

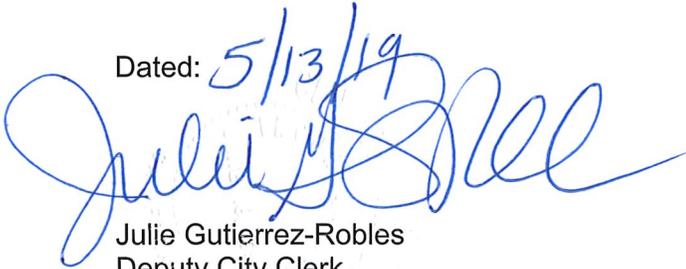
NOTICE OF AVAILABILITY OF DOCUMENTATION  
USED IN DETERMINATION OF PROPOSED  
APPROPRIATION LIMIT FOR THE 2019-2020 FISCAL  
YEAR PURSUANT TO ARTICLE XIIB OF THE  
CALIFORNIA CONSTITUTION

Please take notice that the documentation used in the determination of the proposed appropriations limit for the City of Industry for 2019-2020 fiscal year pursuant to Article XIIB of the California Constitution is on file and available for public review in the Office of the City Clerk, City Administrative Offices, 15625 E. Stafford Street, City of Industry, California.

The Proposed appropriations limit for 2018-2019 fiscal year will be considered by the City Council at their regular meeting of June 13, 2019 at 9:00 a.m. in the Council Chambers, City Administrative Offices, 15625 E. Stafford Street, City of Industry, California.

Dated:

5/13/19



Julie Gutierrez-Robles  
Deputy City Clerk





May 2019

Dear Fiscal Officer:

**Subject: Price Factor and Population Information**

**Appropriations Limit**

California Revenue and Taxation Code section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2019, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2019-20. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2019-20 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

**Population Percent Change for Special Districts**

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code section 2228 provides additional information regarding the appropriations limit. Article XIII B, section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: <http://leginfo.legislature.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

**Population Certification**

The population certification program applies only to cities and counties. California Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2019.**

**Please Note:** The prior year's city population estimates may be revised.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

KEELY BOSLER  
Director  
By:

Vivek Viswanathan  
Chief Deputy Director

Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2019-20 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2019-20	3.85

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2019-20 appropriation limit.

**2019-20:**

Per Capita Cost of Living Change = 3.85 percent  
 Population Change = 0.47 percent

Per Capita Cost of Living converted to a ratio:  $\frac{3.85 + 100}{100} = 1.0385$

Population converted to a ratio:  $\frac{0.47 + 100}{100} = 1.0047$

Calculation of factor for FY 2019-20:  $1.0385 \times 1.0047 = 1.0434$

Fiscal Year 2019-20

**Attachment B**  
**Annual Percent Change in Population Minus Exclusions\***  
**January 1, 2018 to January 1, 2019 and Total Population, January 1, 2019**

County City	Percent Change	--- Population Minus Exclusions ---		Total Population
	2018-2019	1-1-18	1-1-19	1-1-2019
Los Angeles				
Agoura Hills	-0.15	20,874	20,842	20,842
Alhambra	-0.16	87,070	86,931	86,931
Arcadia	0.64	58,516	58,891	58,891
Artesia	0.05	16,824	16,833	16,919
Avalon	-0.29	3,856	3,845	3,845
Azusa	2.14	50,237	51,313	51,313
Baldwin Park	0.16	77,161	77,286	77,286
Bell	0.69	36,307	36,556	36,556
Bellflower	0.04	78,279	78,308	78,308
Bell Gardens	-0.35	43,123	42,972	42,972
Beverly Hills	-0.20	34,697	34,627	34,627
Bradbury	-0.65	1,084	1,077	1,077
Burbank	-0.21	106,175	105,952	105,952
Calabasas	-0.19	24,284	24,239	24,239
Carson	-0.01	93,609	93,604	93,604
Cerritos	0.86	50,280	50,711	50,711
Claremont	0.09	36,479	36,511	36,511
Commerce	-0.25	13,054	13,021	13,021
Compton	-0.28	98,985	98,711	98,711
Covina	-0.08	48,914	48,876	48,876
Cudahy	-0.28	24,333	24,264	24,264
Culver City	0.96	39,790	40,173	40,173
Diamond Bar	-0.13	57,572	57,495	57,495
Downey	-0.18	114,413	114,212	114,212
Duarte	-0.25	22,007	21,952	21,952
El Monte	0.76	116,315	117,204	117,204
El Segundo	-0.01	17,067	17,066	17,066
Gardena	-0.19	61,158	61,042	61,042
Glendale	0.73	204,782	206,283	206,283
Glendora	0.07	52,086	52,122	52,122
Hawaiian Gardens	-0.22	14,723	14,690	14,690
Hawthorne	-0.16	87,996	87,854	87,854
Hermosa Beach	0.17	19,814	19,847	19,847
Hidden Hills	-0.79	1,900	1,885	1,885
Huntington Park	-0.06	59,386	59,350	59,350
Industry	0.00	432	432	432
Inglewood	-0.19	112,759	112,549	112,549
Irwindale	4.08	1,447	1,506	1,506

\*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

Fiscal Year 2019-20

**Attachment B**  
**Annual Percent Change in Population Minus Exclusions\***  
**January 1, 2018 to January 1, 2019 and Total Population, January 1, 2019**

County City	Percent Change	--- Population Minus Exclusions ---		Total Population
	2018-2019	1-1-18	1-1-19	1-1-2019
La Canada Flintridge	-0.10	20,623	20,602	20,602
La Habra Heights	-0.07	5,489	5,485	5,485
Lakewood	-0.13	81,459	81,352	81,352
La Mirada	-0.05	49,585	49,558	49,558
Lancaster	0.28	156,841	157,273	161,604
La Puente	0.19	40,719	40,795	40,795
La Verne	-0.11	33,239	33,201	33,201
Lawndale	-0.27	33,527	33,436	33,436
Lomita	-0.06	20,776	20,763	20,763
Long Beach	-0.21	475,921	474,941	475,013
Los Angeles	0.05	4,035,356	4,037,190	4,040,079
Lynwood	-0.22	71,497	71,343	71,343
Malibu	-7.42	13,011	12,046	12,046
Manhattan Beach	-0.24	36,010	35,922	35,922
Maywood	-0.21	28,029	27,971	27,971
Monrovia	-0.14	38,582	38,529	38,529
Montebello	-0.11	64,316	64,247	64,247
Monterey Park	-0.38	62,061	61,828	61,828
Norwalk	-0.12	106,077	105,950	106,744
Palmdale	0.05	157,782	157,854	157,854
Palos Verdes Estates	-0.26	13,579	13,544	13,544
Paramount	-0.01	55,503	55,497	55,497
Pasadena	0.90	145,003	146,312	146,312
Pico Rivera	-0.42	64,306	64,033	64,033
Pomona	0.08	154,189	154,310	154,310
Rancho Palos Verdes	-0.24	42,647	42,543	42,560
Redondo Beach	0.16	68,361	68,473	68,473
Rolling Hills	-0.32	1,898	1,892	1,892
Rolling Hills Estates	-0.08	8,254	8,247	8,247
Rosemead	-0.25	55,237	55,097	55,097
San Dimas	-0.25	34,669	34,584	34,584
San Fernando	1.32	24,593	24,918	24,918
San Gabriel	-0.22	41,270	41,178	41,178
San Marino	-0.06	13,360	13,352	13,352
Santa Clarita	2.70	212,378	218,103	218,103
Santa Fe Springs	0.04	18,208	18,216	18,261
Santa Monica	-0.11	93,698	93,593	93,593
Sierra Madre	-0.27	11,165	11,135	11,135
Signal Hill	0.31	11,758	11,795	11,795
South El Monte	0.95	21,092	21,293	21,293

\*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

Fiscal Year 2019-20

**Attachment B**  
**Annual Percent Change in Population Minus Exclusions\***  
**January 1, 2018 to January 1, 2019 and Total Population, January 1, 2019**

County City	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>		<u>Total</u>
	2018-2019	1-1-18	1-1-19	1-1-2019
South Gate	-0.25	97,019	96,777	96,777
South Pasadena	-0.12	26,276	26,245	26,245
Temple City	0.37	36,447	36,583	36,583
Torrance	-0.24	148,408	148,054	148,054
Vernon	-0.33	302	301	301
Walnut	-0.02	30,557	30,551	30,551
West Covina	-0.25	108,388	108,116	108,116
West Hollywood	-0.17	36,723	36,660	36,660
Westlake Village	-0.86	8,451	8,378	8,378
Whittier	-0.26	87,756	87,526	87,526
Unincorporated	-0.87	1,055,092	1,045,918	1,046,858
County Total	-0.01	10,245,275	10,244,542	10,253,716

\*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.



# THE CITY OF INDUSTRY NONRESIDENTIAL NEW CONSTRUCTION

2017/18 TO 2018/19 TAX YEARS - IN PARCEL NUMBER ORDER

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
8120-026-016	Commercial	R R And C Development Company	964,246	1,236,959	+ 28.3%
8125-011-008	Commercial	Rush Truck Centers Of California Inc	2,179,906	3,754,604	+ 72.2%
8125-014-031	Industrial	Ajax Industrial Investors Llc	1,035	2,444,055	+ 236,040.6%
8125-016-014	Industrial	Rcssk Enterprises Llc	1,122,676	1,563,289	+ 39.2%
8125-016-032	Industrial	R R And C Development Company	3,736,163	3,844,474	+ 2.9%
8203-032-019	Industrial	Sio Llc	4,668,578	4,985,549	+ 6.8%
8206-019-056	Industrial	Liangs Real Estate Llc	1,418,620	2,216,357	+ 56.2%
8206-028-003	Industrial	Teknor Apex Company	5,574,602	6,059,804	+ 8.7%
8206-028-012	Industrial	Lee Kum Kee Usa Foods Inc	5,635,814	6,732,353	+ 19.5%
8208-012-005	Commercial	Welch Howard E And Andria S Trust Wel	490,072	538,123	+ 9.8%
8208-013-025	Industrial	Soho Holdings Llc	8,624,406	9,681,132	+ 12.3%
8208-014-033	Industrial	Hunsaker Richard C Trust Hunsaker Farr	3,224,323	3,724,509	+ 15.5%
8218-009-032	Industrial	Turnbull Canyon Properties Llc	4,635,131	5,267,380	+ 13.6%
8242-011-063	Industrial	M T I Corporation	2,165,706	2,541,000	+ 17.3%
8242-016-058	Industrial	Venus Foods Inc	1,672,874	1,838,859	+ 9.9%
8242-026-001	Industrial	B And K Electric Wholesale	2,702,707	2,761,009	+ 2.2%
8242-026-048	Industrial	Opus 9 Development Llc	1,315,154	1,713,757	+ 30.3%
8242-029-005	Industrial	J And R Realty Group Llc	1,648,493	1,832,809	+ 11.2%
8242-030-004	Industrial	Cast Parts Inc	2,272,119	2,346,937	+ 3.3%
8264-003-023	Industrial	Blue Max Investments Llc	1,444,652	1,505,865	+ 4.2%
8264-009-020	Industrial	Super Dlk Llc	2,831,520	3,142,570	+ 11.0%
8264-009-023	Industrial	Reuland Electric Company	1,739,865	1,821,620	+ 4.7%
8264-010-035	Industrial	An Najarian Property Llc	10,547,132	11,446,166	+ 8.5%
8264-013-011	Commercial	Golden Gale Plaza Llc	1,379,351	4,477,441	+ 224.6%
8264-017-019	Industrial	Nizbiz Realty Llc	1,578,535	5,168,246	+ 227.4%
8264-024-003	Industrial	Halbert Brothers Inc	2,180,798	2,230,397	+ 2.3%
8264-024-008	Industrial	Grand Central Recycling And Transfer St	16,266,425	17,207,178	+ 5.8%
8265-004-045	Commercial	Sears Roebuck And Company	7,212,291	7,369,351	+ 2.2%
8265-068-010	Commercial	Costco Wholesale Corporation	14,223,996	15,058,253	+ 5.9%
8561-020-004	Industrial	Custom Alloy Sales Inc	1,466,564	2,582,864	+ 76.1%
8563-003-018	Industrial	Jacmar Companies	0	22,392,839	+ 99,999.9%
8719-004-011	Industrial	Le Chen Llc	15,565,458	16,024,476	+ 2.9%
8719-005-014	Industrial	Srg Libbey Llc Lessor	13,296,526	13,657,163	+ 2.7%
8719-019-004	Industrial	Brent Oltmans Investments Partnership	793,044	857,999	+ 8.2%
8760-008-011	Commercial	Oyama Leo Trust Wright Oyama Deceas	771,295	810,257	+ 5.1%
<b>35 Parcels Listed</b>			<b>145,350,077</b>	<b>190,835,644</b>	<b>+ 31.3%</b>

This calculation reflects the 2018/19 increase in taxable values for this city due to non-residential new construction as a percentage of the total taxable value **Increase** (as of the 2018/19 lien year roll date). This percentage may be used as an alternative to the change in California per-capita personal income for calculating a taxing agency's annual adjustment of its Appropriation Limit pursuant to Article XIII B of the State Constitution as Amended by Proposition 111 in June, 1990.

Total Change in Non-Residential Valuation Due to New Development	45,485,567
Less Automatic 2.000% Assessor's Inflation Adjustment	-909,711
<u>Actual Change in Non-Residential Valuation</u>	<u>44,575,856</u>
Change in Total Assessed Value	960,786,831
= Alternate 2019/20 Appropriations Limit Factor	<b>4.64%</b>

Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 2.0%  
Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.

Data Source: Los Angeles County Assessor 2018/19 Secured Tax Rolls

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone