

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.

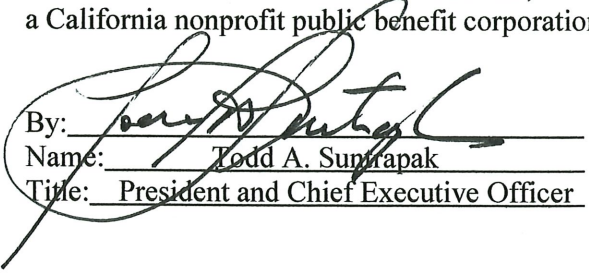
3. The boundaries of the territory which is proposed for inclusion in the District are those depicted in Exhibit B hereto, which also depicts two (2) improvement areas to be designated within the District (each, an “Improvement Area”).

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  
049-680-011  
049-680-012  
049-680-013  
049-680-014  
049-680-015  
049-680-016  
049-680-017  
049-680-018  
049-680-019  
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049-680-023  
049-680-024  
049-680-025  
049-680-026  
049-680-027  
049-680-028

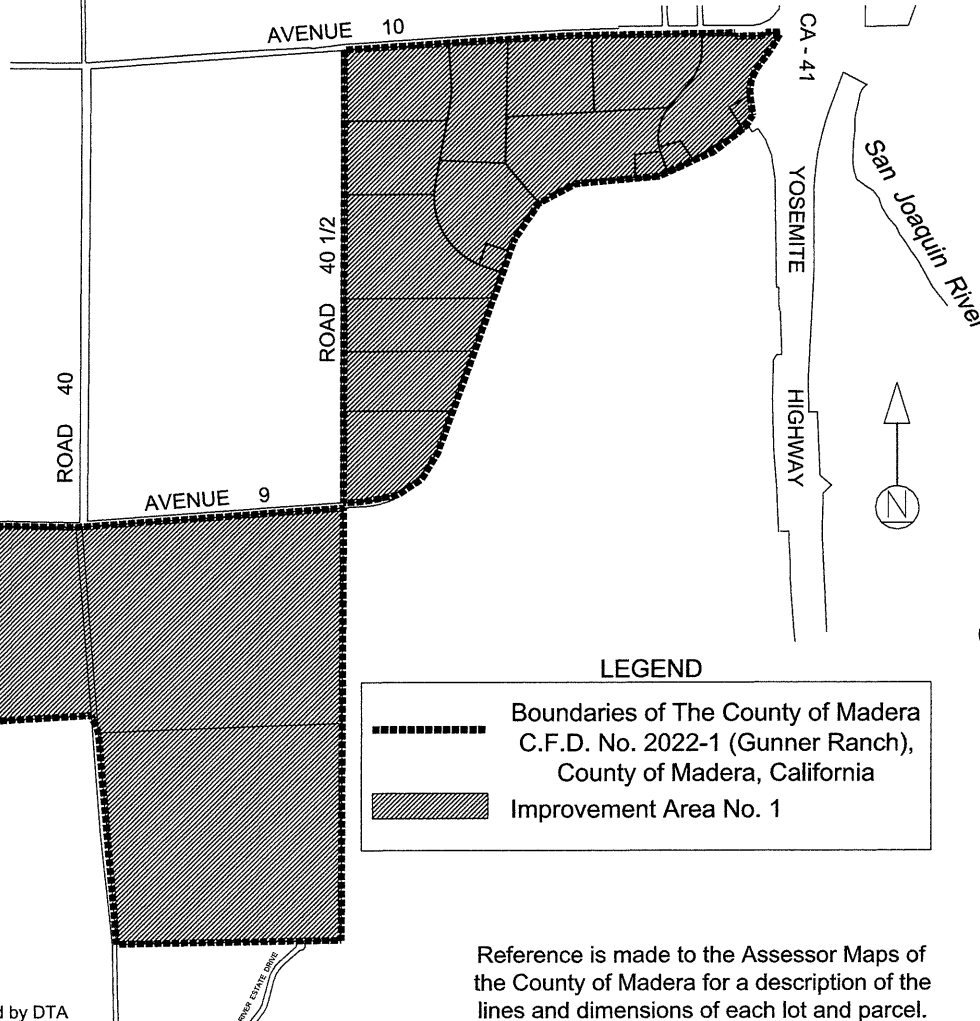
**EXHIBIT B**

**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



LEGEND

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

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

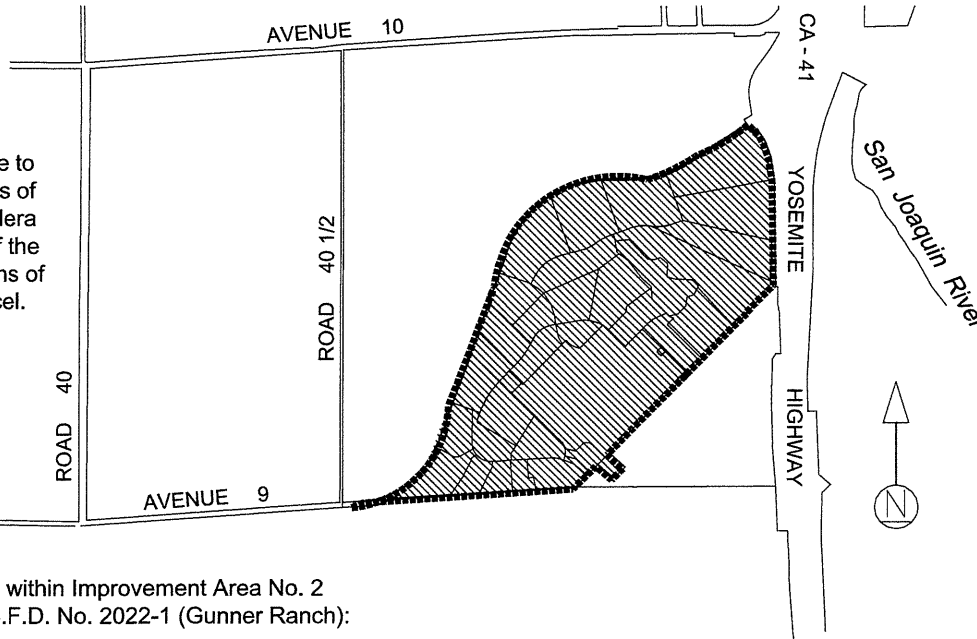
Fee \_\_\_\_\_

AVENUE 8

Prepared by DTA

**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

(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.