

PETITION TO THE BOARD OF SUPERVISORS OF THE COUNTY OF MADERA REQUESTING INSTITUTION OF PROCEEDINGS FOR ESTABLISHMENT OF COUNTY OF MADERA COMMUNITY FACILITIES DISTRICT NO. 2022-02 (GUNNER RANCH PUBLIC FACILITIES ONE-TIME SPECIAL TAXES) **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. 2022-02 (Gunner Ranch Public Facilities One-Time Special Taxes)” (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 as “Improvement Area No. 1” and “Improvement Area No. 2” (each, an “Improvement Area”).

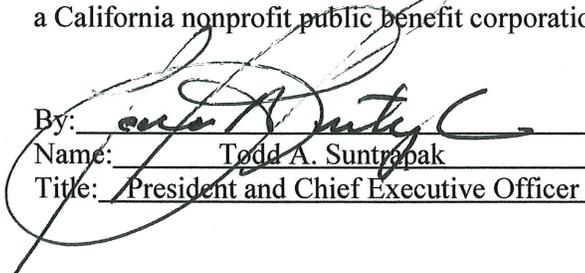
4. The Owner requests that the proposed District be authorized to levy two one-time special taxes in each Improvement Area in order to finance (i) certain County facilities serving each Improvement Area (the “Authorized Public Facilities”), (ii) certain fire protection facilities serving both Improvement Areas (the “Authorized Fire Protection Facilities”) and certain incidental expenses with respect to the Authorized Public Facilities and Authorized Fire Protection Facilities. The Authorized Public Facilities and Authorized Fire Protection Facilities to be funded for each Improvement Area are more particularly described in Exhibit C hereto. The one-time special taxes of the District shall be in lieu of the financing of the Authorized Public Facilities and Authorized Fire Protection Facilities through fees or charges of CSA 22C.

5. The Owner requests that the Board authorize the levy of one-time special taxes in Improvement Area No. 2 of the District to pay for the costs of the Authorized Public Facilities and Authorized Fire Protection Facilities.

[Signature Page Follows]

Dated: December 8, 2022

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

By:   
Name: Todd A. Suntrapak  
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  
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049-680-028

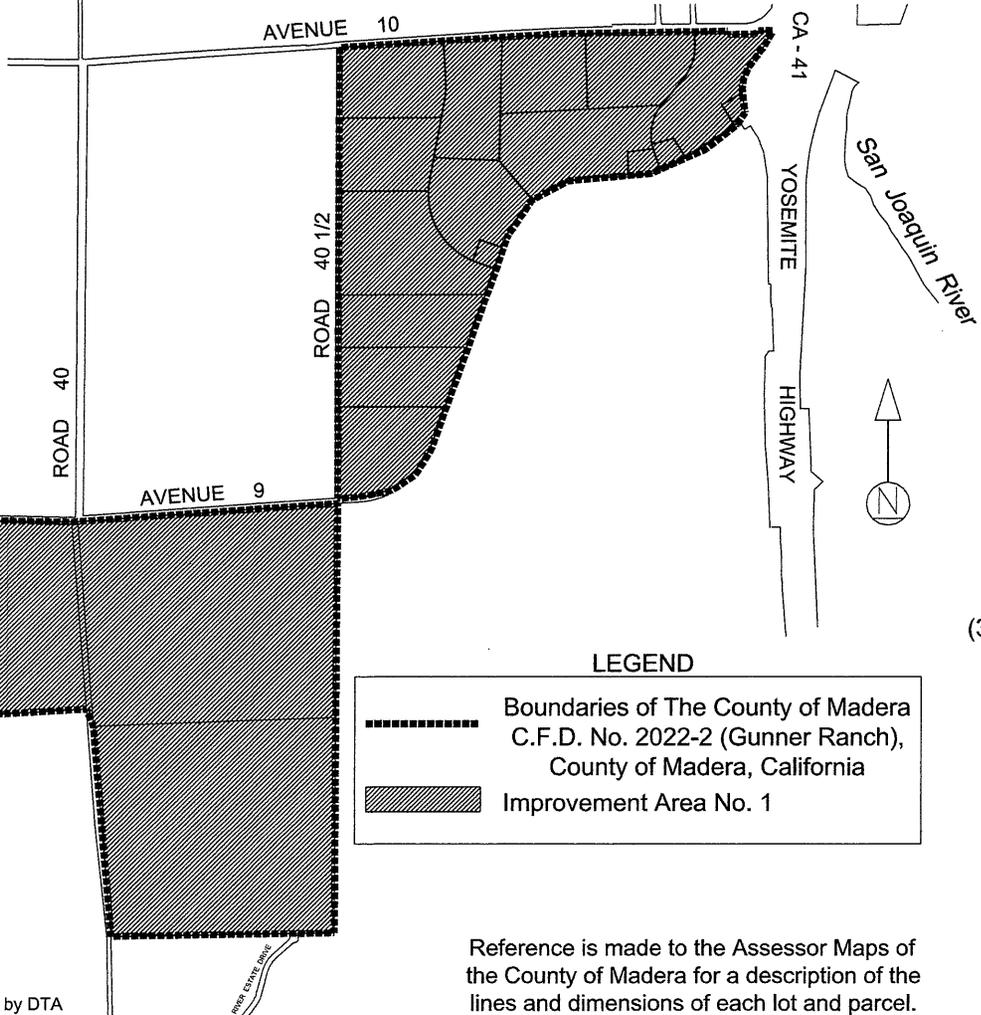
**EXHIBIT B**

**PROPOSED BOUNDARY MAP OF DISTRICT (WITH IMPROVEMENT AREAS)**

PROPOSED BOUNDARIES OF  
 COUNTY OF MADERA  
 COMMUNITY FACILITIES DISTRICT NO. 2022-2  
 (GUNNER RANCH)  
 COUNTY OF MADERA  
 STATE OF CALIFORNIA

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



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. 2022-2 (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 \_\_\_\_\_

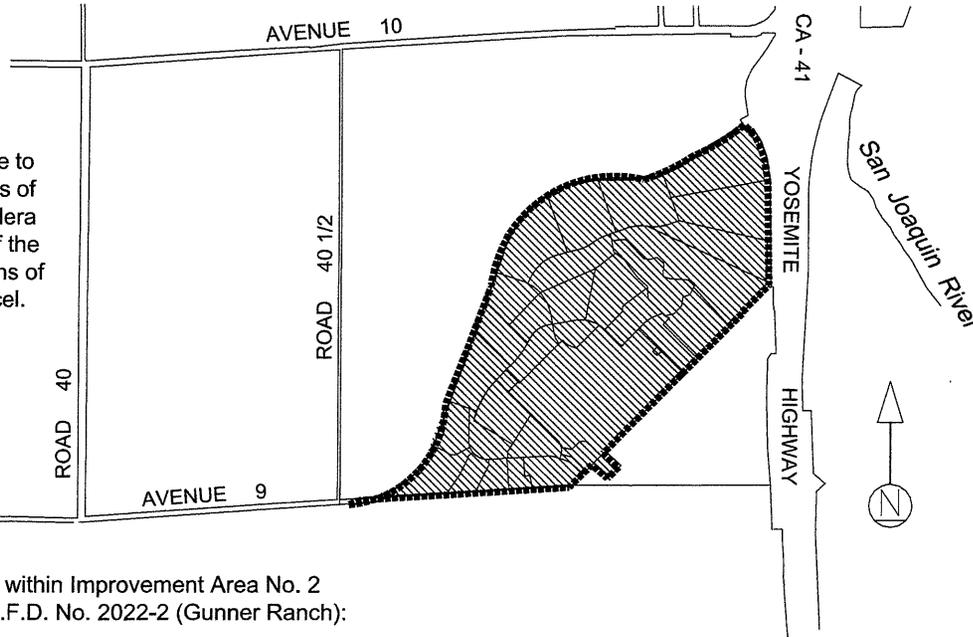
Deputy

Fee \_\_\_\_\_

AVENUE 8

**PROPOSED BOUNDARIES OF  
COUNTY OF MADERA  
COMMUNITY FACILITIES DISTRICT NO. 2022-2  
(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. 2022-2 (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. 2022-2 (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. 2022-2 (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

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

By \_\_\_\_\_

Deputy

Fee \_\_\_\_\_

## EXHIBIT C

County of Madera  
Community Facilities District No. 2022-2  
(Gunner Ranch Public Facilities One-Time Special Taxes)

### DESCRIPTION OF AUTHORIZED PUBLIC FACILITIES AND AUTHORIZED FIRE PROTECTION FACILITIES

The types of facilities authorized to be funded with proceeds of the one-time special taxes of CFD No. 2022-02, as provided by Section 53313.5 of the Act, for each Improvement Area (the "Facilities") are as follows:

**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.

**Authorized Fire Protection Facilities.** The Authorized Fire Protection Facilities may include:

- a fire station, furnishings and small equipment required to serve the development within the District.

The Authorized Public Facilities and Authorized Fire Protection 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 and Authorized Fire Protection 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 Authorized Fire Protection 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 and Authorized Fire Protection Facilities.

The Authorized Public Facilities and Authorized Fire Protection Facilities described in this Exhibit C are representative of the types of improvements to be financed by 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 and Authorized Fire Protection Facilities may be made consistent with the requirements of the Board of Supervisors of the County and the Act.