

CITY OF FRESNO
Community Facilities District No. 15
(Copper River Ranch)

PETITION

**To Create a Community Facilities District
and Related Matters**

To the Honorable City Council,
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CALIFORNIA 93721

Members of the Council:

This is a petition to create a Community Facilities District and related matters under the City of Fresno Special Tax Financing Law (Chapter 22 of the Fresno Municipal Code) (the "City Law") and it states as follows:

1. **Petitioner.** This Petition is submitted by the person (the "Petitioner") (whether one or more) identified below as or for the record owner(s) of the parcels of land identified below (the "Property"). The undersigned warrants to the City that the Petitioner is such owner, or is a legally authorized representative of such owner(s), and that such ownership constitutes ownership of more than 10% of the property described in Section 3 herein.

2. **Proceedings Requested.** This Petition asks that the City Council undertake proceedings under the City Law to create a community facilities district to be designated "City of Fresno Community Facilities District No. 15 (Copper River Ranch)" (the "District") to levy special taxes in the District.

3. **Boundaries.** This Petition asks that the territory to be included in the boundaries of the District consist of Assessor's Parcel Numbers: 57907426S, 57907427S, 57907428S, 57907429S, 57907430S, 57907431S, 57907432S, 57907434S, 57907437S, 57907438S, 57907440S, 57907442S, 57907444S, 57907449, 57907452, 57907454S, 57907456, 57907457, 57907458S, 57907459, 57907465S, 57907468S, 57907470S, 57907478S, 57907481S, 57922009ST, 57922011ST, 57922015ST, 57926010S, 57926011S, 57926012S, 57926013S, 57926014S, 57926015S totaling approximately 324.35 acres.

4. **Purpose.** This Petition asks that the District be created and the special taxes be levied to finance all or a part of the following maintenance services: to include, without limitation, (a) landscaping, (b) project trails and amenities, (c) roundabouts, (d) decorative paving, (e) local street paving, (f) project entry features, (g) connections to regional trails, (h) parks and equipment (i) concrete curbs, gutters, curb ramps and sidewalks, (j) street name signage, (k) street lighting, (l) street signs, (m) median islands, and (n) storm water management ponds and any special items as approved by the Public Works Department.

5. **Election.** The Petitioner asks that the special election to be held under the City Law to authorize the special taxes and to establish any appropriations limits for the District be conducted by the City and its officials, using a mailed or hand-delivered ballot and that such ballot be canvassed and the results certified at the same meeting of the City Council as the public hearing on the District under the City Law or as soon thereafter as possible.

6. **Waivers.** To expedite the completion of the proceedings for the District, the Petitioner waives all notices of hearing and all published notices regarding the establishment of the District, notices of election, applicable waiting periods under the City Law for the holding of any public hearing and for

election, and all ballot arguments and analysis for the election, it being acknowledged by the Petitioner that all such notices are for the benefit of the Petitioner and may be waived. The Petitioner agrees to timely complete and return a consent and waiver to be provided to Petitioner by the City in order to expedite such proceedings.

7. Authority Warranted. The Petitioner warrants to the City that the presentation of this Petition, any waivers contained herein, casting of ballots at the property owner election and other actions mandated by the City for the formation of the District shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Petitioner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Petitioner agrees, at its expense, to supply to the City, current title evidence so that the City may supply any notice and ballot required under the City Law for the establishment of the District.

8. Due-Diligence and Disclosures. The Petitioner agrees to cooperate with the City, its attorneys and consultants, and provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Petitioner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions under this Petition, including any amount of cash deposit required to pay for the City's costs in establishing the District. By executing this Petition, the Petitioner agrees to all of the above.

The Property is Fresno County
Assessor Parcel No(s):

57907426S, 57907427S, 57907428S, 57907429S,
57907430S, 57907431S, 57907432S, 57907434S,
57907437S, 57907438S, 57907440S, 57907442S,
57907444S, 57907449, 57907452, 57907454S,
57907456, 57907457, 57907458S, 57907459,
57907465S, 57907468S, 57907470S, 57907478S,
57907481S, 57922009ST, 57922011ST,
57922015ST, 57926010S, 57926011S, 57926012S,
57926013S, 57926014S, 57926015S and these
parcels total **approximately 324.35 acres.**

The property also includes all landscape and
hardscape areas in Copper Avenue from Friant
Avenue to Willow Avenue and Willow Avenue from
Copper Avenue to Silaxo Lane.

The Petitioner (record owner) is:
Copper River Ranch LLC
By: Granville Homes, Inc., its Sole Manager

By: 
Jeffrey T. Roberts

The address of the above for receiving any
notice and ballot is:

1396 W. Herndon Avenue, Suite 101
Fresno, CA 93711