

PETITION TO THE BOARD OF SUPERVISORS OF THE
COUNTY OF MADERA REQUESTING INSTITUTION OF
PROCEEDINGS FOR ESTABLISHMENT OF A COMMUNITY
FACILITIES DISTRICT (COUNTY OF MADERA COMMUNITY
FACILITIES DISTRICT NO. 2022-01 (GUNNER RANCH PUBLIC
SERVICES)) **IMPROVEMENT AREA NO. 1**

1. The undersigned (the "Owners") are the owners of the land described in Exhibit A hereto (the "Property"), which land is expected to be more than 10% of all of the land included within the boundaries of a community facilities district hereby proposed to be established and which land represents 100% of the privately owned land proposed to be included in Improvement Area No. 1 of such district. The Property is located within County Service Area 22C ("CSA 22C") of the County of Madera ("County").

2. The Owners request that the Board of Supervisors of the County (the "Board") institute proceedings to establish a community facilities district to be known as "County of Madera Community Facilities District No. 2022-01 (Gunner Ranch Public Services)" (referred to herein as the "District") pursuant to Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California, commonly known as the "Mello-Roos Community Facilities Act of 1982" (the "Act"), to include the Property and all additional property depicted in Exhibit B hereto.

3. The boundaries of the territory which is proposed for inclusion in the District are those depicted in Exhibit B hereto, which also depicts two (2) improvement areas to be designated within the District (each, an "Improvement Area").

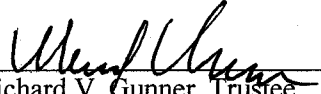
4. The Owners request that the proposed District be authorized to levy an annual special tax in each Improvement Area in order to finance (i) maintenance and operation of certain County facilities (the "Authorized Maintenance Services") for each Improvement Area, (ii) certain public safety services (the "Authorized Public Safety Services") for each Improvement Area and (iii) a share of the administrative expenses to be incurred in connection with administering the District and administering Community Facilities District No. 2022-02 (Gunner Ranch Public Facilities One-Time Special Taxes) (the "Administrative Expenses"). The Authorized Maintenance Services and Authorized Public Safety Services to be funded for each Improvement Area are more particularly described in Exhibit C hereto. The special taxes of the District shall be in lieu of the financing of the Authorized Maintenance Services and Authorized Public Safety Services by CSA 22C, except to the extent any portion of the Authorized Maintenance Services or Authorized Public Safety Services are funded pursuant to contractual arrangements with a landowner within an Improvement Area or as specified in Exhibit C hereto. The Owners also request that the annual special taxes collected within Improvement Area No. 1 be authorized to finance certain County facilities serving Improvement Area No. 1 ("Authorized Public Facilities") as described in Exhibit C hereto.

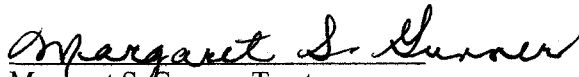
5. The Owners request that the Board authorize the levy of special taxes in Improvement Area No. 1 of the District to pay for the costs of the Authorized Maintenance Services, Authorized Public Safety Services, the Improvement Area No. 1 Facilities and the Administrative Expenses described in paragraph 4 above.

Dated: Nov. 28, 2022

"Owners"

RICHARD V. GUNNER and MARGARET S. GUNNER, individually, and as Trustees of the
RICHARD V. GUNNER AND MARGARET S. GUNNER COMMUNITY PROPERTY
REVOCABLE TRUST U/T/A DATED MARCH 11, 2002.


Richard V. Gunner, Trustee


Margaret S. Gunner, Trustee

GUNNER RANCH, INC., a California corporation

By: 

Name: Richard V. Gunner

Title: President

EXHIBIT A

LEGAL DESCRIPTION OR APNs OF OWNERS' PROPERTY

Gunner Ranch Inc. Property

The land described herein is situated in the State of California, County of Madera, unincorporated area, described as follows:

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Parcel Map No. 4266, in the County of Madera, State of California, according to the map thereof recorded November 9, 2020 in Book 66, Page 13 of Maps and as amended by Certificate of Correction recorded January 20, 2021 as Instrument No. 2021001650 of Official Records, in the Office of the County Recorder of said county.

APN: 049-087-001, 049-087-002, 049-087-003, 049-087-004, 049-087-005, 049-087-006, 049-087-007, 049-087-008, 049-087-009, 049-087-010, 049-087-011, 049-087-012, 049-087-013, 049-087-014, 049-087-015, 049-087-016

Gunner Revocable Trust Property

Real property in the unincorporated area of the County of Madera, State of California, described as follows:

PARCEL 1: (APN: 049-082-013)

GOVERNMENT LOTS 1, 2, 3 AND 4 IN SECTION 19, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLATS THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS, NOW OR AT ANY TIME HEREAFTER SITUATE THEREIN AND THEREUNDER, AS EXCEPTED IN THE DEED DATED JUNE 8, 1943, BY OCCIDENTAL LIFE INSURANCE COMPANY OF CALIFORNIA, AND RECORDED JUNE 22, 1943 IN VOL. 329 OF OFFICIAL RECORDS, PAGE 99, MADERA COUNTY RECORDS.

EXCEPTING THEREFROM LAND DEEDED TO THE COUNTY OF MADERA ACCORDING TO THAT CERTAIN GRANT DEED RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021019652 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 049-084-001)

LOTS 3 TO 6 IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, UNINCORPORATED AREA, COUNTY OF MADERA, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LAND AS CONDEMNED TO THE COUNTY OF MADERA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AS PER FINAL ORDER OF CONDEMNATION RECORDED JUNE 18, 2002 AS INSTRUMENT NO. 2002019647 OF OFFICIAL RECORDS.

PARCEL 3: (APN: 049-084-002)

LOTS 11, 12, 13 AND 14 BEING FRACTIONAL SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, UNINCORPORATED AREA, COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLATS THEREOF.

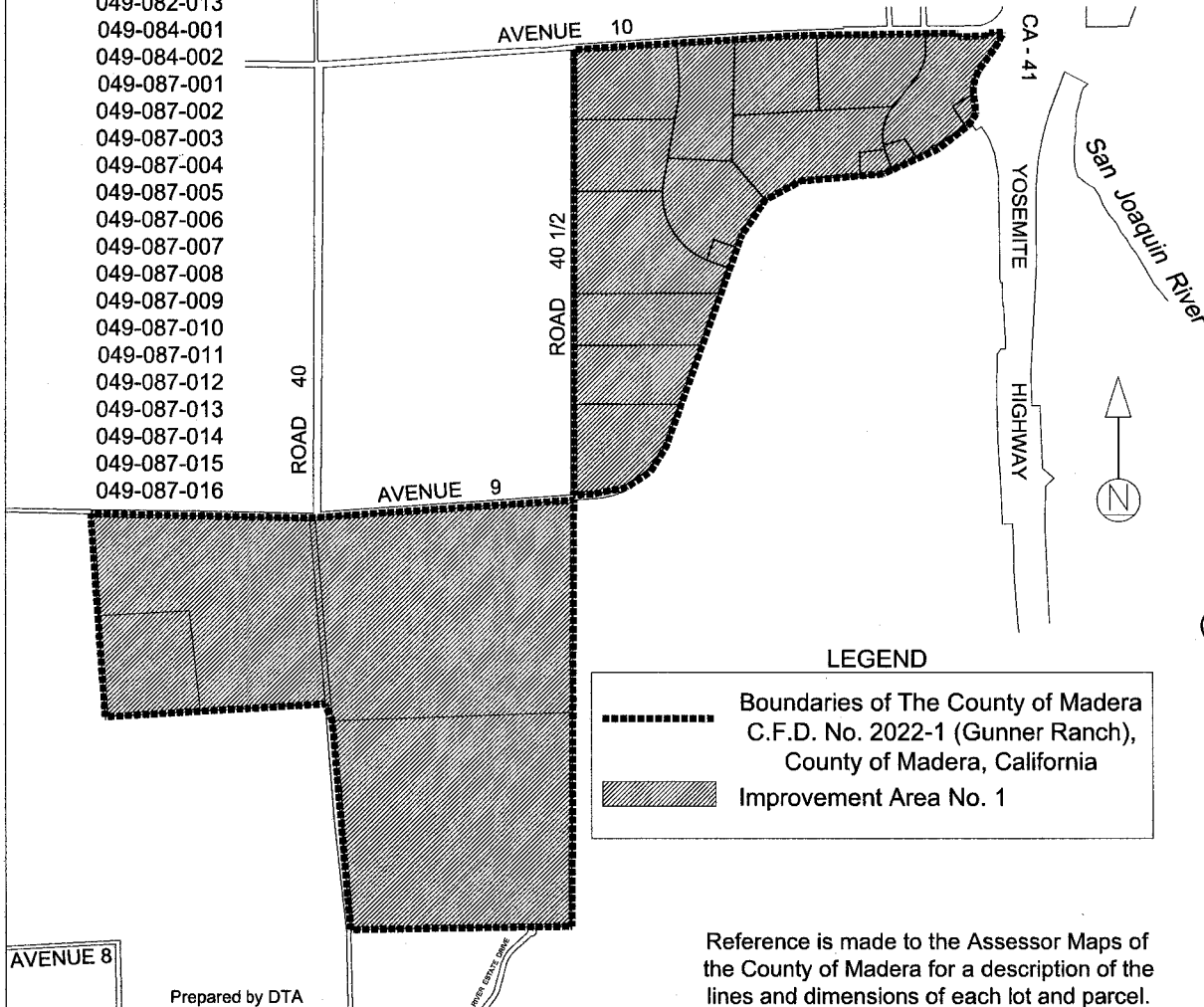
EXHIBIT B

PROPOSED BOUNDARY MAP OF DISTRICT (WITH IMPROVEMENT AREAS)

**PROPOSED BOUNDARIES OF
COUNTY OF MADERA
COMMUNITY FACILITIES DISTRICT NO. 2022-1
(GUNNER RANCH)
COUNTY OF MADERA
STATE OF CALIFORNIA**

Assessor Parcels within
Improvement Area No. 1 of
County of Madera C.F.D. No.
2022-1 (Gunner Ranch):

049-082-012
049-082-013
049-084-001
049-084-002
049-087-001
049-087-002
049-087-003
049-087-004
049-087-005
049-087-006
049-087-007
049-087-008
049-087-009
049-087-010
049-087-011
049-087-012
049-087-013
049-087-014
049-087-015
049-087-016



(1) Filed in the office of the Clerk of the Board of
Supervisors of the County of Madera this ____
day of _____, 2022.

Clerk of the Board, County of Madera

(2) I hereby certify that the within map showing the
proposed boundaries of the County of Madera
Community Facilities District No. 2022-1
(Gunner Ranch), Madera County, State of
California, was approved by the Board of
Supervisors of the County of Madera at a
regular meeting thereof, held on the ____ day
of _____, 2022, by its Resolution No.
_____.

Clerk of the Board, County of Madera

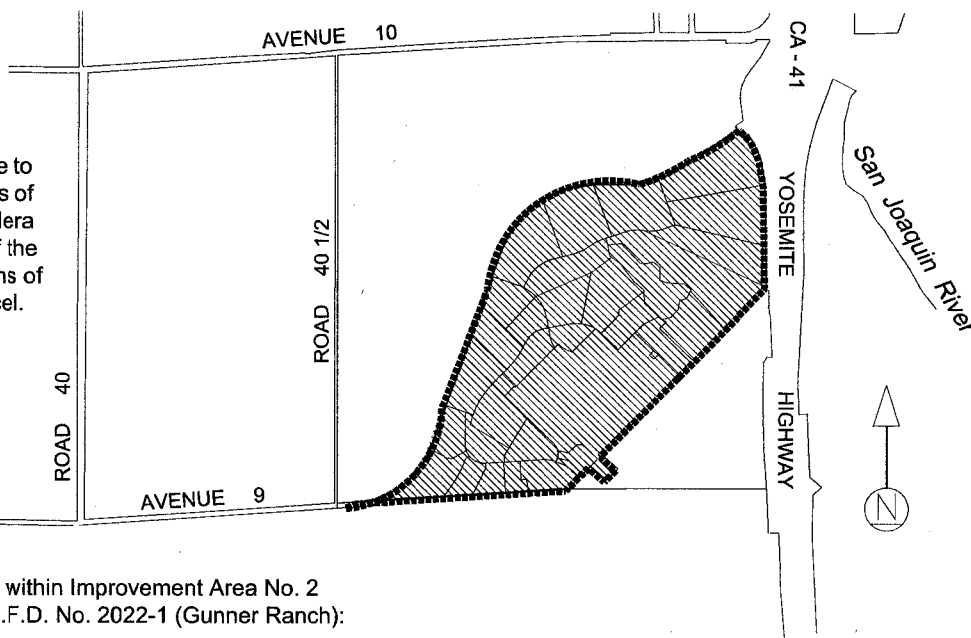
(3) Filed this ____ day of _____, 2022, at the hour
of ____ o'clock __m, in Book _____ of Maps of
Assessment and Community Facilities Districts at page
_____ and as Instrument No. _____
in the office of the County Recorder of Madera County,
State of California.

Rebecca Martinez, County Clerk-Recorder & Registrar of
Voters, County of Madera

By _____ Deputy
Fee _____

**PROPOSED BOUNDARIES OF
COUNTY OF MADERA
COMMUNITY FACILITIES DISTRICT NO. 2022-1
(GUNNER RANCH)
COUNTY OF MADERA
STATE OF CALIFORNIA**

Reference is made to the Assessor Maps of the County of Madera for a description of the lines and dimensions of each lot and parcel.



Assessor Parcels within Improvement Area No. 2
County of Madera C.F.D. No. 2022-1 (Gunner Ranch):

049-085-007	049-680-005	049-680-017
049-086-003	049-680-006	049-680-018
049-086-004	049-680-007	049-680-019
049-086-011	049-680-008	049-680-020
049-086-012	049-680-009	049-680-021
049-086-014	049-680-010	049-680-022
049-086-021	049-680-011	049-680-023
049-086-022	049-680-012	049-680-024
049-680-001	049-680-013	049-680-025
049-680-002	049-680-014	049-680-026
049-680-003	049-680-015	049-680-027
049-680-004	049-680-016	049-680-028

LEGEND

	Boundaries of The County of Madera
	C.F.D. No. 2022-1 (Gunner Ranch),
	County of Madera, California
	Improvement Area No. 2

Prepared by DTA

(1) Filed in the office of the Clerk of the Board of Supervisors of the County of Madera this ____ day of _____, 2022.

Clerk of the Board, County of Madera

(2) I hereby certify that the within map showing the proposed boundaries of the County of Madera Community Facilities District No. 2022-1 (Gunner Ranch), Madera County, State of California, was approved by the Board of Supervisors of the County of Madera at a regular meeting thereof, held on the ____ day of _____, 2022, by its Resolution No. _____.

Clerk of the Board, County of Madera

(3) Filed this ____ day of _____, 2022, at the hour of ____ o'clock ____ m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____ and as Instrument No. _____ in the office of the County Recorder of Madera County, State of California.

Rebecca Martinez, County Clerk-Recorder & Registrar
of Voters, County of Madera

By _____
Deputy
Fee _____

EXHIBIT C

County of Madera
Community Facilities District No. 2022-1
(Gunner Ranch Public Services)

DESCRIPTION OF AUTHORIZED MAINTENANCE SERVICES AND AUTHORIZED PUBLIC SAFETY SERVICES

The services which may be funded with proceeds of the special tax of each Improvement Area of CFD No. 2022-01, as provided by Section 53313.5 of the Act, will include some or all of the costs attributable to the Authorized Maintenance Services and Authorized Public Safety Services described below. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for each Improvement Area of CFD No. 2022-01.

Improvement Area No. 1 Services

The Authorized Maintenance Services and Authorized Public Safety Services to be provided within the boundaries of Improvement Area No. 1 include the following:

1. Authorized Maintenance Services

- Maintenance and lighting of parks, parkways, streets, roads and open space within Improvement Area No. 1.
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, plowing and removal of snow and sandstorm protection systems within Improvement Area No. 1.
- Maintenance and operation of any real property or other tangible property within Improvement Area No. 1 with an estimated useful life of five or more years that is owned by the County.

2. Authorized Public Safety Services

- Police protection services for Improvement Area No. 1.
- Fire protection and suppression services and ambulance and paramedic services for Improvement Area No. 1.

Improvement Area No. 2 Services

The Authorized Maintenance Services and Authorized Public Safety Services to be provided within the boundaries of Improvement Area No. 2 include the following:

1. **Authorized Maintenance Services**

- Maintenance and lighting of parks, parkways, streets, roads and open space within Improvement Area No. 2.
- Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, plowing and removal of snow and sandstorm protection systems within Improvement Area No. 2.
- Maintenance and operation of any real property or other tangible property within Improvement Area No. 2 with an estimated useful life of five or more years that is owned by the County.

2. **Authorized Public Safety Services**

- Police protection services for Improvement Area No. 2.
- Fire protection and suppression services and ambulance and paramedic services for Improvement Area No. 2.

In addition to payment of the cost and expense of the foregoing Services, proceeds of the special tax may be expended to pay "Administrative Expenses" of each Improvement Area as said term is defined in each Rate and Method of Apportionment.

Improvement Area No. 1 Facilities

The types of facilities authorized to be funded with the proceeds of the special taxes of Improvement Area No. 1 of CFD No. 2022-01, as provided by Section 53313.5 of the Act (the "Improvement Area No. 1 Facilities"), are as follows:

1. **Authorized Public Facilities.** The Authorized Public Facilities may include:

- street improvements, storm drain improvements, water and sewer improvements, parks, trails and open spaces within or required to serve development within the Improvement Area; and
- any real property or other tangible property with an estimated useful life of five or more years that is owned and operated by the County or any other public agency in accordance with the Act and is required to serve development within the Improvement Area.

The Authorized Public Facilities shall include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking and construction and all other expenses incidental to the construction, completion and inspection of the Authorized Public Facilities.

The District may also finance or fund, and the special taxes may also be used to pay for the purchase, construction, expansion, improvement or rehabilitation of any of the Authorized Public Facilities, and to reimburse the County, the District or any third parties for advances made to purchase, construct, expand, improve or rehabilitate any of the Authorized Public Facilities.

The Authorized Public Facilities described in this Exhibit C are representative of the types of improvements to be financed by Improvement Area No. 1 of the District. Detailed scope and limits

of specific projects will be determined as appropriate, consistent with the standards of the County. Addition, deletion or modification of descriptions of Authorized Public Facilities may be made consistent with the requirements of the Board of Supervisors of the County and the Act.