



## AGENDA (AMENDED)

Regular Meeting Board of Library Trustees | Altadena Library District  
Community Room – Main Library – July 27, 2020 – 5:00 p.m.

### IMPORTANT NOTICE REGARDING JULY 27, 2020 MEETING

This meeting is being conducted utilizing teleconference and electronic means consistent with the **State of California Executive Order N-29-20** dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed by visiting the Altadena Library District's YouTube channel at the following URL <https://www.youtube.com/c/AltadenaLibrary>

**SUBMISSION OF PUBLIC COMMENT FOR BOARD OF TRUSTEES MEETING AND PUBLIC HEARING:** For those wishing to make Public Comments at the July 27, 2020 Regular Meeting and Public Hearing, members of the public may submit written comments by email or via form submission to be read aloud at the meeting. Email comments can be submitted to [hello@altadenalibrary.org](mailto:hello@altadenalibrary.org). Electronic comments may also be submitted through the online form at [www.altadenalibrary.org/publiccomment](http://www.altadenalibrary.org/publiccomment). Email and electronic comments submitted online will be accepted up to two (2) hours prior to the start of the meeting. Email and electronic comments will be submitted to the legislative body and shall become part of the record of the meeting.

If you wish to make live public comment during the Public Hearing, you can sign up to enter the secure Zoom meeting via computer or phone using the online form entitled "July 27 Public Hearing Attendance Form" at [www.altadenalibrary.org/publiccomment](http://www.altadenalibrary.org/publiccomment) or by calling Administrative Assistant Natalya Romo at 626-798-0833, ext. 118.

**PUBLIC REQUESTS FOR DOCUMENTS:** The District provides a public inspection copy of all materials included in the agenda packet distributed to the Board members. Members of the public who wish to obtain a copy of any document may do so by completing a Request for Public Document form and submitting it to Administration who will arrange for the documents to be copied at a charge of 15¢ per page. Request forms are available at the District Administration offices.

In compliance with the Americans with Disability Act, if you need special assistance to participate in the meeting, please contact Library Administration at (626) 798-0833 x113 at least 48 hours prior to the meeting so the Altadena Library District may make reasonable arrangements to ensure accessibility to the meeting.

- I. **Call to order**
  
- II. **Open Session (5:00 PM)**
  - a. Roll Call
  - b. Approval/Reordering of Agenda Items
  - c. Adoption of Agenda
  - d. Public Comment on Non-Agenda Items
  
- III. **Reports (Information)**
  - a. Support Groups
    - i. Altadena Library Foundation - Page #3
    - ii. Friends of the Altadena Library

**IV. PUBLIC HEARING**

Consolidated public hearing to consider establishing Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services (CFD No. 2020-1) and incurring a bonded indebtedness for CFD No. 2020-1

**a. Welcome and Purpose**

- i. Presentation from NBS on Rate and Method of Apportionment and CFD Report - Pages #4-11
- ii. Presentation from Clifford Moss on Feasibility Study - Page #12

**b. Public Hearing Procedure and Guidelines**

- i. Open the Public Hearing - Pages #13-18
- ii. Community Facilities District Report For: Community Facilities District No. 2020-1(Facilities and Services) - Pages #19-25 (Information)
- iii. Consideration and Adoption of Resolution 2020-07 to Amend Resolution No. 2020-05 - Pages #26-37(Action)

**c. Receive Testimony/Comments from the Public**

**d. Close Public Hearing**

**V. Unfinished Business**

**VI. New Business**

- a. Los Angeles County and Municipal Consolidated Elections November 3, 2020 Nomination Period – Filing Declaration of Candidacy July 16, 2018 and August 10, 2018 is the First and Last day for Candidates to File Declarations of Candidacy. (Information) - Pages #38-40

**VII. Announcements & Planning**

- a. Correspondence
- b. Proposed Future Agenda Items

**VIII. Adjournment**

- a. Adjourn Meeting



## TRUSTEE REPORT

July 2020

**SUBMITTED BY:** Bridget Brewster, *President*

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The Altadena Library Foundation is at an exciting juncture . . . building on a strong bedrock set in place by the many people who established and grew the Foundation, and crossing a bridge created by those who followed. The current efforts of the Trustees to pursue a bond measure on an election ballot has served as a serious and timely ‘call to action’ for the Foundation Board. It’s fortuitous that we have been in the process of rediscovering ourselves and aligning with a focused case for support to engage with our neighbors on behalf of the library.

Steps taken to cross the bridge:

- **DOCUMENT REVIEW**  
We have completed Phase 1 with our consultant, Gail Meltzer, CFRE and are now addressing some of the weaknesses we discovered and implementing clearer, stronger core documents. A most enlightening advance was the realization of a need to restate our mission, create a vision and develop a strong case for support grounded in the library’s Strategic Plan.
- **BALLOT MEASURE**  
Whew! Words may not suffice. Talking with our community neighbors has been a healthy and positive endeavor. This process has allowed us the opportunity to engage with opinion leaders in Altadena. Following a comprehensive presentation (at our July board meeting) delivered by Katie Clark and discussion including Jason Capel and Nikki Winslow and all board directors, we arrived at a unanimous decision to allocate \$80,000 and help raise \$20,000 to fund the critical ballot measure (pending final legal advice). This process brought us to a place of clarity regarding our case for support . . . an absolute win/win!
- **TASTE OF ‘DENA**  
In the best of times, events are time-consuming and require tremendous energy. When attempting to create our very first virtual event, the learning curve is proving to be steep. We are reassessing the expanse of our vision to create something more manageable with a likely successful outcome. Our focus will be two-fold: 1) introduce the ballot measure, and 2) raise funds for a mobile library unit with a focus on the needs of the Bob Lucas neighborhoods.
- **APPRECIATION DINNER**  
This well-planned event was so successful and included all our Honorees, board directors and liaisons. It was truly uplifting to have dinner together, give appreciation for service and share a glass of wine to toast our past and embrace our future.

# Altadena Library District

## Proposed Community Facilities District

### Library Facilities Financing

*Sara Mares*

*July 27, 2020*



# CFD Report

1

Facilities and Services

2

Cost Estimate

3

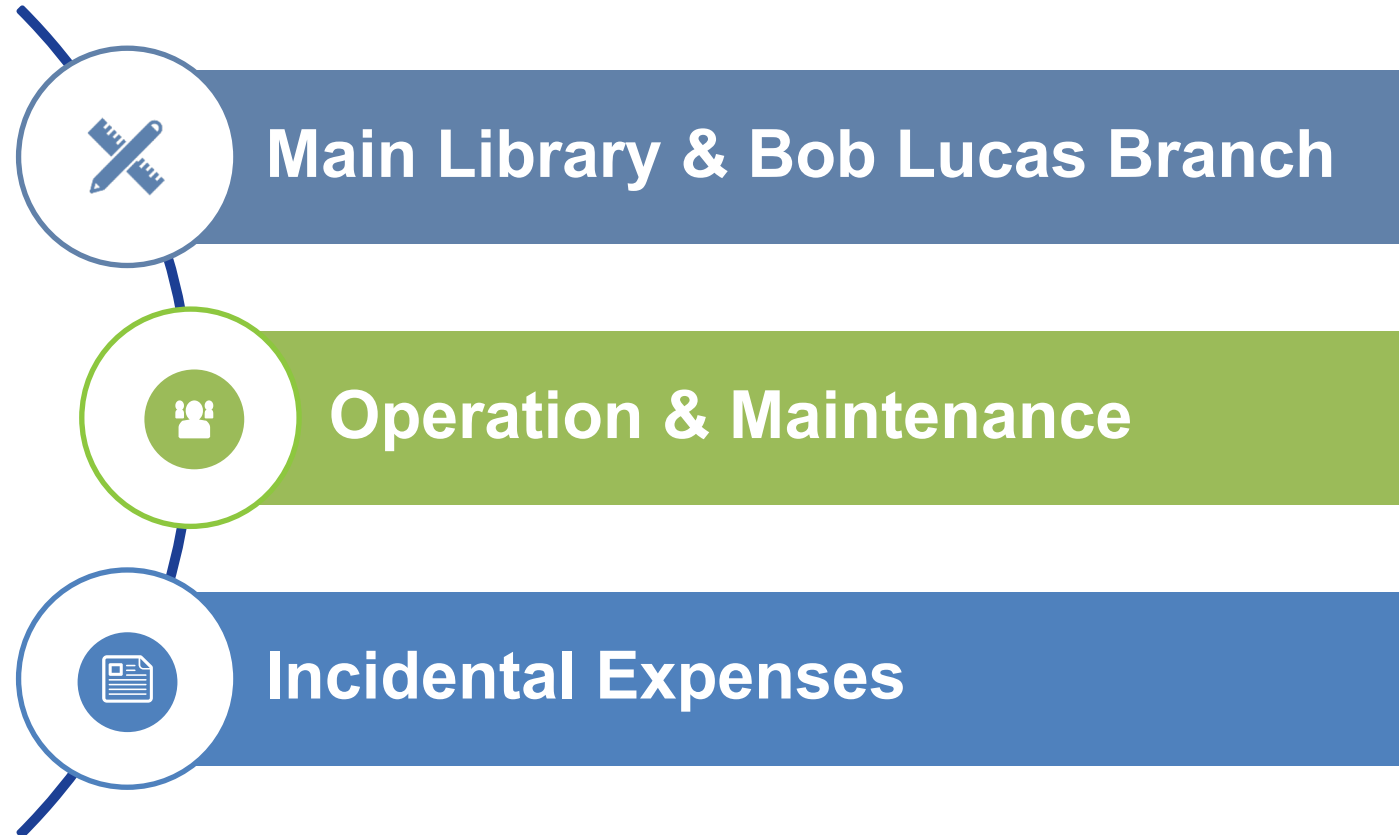
CFD Boundary

4

Rate and Method of Apportionment



# Facilities and Services



# Cost Estimate

**Facilities**

- Main Library:  
\$20,526,146
- Bob Lucas Branch:  
\$1,970,593

**Services**

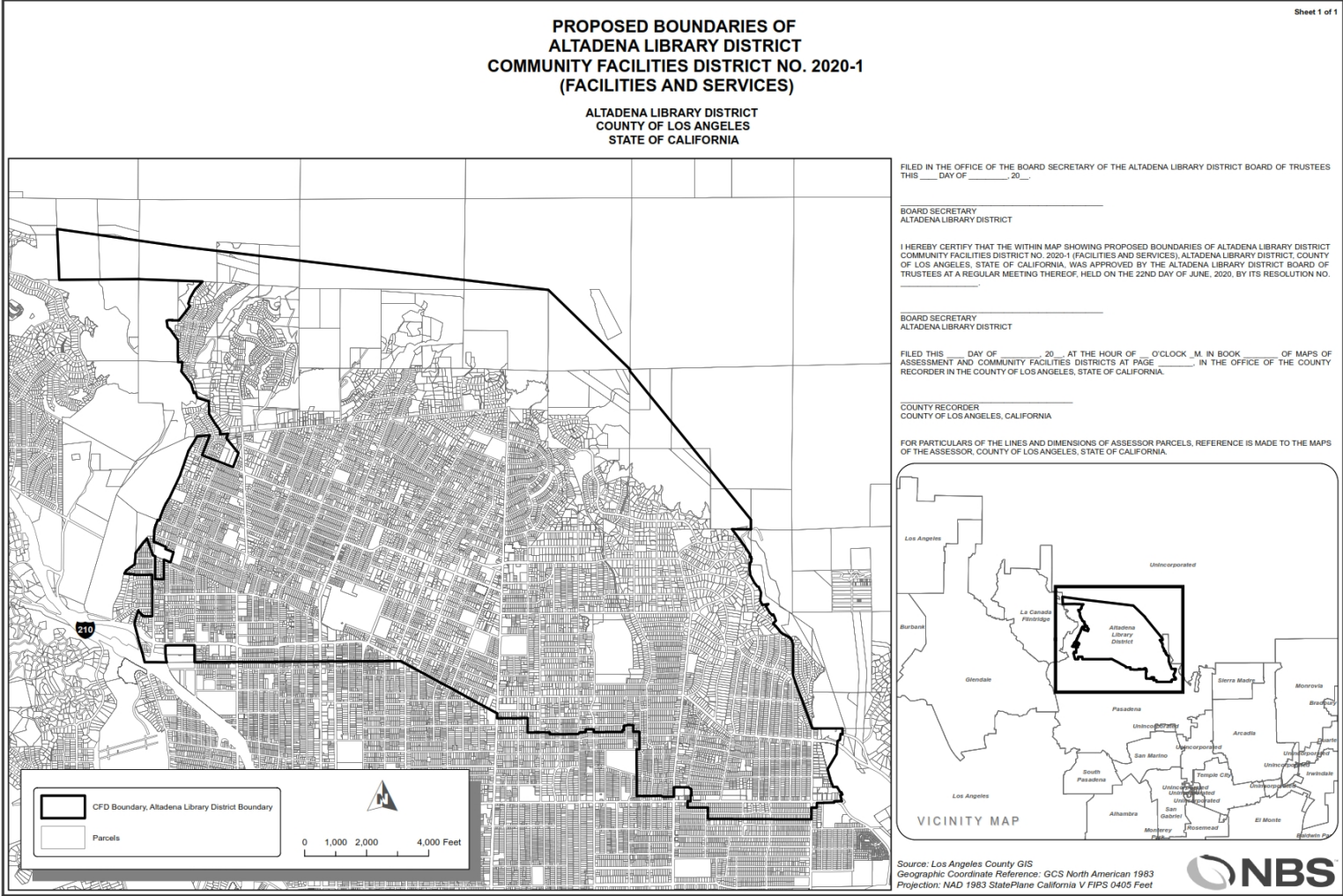
- Annual Cost:  
\$1,135,000

**Incidental Costs**

- Annual Cost:  
\$212,000



# CFD Boundary





# Rate and Method of Apportionment

- A ***Developed Property***
- B ***Single Family Residential - \$0.10 per Bldg Sq Ft***  
***Apartment - \$115.24 per Unit***
- C ***Commercial Less than 10k Sq Ft - \$340.92 per Parcel***  
***Commercial More than 10k Sq Ft - \$460.97 per Parcel***
- D ***Low Income Exemption***

# Next Steps

START

## CFD Timeline

August 3, 2020 – Board Considers CFD, Bond & Election Resolutions

November 3, 2020 – Election Day

## If Measure is Approved by 2/3 Vote, Proposed Timeline:

November/December 2020 – Board Considers Ordinance Levying Special Tax, Special Tax Notice Recorded

Winter 2021 – Construction Projects Bid, Begin Preparation of Bond Documents

Spring 2021 – Bond Sale, Proceeds Available for Construction Projects

Summer 2021 – Special Tax Levy Submitted to County for 2021/22 Property Tax Bills

November 1, 2021 – First Installment Property Tax Bill Due

February 1, 2022 – Second Installment Property Tax Bill Due

END



# Questions and Comments



Sara Mares

*Director*



800.676.7516



smares@nbsgov.com





## Listening Work Update Summary

### Regarding program and facilities needs and solutions

Our goal is to engage, inform, educate, and listen to the Altadena community regarding critical program and facilities needs so that both the board and community can make fully informed decisions on solutions. **As part of this, it is important to engage in a deliberate conversation with our community before important decisions are made.**

A customized mix of public engagement listening was implemented and continues to be which includes:

- Public opinion research
- Opinion Leader conversations
- Stakeholder group conversations
- A roadshow slide deck to guide listening conversations
- E-mail and social media informational updates and awareness to “take our survey”
- Online Survey: <https://www.altadenalibrary.org/join-the-conversation-program-facilities-needs/>

Public opinion research included listening to a scientific sample representing our community. Opinion leader and Stakeholder listening included representatives from, Altadena Town Council, Altadena Chamber of Commerce, Business Owners, Local Social Media Outlets (both on Facebook and Nextdoor), Christmas Tree Lane Association, NBBA, ACONA, Altadena Heritage, Altadena Library Foundation, Friends of the Library, and more. Thousands were engaged through e-mail and social media to share input, hundreds responded, and more continue to respond.

Listening is a priority and continues to be. In addition to the online survey, an email and phone number is provided for those who want to provide direct feedback. Furthermore, we are promoting and encouraging virtual public participation during our Public Hearing scheduled during our regularly scheduled board meeting on July 27 at 5pm.

**ALTADENA LIBRARY DISTRICT  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT ON JULY 27, 2020 THE ALTADENA LIBRARY DISTRICT BOARD OF TRUSTEES will hold a public hearing to consider the following:

THE NECESSITY TO INCUR A BONDED INDEBTEDNESS OF ALTADENA LIBRARY DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2020-1 (FACILITIES AND SERVICES) TO BE SECURED BY SPECIAL TAXES LEVIED WITHIN SUCH COMMUNITY FACILITIES DISTRICT TO FINANCE CERTAIN PUBLIC FACILITIES.

On June 22, 2020, the Altadena Library District (the “Library District”) Board of Trustees (the “Board”) adopted Resolution No. 2020-06 declaring the necessity to incur a bonded indebtedness of Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services) (“CFD No. 2020-1”) and setting a public hearing on said resolution of necessity with respect to incurring bonded indebtedness of \$24,000,000.

The Altadena Main Library and the Bob Lucas Memorial Branch Library and Literacy Center are both over 50 years old and require structural repairs and upgrades due to age. A 2018 Facilities Condition Assessment identified a need for roof repair and replacement; HVAC repair and replacement; ADA ramps elevators, and accessibility upgrades; window repair and upgrades; fire and life safety system upgrades; and lighting, plumbing, and electrical upgrades. Additional needs include quiet meeting rooms, flexible learning spaces, community meetings spaces and upgraded technology access. Furthermore, a substantial portion of funding for both libraries is set to expire in four years.

Resolution No. 2020-06 provides in summary as follows:

1. The Board declares that the public convenience and necessity requires that a bonded indebtedness be incurred by CFD No. 2020-1 to contribute to the financing of all or a portion of certain public facilities described in Exhibit A to Resolution No. 2020-06 (the “Authorized Facilities”).
2. The purpose for the proposed debt of CFD No. 2020-1 is to contribute to the financing of the Authorized Facilities.
3. The amount of the bonded indebtedness of CFD No. 2020-1 may include all costs and estimated costs incidental to, or connected with, the accomplishment of the purpose for which the indebtedness is proposed to be incurred as authorized pursuant to the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Act”). The amount of the indebtedness proposed to be authorized for CFD No. 2020-1 is \$24,000,000.

Resolution No. 2020-06 contains other provisions which are not summarized above, a complete copy of Resolution No. 2020-6 may be reviewed or obtained at the Library District by emailing [nwinslow@altadenalibrary.org](mailto:nwinslow@altadenalibrary.org) or calling (626) 798-0833 x 103.

NOTICE IS FURTHER GIVEN that at the hearing the testimony of all interested persons or taxpayers, including all persons owning property in the proposed CFD No. 2020-1 for or against the proposed debt issuance will be heard.

SAID PUBLIC HEARING WILL BE HELD BY THE BOARD on July 27, 2020 at 5:00 p.m. at the regular meeting of the Board. The Library District will conduct this meeting pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20. The members of the Board shall participate in this meeting via teleconference. The live stream of the meeting may be viewed by visiting the Library District's YouTube channel at the following URL: <https://www.youtube.com/c/AltadenaLibrary>. Any person who would like to make public comment during the public hearing can call in to (626) 316-0997, or if the line is busy call (626) 316-0625.

Any written comments or petitions to be submitted to the Board must be received by the Library District not less than two (2) hours prior to the public hearing. Written comments or petitions may be submitted by email to [hello@altadenalibrary.org](mailto:hello@altadenalibrary.org) or online at [www.altadenalibrary.org/publiccomment](http://www.altadenalibrary.org/publiccomment). Any person who would like to make public comment during the public hearing can call in to (626) 316-0997, or if the line is busy call (626) 316-0625.

If you wish to challenge the Library District's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Library District at or prior to the public hearing.

LEGAL PUBLISHING ON: July 16, 2020

/s/ Jason Capell  
Jason Capell  
Board Secretary, Altadena Library District

**ALTADENA LIBRARY DISTRICT  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT ON JULY 27, 2020 THE ALTADENA LIBRARY DISTRICT BOARD OF TRUSTEES will hold a public hearing to consider the following:

FORMING AND ESTABLISHING ALTADENA LIBRARY DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2020-1 (FACILITIES AND SERVICES AND AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE FACILITIES AND SERVICES.

On June 22, 2020, the Altadena Library District (the “Library District”) Board of Trustees (the “Board”) adopted Resolution No. 2020-05 declaring its intention to consider the formation of proposed Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services) (“CFD No. 2020-1”) and setting a public hearing on said resolution of intention with respect to the formation of said community facilities district and to authorize the levy of a special tax therein to finance certain facilities and services.

The Altadena Main Library and the Bob Lucas Memorial Branch Library and Literacy Center are both over 50 years old and require structural repairs and upgrades due to age. A 2018 Facilities Condition Assessment identified a need for roof repair and replacement; HVAC repair and replacement; ADA ramps elevators, and accessibility upgrades; window repair and upgrades; fire and life safety system upgrades; and lighting, plumbing, and electrical upgrades. Additional needs include quiet meeting rooms, flexible learning spaces, community meetings spaces and upgraded technology access. Furthermore, a substantial portion of funding for both libraries is set to expire in four years.

Resolution No. 2020-05 provides in summary as follows:

1. The name proposed for the community facilities district is “Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services).”
2. The boundaries of CFD No. 2020-1 are described and shown on the map entitled “Proposed Boundaries of Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services), Altadena Library District, County of Los Angeles, State of California” a copy of which is on file in the Office of the Board Secretary and shall remain open for public inspection.
3. It is the intention of the Board to finance authorized facilities and services relating to equipping and maintaining public libraries within the boundaries of the Library District. A general description of the public facilities (the “Authorized Facilities”) and public services (the “Authorized Services”) which are proposed to be financed with the revenues from special taxes, whether provided directly by the Library District or by a third party contracting with the Library District of CFD No. 2020-1, is set forth in Exhibit B to Resolution No. 2020-05.

The financing of the costs of the Authorized Facilities may include, without limitation, the payment of principal of and interest on bonds or other indebtedness together with all direct, indirect, periodic, and/or other related costs (including, without limitation, costs of administering CFD No. 2020-1, levying the special tax and administering the bonds, and establishing and replenishing reserve funds).

4. It is hereby further proposed that, except where funds are otherwise available, a special tax (the "Special Tax") sufficient to finance the Authorized Facilities, Authorized Services and related incidental expenses, secured by recordation of a continuing lien against all nonexempt real property in CFD No. 2020-1, will be levied annually within the boundaries of such CFD No. 2020-1. For further particulars as to the rate and method of apportionment of the proposed Special Tax, reference is made to the attached and incorporated Exhibit C (the "Rate and Method"), which sets forth in sufficient detail the rate and method of apportionment of the Special Tax to allow each landowner or resident within the proposed CFD No. 2020-1 to clearly estimate the maximum amount of Special Tax that such person will have to pay for the Authorized Facilities and Authorized Services.

The maximum amount of Special Tax which may be levied in any fiscal year on parcels within CFD No. 2020-1 which are used for private residential purposes ("Residential Parcels") is specified in the Rate and Method. No portion of the Special Tax shall be levied on Residential Parcels to finance Authorized Facilities after fiscal year 2055-56, or upon an earlier determination as set forth in the Rate and Method. The portion of the Special Tax levied to finance Authorized Services shall be levied as long as the Library District provides the Authorized Services. Under no circumstances will the portion of the Special Tax levied on Residential Parcels in any fiscal year for Authorized Facilities be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD No. 2020-1 by more than 10 percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

A portion of the Special Tax may be prepaid and permanently satisfied in part pursuant to the provisions contained in the Rate and Method.

The Special Tax herein authorized, to the extent possible, shall be collected in the same manner as ad valorem property taxes or in such other manner as the Board or its designee shall determine, including direct billing of the affected property owners. Such Special Tax shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for *ad valorem* taxes. Any Special Tax that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Library District, acting for and on behalf of CFD No. 2020-1.

Pursuant to Government Code Section 53340 and except as provided in Government Code Section 53317.3, properties of entities of the state, federal, and local governments shall be exempt from the levy of the Special Tax.

Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach



to all nonexempt property in CFD No. 2020-1, and that lien shall continue in force and effect until the lien is cancelled in accordance with law or until collection of the Special Tax ceases.

5. If, following the public hearing, the Board determines to establish CFD No. 2020-1 and proposes to levy the Special Tax within CFD No. 2020-1, the Board shall then submit the levy of the special taxes to the qualified electors of CFD No. 2020-1. If at least twelve (12) persons, who need not necessarily be the same twelve (12) persons, have been registered to vote within CFD No. 2020-1 for each of the ninety (90) days preceding the close of the public hearing, the vote shall be by registered voters of CFD No. 2020-1, with each voter having one (1) vote. Otherwise, the vote shall be by the landowners of CFD No. 2020-1 who were the owners of record at the close of the subject hearing, with each such landowner or the authorized representative thereof, having one (1) vote for each acre or portion of an acre of land owned within CFD No.2020-1.

Resolution No. 2020-05 contains other provisions which are not summarized above, including the Rate and Method. A complete copy of Resolution No. 2020-05 may be reviewed or obtained at the Library District, by emailing [nwinslow@altadenalibrary.org](mailto:nwinslow@altadenalibrary.org) or calling (626) 798-0833 x 103.

NOTICE IS FURTHER GIVEN that at the hearing the testimony of all interested persons or taxpayers, including all persons owning property in the proposed CFD No. 2020-1 for or against the formation of CFD No. 2020-1, the extent of the proposed CFD No. 2020-1, or the financing of the Authorized Facilities, the Authorized Services and related Incidental Expenses, will be heard. If 50 percent (50%) or more of the registered voters, or six registered voters, whichever is more, residing within the territory proposed to be included in the proposed CFD No. 2020-1 and not exempt from the levy of Special Tax, or the owners of one-half or more of the area of the land in said territory, file written protests against the formation of the proposed CFD No. 2020-1, and protests are not withdrawn so as to reduce the value of the protest to less than a majority, no further proceedings to create CFD No. 2020-1 or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the Board. If a majority of protests of the registered voters or of the landowners are only against the furnishing of a specified type or types of Authorized Facilities or Authorized Services within CFD No. 2020-1, or against levying a specified Special Tax, those types of Authorized Facilities, Authorized Services or the specified Special Tax will be eliminated from the resolution of formation establishing CFD No. 2020-1.

SAID PUBLIC HEARING WILL BE HELD BY THE BOARD on July 27, 2020 at 5:00 p.m. at the regular meeting of the Board. The Library District will conduct this meeting pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20. The members of the Board shall participate in this meeting via teleconference. The live stream of the meeting may be viewed by visiting the Library District's YouTube channel at the following URL: <https://www.youtube.com/c/AltadenaLibrary>. Any person who would like to make public comment during the public hearing can call in to (626) 316-0997, or if the line is busy call (626) 316-0625.

Any written comments or petitions to be submitted to the Board must be received by the Library District not less than two (2) hours prior to the public hearing. Written comments or petitions

may be submitted by email to [hello@altadenalibrary.org](mailto:hello@altadenalibrary.org) or online at [www.altadenalibrary.org/publiccomment](http://www.altadenalibrary.org/publiccomment). Any person who would like to make public comment during the public hearing can call in to (626) 316-0997, or if the line is busy call (626) 316-0625.

If you wish to challenge the Library District's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Library District at or prior to the public hearing.

LEGAL PUBLISHING ON: July 16, 2020

/s/ Jason Capell  
Jason Capell  
Board Secretary, Altadena Library District

# ALTADENA LIBRARY DISTRICT

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*Community Facilities District Report For:*

**Community Facilities District No. 2020-1  
(Facilities and Services)**

**July 27, 2020**

Prepared by:



[nbsgov.com](http://nbsgov.com)

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# 1. INTRODUCTION

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The Board of Trustees (the “Board”) of the Altadena Library District (the “District”), State of California pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), on June 22, 2020, adopted Resolution No. 2020-05 entitled “A Resolution of the Altadena Library District Board of Trustees Declaring its Intention to Establish Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services) and to Authorize the Levy of a Special Tax Therein to Finance Facilities and Services” (the “Resolution of Intention”) stating its intention to form the Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services) (the “CFD”). In the Resolution of Intention, the Board ordered the preparation of a written Community Facilities District Report (the “Report”) for the CFD.

The Resolution of Intention described certain public facilities (the “Facilities”) to be financed and certain public services (the “Services”) to be funded by the CFD and directed that the Report be prepared.

For particulars, reference is made to the Resolution of Intention for the CFD, as previously approved and adopted by the City.

**NOW, THEREFORE, I**, an officer of the District, hereby submit the following data:

1. **DESCRIPTION OF FACILITIES AND SERVICES:** A general description of the authorized Facilities and Services.
2. **COST ESTIMATE:** A cost estimate for such Facilities and Services, and a listing of the incidental expenses related thereto.
3. **PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT:** The proposed boundaries of the CFD are those properties and parcels in which special taxes may be levied to pay for the costs and expenses of the Facilities. The proposed boundaries of the CFD are described on the map of the CFD.
4. **RATE AND METHOD OF APPORTIONMENT:** The Rate and Method of Apportionment for the CFD.

Dated as of \_\_\_\_\_

By: \_\_\_\_\_  
Officer of the Altadena Library District

## 2. DESCRIPTION OF FACILITIES AND SERVICES

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The public facilities, public services and incidental costs authorized to be financed by the special taxes levied in the CFD consist of the following:

### 3.1 Authorized Facilities

Authorized facilities consist of the expansion, improvement, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer undertaken by the District with respect to the District's Main Library and the Bob Lucas Memorial Branch & Literacy Center, including all direct or indirect costs and expenses related thereto. Authorized facilities also includes payment of any bonds, notes, lease payments, indebtedness or other obligations for any authorized facility.

### 3.2 Authorized Services

Authorized services consist of (i) the operation, maintenance, repair and provision of any other services with respect to any authorized facility, including replacement and the funding of a reserve fund to pay for future repair and/or replacement of any authorized facility; such authorized services include, but are not limited to, all general or extraordinary activities deemed necessary or desirable by the District to provide for the use or enjoyment of any and all authorized facilities, whether provided by the District or any outside entity, including maintenance and operations contingencies and reserves with respect thereto, and (ii) the provision of any other library services within the community.

### 3.3 Incidental Costs

In addition, costs eligible to be financed by the CFD shall include all costs and expenses incidental to the above and authorized by the Act that are determined by the District to be associated with the authorized facilities or the authorized services, the formation and ongoing administration of the CFD, the election, bonding, or levy and collection of special taxes, as well as all other costs incurred to carry out the authorized purposes of the CFD that are permitted by the Act.

### 3. COST ESTIMATE

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#### 3.1 Authorized Facilities

Facility	Cost Estimate
Main Library Improvements	\$20,526,146
Bob Lucas Branch Improvements	1,970,593
<b>TOTAL</b>	<b>\$22,496,739</b>

#### 3.2 Authorized Services

Service	Cost Estimate
Annual Services Cost	\$1,135,000
<b>TOTAL</b>	<b>\$1,135,000</b>

#### 3.2 Incidental Costs

Incidental	Cost Estimate
Annual CFD Incidental Costs	\$212,000
<b>TOTAL</b>	<b>\$212,000</b>

## 4. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT

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The Boundary Map of the CFD is shown on the following page. The Boundary Map was recorded on July 7, 2020, as Document Number 20200742116, in Book 195 of Maps of Assessment and Community Facilities Districts at Page 59, in the Office of the County Recorder in the County of Los Angeles.



## 5. RATE AND METHOD OF APPORTIONMENT

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The Rate and Method of Apportionment of the CFD is shown on the following pages. This Rate and Method of Apportionment has been modified from the Rate and Method of Apportionment adopted as part of the Resolution of Intention to increase the aggregate total exemptions related to Very Low-Income Property from \$100,000 to \$187,000.

**RESOLUTION NO. 2020-07**

**A RESOLUTION OF THE ALTADENA LIBRARY DISTRICT  
BOARD OF TRUSTEES AMENDING RESOLUTION NO. 2020-05**

**WHEREAS**, the Altadena Library District (the “Library District”) Board of Trustees (the “Board”) duly adopted its Resolution No. 2020-05 on June 22, 2020 (the “Resolution No. 2020-05”), wherein the Board declared its intention to form a community facilities district for the purpose of providing an alternative method of financing certain authorized facilities and services related to equipping and maintaining public libraries within the boundaries of the Library District and set forth the proposed boundaries for such community facilities district pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Act”); and

**WHEREAS**, this community facilities district shall hereinafter be referred to as “Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services)” (“CFD No. 2020-1”); and

**WHEREAS**, there has been an additional analysis of the special tax revenues necessary to financing the facilities and services and the Board desires to amend the Rate and Method (as defined in Resolution No. 2020-05 and attached thereto as Exhibit C) to increase the aggregate total of exemptions for very low-income property; and

**WHEREAS**, such modification to the Rate and Method will reduce the maximum special tax for a portion of owners of property within CFD No. 2020-1 and such modification does not increase the maximum special tax or add territory to CFD No. 2020-1.

**NOW, THEREFORE**, the Altadena Library District Board of Trustees hereby finds, determines, and resolves as follows:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Amendment to Resolution No. 2020-05. Exhibit C to Resolution No. 2020-05 is hereby replaced in its entirety with Exhibit A to this Resolution

Section 3. Full Force and Effect of Resolution No. 2020-5. Except as specifically set forth in this Resolution, Resolution No. 2020-05 is not amended or modified in any respect and remains in full force and effect.

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 27th, day of July, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

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Jason Capell, Board Secretary

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Katie Clark, Board President

APPROVED AS TO FORM:

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Ruben Duran, General Counsel

**EXHIBIT A**  
**RATE AND METHOD OF APPORTIONMENT**  
**(See Attached)**

**RATE AND METHOD OF APPORTIONMENT FOR  
ALTADENA LIBRARY DISTRICT  
COMMUNITY FACILITIES DISTRICT NO. 2020-1  
(FACILITIES AND SERVICES)**

A Special Tax, as hereinafter defined, shall be levied on all Assessor's Parcels in the Altadena Library District (the "District") Community Facilities District No. 2020-1 (Facilities and Services) ("CFD No. 2020-1") and collected each Fiscal Year commencing in Fiscal Year 2021/22, in an amount determined by the District or its designee, through the application of the Rate and Method of Apportionment as described below. All real property in CFD No. 2020-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Accessory Dwelling Unit"** means a secondary residential unit of limited size, as defined in California Government Code Section 65852.1 as that may be amended from time to time, that is accessory to a single-unit dwelling located on an Assessor's Parcel.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2020-1: the costs of any paying agents/fiscal agents/trustees related to Bond payments (including the fees and expenses of its counsel), banking and management; the costs of computing the Special Tax Requirement, the Special Taxes and of preparing the collection schedules for the Special Taxes; the costs of collecting the Special Taxes, including any charges levied by the County Auditor's Office, Tax Collector's Office or Treasurer's Office; the costs of the District or designee in complying with the disclosure requirements of California law (including the Act) and the federal securities laws; costs of responding to public inquiries regarding the Special Taxes; the costs of the District or designee related to an appeal of the Special Taxes or interpretation of the Rate and Method of Apportionment; amounts needed to pay rebate to the federal government related to Bonds; and the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes in the District. Administrative Expenses shall also include an allocable share of the salaries of District staff and an allocable portion of District overhead costs relating to the foregoing, or costs of the District in any way related to the establishment or administration of the District. Administrative Expenses shall also include amounts estimated or advanced by the District or CFD No. 2020-1 for any other administrative purposes of CFD No. 2020-1.

**"Apartment Property"** means all Assessor's Parcels of Developed Property that consist of Units available for lease or rent in a multi-unit building. Typical County Use Codes include, but are not limited to: 0200, 0201, 0300, 0301, 0400, 0401, 0500, and 0501.

**“Assessor’s Data”** means the property characteristic data compiled and maintained by the County Assessor for each Assessor’s Parcel, including, but not limited to, Assessor’s Parcel Number, Use Code, Building Square Footage, and Units.

**"Assessor’s Parcel"** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

**"Assessor’s Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor’s Parcel Number.

**“Assessor’s Parcel Number” or “APN”** means, with respect to an Assessor’s Parcel, that number assigned to such Assessor’s Parcel by the County for purposes of identification.

**“Authorized Facilities”** means the public facilities authorized to be financed, in whole or in part, by CFD No. 2020-1, including by the proceeds of any CFD No. 2020-1 Bonds. The Special Tax to fund Authorized Facilities may only be levied prior to the Transition Year.

**“Authorized Services”** means the services authorized to be funded, in whole or in part, by CFD No. 2020-1.

**“Board of Trustees”** means the District Board of Trustees, acting as the legislative body of CFD No. 2020-1.

**“Bonds”** means bonds or other debt (as defined in the Act), whether in one or more series, issued or assumed by or on behalf of CFD No. 2020-1 under the Act. Bonds also includes any bonds issued to refinance a previous bond issue.

**“Building Square Footage” or “Building Square Feet”** or, singularly, **“Building Square Foot”** means the building square footage assigned to each Assessor’s Parcel, which may be determined by (i) referencing Assessor’s Data, (ii) site surveys, and/or (iii) other research by the CFD Administrator.

**"CFD Administrator"** means an official of the District, or designee thereof, responsible for determining the Special Tax Requirement, and providing for the levy and collection of the Special Taxes.

**"CFD No. 2020-1"** means Altadena Library District Community Facilities District No. 2020-1 (Facilities and Services).

**“Commercial Property – Greater than 10,000 Square Feet”** means all Assessor’s Parcels of Developed Property used for non-residential purposes, such as commercial or industrial uses, and contain a structure with 10,000 or more Building Square Feet. Possessory interests are not included in this definition. Typical County Use Codes include, but are not limited to: 1010, 1100, 1101, 1200, 1210, 1400, 1420, 1500, 1700, 1702, 1720, 1900, 1910, 1920, 1922, 2100, 2101, 2110, 2120, 2300, 2302, 2400, 2500, 250L, 2600, 2670, 2900, 3000, 3100, 3300, 3310, 3340, 6400, 6510, 6710, 6800, 7100, 7200, 7202, 7410, 7500, and 7700.

**“Commercial Property – Less than 10,000 Square Feet”** means all Assessor’s Parcels of Developed Property used for non-residential purposes, such as commercial or industrial uses, and contain a structure with less than 10,000 Building Square Feet. Possessory interests are not included in this definition. Typical County Use Codes include, but are not limited to: 1010, 1100, 1101, 1200, 1210, 1400, 1420, 1500, 1700,

1702, 1720, 1900, 1910, 1920, 1922, 2100, 2101, 2110, 2120, 2300, 2302, 2400, 2500, 250L, 2600, 2670, 2900, 3000, 3100, 3300, 3310, 3340, 6400, 6510, 6710, 6800, 7100, 7200, 7202, 7410, 7500, and 7700.

**"County"** means the County of Los Angeles.

**"Debt Service"** means for each Debt Year, the total amount of principal and interest due for any Bonds of CFD No. 2020-1.

**"Debt Year"** means each 12-month period designated as such, or by a similar term, in the Indenture for each series of Bonds.

**"Developed Property"** means for each Fiscal Year, all Taxable Property, exclusive of Taxable Contingent Property, for which the County has assigned a Use Code indicating residential or non-residential use and which are not vacant.

**"District"** means the Altadena Library District.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"GIS"** or **"Geographic Information System"** means a system designed to capture, store, manipulate, analyze, manage, and present spatial or geographic data.

**"Indenture"** means the indenture, fiscal agent agreement, resolution, or other instrument pursuant to which Bonds for CFD No. 2020-1 are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

**"Maximum Special Tax"** means the Maximum Special Tax determined in accordance with Section C below, that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

**"Outstanding Bonds"** means all Bonds that are outstanding under and in accordance with the provisions of the Indenture.

**"Property Owner Association Property"** means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 that is owned by a property owner association, including any master or sub-association, as of January 1 of the prior Fiscal Year.

**"Property Type"** means either Single Family Residential Property, Apartment Property, Commercial Property – Less than 10,000 Square Feet, Commercial Property – Greater than 10,000 Square Feet, Taxable Contingent Property, or Tax-Exempt Property.

**"Proportionately"** means for Developed Property that the ratio of the Special Tax levy to the Maximum Special Tax is equal for all Assessors' Parcels of Developed Property within CFD No. 2020-1. For Taxable Contingent Property, "Proportionately" means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Contingent Property within CFD No. 2020-1.

**"Public Property"** means property within the boundaries of CFD No. 2020-1 owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public right-of-way has been granted to the federal government, the State, the County, the District, or any local government or other public agency,

provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

**“Single Family Residential Property”** means all Assessor’s Parcels of Developed Property with a residential structure intended for a single Unit. Typical County Use Codes include, but are not limited to: 0100, 0101, 0102, 0103, 0104, 0106, 0108, 0109, 010C, 010D, 010E, 010H, 0113, 0133, 0800, and 0801.

**"Special Tax(es)"** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property within CFD No. 2020-1 to fund the Special Tax Requirement.

**"Special Tax Requirement"** means that amount required in any Fiscal Year for CFD No. 2020-1:

Before the Transition Year, to (1) pay Debt Service on all Outstanding Bonds which is due in such Fiscal Year; (2) pay for Authorized Services; (3) pay Administrative Expenses; (4) provide any amount required to establish or replenish a reserve fund in connection with any Bonds; (5) provide any amount required to establish or replenish any operating reserve held by the District for Authorized Services and/or Administrative Expenses; (6) provide an amount equal to reasonably anticipated Special Tax delinquencies based on the delinquency rate for Special Taxes levied in the previous Fiscal Year as determined by the CFD Administrator, as limited by the Act, and without duplicating any amounts described in clauses (4) or (5). The amounts referred to in clauses (1) through (6) of the preceding sentence may be reduced in any Fiscal Year (in the District's sole discretion) by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against Debt Service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Special Tax, and (iii) any other revenues available to pay Debt Service on the Outstanding Bonds or other indebtedness as determined by the CFD Administrator.

Beginning in the Transition Year, to (1) pay for Authorized Services; (2) pay Administrative Expenses; (3) provide any amount required to establish or replenish any operating reserve held by the District for Authorized Services and/or Administrative Expenses; (4) provide an amount equal to reasonably anticipated Special Tax delinquencies based on the delinquency rate for Special Taxes levied in the previous Fiscal Year as determined by the CFD Administrator, as limited by the Act; less (5) a credit for funds available, if any, to reduce the Special Tax levy.

**"State"** means the State of California.

**“Tax-Exempt Property”** means all Assessor’s Parcels within the boundaries of CFD No. 2020-1 which are exempt from the Special Tax pursuant to the Act or Section E below.

**“Taxable Contingent Property”** means any Assessor’s Parcel that was previously classified and levied as Taxable Property, but has changed ownership or use such that it would subsequently be classified as Property Owner Association Property or Public Property, or other property, as Tax-Exempt Property pursuant to the provisions of Section E.

**"Taxable Property"** means all Assessor’s Parcels within the boundaries of CFD No. 2020-1 which are not exempt from the Special Tax pursuant to the Act or Section E below.



**“Transition Event”** means the earlier of (i) Fiscal Year 2055/56 or (ii) the Fiscal Year when the CFD Administrator determines that both of the following events have occurred: (a) all Bonds secured by the levy and collection of the Special Tax in CFD No. 2020-1 have been fully repaid and the District determines that no additional Bonds are to be issued, and (b) all Administrative Expenses from prior Fiscal Years have been paid or reimbursed to the District.

**“Transition Year”** means the first year in which the CFD Administrator determines that the Transition Event occurred in the prior Fiscal Year.

**“Trustee”** means the trustee or fiscal agent under the Indenture.

**“Undeveloped Property”** means all Assessor’s Parcels of used for residential or non-residential purposes, but do not contain any Building Square Footage. Typical County Use Codes include, but are not limited to: 010V, 010X, 100V, 300V, and 770V.

**“Unit”** means an individual residential living space. The number of Units assigned to each Assessor’s Parcel may be determined by (i) referencing Assessor’s Data, (ii) site surveys and physical unit counts, and/or (iii) other research by the CFD Administrator. An Accessory Dwelling Unit shall not be considered a Unit for the purposes of the Special Tax.

**“Use Code”** means that code assigned by the County for the purpose of identifying the primary activity for which an Assessor’s Parcel is being used.

**“Welfare Exempt Property”** means all Assessor’s Parcels within the boundaries of CFD No. 2020-1 that have been granted a welfare exemption pursuant to Section 53340 (c) under the Act under subdivision (g) of Section 214 of the Revenue and Taxation Code by the County.

**“Very Low-Income Exemption Form”** means a form made available by the District or the CFD Administrator and submitted to the District or CFD Administrator by the owner of an Assessor’s Parcel no later than June 30 each year that, if accepted and approved by the District or the CFD Administrator, shall cause the Assessor’s Parcel owned by the submitter to be designated as Tax-Exempt Property in the following Fiscal Year. The Very Low-Income Exemption Form shall require the applicant to provide (i) the Assessor’s Parcel to which the exemption shall apply, (ii) proof that household income for the calendar year preceding the Fiscal Year for which the form is being filed was less than or equal to the Very Low-Income Limits for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area, or similar Income Limit Area if the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area no longer exists in the future, as published by the U.S. Department of Housing and Urban Development, and (iii) an attestation that the owner occupies the Assessor’s Parcel for which the form is being submitted. Proof of household income shall be confirmed by review of the prior years’ tax return of individuals living in the household; copies of all such tax returns must be attached to the Very Low-Income Exemption Form in order for the District or the CFD Administrator to verify household income. A Very Low-Income Exemption Form must be submitted to the District or the CFD Administrator no later than June 30 each year for the Assessor’s Parcel to continue to be eligible for an exemption in the following Fiscal Year.

**“Very Low-Income Property”** means, in any Fiscal Year, all Assessor’s Parcels within CFD No. 2020-1 for which a Very Low-Income Exemption Form was submitted to the District or the CFD Administrator on or

prior to June 30 of the previous Fiscal Year and has been accepted as valid by the District or the CFD Administrator. All Assessor's Parcels with an approved Very Low-Income Exemption Form shall be classified as Tax-Exempt Property, with the following exception: if, in any Fiscal Year, the aggregate total exemptions related to Very Low-Income Property would exceed \$187,000 (stated in Fiscal Year 2021/22 dollars, and increasing by 2% each July 1 thereafter), the CFD Administrator shall proportionately reduce the amount of the discount from 100% to each Assessor's Parcel of Very Low-Income Property until the aggregate discount equals \$187,000 (stated in Fiscal Year 2021/22 dollars, and increasing by 2% each July 1 thereafter). The Board of Trustees may elect to allow the aggregate total exemptions related to Very Low-Income Property to exceed \$187,000 (stated in Fiscal Year 2021/22 dollars, and increasing by 2% each July 1 thereafter) beginning in the Transition Year and any subsequent Fiscal Year or if funds from another source are made available to the CFD by the District or other party to fund additional exemptions.

**B. ASSIGNMENT TO LAND USE CATEGORIES**

Each Fiscal Year, the CFD Administrator shall determine the valid Assessor's Parcel Numbers for all Taxable Property within CFD No. 2020-1. If any Assessor's Parcel Numbers are no longer valid from the previous Fiscal Year, the CFD Administrator shall determine the new Assessor's Parcel Number(s) that are in effect for the current Fiscal Year. To the extent Assessor's Parcels of Taxable Property are subdivided, consolidated, or otherwise reconfigured, the Special Tax rates shall be assigned to the new Assessor's Parcel(s) pursuant to Section C.

Each Fiscal Year, all Assessor's Parcels within CFD No. 2020-1 shall be classified as follows:

1. Each Assessor's Parcel shall be determined to be Taxable Property or Tax-Exempt Property.
2. Each Assessor's Parcel of Taxable Property shall be further classified as Developed Property or Taxable Contingent Property. Taxable Property shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.
3. Each Assessor's Parcel of Developed Property and Taxable Contingent Property shall be further classified as Single Family Residential Property, Apartment Property, Commercial Property – Less than 10,000 Square Feet or Commercial Property – Greater than 10,000 Square Feet. For Single Family Residential Property, Commercial Property – Less than 10,000 Square Feet, and Commercial Property – Greater than 10,000 Square Feet, the Building Square Footage for each Assessor's Parcel shall be determined. For Apartment Property, the number of Units for each Assessor's Parcel shall be determined.

**C. MAXIMUM SPECIAL TAX RATES**

Notwithstanding the below, under no circumstances will the Special Tax levied in any Fiscal Year against any Assessor's Parcel for which an occupancy permit for private residential use has been issued be increased by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default by the owner(s) of any other Assessor's Parcel within CFD No. 2020-1.

**PRIOR TO THE TRANSITION EVENT**

**1. Developed Property**

The Maximum Special Tax for each Assessor’s Parcel of Developed Property is shown in Table 1.

**TABLE 1  
MAXIMUM SPECIAL TAX FOR DEVELOPED PROPERTY  
FISCAL YEAR 2021/22**

<b>Property Type</b>	<b>Maximum Special Tax</b>	<b>Per</b>
Single Family Residential Property	\$0.10	Building Square Foot
Apartment Property	115.24	Unit
Commercial Property – Less than 10,000 Square Feet	340.92	Assessor’s Parcel
Commercial Property – Greater than 10,000 Square Feet	460.97	Assessor’s Parcel

On each July 1, commencing on July 1, 2022, the Maximum Special Tax for Developed Property shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

**2. Taxable Contingent Property**

**Maximum Special Tax**

The Maximum Special Tax for each Assessor’s Parcel of Taxable Contingent Property shall be assigned as shown in Table 1 according to the previous Taxable Property type and use.

**Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2022, the Maximum Special Tax for Taxable Contingent Property shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

**AFTER THE TRANSITION EVENT**

The Maximum Special Tax for each Assessor’s Parcel that may be levied in any Fiscal Year after the Transition Event is determined as, an amount equal to 100% of the Maximum Special Tax in the Fiscal Year prior to the Transition Year.

On each July 1 after the Transition Event, the Maximum Special Tax for Developed Property and the Maximum Special Tax for Taxable Contingent Property shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

**D. METHOD OF APPORTIONMENT OF THE SPECIAL TAXES**

Commencing with Fiscal Year 2021/22 and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement, and shall levy the Special Tax until the amount of the Special Tax equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at a

rate up to 100% of the applicable Maximum Special Tax for Developed Property to satisfy the Special Tax Requirement.

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on all Taxable Contingent Property at a rate up to 100% of the Maximum Special Tax for Taxable Contingent Property.

**E. EXEMPTIONS**

No Special Tax shall be levied on Public Property, Property Owner Association Property, Undeveloped Property, or any other property which would not normally receive a property tax bill from the County due to the very-low or zero assessed value of such property. No Special Tax shall be levied on Very Low-Income Property up to a total of \$187,000 (stated in Fiscal Year 2021/22 dollars and increasing by 2% each July 1 thereafter). If the total Special Tax on all Very Low-Income Property exceeds \$187,000 (stated in Fiscal Year 2021/22 dollars, and increasing by 2% each July 1 thereafter), the CFD Administrator shall proportionately reduce the amount of the discount from 100% to each Assessor's Parcel of Very Low-Income Property until the aggregate discount equals \$187,000 (stated in Fiscal Year 2021/22 dollars and increasing by 2% each July 1 thereafter). The Board of Trustees may elect to allow the aggregate total exemptions related to Very Low-Income Property to exceed \$187,000 (stated in Fiscal Year 2021/22 dollars and increasing by 2% each July 1 thereafter) beginning in the Transition Year and any subsequent Fiscal Year or if funds from another source are made available to the CFD by the District or other party to fund additional exemptions. However, should an Assessor's Parcel no longer be classified as Public Property, Property Owner Association Property, Undeveloped Property, Very Low-Income Property, or any other property which would not normally receive a property tax bill from the County due to the very-low or zero assessed value of such property, its tax-exempt status will be revoked. In the case of Public Property and pursuant to Section 53317.3 of the Act, if property not otherwise exempt from the Special Tax levied pursuant to this chapter is acquired by a public entity through a negotiated transaction, or by gift or devise, the special tax shall, notwithstanding Section 53340, continue to be levied on the property acquired and shall be enforceable against the public entity that acquired the property.

Taxable Contingent Property shall be subject to the levy of the Special Tax, assigned to a Property Type in accordance with the use of the property, and shall be taxed Proportionately as part of the second step in Section D above, at up to 100% of the applicable Maximum Special Tax.

As may be required pursuant to the Act, Welfare Exempt Property may be classified as Exempt Property or may be reimbursed for Special Tax levied and paid. In order to receive reimbursement, the property owner must provide documentation of the exemption to the CFD Administrator within one calendar year after having paid the Special Taxes for which an exemption has been granted. A refund of the amount of Special Taxes paid for the Fiscal Year the exemption has been granted will be provided to the property owner of Welfare Exempt Property who was granted the exemption.

**F. APPEALS**

Any property owner may file a written appeal of the Special Taxes with the CFD Administrator claiming that the amount or application of the Special Taxes is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current

in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board of Trustees whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the Board of Trustees requires the Special Taxes to be modified or changed in favor of the property owner, the CFD Administrator shall determine if sufficient Special Tax revenue is available to make a cash refund. If a cash refund cannot be made, then an adjustment shall be made to credit future Special Taxes.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

**G. INTERPRETATIONS**

The Board of Trustees may, by resolution or ordinance, interpret, clarify and/or revise this Rate and Method of Apportionment to correct any inconsistency, vagueness, or ambiguity as it relates to the Special Taxes, method of apportionment, classification of Assessor's Parcels, or any definition used herein, as long as such correction does not materially affect the levy and collection of Special Taxes. In addition, the interpretation and application of any section of this document shall be at the District's discretion.

**H. MANNER OF COLLECTION**

The Special Taxes shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD Administrator may, at the sole discretion of the District, directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor's Parcels of Taxable Property that are delinquent in the payment of the Special Tax.

**I. PREPAYMENT OF SPECIAL TAX**

The Special Tax may not be prepaid.

**J. TERM**

The Special Tax shall be levied and collected, as needed to fund the Special Tax Requirement, in perpetuity. However, no portion of the Special Tax shall be levied for Authorized Facilities after Fiscal Year 2055/56, which shall be the last Fiscal Year in which the Transition Event may occur: provided, however, that a Special Tax that was lawfully levied for Authorized Facilities in or before Fiscal Year 2055/56 and that remains delinquent may be collected in subsequent years.



**BOARD OF LIBRARY TRUSTEES  
NOTICE OF ELECTION REPORT**

**DEPARTMENT:** Administration

**MEETING DATE:** July 16, 2020

**PREPARED BY:** Nikki Winslow

**LOCATION:** Virtual Meeting

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**TITLE:** Notice of Election for Altadena Library District to be held on November 3, 2020

**BACKGROUND:**

The Election Coordination Unit of the Los Angeles Registrar- Recorder/County Clerk's office sent the Altadena Library District the Notice of Election via e-mail on July 22, 2020. The Registrar-Recorder/County Clerk's Election Coordination Unit also forwarded the notice to the Pasadena Star News for publication.

Pursuant to Elections Code Section 12113, the notice must be posted in the district office.

The Election Coordination Unit has prepared a Candidate Handbook and Resource Guide which will be available on the Registrar-Recorder/County Clerk's web site at [www.lavote.net](http://www.lavote.net).

The Filing period is from Monday, July 13, 2020 to Friday, August 7, 2020.

Pursuant to Education Code Section 19700, Trustees take office the first Friday in December succeeding their election. (Friday, December 11<sup>th</sup> for 2020)



Los Angeles County Registrar-Recorder/County Clerk

DEAN C. LOGAN  
Registrar-Recorder/County Clerk

July 21, 2020

Ms. Nikki Winslow, District Director  
Altadena Library District  
600 East Mariposa Street  
Altadena, California 91001

Dear District Director Winslow,

Enclosed is a copy of the Notice of Election for Altadena Library District to be held on November 3, 2020. The Registrar-Recorder/County Clerk's Election Coordination Unit forwarded the notice to the designated newspaper for publication. Pursuant to Elections Code Section 12113, the notice must be posted in the district office.

Also enclosed for your reference is a calendar of events for the election. This office has prepared a Candidate Handbook and Resource Guide which will be available on the Registrar-Recorder/County Clerk's web site at [www.lavote.net](http://www.lavote.net).

Please contact the Election Coordination Unit at (562) 462-2912 or by email at [ecu@rrcc.lacounty.gov](mailto:ecu@rrcc.lacounty.gov), if you have any questions.

Sincerely,

DEAN C. LOGAN  
Registrar-Recorder/County Clerk

Kevin Sangrung, Administrative Assistant II

## NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN TO ALL QUALIFIED VOTERS in the COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, that an election will be held on TUESDAY, NOVEMBER 3, 2020 for the purpose of electing the following:

### 3 Members of ALTADENA LIBRARY DISTRICT

Candidates for the above offices must be registered voters residing within the district or division, if applicable, at the time the declaration of candidacy is issued pursuant to Section 19611 of the Education Code and Section 201 of the Elections Code.

Declaration of Candidacy forms for the election are available no earlier than JULY 13, 2020 and no later than AUGUST 7, 2020 at the REGISTRAR-RECORDER/COUNTY CLERK'S OFFICE, 12400 Imperial Highway, Norwalk, CA 90650, 2nd Floor, Room 2013, between the hours of 8:00 a.m. and 5:00 p.m. Appointment to each elective office will be made as prescribed by Section 10515 of the Elections Code in the event:

- a. There are no nominees or there is an insufficient number of nominees for such office(s) and
- b. A petition signed by 10% or 50 voters in the district or division, if applicable, whichever is the smaller number, requesting that an election be held, has not been presented by 5:00 p.m., Wednesday, AUGUST 12, 2020.

Persons requiring multilingual assistance in Armenian, Bengali, Burmese, Cambodian/Khmer, Chinese, Farsi, Gujarati, Hindi, Indonesian, Japanese, Korean, Mongolian, Russian, Spanish, Tagalog/Filipino, Telugu, Thai or Vietnamese regarding information in the notice may call (800) 481-8683.

DEAN C. LOGAN  
Registrar-Recorder/County Clerk  
County of Los Angeles

PUBLICATION DATE: JULY 23, 2020 (THURS)  
PUBLISH IN: PASADENA STAR NEWS  
REQUISITION:

S:ECA:W:ALLHNBKS:2020ELEC:GENERAL ELECTION.PUB