

1 **CALIFORNIA STATE BOARD OF EQUALIZATION**

2 **SUMMARY DECISION UNDER REVENUE AND TAXATION CODE SECTION 40**

3
4 In the Matter of the Petition for)
Reassessment of the 2013 Unitary Value for:)

5)
6 **LA PALOMA GENERATING CO. LLC (1112)**)

Appeal No.: SAU 13-015

Case ID No.: 742923

7)
8 Petitioner)
9 _____)

10 Representing the Parties:

11 For the Petitioner:

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12 Donald Jackson
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14 For the Respondent:

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22 VALUES AT ISSUE

	Value	Penalty	Total
23 2013 Board-Adopted Unitary Value	\$333,300,000	\$0	\$333,300,000
24 Petitioner's Requested Unitary Value	\$279,770,000	\$0	\$279,770,000
25 Respondent's Appeal Recommendation	\$333,300,000	\$0	\$333,300,000

STATE BOARD OF EQUALIZATION
PROPERTY TAX APPEAL

1 LEGAL ISSUE 1

2 Whether petitioner has shown that respondent failed to place proper reliance on the value indicators in the
3 determination of petitioner's 2013 unitary value.

4 FINDINGS OF FACT AND RELATED CONTENTIONS

5 La Paloma Generating Company LLC (petitioner) was formed in 1998, and is based in
6 Houston, Texas. Petitioner owns and operates a 1,022-megawatt (MW) combined cycle,
7 natural-gas-fired power generation facility near McKittrick in Kern County, California that has been
8 operating since March 2003. Since August 16, 2005, petitioner has operated as a subsidiary of
9 Complete Energy Holdings, LLC. Petitioner's facility has four equal-sized ABB GT24-B combustion
10 generation units, coupled with Alstom KA24-1 combined-cycle power units and natural gas and electric
11 transmission facilities. The 2013 Board-adopted unitary value for petitioner's facility is based on
12 60-percent reliance on the Replacement Cost Less Depreciation (ReplCLD) value indicator and
13 40-percent reliance on the Capitalized Earning Approach (CEA) value indicator.

14 Petitioner contends that respondent has not placed proper reliance on the value
15 indicators for lien date 2013 and, as a result, the Board-adopted unitary value is overstated. Petitioner
16 asserts that respondent's 60-percent reliance on the ReplCLD value indicator does not take into
17 consideration all of the obsolescence impacting petitioner's property. Petitioner further asserts that
18 respondent's 40-percent reliance on the CEA value indicator only recognizes a portion of the
19 obsolescence impacting petitioner's property.

20 Petitioner asserts that it has been experiencing lower energy prices and lower demand
21 for several years resulting in a lower return on investment than expected, and petitioner does not
22 anticipate any improvement in the foreseeable future. Petitioner also states that it does not expect its
23 income stream to return to the levels forecast at the time of the purchase of the facility. Because
24 petitioner does not have reliable comparable sales data available and its property has suffered from a
25 material amount of depreciation and obsolescence, petitioner contends that the CEA value indicator
26 should be given greater reliance. Petitioner also contends that income forecasts are not necessarily
27 unreliable despite the volatility of its income streams due to the complexity of electric generation
28 pricing, contracts, and supply and demand.

1 In response to respondent's claim that certain electric power generation plants have
2 recently sold at prices higher than petitioner's unitary value, petitioner contends that no two sales
3 transactions of power generation facilities are alike; therefore, respondent must closely examine such
4 sales of power generation facilities when valuing petitioner's property. Petitioner asserts that while
5 there may be some similarities in the type of power generation facilities sold, there is no comparison in
6 other factors such as the size, type, age, location, and grid connection. Petitioner states that its facility
7 is unique in the manner in which it gets power to the grid, in the cost it pays to place its power on the
8 grid, and in the amount of power that is demanded to be put on the grid by the California Independent
9 System Operator (ISO).

10 Finally, petitioner asserts that its property has suffered so much depreciation and
11 obsolescence that the ReplCLD value indicator is less reliable in determining the value of petitioner's
12 facility. Petitioner, therefore, contends that respondent should place greater reliance on the CEA value
13 indicator in determining petitioner's 2013 unitary valuation, resulting in a value of \$279,770,000.

14 Respondent contends that 60-percent reliance on the ReplCLD value indicator and
15 40-percent reliance on the CEA value indicator are consistent with the methodology used to value all
16 other similarly-situated electric generation facilities for lien date 2013. Respondent asserts that the
17 ReplCLD value indicator is a more reliable market value indicator for electric power generation
18 facilities because price and demand uncertainty exists in the electricity markets. Further, respondent
19 asserts that it considers the ReplCLD value indicator to be a more reliable value indicator for
20 petitioner's facility because it reflects the current replacement cost of the latest technology, with
21 adjustments for depreciation and obsolescence.

22 Respondent also contends that the ReplCLD value indicator is more reliable here
23 because petitioner's income projections are very unreliable. Respondent notes that petitioner
24 anticipates negative net cash flow for the next ten years based on factors such as interest expense and
25 property taxes, but respondent asserts that these are not valid deductions in calculating its income
26 projections pursuant to Property Tax Rule 8.¹ For these reasons, respondent concludes that it is
27 inappropriate to place additional reliance on the CEA value indicator.

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¹ All references to Property Tax Rules are to sections of title 18 of the California Code of Regulations.

1 Finally, respondent contends that when petitioner's assessed value is compared with the
2 Board-adopted values for similarly-situated companies on a per-MW basis, petitioner's assessed value
3 is not only reasonable, but it is also below the average per-MW values for similarly situated,
4 combined-cycle facilities. Respondent contends that petitioner has not provided any evidence showing
5 that the CEA value indicator is more reliable than the ReplCLD value indicator here. Accordingly,
6 respondent asserts that no change in reliance on the indicators is warranted.

7 In a reply brief, petitioner states that in 2003, respondent placed 100-percent reliance on
8 the ReplCLD value indicator for combined-cycle gas turbine (CCGT) facilities. Petitioner also states
9 that respondent has gradually reduced its reliance on the ReplCLD value indicator since that time and is
10 currently using a 60-percent reliance on the ReplCLD value indicator and a 40-percent reliance on the
11 CEA value indicator for CCGT facilities, which it has also used for the last several years. Petitioner
12 asserts that respondent's declining reliance on the ReplCLD value indicator for CCGT facilities is a
13 reflection of the fluid marketplace economics for CCGT facilities in this state.

14 Petitioner asserts that respondent's change in reliance on the value indicators is the
15 result of respondent's belief that the facility's income-producing ability has become more stable.
16 Petitioner asserts that CCGT facilities' earning ability has not, however, become more stable and that
17 they have not been able to earn large profits since 2003, when companies such as Enron were sued by
18 the federal government. Petitioner reiterates its contention that the CEA value indicator should be
19 given more reliance with respect to the valuation of petitioner's property. Petitioner states that the
20 CEA value indicator is the most reliable approach to value petitioner's facility in the current operating
21 and economic environment. Petitioner contends that its operating history and financial projections
22 should be considered the best information for respondent to use in valuing petitioner's property.
23 Petitioner asserts that the ReplCLD value indicator is less reliable than the CEA value indicator given
24 the property's age, its location on the transmission grid, and its proximity to end-users. Petitioner
25 contends that these factors are the cause of its significant amounts of depreciation and obsolescence.

26 APPLICABLE LAW

27 ReplCLD Value Indicator

28 Property Tax Rule 6, subdivision (a) provides, in part: "The reproduction or

1 replacement cost approach to value . . . is preferred when neither reliable sales data . . . nor reliable
2 income data are available . . .” In general, the ReplCLD valuation methodology is estimated by
3 applying trend factors—price level changes, including the application of “current prices to the labor and
4 material components of a substitute property capable of yielding the same services and amenities, with
5 appropriate additions as specified . . .” (Property Tax Rule 6, subd. (d).) Then, the resulting adjusted
6 cost amount is “reduced by the amount that such cost is estimated to exceed the current value of the
7 reproducible property by reason of physical deterioration, misplacement, over- or underimprovement,
8 and other forms of depreciation or obsolescence. The percentage that the remainder represents of the
9 reproduction or replacement cost is the property’s percent good.” (Property Tax Rule 6, subd. (e).)

10 Income Approach Value Indicator

11 Property Tax Rule 8, subdivision (a) states that “[t]he income approach to value is used
12 in conjunction with other approaches when the property under appraisal is typically purchased in
13 anticipation of a money income and either has an established income stream or can be attributed a real
14 or hypothetical income stream by comparison with other properties.” Subdivision (b) describes the
15 income approach to value as the valuation method whereby “an appraiser values an income property by
16 computing the present worth of a future income stream. This present worth depends upon the size,
17 shape, and duration of the estimated stream and upon the capitalization rate at which future income is
18 discounted to its present worth.” Subdivision (c) provides that “[t]he amount to be capitalized is the net
19 return which a reasonably well informed owner and reasonably well informed buyers may anticipate on
20 the valuation date that the taxable property existing on that date will yield under prudent management
21 and subject to legally enforceable restrictions as such persons may foresee as of that date.”

22 Reconciliation of Value Indicators

23 Property Tax Rule 3 requires that, in estimating value, the assessor shall consider one or
24 more of the approaches to value “as may be appropriate for the property being appraised,” which
25 includes the comparative sales approach, the replacement or reproduction cost approach (e.g., ReplCLD
26 valuation methodology), or the income approach. The appropriateness of an approach is often related
27 to the type of property being appraised and the available data. (Assessors’ Handbook section 502,
28 *Advanced Appraisal* (December 1998) (AH 502), p. 109.) In addition, the validity of a value indicator

1 will depend upon the accuracy of data and adjustments made to the approach. That is, the accuracy of a
2 value indicator depends on the amount of available comparable data, the number and type of
3 adjustments, and the dollar amount of adjustments. Finally, if a large amount of comparable data is
4 available for a given approach, the appraiser may have more confidence in that approach. The greatest
5 reliance should be placed on that approach or combination of approaches that best measures the type of
6 benefits the subject property yields. The final value estimate reflects the relative weight that the
7 appraiser assigned, either implicitly or explicitly, to each approach. (AH 502, p. 112.)

8 ANALYSIS AND DISPOSITION

9 Respondent is presumed to have correctly determined the value of the property at issue,
10 and petitioner bears the burden of proving otherwise. (Cal. Code Regs., tit. 18, § 5541, subd. (a).)
11 Here, the parties agree on the use of the ReplCLD and CEA value indicators to value the unitary
12 property, but differ over the appropriate amount of reliance placed on each value indicator. Petitioner
13 contends that respondent should place less reliance on the ReplCLD value indicator because its
14 property suffers from a material amount of physical depreciation and obsolescence due to its location
15 on the grid and lower electricity demand. Petitioner also contends that respondent should place greater
16 reliance on the CEA value indicator, but petitioner acknowledges that its income forecasts are subject
17 to the complexities of electric generation pricing contracts, weather, market conditions, and supply and
18 demand uncertainty.

19 We find that the variable factors and circumstances described above which affect
20 electricity prices necessarily indicate a large degree of unpredictability in the level of future income.
21 Hence, we find that petitioner has not shown evidence of an established income stream for the facility.
22 Moreover, petitioner has not presented specific evidence to show that the property may be attributed a
23 real or hypothetical income stream by comparison with other properties. Accordingly, we conclude
24 that petitioner has failed to meet its burden of proving that respondent's determination to place
25 60-percent reliance on the ReplCLD indicator and 40-percent reliance on the CEA value indicator was
26 in error.

27 LEGAL ISSUE 2

28 Whether petitioner has shown that respondent failed to account for all depreciation and obsolescence in

1 the ReplCLD value indicator in the determination of petitioner's 2013 unitary value.

2 FINDINGS OF FACT AND RELATED CONTENTIONS

3 Petitioner contends that respondent should adjust petitioner's 2013 unitary valuation for
4 additional depreciation and obsolescence. In support of its contention, petitioner asserts that its
5 projected revenues in 2013, in comparison with its revenues reported to the Board in 2012, were
6 substantially lower. Petitioner also asserts that even though it has a 1-year contract, with subsequent
7 1-year additions, the revenue generated from the contract only accounts for approximately 10 percent of
8 petitioner's total revenues.

9 Petitioner also contends that, while generation revenues increase throughout the life of a
10 plant, fixed costs, low spreads, increased carbon costs and major maintenance as the plant ages all
11 contribute to lower net operating income over the life of the plant. Assuming its interest expense and
12 property taxes remain constant using its 2013 estimates, petitioner asserts that its forecasted net cash
13 flow will result in an actual loss of \$291,086,153 for petitioner from 2013 through 2023.

14 Petitioner states that California is preparing to be a model for other states with its
15 33-percent renewable energy standard by 2020. Petitioner asserts that this formula is favorable for
16 renewable generation facilities, and also for gas-fired generation facilities that will be needed to
17 supplement intermittent renewable generation.

18 Moreover, petitioner contends that its negative outlook for its facility reflects its
19 anticipated decline in cash flow over the next few years and could lead to a debt-service coverage ratio
20 (DSCR) "below 1.0 times and potential draws on internal liquidity." Petitioner contends that its rating
21 could, however, either stabilize or decline, depending on whether it is able to sustain "a consolidated
22 DSCR of at least 1.10 to 1.20 times and funds from operations (FFO) to consolidated debt of 2 percent,
23 maintain healthy operations, preserve internal liquidity, and successfully execute a settlement that
24 provides for a recovery of carbon costs under the [Morgan Stanley Capital Group] toll."² Petitioner
25 asserts that the probability of these events is uncertain at this point. Due to its negative financial
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28 ² Petitioner sells power to Morgan Stanley Capital Group (MS) from three of its four units under tolling agreements through
2012, and MS can renew the toll for one unit annually from 2013 to 2017. The tolling agreement does not allow petitioner to
recover carbon costs under California's cap-and-trade program from MS, which is a substantial credit negative.

1 outlook, petitioner contends that respondent should adjust petitioner's 2013 unitary value for further
2 depreciation and obsolescence.

3 Respondent asserts that the ReplCLD value indicator sufficiently accounts for
4 depreciation and obsolescence in petitioner's 2013 unitary valuation. Specifically, respondent states
5 that it calculated a \$120,000,000 adjustment for obsolescence, which equals a 22-percent reduction in
6 the ReplCLD value indicator. Respondent asserts that its adjustment for petitioner's depreciation and
7 economic obsolescence is appropriate, and petitioner has not shown that any further adjustment is
8 warranted.

9 In its reply, petitioner asserts that the following five factors have adversely impacted
10 petitioner's income stream, and will continue to do so going forward: (1) the ISO's Market Redesign
11 and Technology Upgrade (MRTU) implementation; (2) carbon taxation; (3) the uncertainty of the
12 San Onofre Nuclear Generating Station's (SONGS) future; (4) increased solar power demand; and (5)
13 the proliferation of shale and fracking technology.

14 Petitioner asserts that the ISO implemented MRTU in 2009, which changed the way
15 Load Servicing Entities procure ancillary services, and that, after the ISO's implementation of MRTU,
16 plants in the Zonal Path (ZP), such as petitioner's, were prohibited from providing power to the
17 South Path Power Transmission System (SP) and North Path Power Transmission System (NP) zones.
18 Petitioner asserts that there is little demand for power in the ZP, relative to its capacity, in comparison
19 with the SP and NP zones where the population centers are located and more power is needed.
20 Petitioner also asserts that the capacity market is not robust, and it is unable to sell its power as
21 anticipated after the MRTU implementation. Consequently, petitioner alleges that it is currently unable
22 to derive loss capacity revenue from the market.

23 Petitioner also asserts that the carbon taxation law, enacted by Senate Bill 32 (SB 32) in
24 2009, has also adversely impacted petitioner's income stream. Petitioner states that, as a result of
25 SB 32, fossil fuel plants, such as petitioner's, are required to procure carbon credits to offset their
26 carbon footprint. Petitioner contends that the market was supposed to provide for these credits through
27 higher energy prices, but entities are still burdened with significant administrative and holding costs
28 that are associated with procuring the credits. Petitioner asserts that a secondary result of SB 32 is that

1 utilities and service providers are required to increase procurement from eligible renewable energy
2 resources to 33 percent of total procurement by 2020 in accordance with California's Renewables
3 Portfolio Standard (RPS), which has also adversely impacted its income stream.³

4 Petitioner contends that SONGS's uncertain future has also been financially damaging
5 for petitioner due to SONGS's unpredictable long-term future and potential decommissioning which
6 has caused the loss of voltage support by the derating of Path 26 500-kilovolt lines that transport power
7 from northern California to southern California. Petitioner asserts that when demand for power is
8 lower in southern California (i.e., during the winter and spring), the transmission lines are further
9 derated to prevent instability in the grid. Petitioner alleges that SONGS typically gets a great deal of
10 voltage support that keeps it stable, but, when SONGS went down with congestion, it adversely
11 impacted petitioner because, when voltage travels a longer distance, a destabilization of frequency
12 occurs. Consequently, petitioner alleges that any generator with a contract to sell power in either
13 southern California or northern California pays a loss charge associated with congestion when trying to
14 transport power to the load areas of Los Angeles and San Francisco.

15 Petitioner also contends that there is growth in the increase in demand for
16 solar-power-generated electricity associated with Behind the Meter (BTM) solar installations, resulting
17 in decreased demand for petitioner's natural-gas-fired electricity.⁴ Petitioner alleges that it has received
18 less demand for power by thousands of MW during peak times of the year because customers are
19 opting for solar power. Petitioner states that, when an entity adds a solar array, demand is permanently
20 reduced, even though the installation does not appear on the ISO supply plan, because users offset their
21 energy use with solar production, which creates an oversupply of in-ground capacity and reduces
22 capacity payments for the ISO's Resource Adequacy Program. Petitioner also alleges that the increased
23 demand for solar power has decreased demand for its power and, therefore, also resulted in a decrease
24 in petitioner's income stream since approximately 2011. Petitioner states that it is apparent that the
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26 ³ Established in 2002, under Senate Bill 1078, accelerated in 2006 under Senate Bill 107, and expanded under Senate Bill 2,
27 California's RPS program requires investor-owned utilities, electric service providers, and community choice aggregators
28 to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020.

⁴ A BTM customer is an entity with a solar array installed to offset its current utility bill.

1 demand for solar power will continue to grow, which will thus continue to adversely impact petitioner's
2 income stream going forward.

3 Lastly, petitioner contends that the proliferation of shale and fracking technologies
4 depresses the price of natural gas, which also adversely impacts the income of natural-gas-fired power
5 generation plants. Petitioner asserts that lower gas prices increase petitioner's costs of power
6 generation, with petitioner's profits reduced by nearly one-half. Petitioner alleges that petitioner has
7 been earning lower profits since about 2008 to 2009, when gas prices decreased due to the recession
8 and the proliferation of shale and fracking technologies. Petitioner states that it expects gas prices to
9 continue to decline, which will have a continued adverse impact on petitioner's income stream.

10 APPLICABLE LAW AND APPRAISAL PRINCIPLES

11 In general, the ReplCLD value indicator recognizes three types of depreciation: physical
12 deterioration, functional obsolescence, and external, or economic, obsolescence, through application of
13 the Board's replacement cost new trend factors and "percent-good" factors. Obsolescence may occur
14 when property is outmoded (functional obsolescence) or when some event has substantially diminished
15 the future earning power of the property (economic obsolescence). (See Assessors' Handbook section
16 501, *Basic Appraisal* (January 2002), pp. 81-83.) Functional obsolescence is the loss of value in a
17 property caused by the property's loss of capacity to perform the function for which it was intended.
18 (*Id.* at p. 81.) Economic obsolescence is the diminished utility of a property due to adverse factors
19 external to the property being appraised and is incurable by the property owner. (*Id.* at p. 82.)
20 Petitioner has the burden of establishing the existence of any additional or extraordinary obsolescence.
21 (See Property Tax Rule 6, subd. (d) & (e); AH 502, pp. 20-21; *Unitary Valuation Methods*
22 (March 2003), p. 30.)

23 ANALYSIS AND DISPOSITION

24 Respondent is presumed to have correctly determined the value of the property at issue,
25 and petitioner bears the burden of proving otherwise. (Cal. Code Regs., tit. 18, § 5541, subd. (a).)
26 Here, respondent calculated a \$120,000,000 adjustment for obsolescence, which equals a 22-percent
27 reduction in the ReplCLD value indicator. Nonetheless, petitioner contends that respondent does not
28 adequately account for all depreciation and obsolescence resulting from: (1) the ISO's MRTU

1 implementation; (2) carbon taxation; (3) the uncertainty of SONGS’s future; (4) increased solar power
2 demand; and (5) the proliferation of shale and fracking technology. While the foregoing factors may
3 impact the entire electric generation industry, we note that petitioner has not provided evidence
4 quantifying the specific effect of those conditions on its facility.

5 Because petitioner has not provided sufficient evidence specific to its facility to justify
6 any further adjustments for obsolescence, we find that petitioner has not met its burden of proving that
7 respondent incorrectly determined the unitary value of its property.

8 DECISION

9 Accordingly, the petition for reassessment is denied and the 2013 Board-adopted unitary value
10 is affirmed.*

11 _____, Chairman

12 _____, Member

13 _____, Member

14 _____, Member

15 _____, Member

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22 * The decision was rendered in Sacramento, California on December 17, 2013. This summary decision
23 document was approved on February 25, 2014, in Culver City, California.

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