



## NOTICE OF HEARING TO CONSIDER PROTEST

### STRONGS CREEK VALLEY ANNEXATION TO THE CITY OF FORTUNA

NOTICE IS HEREBY GIVEN that the Executive Officer of the Humboldt Local Agency Formation Commission ("LAFCo" or "Commission") will hold a public hearing on Monday, October 24, 2016, at 3:00 p.m. at Fortuna City Hall, 621 11<sup>th</sup> Street in Fortuna to receive written protests from affected landowners and registered voters within the approved Strongs Creek Valley Annexation area. Pursuant to State law, an election would be called if 25-50% of registered voters protest or 25% or more of landowners protest. The 25% threshold for landowner protest refers to both the number of owners and the assessed value of land. Furthermore, the annexation would be terminated if 50% or more of registered voters protest in accordance with this notice.

The annexation was initiated by the City of Fortuna to address service needs for existing residences and to facilitate development of property owned by the McLean Foundation for community-oriented uses, including senior services and recreational facilities. The Commission approved the proposal on September 21, 2016 with modifications and conditions as shown in Exhibit "A". The proposal, as modified, includes the annexation of approximately 86.8 acres of land (22 parcels) to the City of Fortuna. The boundary reduction serves to retain non-resource lands with residential uses while promoting planned, orderly, and efficient development patterns that effectively guides development away from existing prime agricultural lands in open-space use in accordance with Government Code Section 56001. A copy of LAFCo Resolution No. 16-06 is available upon request through the LAFCo office.

**How to file a Protest:** Any registered voter residing within the territory or any owner of land within the territory may file a written protest against the proposed action with the Executive Officer at any time prior to the conclusion of the hearing. To be considered valid, each protest must indicate the date that each signature was affixed and whether it is being made by a registered voter, a landowner, or both. A registered voter's protest must indicate the name and residence address of the voter as it appears on the affidavit of registration. A landowner's protest must indicate the name and address of the owner and the street address or other description (such as Assessor's Parcel Number) sufficient to identify the location of the land. Written protest forms are available at the LAFCo office or online at [www.humboldtlafo.org/public-hearing-notices](http://www.humboldtlafo.org/public-hearing-notices). Use of the form is encouraged, but not required.

Written protests should be directed to:

George Williamson  
Executive Officer  
Humboldt Local Agency Formation Commission  
1125 16<sup>th</sup> Street, Suite 202  
Arcata, CA 95521

*[Continued on back page]*

Written protests may be mailed or hand-delivered to the LAFCo office in advance of the hearing no later than 5:00 p.m. on the last business day preceding the protest hearing. Written protests may be hand-delivered on the day of the protest hearing only at the protest hearing location.

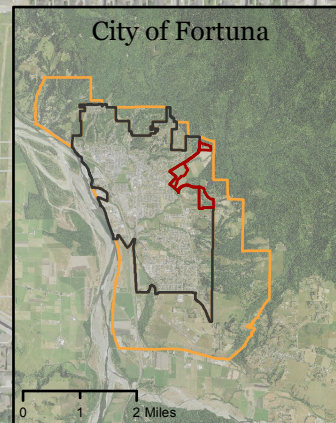
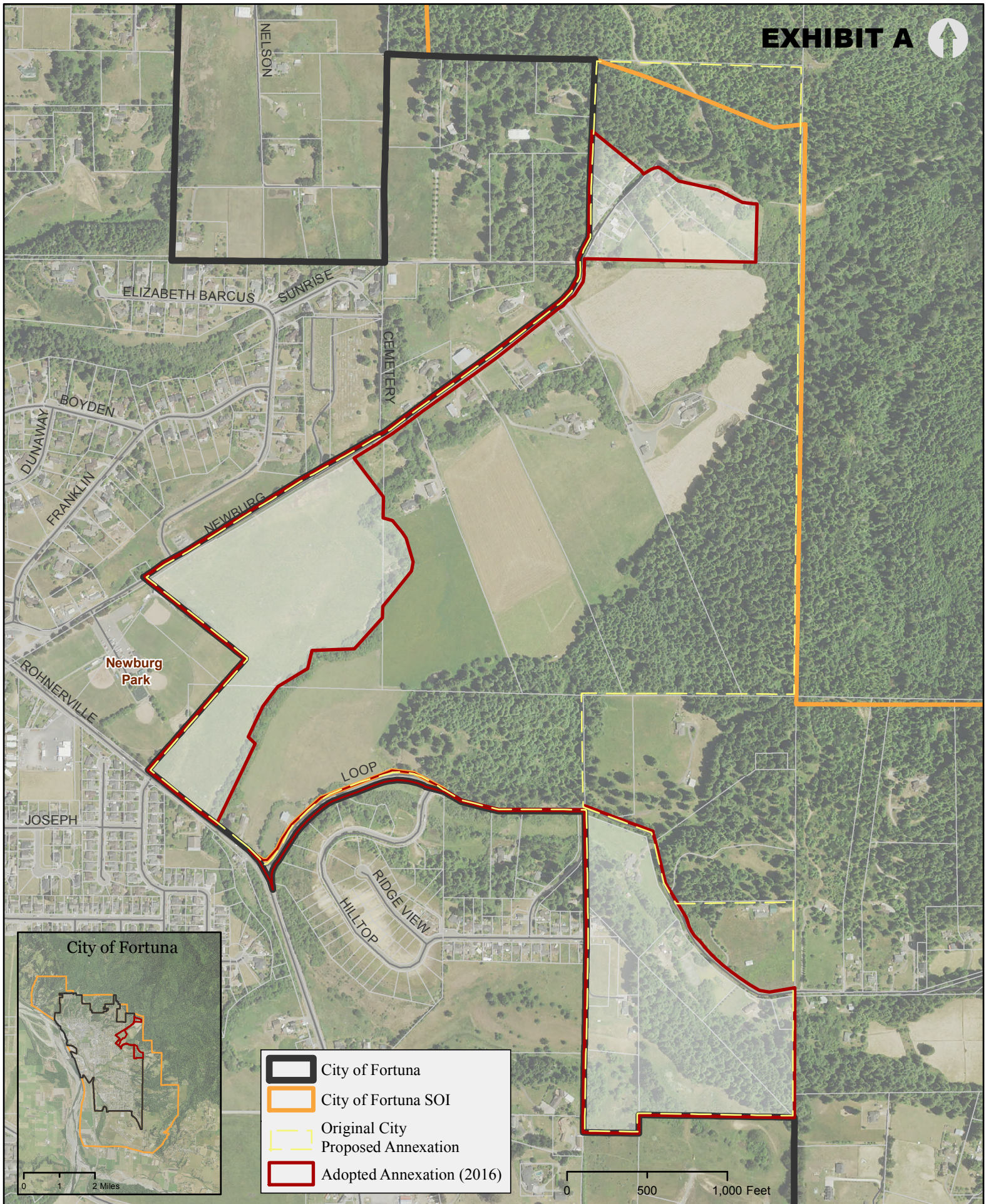
**ALL INTERESTED PERSONS ARE HEREBY INVITED TO BE PRESENT AND HEARD ON THE MATTERS DESCRIBED IN THIS NOTICE.**





Note: Pursuant to state law, only issues raised at the public hearing described in this notice or in written correspondence delivered to LAFCo at or prior to the public hearing may be raised in any legal challenge to LAFCo actions.

If you have any questions regarding this notice, please contact the LAFCo office at (707)445-7508.

Dated: September 28, 2016  
HUMBOLDT LOCAL AGENCY FORMATION COMMISSION  
George Williamson, Executive Officer





-  City of Fortuna
-  City of Fortuna SOI
-  Original City Proposed Annexation
-  Adopted Annexation (2016)

# **Strongs Creek Valley Annexation to the City of Fortuna**