

ATTACHMENT A

Project No. S340005

SUBDIVIDER REIMBURSEMENT AGREEMENT

(CSA Zone Formation)

This agreement is made and entered into this 14th day of December 2017, by and between the County of Fresno, a political subdivision of the State of California (County), and Granville Homes, Incorporated, a California corporation (SUBDIVIDER) doing business at 1396 W. Herndon, Suite 101, Fresno, California 93711.

Recitals

WHEREAS, SUBDIVIDER is the sole landowner of the land encompassed by Tentative Tract (TT) Nos. 4968, 4976, 5430, a future TT of approximately 40 acres located south and east of TT 4968, a future TT of approximately 100 acres located west of TT 4976, and a future project consisting of 12 acres on the northwest corner of Millerton Road and Winchell Cove Road, all within County Service Area 34 (Millerton New Town) (CSA 34); and

WHEREAS, SUBDIVIDER, in an effort to satisfy conditions of approval for TT Nos. 4968, 4976, 5430, and in anticipation of comparable conditions of approval for a future TT of approximately 40 acres located south and east of TT 4968, future TT of approximately 100 acres located west of TT 4976, and a future project consisting of 12 acres on the northwest corner of Millerton Road and Winchell Cove Road, asks the County to undertake proceedings to form zone G of CSA 34 (Zone G), in which the County would provide services consistent with the Millerton Specific Plan and the Millerton New Town Infrastructure Plan, which services shall include those shared with all of the zones within CSA 34, namely, water contract administration and lake pump ready-to-serve maintenance, and operation and maintenance of shared-use water treatment and delivery services and sewer treatment and collection services, and which services may also include, without limitation, potable water delivery services and sewer collection services, street lighting, public right-of-way landscape maintenance, and road maintenance within the area defined by TT 4968, 4976, 5430, future TT of approximately 40 acres located south and east of TT 4968, future TT of approximately 100 acres located west of

1 TT 4976, and future project consisting of 12 acres on the northwest corner of Millerton Road
2 and Winchell Cove Road; and

3 WHEREAS, the County's Master Schedule of Fees, Section 3750.12, requires the
4 County to recover the County's costs involved in project implementation, such as establishing
5 revenue (such as special taxes, benefit assessments, user fees, property-related fees, or some
6 combination of any or all of those) for a new zone in a County Service Area (CSA), which
7 requires public proceedings (such as those required by Proposition 218), through the execution
8 of a reimbursement agreement with the project proponent;

9 **The parties therefore agree as follows:**

10 **I. Duties of SUBDIVIDER**

11 **A.** SUBDIVIDER shall pay to the County the County's actual cost to carry out the
12 proceedings described in section II.B., below, which are collectively defined in that section as
13 the "Project". SUBDIVIDER understands and acknowledges that the County makes no
14 guarantee regarding the results of those proceedings.

15 **B.** Upon execution of this agreement, SUBDIVIDER shall deposit with the County,
16 the sum of **Ten Thousand Dollars (\$10,000)**, which is the initial deposit for all costs of the
17 Project. SUBDIVIDER understands and acknowledges that the actual cost of the Project may
18 exceed the amount of that initial deposit.

19 **II. Duties of the County**

20 **A.** The County shall receive the SUBDIVIDER's initial deposit under section I.B.,
21 above, and apply it as needed to the costs of the Project.

22 **B.** The County shall undertake proceedings under Article 8 (Government Code
23 sections 25217 through 25217.4) of the County Service Area Law to form Zone G and shall give
24 all notices, conduct all hearings, and process all documents necessary to complete that
25 proceeding (collectively, "Project"). The County makes no guarantee regarding the result of
26 those proceedings.

27 **C.** The County shall keep accurate records of the actual cost to complete the
28 Project.

1 **D.** If the SUBDIVIDER requests, the County will provide an accounting of the cost of
2 the Project.

3 **E.** If the County in its sole discretion determines that the cost of the Project will
4 exceed the initial deposit, the County will in writing request additional payment from
5 SUBDIVIDER, which SUBDIVIDER shall pay within seven (7) days of receiving the County's
6 written request; or the County in its sole discretion may proceed with the Project and bill
7 SUBDIVIDER monthly for actual costs incurred for the Project during the prior month, and
8 SUBDIVIDER shall pay the County within the seven (7) days of receiving each invoice.

9 **F.** If SUBDIVIDER fails to make any payment or deposit required by the County
10 under this agreement, the County in its sole discretion may terminate this agreement, the
11 Project, or both. SUBDIVIDER is not entitled to refund of any payment or deposit if the County
12 terminates this agreement, the Project, or both.

13 **H.** If the actual cost of the Project is less than the sum total of SUBDIVIDER's
14 deposits under this agreement, the County will refund to SUBDIVIDER the amount remaining
15 from those deposits after the actual cost of the Project is paid.

16 **III. Termination**

17 The County and SUBDIVIDER shall proceed with due diligence to perform their
18 respective obligations under this agreement. This agreement may be terminated without cause
19 at any time by SUBDIVIDER upon thirty (30) calendar days' written notice. If SUBDIVIDER
20 terminates this agreement, SUBDIVIDER shall compensate the County for all Project costs
21 incurred up to the date of termination.

22 **V. Severability**

23 If any part of this agreement is determined by a court of competent jurisdiction to be
24 invalid or unenforceable, then this agreement shall be construed as not containing the invalid or
25 unenforceable provision or provisions, and all other provisions of this agreement shall remain in
26 full force and effect, and to this end the provisions of this agreement are hereby declared to be
27 severable.

28 The parties are signing this agreement on the date stated in the introductory clause.

Granville Homes, a California Corporation:

COUNTY OF FRESNO:

BY: 

BY: 

Jeffrey T. Roberts VP

STEVEN E. WHITE, DIRECTOR,
DEPARTMENT OF PUBLIC WORKS
AND PLANNING

Print Name & Title

1396 W. Herndon #101 Fresno
Mailing Address Calif. 93711

FOR ACCOUNTING USE ONLY

Department of Public Works and Planning

CSA No. 34 Millerton New Town

Fund: 0830

Subclass: 16000

Org, No. 9174

Account No.: 5068

Account No.: 7295

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