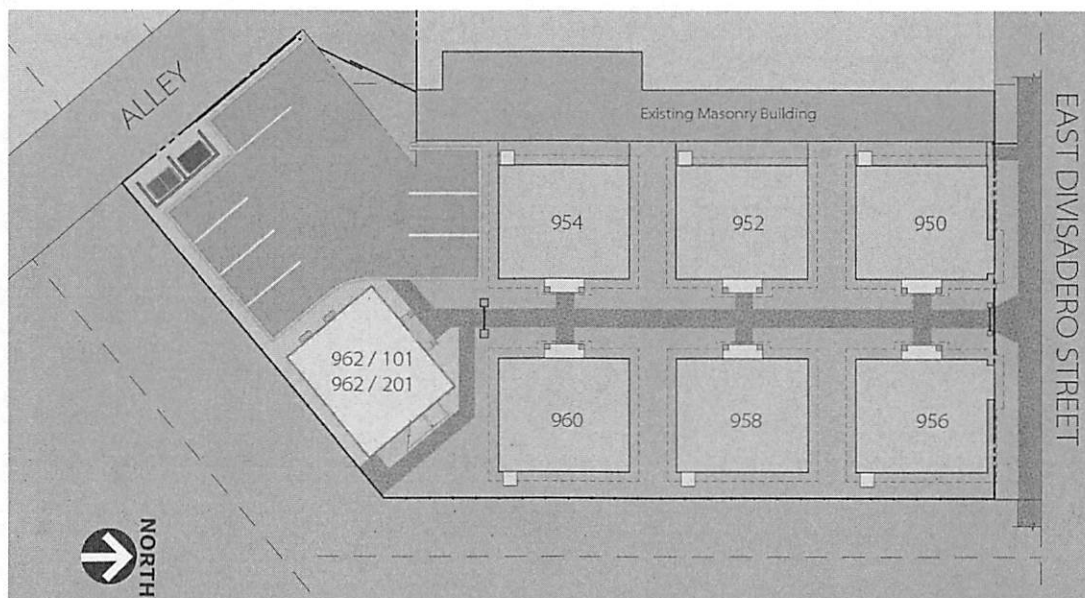
Located in the Historic Lowell Neighborhood, 330 North Van Ness Cottages features twenty 1,400 Sq. Ft. townhomes, each with 3 bedrooms, 2.5 baths and an attached garage.



Bungalow Court

Originally constructed in 1922, Bungalow Court is Granville's latest preservation project. At one time a quaint and cozy community consisting of 7 individual Bungalows, years of neglect and patchwork construction left the homes in serious disrepair.

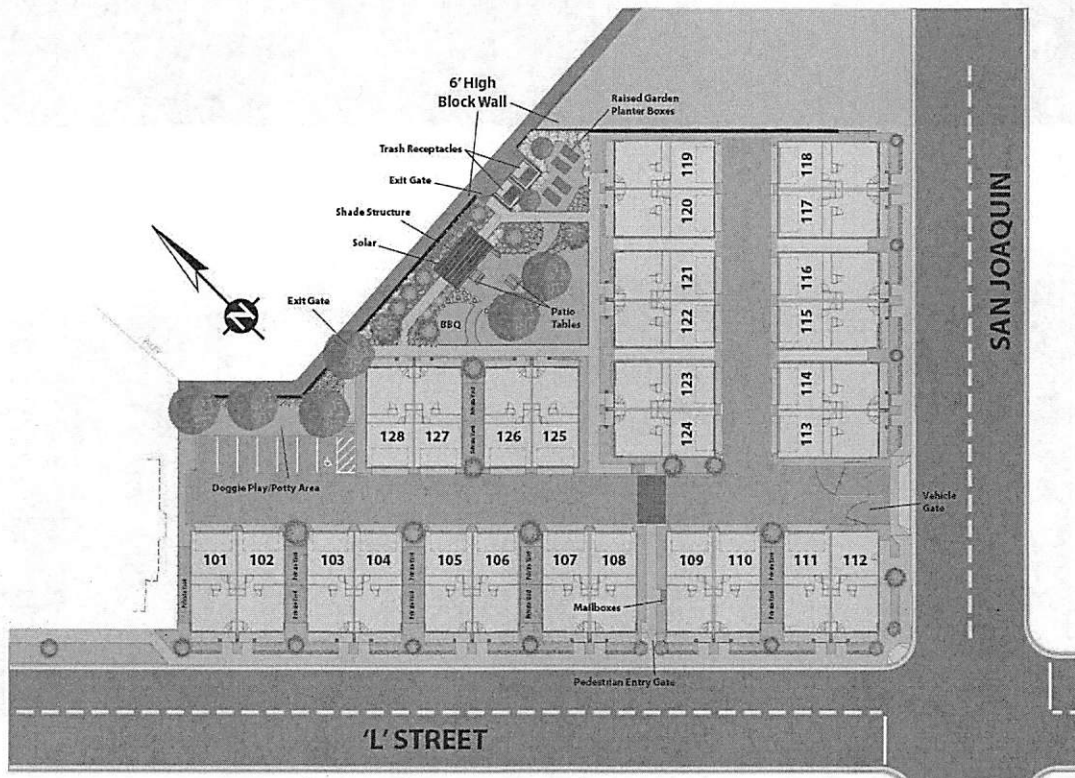
Using every piece of salvageable materials, and hand crafting wood elements to match the original architecture, Granville restored the five existing homes and rebuilt the two that were destroyed by fire.

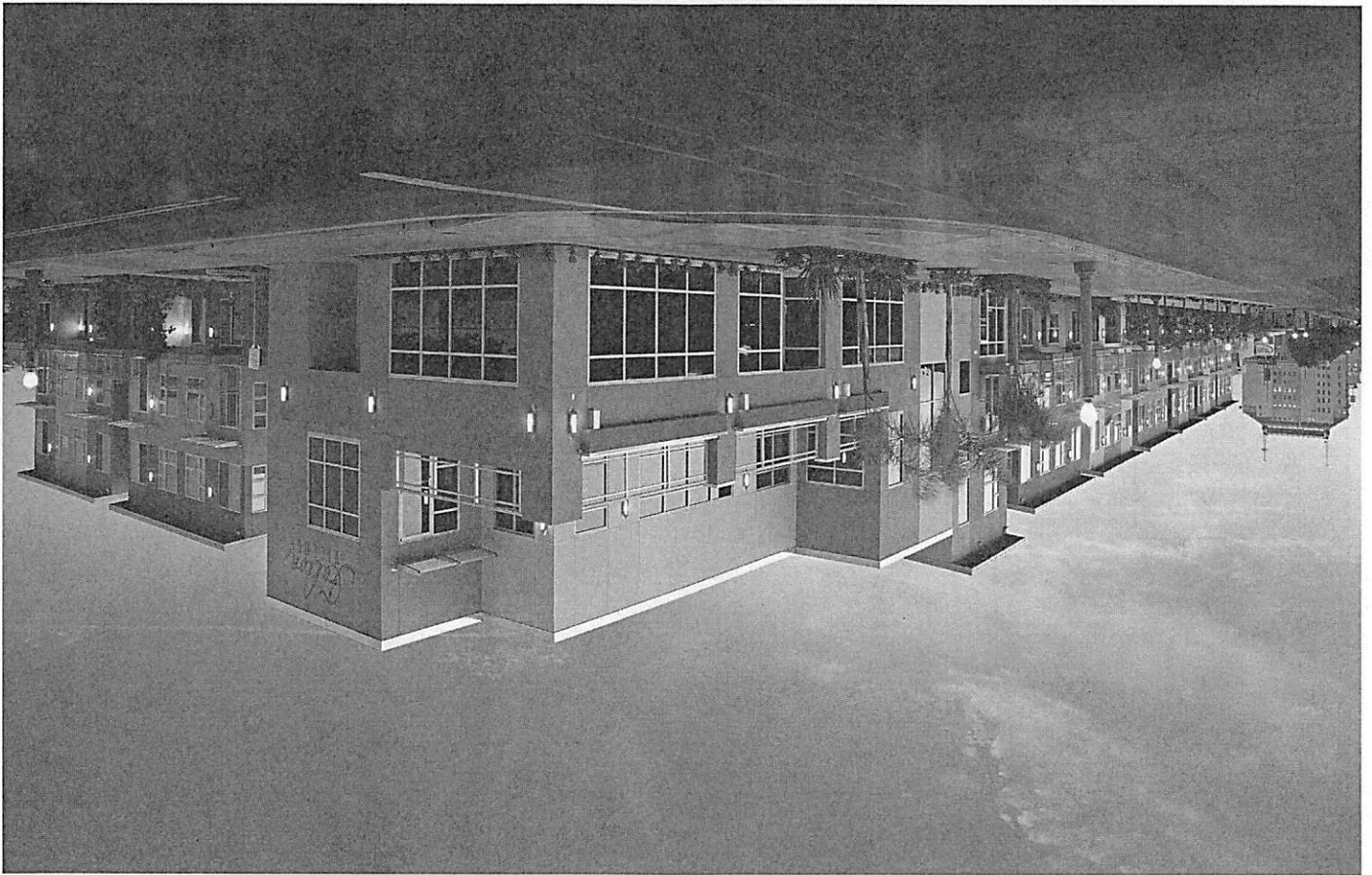
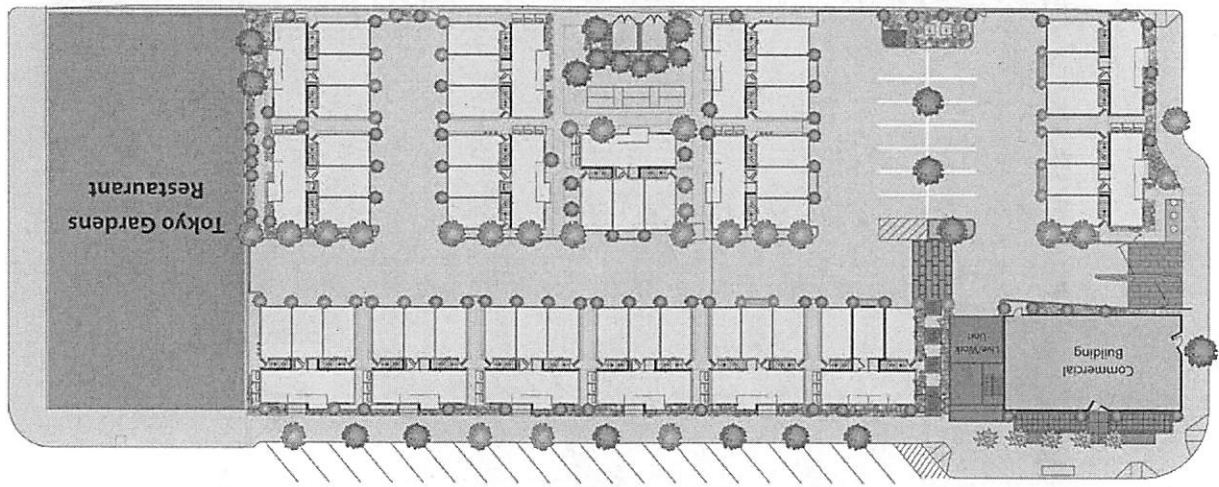


CRICHTON PLACE

on L Street

Crichton Place is a 28-unit all-townhome community, offering units at 1,423 square feet, 2-Story Townhomes with 3 spacious Bedrooms, 2.5 Baths, an attached 2-car Garage, private covered Patios (select units) and plenty of storage space.





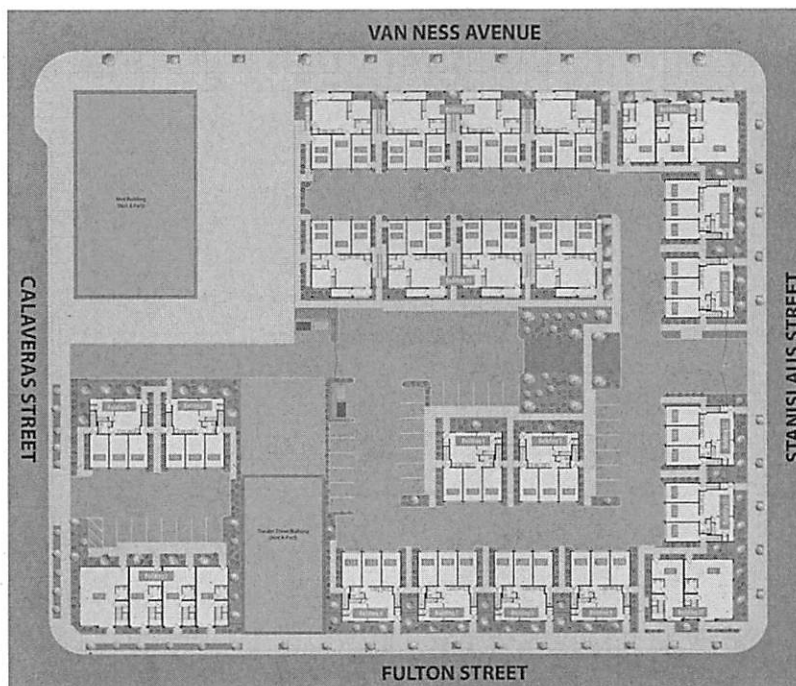
Fulton Village consists of 48 units, which include 1-2 bedroom flats, town-homes and live/work units ranging from 464-1,314 sq. ft.

Fulton
VILLAGE

the Lede

1560
Fulton

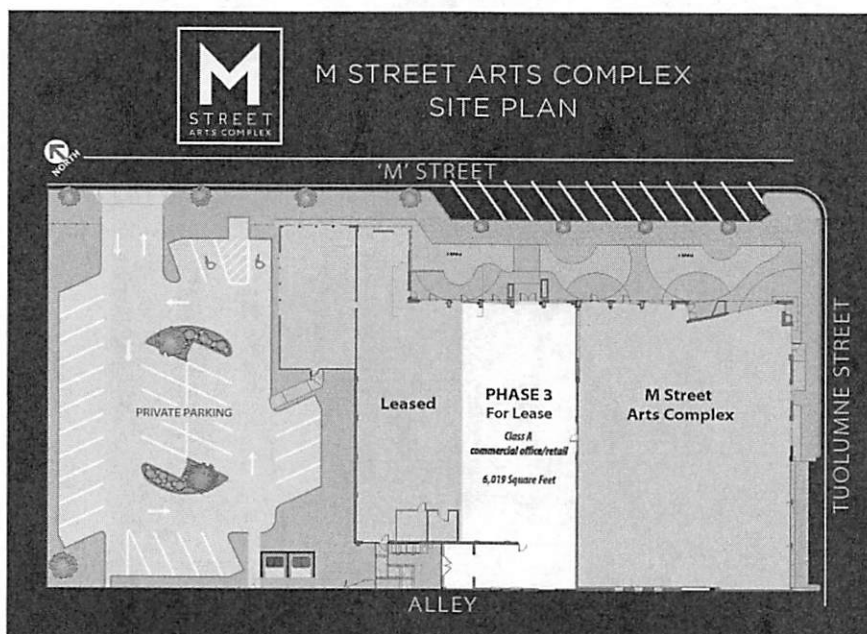
The Lede is situated on the historic corner of Stanislaus and Van Ness in downtown Fresno. Its block has a rich history in journalism and news. The project's 85 units include 1-2 bedroom studios, lofts and live/work units.

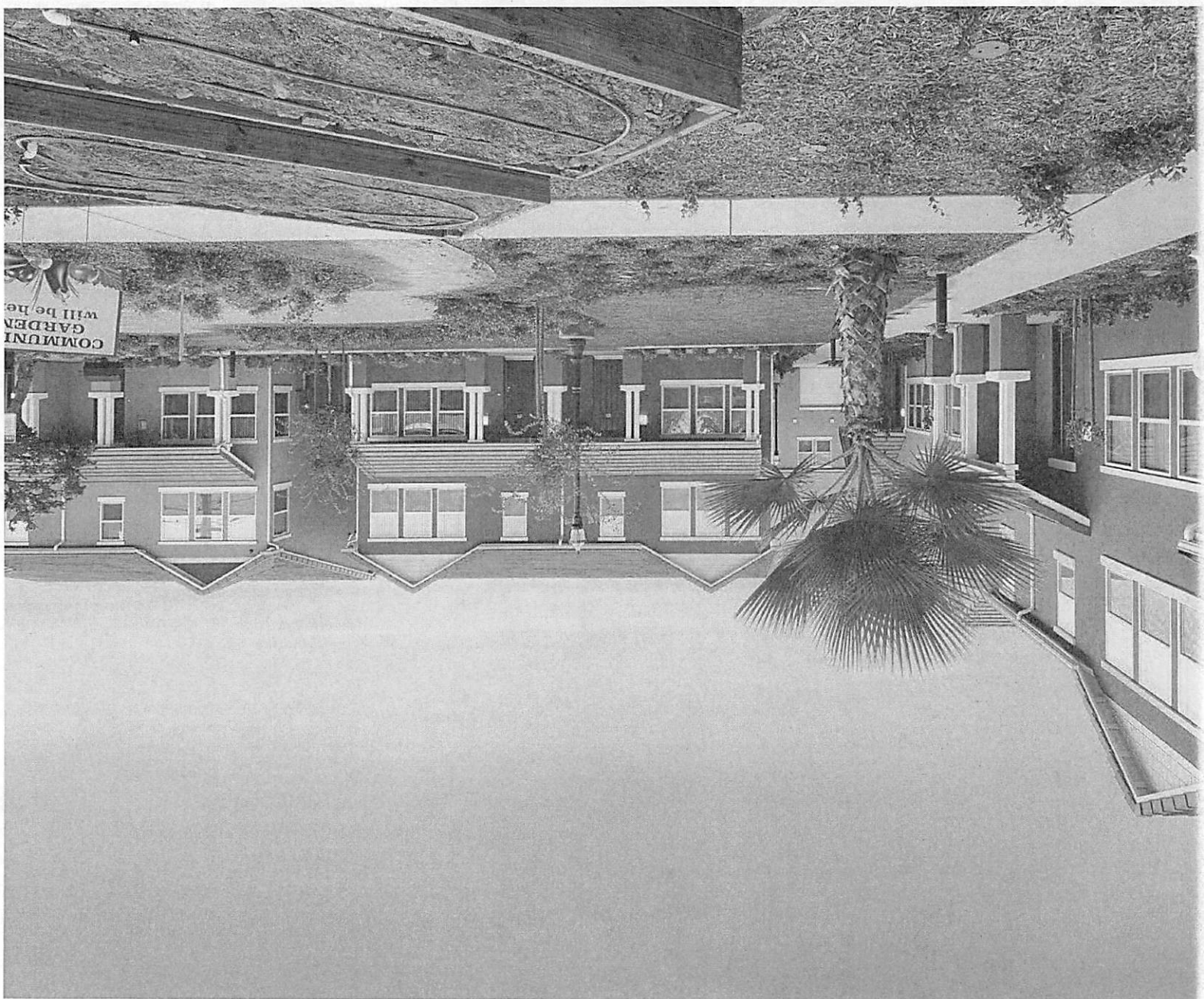
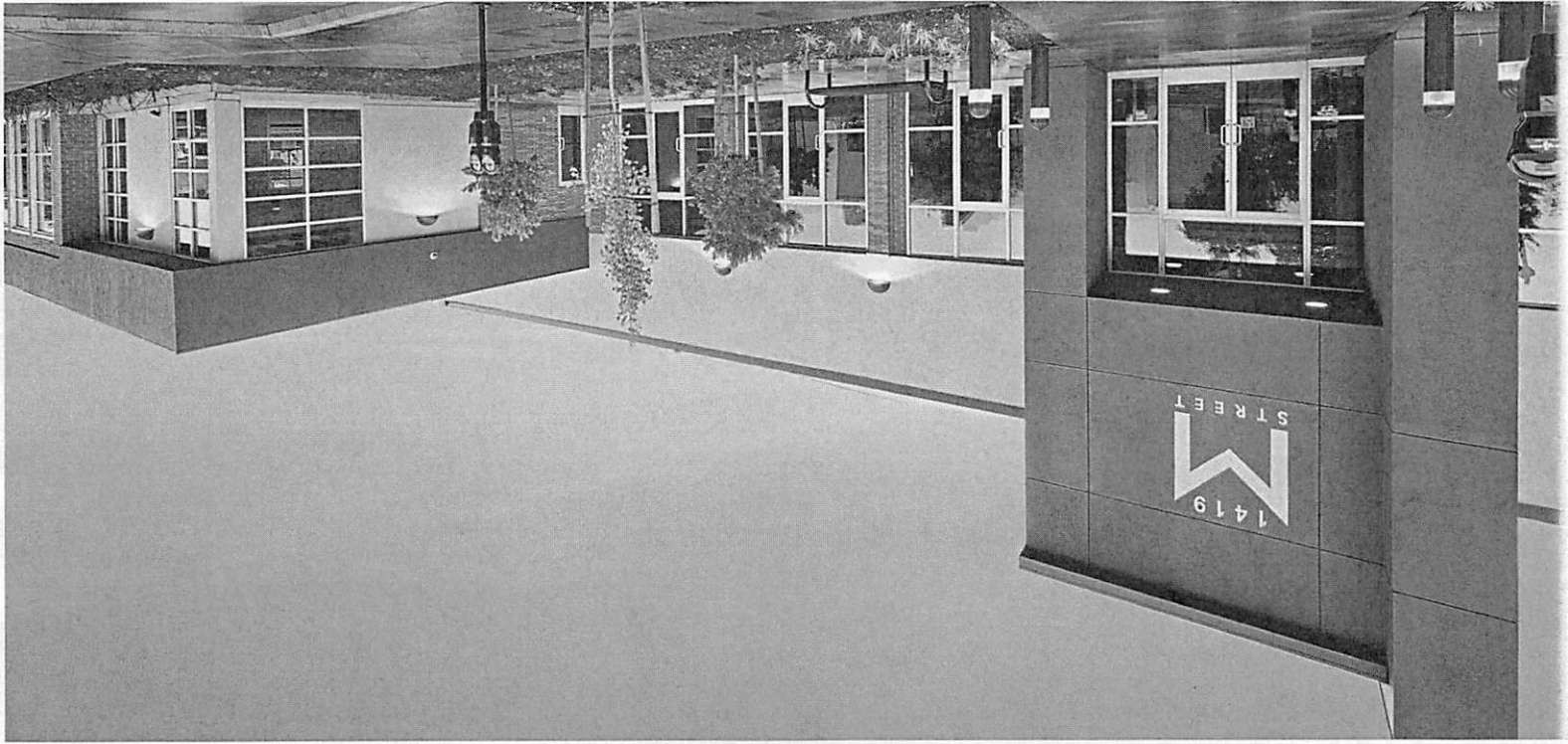


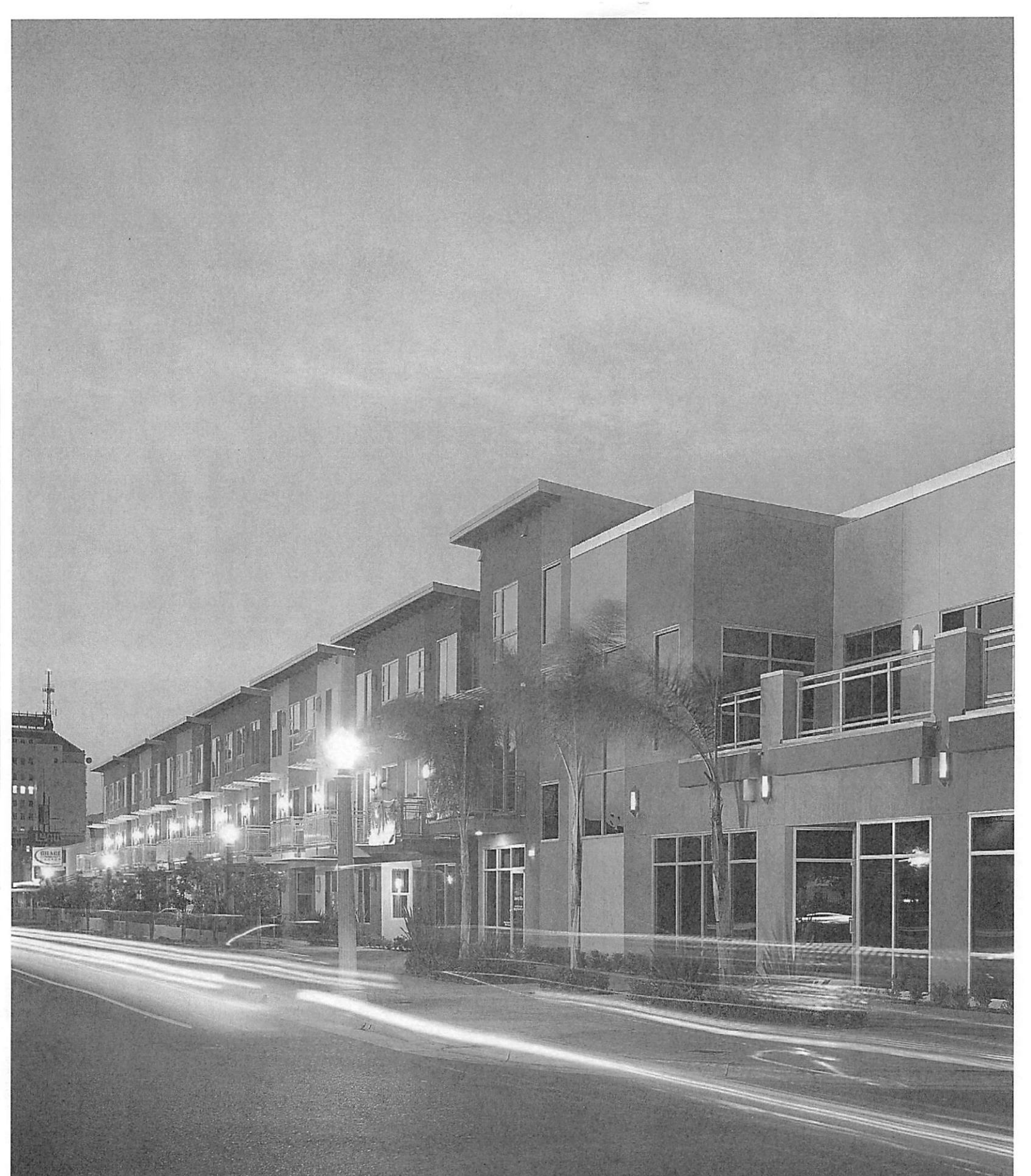


The M Street Arts Complex is a creative collaboration between local artists and Darius Assemi and his team at Granville.

Designed by artists to meet the needs of this unique community, M Street seeks to provide a safe, clean and professional environment where artists can create successful businesses, and where all Fresnoans can discover and support local art. The complex includes six galleries, seven studios and three warehouse spaces of varying sizes.







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GRANVILLE
urban development





EARTH FRIENDLY BUILDING MATERIALS

- Steel Reinforced Concrete Foundation
- High Volume Low-E Vinyl Windows
- Construction Site Recycling
- Fiberglass Entry Doors



PROMOTES WATER CONSERVATION

- Drip Irrigation
- Low Water Use Landscaping
- Synthetic Turf in Front Yard*
- Auto-Adjusting Irrigation System



HELPS REDUCE ENERGY BILLS

- Efficient Lighting and Plumbing Fixtures
- Insulated Garage Door*
- Programmable Thermostat
- High-Efficiency Heating and Air Conditioning Unit
- Solar

*Not available on Canvas plans.

Our building techniques aren't just ahead of the curve, they also save precious resources and homeowner money.

With Granville Eco-Smart features, each home is up to 30% more efficient than other new builds, keeping each home's footprint substantially lower than average.

On top of that, technology like our advanced wall system, reduced attics, high value low-E windows, drought-tolerant landscaping and tankless water heaters often save our Granville homeowners hundreds of dollars every month.



**ALL NEW HOMES ARE
NOT CREATED EQUAL.**

Granville Eco-Smart features provide up to 30% more energy efficiency than many other new homes built today.

**Everyday comfort. Sustained energy savings.
Better for your family and our environment.**



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6/30/16

June 1, 2017

Item No. **8g(3)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of June 1, 2017

**CITY COUNCIL ACTING BOTH ON BEHALF OF THE SUCCESSOR
AGENCY TO THE MARINA REDEVELOPMENT AGENCY AND THE
CITY CONSIDER ADOPTING RESOLUTION NO. 2017-, APPROVING
DESIGNATING GRANVILLE HOMES AND/OR VALLEY COASTAL
DEVELOPMENT, LLC AS A PRE-APPROVED HOMEBUILDER
PURSUANT TO THE MARINA HEIGHTS OPTION AGREEMENT**

REQUEST:

It is recommended that the City Council:

1. Consider adopting Resolution No. 2017-, approving designating Granville Homes and/or Valley Coastal Development, LLC as a Pre-Approved Homebuilder pursuant to the Marina Heights Option Agreement.

BACKGROUND:

The City of Marina and the Redevelopment Agency of the City of Marina and Cypress Marina Heights, L.P. (“Developer”) entered into an Option Agreement dated November 14, 2002. The Option Agreement provided Cypress Marina Heights with the option to acquire a 248-acre site comprised of a portion of the Abrams Park and Upper Patton Park sections of the former Fort Ord. The Option Agreement stipulated the terms and conditions for development of the property. At the time the Option Agreement was entered into the City of Marina and the Developer entered into an initial statutory development agreement pursuant to Government Code Section 65864. The initial statutory development agreement was replaced by the final development agreement approved by the City Council on March 3, 2004 (“Development Agreement”). At the regular meeting of March 3, 2004, the City Council approved the Final Environmental Impact Report, General Plan Amendments, Zoning Ordinance and Map Amendments, Tentative Map, and Final Development Agreement for the Marina Heights Project.

The former Redevelopment Agency transferred the Property to the Developer in accordance with the Option Agreement terms in 2006. Upon dissolution of the Marina Redevelopment Agency in accordance with State law, the Option Agreement transferred to the Successor Agency to the Marina Redevelopment Agency. The City Council acts as the governing board of the Successor Agency.

The Final Development Agreement establishes the development rights for the Marina Heights project. The Final Development Agreement and the Option Agreement also address project timing and fees. The Final Development Agreement and the Option Agreement include a Schedule of Benchmarks setting out the expected time frames for development of the property. The original Schedule of Benchmarks was amended by the First Implementation Agreement that was approved by the City Council in October 2007.

As required by the Tentative Map Conditions of Approval, at the regular meeting of September 9, 2004, the Planning Commission approved the Marina Heights Community Design Guidelines. The Design Guidelines contain concepts and specifications for the design of the housing units for the Marina Heights Project.

The project, as originally contemplated was to be developed in four phases. The 1,050 residential units contemplated for the property were to be developed as follows: Phase 2 comprised of 299 units, Phase 3 comprised of 295 units, Phase 4 comprised of 288 units, and Phase 5 comprised of 168 units. Phase 1 consists of the construction of major roads and utilities to support the four residential phases.

At the regular meeting of March 21, 2006, the City Council adopted Resolution No. 2006-56, approving the Phase 1 Final Map and a Subdivision Improvement Agreement for the major roads and utilities for the Marina Heights Project. At the regular meeting of September 6, 2006, the City Council adopted Resolution No. 2006-228, approving the Phase 2 Final Map and a Subdivision Improvement Agreement for the first 299 residential units for the Marina Heights Project.

After responding to and the settlement of litigation that delayed the project for eighteen (18) months, Marina Heights began construction in 2006 on Phase 1 and Phase 2 subdivision improvements. Cypress Marina Heights entered into negotiations with various homebuilders to construct the homes, but as the economy slowed down and eventually collapsed, all negotiations ceased. Cypress Marina Heights stopped construction on the Phase 1 and Phase 2 subdivision improvements that were approximately 80% complete. Although Cypress Marina Heights continued to reach out to homebuilders, due to the continued weak housing market, none of these transactions closed and the Phase 1 and Phase 2 subdivision improvements remain uncompleted at this time. As part of Cypress Marina Heights efforts to find homebuilders for the project, an amendment to the Option Agreement was proposed in 2008 to expand the list of Pre-Approved Builders from the original list of 4 homebuilder to include an additional 10 homebuilders. The City Council approved the Amendment to the Option Agreement in 2008.

On February 17, 2016 the City Council approved the addition of Wathen Castanos to the Pre-Approved builders list.

ANALYSIS:

The Developer has requested that Granville Homes and/or Valley Coastal Development, LLC be added to the list of Pre-Approved Homebuilders.

The Option Agreement includes a list of Pre-Approved Homebuilders that Cypress Marina Heights can transfer portions of the project. Under the terms of the Option Agreement and the Development Agreement, Cypress Marina Heights does not have to obtain the City or the Successor Agency's consent to a transfer to a Pre-Approved Homebuilder. The current list of Pre-Approved Homebuilders consists of John Laing Homes, Standard Pacific Homes, William Lyon Homes, Monterey Development Group, Richmond American, Centex Homes, Pulte Homes, Taylor Morrison, Warmington Homes, Lennar Homes, Toll Brothers, DR Horton, the Ryland Group, Phil Rafton and Wathen Castanos.. This list was compiled by the Developer in late 2008 and some of the homebuilders on the list are no longer active in the area.

The Developer has requested that the City and the Successor Agency add Granville Homes and/or Valley Coastal Development, LLC to the list of Pre-Approved Homebuilders. The Developer has submitted the information attached as (**"EXHIBIT A"**) to demonstrate Granville Home and/or Valley Coastal Development, LLC's comparability to the Pre-Approved Homebuilders. Granville Homes and/or Valley Coastal Development, LLC is a Central Valley company that has been developing homes since the 1977. They have developed over 5,800 homes. They appear to have experience comparable to the homebuilders on the Pre-Approved Homebuilder list.

FISCAL IMPACT:

Development of the Project will increase the property tax available to the City thereby increasing general fund revenues. The Developer has advanced funds for some of the permit fees required to be paid as the homes develop. Over time, if all of the homes are developed, the City will recover the costs associated with the permit processing, but there may be an initial cash shortfall as a result of the Developer's credit toward permit fees.

CONCLUSION:

The staff report is submitted for City Council review and possible direction.

Respectfully submitted,

Layne Long
City Manager
City of Marina