

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. 2**

1. The undersigned (the “Owner”) is the owner 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 approximately 95% of the land proposed to be included in Improvement Area No. 2 of such district. The Property is located within County Service Area 22C (“CSA 22C”) of the County of Madera (“County”).

2. The Owner requests 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 Owner requests 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.

5. The Owner requests that the Board authorize the levy of special taxes in Improvement Area No. 2 of the District to pay for the costs of the Authorized Maintenance Services, Authorized Public Safety Services and the Administrative Expenses described in paragraph 4 above.

Dated: December 8, 2022

VALLEY CHILDREN'S HOSPITAL,
a California nonprofit public benefit corporation

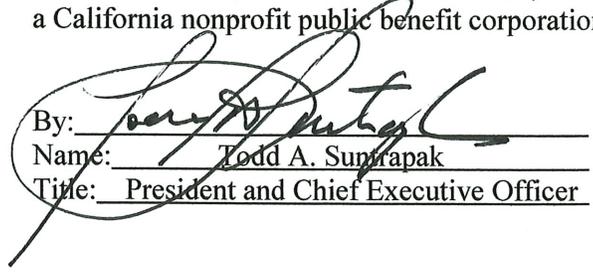
By: 
Name: Todd A. Sunirapak
Title: President and Chief Executive Officer

EXHIBIT A

LEGAL DESCRIPTION OR APNs OF OWNER'S PROPERTY

Reference is made to the following County of Madera Assessor's Parcels:

Assessor's Parcel Nos:

049-085-007
049-086-003
049-086-011
049-086-012
049-086-014
049-086-022
049-680-001
049-680-002
049-680-003
049-680-004
049-680-005
049-680-006
049-680-007
049-680-008
049-680-009
049-680-010
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049-680-026
049-680-027
049-680-028

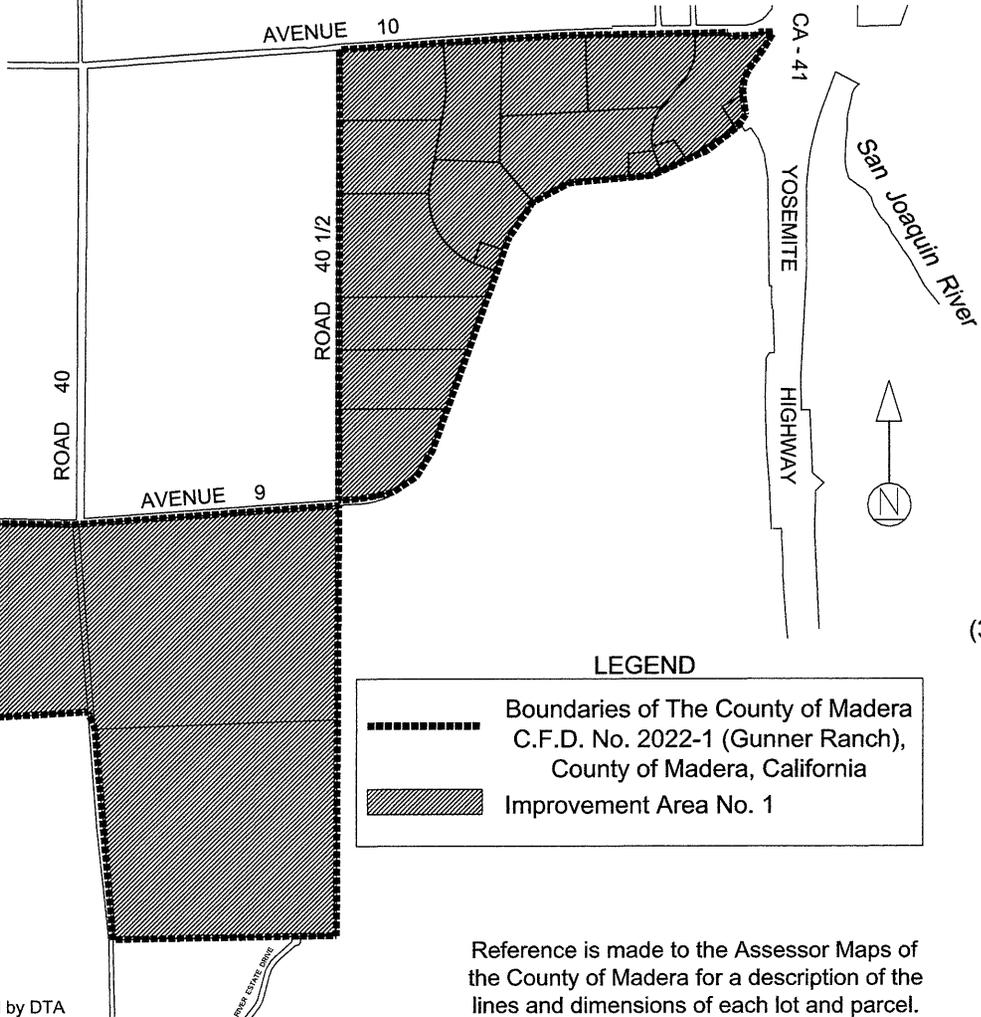
EXHIBIT B

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



AVENUE 8

Prepared by DTA

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.

(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

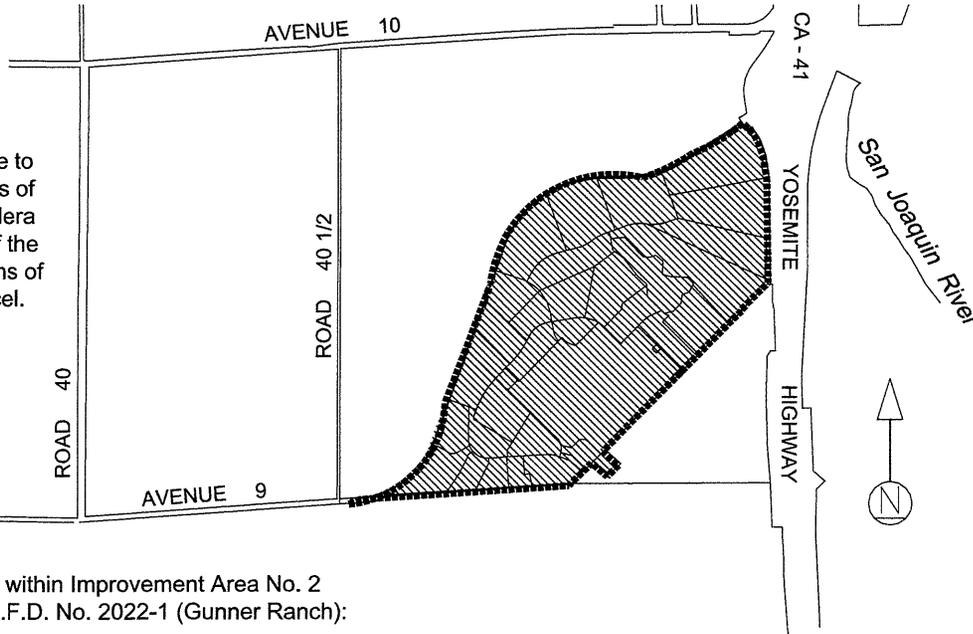
By _____

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.