

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)

NOTICE OF PROTEST HEARING

PLEASE BE ADVISED THAT A PROTEST HEARING will be held by the Fresno Local Agency Formation Commission (LAFCo) on **Wednesday, September 28, 2011, at 1:30 p.m., or as soon thereafter as possible**, in Room 301, Hall of Records, Tulare and "M" Streets, in downtown Fresno concerning the following:

City of Fresno, "Willow-Copper No. 1 Reorganization". A proposed reorganization to annex approximately 287 acres to the City of Fresno and detach from the Fresno County Fire Protection District for territory located at the northwest corner of Willow and Copper Avenues (**LAFCo File No. RO-10-6**).

The City of Fresno had previously approved Rezone Application No. R-01-14, consistent with zone districts to facilitate the future development of a master planned community. On February 24, 2009, the City approved Rezone Application No. R-08-21 which rezoned 12 parcels totaling 129.86 acres of property generally located on the north and south sides of E. Copper Avenue, west of N. Willow Avenue. The 12 parcels were rezoned from AE-20 (Exclusive Twenty-Acre Agriculture-County) and AL-20 (Limited Twenty-Acre Agriculture-County) zone districts to R-1UGM (Single Family Residential/Urban Growth Management), R-1/UGM/ANX (Single Family Residential/Urban Growth Management/Annexed Rural Residential Transitional Overlay) zone districts. The 12 parcels are within the jurisdiction of the Woodward Park Community Plan and the 2025 Fresno General Plan which designate the properties for medium and medium-low density residential, and commercial business park land uses. The applicant plans to develop a residential subdivision and commercial lot.

HOW TO FILE A PROTEST: Owners of land within the boundaries of the affected territory may file written protests in opposition to the proposed annexation. Protests may either be mailed or delivered to Fresno LAFCo, 2115 Kern Street, Suite 310, Fresno, CA 93721, or presented to the Commission before the end of the protest hearing. You need not attend the hearing to file a protest, but each protest form must state that you are a landowner and must include your name, mailing address and street address (if different) or an Assessor Parcel Number (APN) identifying the location of your property within the affected territory. Written protests must be filed and received no later than at the conclusion of the hearing to be considered valid. Each protest filed will be counted separately. An Official LAFCo Protest Form is attached if you wish to file a protest. This form may be copied. The results of protests received will be determined within 30 days following the hearing in accordance with California Government Code Sections 57075 and 57078.

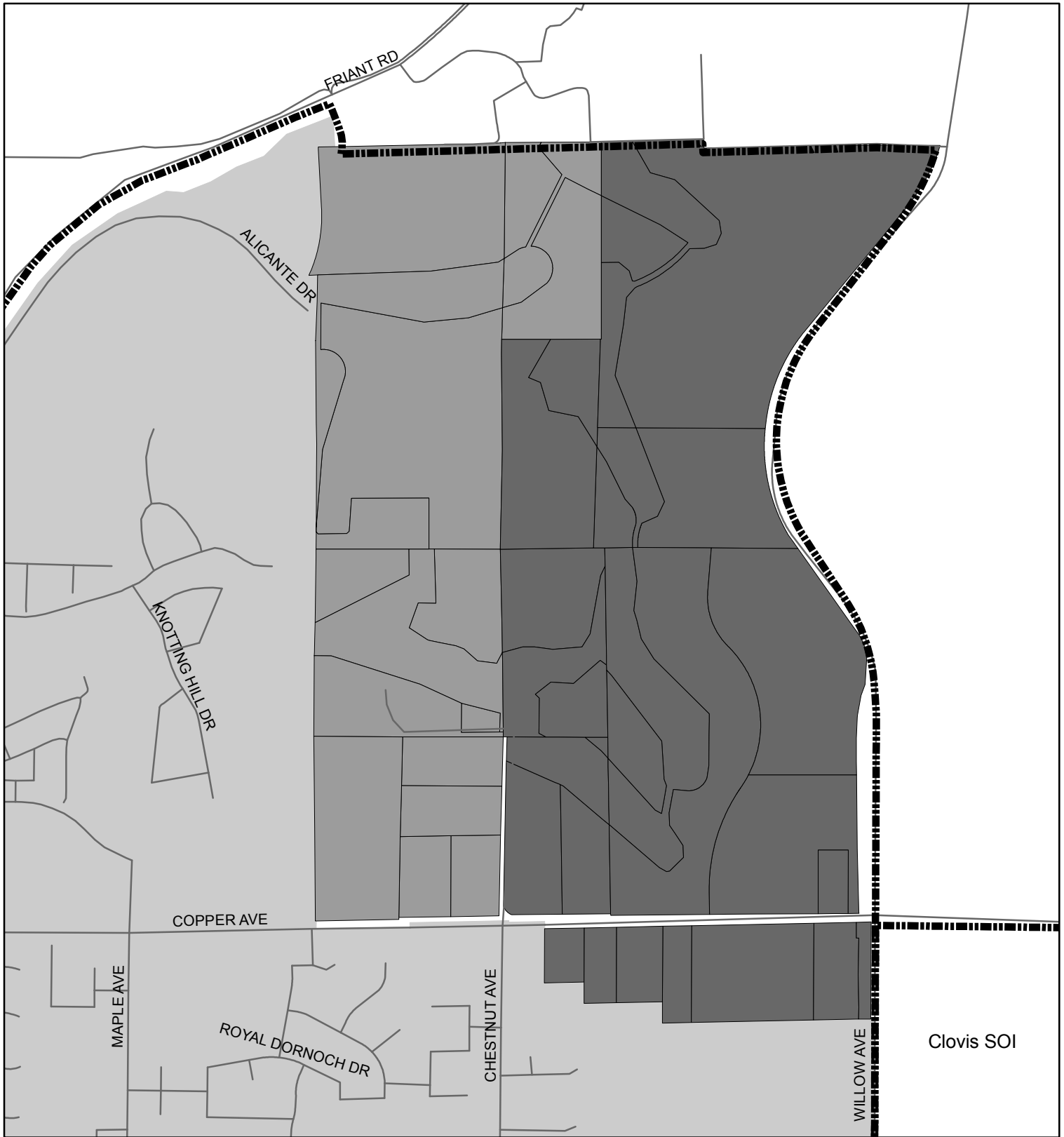
EFFECT OF PROTEST: In the case of uninhabited territory (**like yours**), proceedings will be terminated if the Commission finds that valid written protests filed and not withdrawn prior to the conclusion of the Protest Hearing represent landowners owning 50 percent or more of the assessed value of the land within the affected territory. Otherwise, annexation of your property to the City of Fresno will occur.

The staff report for this item will be available five days before the hearing on our Website at www.fresnolafco.org, or for additional information, contact the Commission Office at 2115 Kern Street, Suite 310, Fresno, CA 93721. Please direct any questions or comments to Jeff Witte, LAFCo Executive Officer at (559) 495-0604 or e-mail Mr. Witte at jewitte@co.fresno.ca.us.






JEFF WITTE, EXECUTIVE OFFICER

DATED: September 5, 2011, LAFCo File No.: RO-10-6

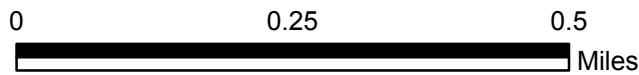
EXHIBIT "A"



Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory
-  RO-08-1

City of Fresno "Willow-Copper
No. 1 Reorganization"
LAFCo File No. RO-10-6



**OFFICIAL LAFCo PROTEST FORM
CITY OF FRESNO "COPPER-WILLOW NO. 1 REORGANIZATION"**

Each of the undersigned is the landowner of the property located within the proposal area described below. The undersigned hereby protests the proposed "Copper-Willow No. 1 Reorganization" as provided for in Section 57051 of the California Government Code.

NAME OF PROPOSAL: "COPPER-WILLOW NO. 1 REORGANIZATION" RO-10-6

Land Owner

Date _____ **Name** _____
(Please type or print)

Full Legal Signature _____

Address _____
Number Street City or town

Description of affected property if not at above address _____
Assessor's Parcel Number if known

Address or other description

NAME OF PROPOSAL: "COPPER-WILLOW NO. 1 REORGANIZATION" RO-10-6

Land Owner

Date _____ **Name** _____
(Please type or print)

Full Legal Signature _____

Address _____
Number Street City or town

Description of affected property if not at above address _____
Assessor's Parcel Number if known

Address or other description

NAME OF PROPOSAL: "COPPER-WILLOW NO. 1 REORGANIZATION" RO-10-6

Land Owner

Date _____ **Name** _____
(Please type or print)

Full Legal Signature _____

Address _____
Number Street City or town

Description of affected property if not at above address _____
Assessor's Parcel Number if known

Address or other description

PLEASE NOTE - This official protest form must be utilized to submit a valid protest. The use of any other form will invalidate your protest. It is understood that for landowner protests involving a parcel with more than one owner listed on the County's Assessment Roll, only the signer's proportionate share of the value of the property will be credited in the protest.