

San Gabriel Valley Airport

Monthly Newsletter

October 17, 2024

From the Airport Manager

Salvador Eulloqui (seulloqui@pw.lacounty.gov)

Hello EMT! I hope everyone had a great summer and you are now getting ready for the holidays. The year end is approaching fast and so is the time to schedule hangar inspections. Be sure to make some time available (10 minutes) to get yours done. Please contact us at (626) 448-6129 to schedule your inspection.

Airport Ops & Admin

Self-Serve Avgas:

Self-serve avgas is back!! Our north dispenser for 100LL at the fuel island is back in service. Repairs for our south dispenser are still underway and we are projecting to have it back in service by mid-November at the latest.

Fire Extinguishers:

We'd like to take this opportunity to clarify and remind you that hangar tenants at the airport shall have present at all times at least one (1) readily available fire extinguisher in proper working order in or about the hangar. Please contact us if you have any questions about this requirement.

Airside Terminal Parking:

Airport tenants are welcome to utilize the vehicle parking stalls located on the ramp area next to the terminal building for short-term parking. However, please limit vehicle parking in the stalls only to the time you are using the terminal/dining facilities. Vehicles parked in the stalls for more than a 24-hour period may be towed at the owner's expense. Contact airport management if you require longer-term vehicle parking.



Airport Events & Activities

Aircraft Display Day
Sunday, October 27
9 a.m. to 1 p.m.

Aviation Commission Meetings

Wednesday, October 30
10 a.m. to 12 p.m.
Whiteman Airport
10000 Airpark Way
Pacoima, CA 91331

Wednesday, November 27
10 a.m. to 12 p.m.
San Gabriel Valley Airport
4233 N. Santa Anita Ave.
El Monte, CA 91731

No Meeting
December 2024

Contact the Airport for Available Hangars & Tiedowns

San Gabriel Valley Airport

(626) 448-6129

Brackett Field Airport

(909) 593-1395

Compton/Woodley Airport

(310) 631-8140

Fox Airfield

(661) 940-1709

Whiteman Airport

(818) 896-5271

Fuel Services

Billion Air Aviation

Full and Self-Service 100LL

+ Full-Service Jet A

(888) 818-8177;

(626) 825-1661

Los Angeles County

Self-Service 100LL

(626) 501-0617

Airport Tenant Portal

Scan the QR Code below to make **hangar/tiedown rent payments** and file **hangar maintenance requests**.



2024 Airport Customer Service Survey

We'd like to thank those of you who submitted an Airport Customer Service Survey which was made available via hardcopy and on-line June 15th through July 31st. Your input is greatly appreciated and will help us better serve you and improve the quality of the products, services, and facilities at the County airports.

Possessory Interest Taxes

The Los Angeles County Assessor is required to value all taxable property in the County. One type of taxable property is possessory interest which exists when a private party has possession of, claim to, or right to the possession of land and/or improvements owned by a public agency. Possessory Interest Taxes are applicable to land/facility lease agreements, aircraft tiedowns, and aircraft storage hangars at the County airports. See the attached Fact Sheet for more information.

Prior to August 1, 2021, possessory interest taxes were collected along with rent payments from airport tenants by the airport management contractor who then paid them to the Assessor. Effective August 1, 2021, the possessory interest taxes have not been collected from tenants along with their rent payments and are now to be paid directly to the Assessor.

If you are a tenant at a County airport, you likely have received a notice from the Assessor regarding possessory interest taxes. Please direct all related inquiries to the Office of the Assessor at (888) 807-2111.

100th Anniversary of Compton/Woodley Airport

Please join the County, along with the City of Compton, California Black Pilots Aviation Association, Experimental Aircraft Association, Fly Compton Foundation, and others involved in the planning, for the 100th Anniversary Celebration of Compton/Woodley Airport. The event will be held at the airport on October 26, 2024, 10:00 a.m. to 4:00 p.m. and will highlight and celebrate the past, present, and future of Compton/Woodley Airport.

Contact Us

San Gabriel Valley Airport

4233 N. Santa Anita Avenue
El Monte, CA 91731

Office: (626) 448-6129

Operations: (626) 501-0617

Public Works—Airports

900 South Fremont Avenue
Alhambra, CA 91803

Office: (626) 300-4602

LACountyAirports@pw.lacounty.gov

More information about the airport and the other 4 County-owned airports is available at:

<https://pw.lacounty.gov/avi/airports/>





PROPERTY INFORMATION POSSESSORY INTEREST

JEFF PRANG, ASSESSOR

DID YOU KNOW THAT TAXABLE POSSESSORY INTEREST ASSESSMENTS ARE FREQUENTLY LESS THAN THE ASSESSMENTS OF SIMILAR PRIVATELY-OWNED PROPERTY?

Taxable Possessory Interest (PI)



When a person or entity leases, rents, or uses real estate owned by a government agency for its exclusive use, a taxable possessory interest occurs.¹ The taxation of this interest is similar to the taxation of owners of privately owned property. However, a holder of a possessory interest frequently pays significantly less property tax than the private owner of a similar property.

Possessory Interest Property Tax

Possessory interest taxes help pay for the holders' share of services and benefits, including fire and police protection, schools, and local government.

The person or entity in possession of the property on the lien date (January 1) is liable for the entire subsequent fiscal year's taxes. Unfortunately, no provision is made for the Assessor to prorate the taxes if the possessory interest is terminated after the lien date.

Assessor's Responsibility

By law, every governmental agency in the county must respond to the Assessor's annual request for information. The information assists the Assessor in conducting fair and accurate possessory interest assessments.

Valuing Taxable Possessory Interest

A base year value is established for taxable possessory interests upon a change in ownership or completion of new construction under the guidelines of Proposition 13.² This value, by law, will only increase by a maximum of 2% per year, until a new reappraisable event (change of ownership or completion of new construction) occurs, or the property suffers a decline-in-value.

The valuation of possessory interests is different from other forms of property tax appraisals in two ways:

1. Only the rights held by the private user are valued.
2. The Assessor must not include the value of the lessor's retained rights in the property or any rights that will revert back to the public owner (the "reversionary interest") at the end of the lease.

As a result, possessory interest assessments are frequently less than the assessments of similar privately-owned property.

¹For an expanded definition, see Revenue and Taxation (R&T) Code Section 61, 107-107.9, 480.6 and Property Tax Rules 20, 21-22, and 27-29

²A change in ownership occurs when a possessory interest is created, assigned, or upon the expiration of the lease per R&T Code Section 61

Approaches to Value



When a new base year value is computed for a possessory interest property, the Assessor uses the income, comparative sales, or cost approach.³ The quality and quantity of the available market information, the type of interest being valued, and the estimated reasonable term of possession will determine which of the three valuation approaches is most appropriate to use.

INCOME APPROACH

This is the most commonly used method for valuing a possessory interest.

Using the approach, the PI value is estimated by first determining the net income. The net income results from subtracting the anticipated vacancy rate, collection loss, and management expenses from the economic income. The net income is then multiplied by a present worth factor to arrive at the PI value.

Using the economic net income for the term of possession allows the Assessor to value only the rights “possessed” by the tenant and exclude any non-taxable rights retained by the government landlord.

COMPARATIVE SALES APPROACH

In this approach to value, the sales price of the property or similar possessory interest properties is used to determine the possessory interest value. Rent paid on the property and any other obligations assumed by the buyer are valued at present worth and added to the sales price.

COST APPROACH

In the cost approach, the land and improvement values are determined separately. The land value is determined using the comparative sales approach or the income approach.

Consideration is given for the reversionary value of the land at the end of the anticipated term of possession. The improvement value is estimated by subtracting the accrued depreciation from the replacement cost.

Consideration is given for the estimated value of the improvements at the end of the anticipated term of possession. The total value of the PI is determined by adding the estimated land value to the estimated improvement value.



³Base year value computation is fully explained in Property Tax Rule 21

Examples of Possessory Interests

Taxable PI's are created by almost any use of government-owned real property including the following:

- Boat slips on public lakes, rivers, or ocean marinas
- Mini-storage facilities under freeways
- Private walkways above city streets
- Airplane tie-downs and hangars at county airports
- Cattle grazing rights on government land
- Private entities leasing government-owned buildings
- Concession spaces at convention centers and fairgrounds
- Cabins and campgrounds on United States Forestry-owned lands
- Ski resorts on public lands
- Pro shops or golf operators at a public golf course on tax-exempt land
- Terminal and cargo spaces at airports
- Container operations at harbors
- Cable television right-of-way easements
- Retail business operations in a publicly-owned building
- Rental car facilities at airports
- Farming on community college district land
- Mining operations on public land
- Privately-owned medical clinics operating in a county hospital
- Adult/night schools operating in a public school
- Christmas tree lots on freeway underpasses
- Stables on river annexes
- Concert or air shows on public land
- Employee housing

