



California State Board of Equalization

STATE BOARD OF EQUALIZATION MEETING 450 N Street, Auditorium, Sacramento Wednesday - Thursday, February 21-22, 2024

AGENDA

Wednesday, February 21, 2024

10:00 a.m. Board Meeting Convenes

Call to Order

Roll Call, Pledge of Allegiance and Board Members' Opening Remarks

1. **Public Comment on Matters Not on the Agenda**

Persons who wish to address the Board of Equalization regarding items not on the agenda may do so under this item on the agenda. Please note that the Board cannot act on items not on the agenda. However, the Board can schedule issues raised by the public for consideration at future meetings.

Tax Program Matters

'CF' indicates a Constitutional Function – The Deputy State Controller may not participate in this matter in accordance with Government Code section 7.9.

2. **Public Hearing for Property Tax State Assessee's Presentations on Capitalization Rates and Other Factors Affecting Values Mr. McCool**

State assessee's and/or representatives' presentations on capitalization rates and other factors and procedures affecting Fiscal Year 2024-25 property values of California public utilities, railroads, and pipelines. And private railroad car assessee's and/or representatives' presentations on factors and procedures affecting Fiscal Year 2024-25 taxable values of private railroad cars.

- 3. [Southern California Edison Company \(0148\), SAU23-010, Section 40](#) Ms. Wilkman

Approval to publish summary decision under Revenue and Taxation Code Section 40 for previously decided petition for reassessment of the 2023 unitary value. This is a nonappearance, non-adjudicatory matter and no parties are required to appear.

- 4. [Liberty Utilities, \(Calpeco Electric\), LLC \(0163\) SAU23-018, Section 40](#) Ms. Wilkman

Approval to publish summary decision under Revenue and Taxation Code Section 40 for previously decided petition for reassessment of the 2023 unitary value. This is a nonappearance, non-adjudicatory matter and no parties are required to appear.

- 5. [Crown Castle Fiber, LLC \(8169\), SAU23-020, Section 40](#)..... Ms. Yim

Approval to publish summary decision under Revenue and Taxation Code Section 40 for previously decided petition for reassessment of the 2023 unitary value. This is a nonappearance, non-adjudicatory matter and no parties are required to appear.

- 6. San Diego & Imperial Valley Railroad Co. Inc. (0865) Audit, Property Tax Nonappearance Matter 'CF' Mr. McCool

Approval to change values of state-assessed properties discovered on audit as recommended by staff. This is a nonappearance, non-adjudicatory matter and no parties are required to appear. (Not subject to contribution disclosure statute.)

- 7. Best Buy Health, Inc. (2784) Audit, Property Tax Nonappearance Matter 'CF' Mr. McCool

Approval to change values of state-assessed properties discovered on audit as recommended by staff. This is a nonappearance, non-adjudicatory matter and no parties are required to appear. (Not subject to contribution disclosure statute.)

- 8. Global Tel*Link Corporation (7988) Audit, Property Tax Nonappearance Matter 'CF' Mr. McCool

Approval to change values of state-assessed properties discovered on audit as recommended by staff. This is a nonappearance, non-adjudicatory matter and no parties are required to appear. (Not subject to contribution disclosure statute.)

Consent Agenda

- 9. Adoption of the [January 23, 2024](#), Board Meeting Minutes
- 10. Adoption of Retirement Resolution: [Anthony Rowell](#)

Board Member Matters

- 11. [Affordable Housing BWG Report: Blueprint of Property Tax Incentives for Affordable Housing](#)..... Mr. Vazquez

Presentation of the “Blueprint of Property Tax Incentives for Affordable Housing” from the October 19, 2023, Board Work Group on Affordable Housing: Statewide Informational Hearing on Modernizing California’s Property Tax System Part IV. Discussion and possible action.

Executive Director’s Reports

- 12. Executive Director’s ReportMs. Stowers

Report on the status of pending and upcoming organizational issues.
- 13. [California Assessors’ Association Assessment Appeals Training Needs Survey](#)Ms. Stowers

A report in response to the Board’s decision for the Executive Director to work with the California Assessors’ Association (CAA) to determine what current assessment appeals training is available in each of the 58 counties and to provide the survey results received from County Assessors.
- 14. [Taxpayers’ Rights Advocate Office’s Report](#)Ms. Thompson

Report on activities of the Taxpayers’ Rights Advocate (TRA) Office, and presentation of the [2022-23 TRA Annual Report](#) highlighting the office’s accomplishments, taxpayer service improvements, and examples of cases illustrating services provided.

15. [Legislative Proposal: Amend Revenue and Taxation Code section 155.20](#) Mr. Angelo

Review and consideration of a proposal that would extend the \$50,000 limit that a county board of supervisors may exempt from property tax under a "low value" ordinance to apply to any possessory interest.

16. [Extension of Time to Complete Local Assessment Roll](#) Ms. Stowers

The county of Trinity has received a time extension to complete and submit its 2024 Local Assessment Roll, pursuant to Revenue and Taxation Code, section 155.

17. Operational Priorities Report Ms. Renati

Report on the status of operational priorities.

18. Property Tax Deputy Director's Report..... Mr. Yeung

Report on the status of pending and upcoming projects, activities, and departmental issues, including:

 - [Letters to Assessors](#)
 - Appraisal Training and Certification
 - State Assessed Property

19. Legislative, Research & Statistics Division Chief's Report Mr. Angelo

Report on administrative and program related legislative bills impacting the BOE.

Closed Session

20. Pending Litigation: *La Paloma Generating Company, LLC v. California State Board of Equalization et al.*, Court of Appeal, Second Appellate District, Case No. B330643 (Gov. Code, § 11126(e))

21. Pending Litigation: *Pacific Bell Telephone Co. et al. v. County of Riverside et al.*, Riverside County Superior Court (Case No. CVRI2305294) (Gov. Code, § 11126(e))

- 22. Pending Litigation: *Pacific Bell Telephone Co. et al. v. County of Ventura et al.*, Ventura County Superior Court (Case No. 2023CUMC015383) (Gov. Code, § 11126(e))
- 23. Pending Litigation: *Pacific Bell Telephone Co. et al. v. County of Napa et al.*, Napa County Superior Court (Case No. 23CV001211) (Gov. Code, § 11126(e))
- 24. Pending Litigation: *Pacific Bell Telephone Co. et al. v. County of Merced et al.*, Merced County Superior Court (Case No. 23CV-02355) (Gov. Code, § 11126(e))
- 25. Pending Litigation: *Pacific Bell Telephone Co. et al. v. County of Placer et al.*, Placer County Superior Court (Case No. S-CV-0050925) (Gov. Code, § 11126(e))

Recess: The meeting will reconvene on Thursday, February 22, 2024, at 10:00 a.m.

Thursday, February 22, 2024

10:00 a.m. Board Meeting Reconvenes

Call to Order

**Informational Hearing:
California’s Insurance Market**

- 26. Opening Remarks.....Mr. Gaines
Proposition 103, Constituent Issues in Legislature, Price Increases,
and Withdrawals from the Market.

Panelist: [Michael Martinez, Chief Deputy Commissioner, on behalf of Hon. Ricardo Lara, Insurance Commissioner, California Department of Insurance](#)

- 27. California Insurance Rates & Effect on Housing and Affordable Housing Development Mr. Gaines
Panelist: Cornelious Burke, Vice President of Government Affairs, California Building Industry Association (CBIA)

- 28. California Insurance Crisis & California Real Estate Market..... Mr. Gaines
Panelist: Bill Evans, President, Placer County Association of Realtors (PCAR)

- 29. Overview of California’s Last Resort FAIR Plan Insurance..... Mr. Gaines
Panelist: Victoria Roach, President, California FAIR Plan

- 30. Health of California Private Insurance Market Mr. Gaines
Panelist: Rex Frazier, President, Insurance Federation of California

- 31. Effect of Rising Insurance Rates on Homeowner Associations Mr. Gaines
Panelist: Tina Keele, Community Associations Institute California Legislative Action Committee (CAI-CLAC)

- 32. Public Comment Mr. Gaines

- 33. Informational Hearing Closing Remarks Mr. Gaines

~~**Adjourn** – The Board Meeting will adjourn to go into the Board Work Group (BWG) Meeting. The BWG meeting is *Veterans’ Exemption, Disabled Veterans’ Exemption, and Homeowners’ Exemption*. BWG agendas are on the internet at www.boe.ca.gov/meetings/board-work-group.htm, as well as the BWG notice.~~

Board Meeting Agenda Changes

The following is a list of each change to the agenda, including the date of change, item number, item name and description of change.

2/14/24 | 26 | Opening Remarks | Speaker Added

2/20/24 | 26 | Opening Remarks | Material Added

2/20/24 | 29 | Overview of California's Last Resort FAIR Plan Insurance | Material Added

2/22/24 | Adjournment notation: BWG on Veterans' Exemption, Disabled Veterans' Exemption, and Homeowners' Exemption | BWG is Cancelled

Post Board Meeting Agenda Changes

3/01/24 | 30 | Health of California Private Insurance Market | Material Received on the Day of the Meeting