

2026 MINUTES OF THE STATE BOARD OF EQUALIZATION

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Wednesday, May 27, 2026

The Board convened at May Lee State Office Complex Auditorium, 651 Bannon Street, Sacramento, at 10:04 a.m., with Ms. Lieber, Chair, Mr. Gaines, Vice Chair, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen present. A quorum was established.

The Pledge of Allegiance was led by Ms. Cohen.

Mary Cichetti, Clerk, Board Proceedings, provided guidelines for public participation and other meeting procedures.

Public Comment on Matters Not on the Agenda

Ms. Lieber invited persons who wish to address the Board regarding items not on the agenda to come forward, but none provided comment.

Tax Program Matters

Mr. Gaines stated that, due to financial interest, he would recuse himself from the State-Assessed Properties Value Setting for the following assessees: SBE No. 106, PacifiCorp; SBE No. 146, Sierra Pacific Power Company; SBE No. 188, Kern River Gas Transmission Company; and SBE No. 804, BNSF Railway Company.

Jack McCool, Chief, State-Assessed Properties Division, Property Tax Department, provided an overview of the valuation of state-assessed properties process, and Michelle Cruz, Principal Property Appraiser, made introductory remarks for state-assessed properties value setting.

Michelle Cruz, Principal Property Appraiser, requested approval of staff recommendations for the following companies.

Gas and Electric Companies

MOTION: Mr. Vazquez made a motion to approve the following staff recommended value (including penalty, if applicable) of unitary property of the following listed assessees as of January 1, 2026. The motion was seconded by Mr. Schaefer. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

SBE No. 102	Bear Valley Electric Service Inc.	169,200,000
SBE No. 103	Anza Electric Cooperative, Inc.	31,200,000

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SBE No. 104	Central Valley Gas Storage LLC	86,800,000
SBE No. 105	DCR Transmission, LLC	89,000,000
SBE No. 119	Trans Bay Cable LLC	531,600,000
SBE No. 121	Gill Ranch Storage, LLC	46,800,000
SBE No. 122	LS Power Grid California, LLC	313,200,000
SBE No. 125	Terra-Gen Dixie Valley, LLC	2,390,000
SBE No. 135	Pacific Gas and Electric Company	54,911,800,000
SBE No. 141	San Diego Gas & Electric Company	16,549,400,000
SBE No. 148	Southern California Edison Company	40,145,200,000
SBE No. 149	Southern California Gas Company	14,004,200,000
SBE No. 152	Southwest Gas Corporation	742,400,000
SBE No. 153	Transwestern Pipeline Company	608,000
SBE No. 156	Viridon Path 15, LLC	52,400,000
SBE No. 160	Valley Electric Association, Inc.	221,000
SBE No. 161	Horizon West Transmission, LLC	90,400,000
SBE No. 163	Liberty Utilities (CalPeco Electric), LLC	414,900,000
SBE No. 173	Surprise Valley Electrification Corp.	27,100,000
SBE No. 176	Plumas-Sierra Rural Electric Cooperative	84,900,000
SBE No. 180	North Baja Pipeline, LLC	47,600,000
SBE No. 187	Mojave Pipeline Company, LLC	33,000,000
SBE No. 189	Standard Pacific Gas Line, Incorporated	48,800,000
SBE No. 190	Tuscarora Gas Transmission Company	48,000,000
SBE No. 192	Alpine Natural Gas Operating No. One LLC	546,000
SBE No. 193	Arizona Electric Power Cooperative, Inc.	2,510,000
SBE No. 194	West Coast Gas Company, Inc.	379,000
SBE No. 195	Wild Goose Storage, LLC	337,500,000
SBE No. 197	El Paso Natural Gas Company, LLC	20,100,000
SBE No. 198	Lodi Gas Storage, LLC	206,400,000

Pipeline Companies

MOTION: Mr. Vazquez made a motion to approve the following staff recommended value (including penalty, if applicable) of unitary property of the following listed assessees as of January 1, 2026. The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

SBE No. 402	CALNEV Pipe Line LLC	111,000,000
SBE No. 407	Valero Refining Company - California	624,000
SBE No. 409	Torrance Valley Pipeline Company, LLC	253,600,000
SBE No. 410	Homestake Mining Company of California	101,000
SBE No. 412	Kings County Canal Company	1,020,000
SBE No. 414	Torrance Pipeline Company LLC	12,200,000
SBE No. 428	CPN Pipeline Company	27,800,000
SBE No. 429	Chevron USA, Inc.	99,600,000
SBE No. 435	Natomas Central Mutual Water Company	131,000

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SBE No. 461	SFPP, L.P.	514,700,000
SBE No. 462	Tesoro Refining and Marketing Company, LLC	851,000
SBE No. 467	Phillips 66 Company	433,000
SBE No. 469	San Ardo Pipeline Company	7,000,000
SBE No. 475	Searles Valley Minerals Inc.	14,960,000
SBE No. 476	Chevron USA, Inc.	3,570,000
SBE No. 478	California Gas Gathering, Inc.	4,103,000
SBE No. 480	Phillips 66 Pipeline LLC	17,300,000
SBE No. 486	Pacific Pipeline System, LLC	23,700,000
SBE No. 489	California Resources Production Corporation	1,020,000
SBE No. 490	Crimson California Pipeline L.P.	20,700,000
SBE No. 491	SMF Pipeline	7,890,000
SBE No. 492	San Pablo Bay Pipeline Company LLC	31,700,000
SBE No. 493	Cardinal Pipeline, LP	440,000
SBE No. 494	Zenith Energy West Coast Terminals LLC	14,600,000

Railroad Companies

MOTION: Mr. Vazquez made a motion to approve the following staff recommended value (including penalty, if applicable) of unitary property of the following listed assesseees as of January 1, 2026. The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

SBE No. 802	Central Oregon & Pacific Railroad	7,910,000
SBE No. 805	Goose Lake Railway, LLC	518,000
SBE No. 808	West Isle Line, Inc.	362,000
SBE No. 809	Merced County Central Valley Railroad LLC	3,460,000
SBE No. 810	California Northern Railroad	41,300,000
SBE No. 812	Ventura County Railroad	3,830,000
SBE No. 813	Pacific Harbor Line, Inc.	8,510,000
SBE No. 815	Mendocino Railway	6,130,000
SBE No. 817	Tulare Valley Railroad	607,500
SBE No. 818	Central California Traction Company	12,600,000
SBE No. 824	St. Paul & Pacific Railroad, LLC	210,000
SBE No. 826	Sacramento Valley Railroad, LLC	2,770,000
SBE No. 843	Union Pacific Railroad Company	4,722,800,000
SBE No. 850	Modesto & Empire Traction Company	59,300,000
SBE No. 857	Richmond Pacific Railroad Corporation	7,030,000
SBE No. 861	Quincy Railroad Company	248,000
SBE No. 865	San Diego & Imperial Valley Railroad Co. Inc.	3,070,000
SBE No. 869	Santa Maria Valley Railroad, LLC	14,500,000
SBE No. 878	Stockton Terminal and Eastern Railway	12,000,000
SBE No. 881	San Francisco Bay Railway, LLC	3,861,000
SBE No. 882	Trona Railway Company LLC	18,040,000
SBE No. 883	McCloud Railway Company	485,100

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SBE No. 889	Yreka Railroad Company	715,000
SBE No. 894	Napa Valley Wine Train, LLC	39,200,000
SBE No. 896	Santa Cruz Big Trees & Pacific Railway Co.	2,930,000
SBE No. 897	San Joaquin Valley Railroad Company	66,200,000
SBE No. 898	Sierra Northern Railway	32,500,000
SBE No. 899	Arizona & California Railroad Company	3,860,000

Electric Generation Facilities

MOTION: Mr. Vazquez made a motion to approve the following staff recommended value (including penalty, if applicable) of unitary property of the following listed assesseees as of January 1, 2026. The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

SBE No. 1100	AES Alamos, LLC	62,800,000
SBE No. 1102	AES Huntington Beach, LLC	1,500,000
SBE No. 1103	Moss Landing Power Company, LLC	230,400,000
SBE No. 1105	Dynegy Oakland, LLC	18,500,000
SBE No. 1111	Long Beach Generation LLC	65,400,000
SBE No. 1112	CXA La Paloma, LLC	442,700,000
SBE No. 1115	Ormond Beach Power, LLC	123,300,000
SBE No. 1117	Ellwood Power, LLC	8,720,000
SBE No. 1122	MRP San Joaquin Energy, LLC - Hanford	10,100,000
SBE No. 1123	MRP San Joaquin Energy, LLC - Henrietta	16,100,000
SBE No. 1124	MRP San Joaquin Energy, LLC - Tracy	139,900,000
SBE No. 1126	Elk Hills Power, LLC	98,400,000
SBE No. 1127	High Desert Power Trust	415,900,000
SBE No. 1128	Delta Energy Center, LLC	164,000,000
SBE No. 1129	Gilroy Energy Center, LLC	21,600,000
SBE No. 1131	Pastoria Energy Facility, LLC	189,400,000
SBE No. 1132	CCFC Sutter Energy, LLC	110,700,000
SBE No. 1133	Metcalf Energy Center, LLC	113,800,000
SBE No. 1134	Otay Mesa Generating Company, LLC	185,600,000
SBE No. 1136	Blythe Energy, Inc.	65,800,000
SBE No. 1137	Sunrise Power Company, LLC	192,100,000
SBE No. 1141	Indigo Generation, LLC	13,500,000
SBE No. 1142	Larkspur Energy, LLC	22,500,000
SBE No. 1143	Los Esteros Critical Energy Facility, LLC	131,700,000
SBE No. 1145	Harbor Cogeneration Company, LLC	3,620,000
SBE No. 1151	Russell City Energy Company, LLC	208,500,000
SBE No. 1152	Panoche Energy Center, LLC	144,900,000
SBE No. 1153	Midway Peaking, LLC	24,600,000
SBE No. 1155	Orange Grove Energy, L.P.	37,200,000
SBE No. 1157	Marsh Landing LLC	397,100,000
SBE No. 1158	El Segundo Energy Center LLC	183,200,000

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SBE No. 1159	Mariposa Energy, LLC	58,100,000
SBE No. 1160	Sentinel Energy Center, LLC	360,100,000
SBE No. 1162	Walnut Creek Energy LLC	234,200,000
SBE No. 1163	Carlsbad Energy Center LLC	569,000,000
SBE No. 1164	Pio Pico Energy Center, LLC	324,800,000
SBE No. 1165	Malaga Power, LLC	13,400,000
SBE No. 1166	Alamitos Energy Center, LLC	708,900,000
SBE No. 1167	Huntington Beach Energy, LLC	690,100,000
SBE No. 1168	Stanton Energy Reliability Center, LLC	126,700,000

Telecommunications Companies

MOTION: Mr. Vazquez made a motion to approve the following staff recommended value (including penalty, if applicable) of unitary property of the following listed assessees as of January 1, 2026. The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

SBE No. 201	Frontier California, Inc.	2,196,700,000
SBE No. 202	CenturyTel of Eastern Oregon, Inc.	56,000
SBE No. 203	Frontier Communications of the Southwest, Inc.	23,500,000
SBE No. 205	The Ponderosa Telephone Company	53,700,000
SBE No. 209	Pinnacles Telephone Co.	3,670,000
SBE No. 210	Calaveras Telephone Company	15,000,000
SBE No. 228	Ducor Telephone Company	2,370,000
SBE No. 235	Foresthill Telephone Co.	16,200,000
SBE No. 239	Hornitos Telephone Company	2,450,000
SBE No. 240	Happy Valley Telephone Company	7,470,000
SBE No. 246	Kerman Telephone Co.	29,200,000
SBE No. 279	Pacific Bell Telephone Company	3,470,000,000
SBE No. 284	Citizens Telecommunications Company of California, Inc.	179,200,000
SBE No. 286	Sierra Telephone Company, Inc.	113,600,000
SBE No. 294	Consolidated Communications of California Company	163,900,000
SBE No. 301	The Siskiyou Telephone Company	89,400,000
SBE No. 327	Volcano Telephone Company	58,800,000
SBE No. 328	Cal-Ore Telephone Co.	10,400,000
SBE No. 330	Winterhaven Telephone Company	1,860,000
SBE No. 2559	Cellco Partnership	3,301,600,000
SBE No. 2606	AT&T Mobility LLC	2,916,700,000
SBE No. 2671	California Rural Service Area #1, Inc.	3,730,000
SBE No. 2681	Everything Wireless, LLC	88,451
SBE No. 2748	T-Mobile West, LLC	2,663,300,000
SBE No. 2760	Fisher Wireless Services, Inc.	866,000
SBE No. 2772	Globalstar USA, LLC	1,420,000
SBE No. 2784	Best Buy Health, Inc.	2,400,000
SBE No. 2801	Google North America Inc.	1,480,000

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SBE No. 2804	Comcast OTR1, LLC	821,000
SBE No. 2808	ATC Outdoor DAS, LLC	1,950,000
SBE No. 2813	Cox Wireless, LLC	717,000
SBE No. 2814	Nova Labs, Inc	23,870
SBE No. 2815	Air Voice Wireless, LLC	123,000
SBE No. 3002	American Messaging Services, LLC	146,000
SBE No. 3039	Fresno Mobile Radio, Inc.	618,000
SBE No. 3430	Spok, Inc.	360,000
SBE No. 4000	Hughes Network Systems, LLC	16,000,000
SBE No. 4001	smplsolutions	4,700
SBE No. 4003	Telesupply, LLC	5,200
SBE No. 4004	Cedar Wireless, Inc.	8,600
SBE No. 4005	Encartele, Inc.	6,600
SBE No. 4007	Fresno Area Telephone & PBX	7,500
SBE No. 4008	Precision West Telecommunications, Inc.	5,800
SBE No. 4009	Eton InfoComm Technology Inc.	220,000
SBE No. 4010	Single Digits, Inc.	123,000
SBE No. 4011	Orange Business Services U.S., Inc.	868,000
SBE No. 4012	Jive Technology Inc.	32,010
SBE No. 4013	Aquablue Corp.	6,300
SBE No. 4014	Wave.Band, LLC	8,300
SBE No. 4015	Telelink Communication LLC	659,000
SBE No. 4016	IT Support Pros, Inc. D.B.A. Excedeo	23,200
SBE No. 4017	Dove Communications Inc.	164,000
SBE No. 4018	Block Line Systems, LLC	179,000
SBE No. 4019	Cal.net, Inc.	12,900,000
SBE No. 4021	Inland Premier IT Solutions, Inc.	32,400
SBE No. 4022	Ooma, Inc.	4,350,000
SBE No. 4023	Momentum Telecom, Inc.	110,000
SBE No. 4024	Voipia Networks, Inc.	30,400
SBE No. 4025	Zultys, Inc.	7,560,000
SBE No. 4026	Velocity Communications, Inc.	4,400
SBE No. 4028	Shammam Consulting Services, Inc.	158,000
SBE No. 4029	Intuitive Technology Inc.	5,100
SBE No. 4030	Telnyx LLC	136,000
SBE No. 4031	Creative Business Solutions, LLC	83,100
SBE No. 4032	Gladly Software, Inc.	22,000
SBE No. 4033	8x8, Inc.	137,200,000
SBE No. 4034	Kumo Cloud Solutions, Inc.	141,000
SBE No. 4035	ALE USA, Inc.	11,500,000
SBE No. 4036	CommandLink, LLC	587,000
SBE No. 4037	Dialpad, Inc.	1,630,000
SBE No. 4038	Google Fiber North America Inc.	37,400
SBE No. 4039	Telmate, LLC	715,000

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SBE No. 4040	Voyant Communications, LLC	8,900
SBE No. 4041	Distributed Computing, Inc. d.b.a. Ten4pdx.com	28,300
SBE No. 4042	Masergy Cloud Communications, Inc.	374,000
SBE No. 4043	ViaSat, Inc.	373,700,000
SBE No. 4044	Iprot, Inc	936,000
SBE No. 4045	Konica Minolta Business Solutions U.S.A, Inc.	4,370,000
SBE No. 4046	DigitalPath, Inc.	17,700,000
SBE No. 4047	Conifer Communications Inc.	1,518,000
SBE No. 4048	U.S. South Communications, Inc.	59,400
SBE No. 4049	TextNow Inc.	34,700
SBE No. 4050	CalTel Connections	658,000
SBE No. 4051	Atlantis Utility, Inc.	334,000
SBE No. 4052	7G Network, Inc.	7,500
SBE No. 4053	Dutale, Inc.	3,200
SBE No. 4054	Ashby Communications, Inc.	44,440
SBE No. 4055	Zito Southern California, LLC	468,600
SBE No. 4056	SmartConnect L.A., Inc.	9,000
SBE No. 4057	VNILA Services, Inc.	1,221,000
SBE No. 4058	Advent Technologies Inc.	33,660
SBE No. 4059	Aseva LLC	400,400
SBE No. 4060	Phone.Com	57,860
SBE No. 4061	Succeed.net	181,500
SBE No. 4062	Genesys Cloud Services, Inc.	7,953,000
SBE No. 4063	Xobee Networks, LLC	402,600
SBE No. 4064	EZ Network Systems, Inc.	8,470
SBE No. 2099	Smart City Networks, LP	1,490,000
SBE No. 2274	MCI Communication Services LLC	522,000,000
SBE No. 2310	AT&T Enterprises LLC	402,100,000
SBE No. 2372	MCImetro Access Transmission Services LLC	1,624,100,000
SBE No. 2416	NOS Communications, Inc.	135,000
SBE No. 2437	Dialink Corporation	10,200
SBE No. 2463	Centurylink Communications, LLC	854,200,000
SBE No. 7503	Verizon Select Services, Inc.	9,200
SBE No. 7512	Frontier Communications of America, Inc.	8,500,000
SBE No. 7516	Cybernet Communications Inc.	283,750
SBE No. 7553	Comcast Phone of California, LLC	2,440,000
SBE No. 7580	Securus Technologies, Inc.	6,730,000
SBE No. 7621	SES Americom Inc.	5,430,000
SBE No. 7640	Cox California Telcom, LLC	10,300,000
SBE No. 7690	CCT Telecommunications, Inc.	406,000
SBE No. 7707	Fidium Enterprise Services, LLC	252,500,000
SBE No. 7732	NTT America, Inc.	4,980,000
SBE No. 7757	U.S. TelePacific Corp.	55,600,000
SBE No. 7758	BT Americas Inc.	1,230,000

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SBE No. 7766	KDDI America, Inc.	5,060,000
SBE No. 7778	Zayo Group, LLC	530,100,000
SBE No. 7781	KT America, Inc.	11,400
SBE No. 7792	Point To Point, Inc.	603,000
SBE No. 7800	Windstream New Edge, LLC	121,000
SBE No. 7811	Public Communications Services, Inc.	17,300
SBE No. 7814	PAETEC Communications, Inc.	839,000
SBE No. 7824	Audeamus dba Sebastian	7,110,000
SBE No. 7832	Astound Broadband LLC	93,700,000
SBE No. 7852	Telstra Incorporated	3,050,000
SBE No. 7866	Claro Enterprise Solutions, LLC	1,920,000
SBE No. 7894	Ponderosa Cablevision	1,700,000
SBE No. 7902	ANPI Business, LLC	10,200
SBE No. 7913	VCOM Solutions, Inc.	196,250
SBE No. 7914	McLeodUSA Telecommunications Services, Inc.	4,250,000
SBE No. 7934	Telecom House Inc.	192,500
SBE No. 7948	Comsat, Inc.	44,660
SBE No. 7953	Openpop.com, Inc.	5,200
SBE No. 7955	Enhanced Communications Network, Inc.	4,800
SBE No. 7959	Airespring, Inc.	1,360,000
SBE No. 7960	CallTower, Inc.	144,000
SBE No. 7985	inContact, Inc.	592,900
SBE No. 7988	Global Tel*Link Corporation	50,600,000
SBE No. 7994	Utility Telecom Group, LLC	1,960,000
SBE No. 7997	Edison Carrier Solutions	118,600,000
SBE No. 7999	Purple Communications Inc.	1,480,000
SBE No. 8002	Neutral Tandem - California, LLC	2,740,000
SBE No. 8004	Greenfield Communications, Inc.	29,200
SBE No. 8005	Vodafone US Inc.	901,000
SBE No. 8010	A+ Wireless, Inc.	5,280
SBE No. 8015	China Telecom (Americas) Corporation	7,520,000
SBE No. 8029	IPC Network Services, Inc.	13,970
SBE No. 8035	Access One, Inc.	7,590
SBE No. 8042	Paxio, Inc.	4,620,000
SBE No. 8049	Fusion Cloud Services, LLC	4,000
SBE No. 8051	Inteltrace, Inc.	16,940
SBE No. 8061	Spectrum Advanced Services, LLC	102,000
SBE No. 8063	Time Warner Cable Information Services (CA), LLC	213,000
SBE No. 8079	Cal-Ore Communications, Inc.	9,920,000
SBE No. 8081	Sonic Telecom, LLC	316,500,000
SBE No. 8089	Conterra Ultra Broadband LLC	13,400,000
SBE No. 8090	Telecommunication Systems, Inc.	144,100
SBE No. 8091	Roadway Communications, Inc.	4,000
SBE No. 8093	Extenet Systems (California) LLC	204,300,000

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SBE No. 8099	Race Telecommunications, LLC	533,300,000
SBE No. 8101	FastBlue Communications, Inc.	48,180
SBE No. 8106	Raw Bandwidth Telecom, Inc.	23,600
SBE No. 8109	Peerless Network of California, LLC	141,000
SBE No. 8113	GoDaddy.com	1,150,000
SBE No. 8116	PC Landing Corp	9,560,000
SBE No. 8120	TELUS Communications (U.S.) Inc.	40,700
SBE No. 8122	Bandwidth.com CLEC, LLC	1,400,000
SBE No. 8126	Broadview Networks, Inc	2,900
SBE No. 8128	Talton Communications, Inc.	206,800
SBE No. 8129	Wide Voice, LLC	4,300
SBE No. 8131	Pacific Lightwave, Inc.	182,500
SBE No. 8136	Plumas Sierra Telecommunications	75,200,000
SBE No. 8137	SnowCrest Telephone, Inc.	110,000
SBE No. 8139	California Broadband Cooperative, Inc.	1,390,000
SBE No. 8143	GTT Americas, LLC	7,787,500
SBE No. 8144	GC Pivotal, LLC	9,200,000
SBE No. 8146	Splice Technologies, Inc.	48,510
SBE No. 8148	Digital West Networks, Inc.	24,800,000
SBE No. 8151	CVIN, LLC	300,000,000
SBE No. 8153	Advanced Technology Distributors, Inc.	29,200
SBE No. 8154	Network Innovations, Inc.	3,880,000
SBE No. 8155	Time Warner Cable Business LLC	65,500
SBE No. 8156	Medallion Telecom Inc.	19,500
SBE No. 8158	RCLEC, INC.	581,000
SBE No. 8161	Alternative Techs Cooperative, Inc.	47,800
SBE No. 8167	Inyo Networks, Inc.	2,180,000
SBE No. 8169	Crown Castle Fiber, LLC	1,462,500,000
SBE No. 8171	LIT San Leandro LLC	5,700
SBE No. 8172	Cebridge Telecom CA LLC	170,000
SBE No. 8173	Masergy Communications, Inc.	809,000
SBE No. 8175	Granite Telecommunications, LLC	321,200
SBE No. 8178	Onvoy, LLC	3,100
SBE No. 8180	Karuk Tribe	88,660
SBE No. 8181	Five9, Inc.	31,100,000
SBE No. 8182	Ultimate Internet Access, Inc.	9,810,000
SBE No. 8184	Digital Transportation Corp.	5,720
SBE No. 8185	Webpass Telecommunications, LLC	557,000
SBE No. 8187	Fusion, LLC	242,000
SBE No. 8188	LightSpeed Networks, Inc.	2,580,000
SBE No. 8189	OACYS Technology	5,600,000
SBE No. 8190	Sage Communications, Inc.	5,200
SBE No. 8191	Windstream KDL, Inc.	862,000
SBE No. 8193	UniVoip, Inc.	479,000

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SBE No. 8194	IT Management Corporation	86,680
SBE No. 8195	Anza Electric Cooperative, Inc	13,700,000
SBE No. 8198	IFN.com, Inc.	1,050,000
SBE No. 8199	Fireline Network Solutions, Inc.	2,280,000
SBE No. 8200	Magna5 LLC	12,540
SBE No. 8202	California Internet, L.P.	48,200,000
SBE No. 8203	Tekify Fiber, LLC	749,000
SBE No. 8204	Velocity The Greatest Phone Company Ever, Inc.	154,000
SBE No. 8211	Synergem Technologies, Inc.	820,000
SBE No. 8212	Ridge Communications, Inc.	140,000
SBE No. 8213	Bandwidth IG, LLC	211,000,000
SBE No. 8214	LCB Communications, LLC	521,000
SBE No. 8218	Intermountain Infrastructure Group, LLC	30,000,000
SBE No. 8220	CallFire, Inc.	208,000
SBE No. 8224	ExteNet Telecom Solutions, Inc.	3,050,000
SBE No. 8225	American Dark Fiber, LLC	74,700,000
SBE No. 8226	AMCS, LLC	1,650,000
SBE No. 8227	Hexvarium Inc. (FKA Open 5G Inc)	6,700
SBE No. 8228	Vero Fiber Networks, LLC	129,200,000
SBE No. 8230	Varcomm Broadband, Inc.	7,520,000
SBE No. 8231	Bandwidth IG, LLC	2,640,000
SBE No. 8237	Netly Fiber Holdings, LLC	107,600,000
SBE No. 8238	Pacific Wyyerd, LLC	105,200,000
SBE No. 8239	New Horizons Communications Corporation	95,150
SBE No. 8240	Hunter Communications, Inc.	5,480,000
SBE No. 8241	Giggle Fiber, LLC	7,380,000
SBE No. 8242	Surfnet Communications, Inc.	,596,000
SBE No. 8243	HWCA L.P.	25,500,000
SBE No. 8244	Cityside Networks, Inc	75,500,000
SBE No. 8245	EarthGrid PBC	1,595,000
SBE No. 8246	Nevada County Fiber Inc	97,300
SBE No. 8247	Atos Public Safety, LLC	411,000
SBE No. 8248	Arcadian Infracom 4, LLC	7,890,000
SBE No. 8249	Kcindur Communications, Inc.	40,810
SBE No. 8250	Arcadian Infracom 2, LLC	9,020,000
SBE No. 8251	Arcadian Infracom 3, LLC	3,930,000
SBE No. 8252	Ranch Wifi, LLC	1,375,000
SBE No. 8253	Kloud Communications Inc.	203,000
SBE No. 8254	Comcast Business Communications, LLC	6,460,000
SBE No. 8255	Wholesale Carrier Services, Inc.	229,000
SBE No. 8256	Personal Network Computing, Inc.	788,000
SBE No. 8257	Kotman Technology, Inc.	22,300
SBE No. 8258	AVX Networks	21,340
SBE No. 8260	Computer Ware, Inc	30,800

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Mr. Gaines left the meeting.

Michelle Cruz, Principal Property Appraiser, requested approval of staff recommendations for three Gas and Electric Companies and one Railroad Company.

MOTION: Mr. Vazquez made a motion to approve the following staff recommended value (including penalty, if applicable) of unitary property of the following listed assessees as of January 1, 2026. The motion was seconded by Ms. Cohen. The motion passed. Ms. Lieber, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes; Mr. Gaines was absent and did not participate.

SBE No. 106	PacifiCorp	789,200,000
SBE No. 146	Sierra Pacific Power Company	77,700,000
SBE No. 188	Kern River Gas Transmission Company	137,300,000
SBE No. 804	BNSF Railway Company	3,113,800,000

Mr. Gaines returned to the meeting.

Consent Agenda

MOTION: Mr. Vazquez made a motion to adopt the consent agenda including the Board Meeting Minutes of April 22, 2026, retirement resolution of Lisa Thompson, the 4-R Act Equalization Ratio set at 66.88 percent for the 2025-26 roll, invitation to the annual meeting of the Board and County Assessors, and property tax forms revisions as presented. The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Ms. Cohen voted yes.

Annual Board Photograph

A group photograph of the Board Members was taken.

Special Presentation

Ms. Cohen left the meeting and Mr. Emran entered on behalf of Ms. Cohen in accordance with Government Code, section 7.9.

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On behalf of the Board, Mary Cichetti, Clerk, Board Proceedings, read into the record a retirement resolution to Lisa Thompson, Taxpayers' Rights Advocate, extending the Board's sincere and grateful appreciation for her dedicated service to the State Board of Equalization and to the State of California. Yvette Stowers, Executive Director, congratulated Ms. Thompson on her well-earned retirement and provided some highlights of her career at the BOE. Members made complimentary remarks and provided their individual congratulations to Ms. Thompson.

The Board received public comments from the following:

Gina Rodriquez, Principal, Advocacy Service Practice, Ryan, LLC

The Board recessed at 12:12 p.m. and reconvened at 1:15 p.m. with Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran present.

Board Member Matters

Mr. Vazquez made introductory remarks and introduced Hon. Jeffrey Prang, Los Angeles County Assessor, who requested the Board's support on AB 2172 (Gipson): County Assessment Appeals Boards; Assessment Appeals Commissioners. Christopher Hernandez, Legislative Aide for Assemblymember Mike Gipson, also presented on AB 2172.

The Board received public comment from the following:

Michael D. Middleton, Vice-President, on behalf of California Alliance of Taxpayer Advocates (CATA)

MOTION: Mr. Vazquez made a motion to adopt a position of support for AB 2172 (Bennett). The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Ms. Lieber made introductory remarks and invited Hon. Jeffrey Prang, Los Angeles County Assessor, who discussed SB 1352 (Valladares and Allen): Disaster Rebuild Clarifications. No Action was taken.

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Mr. Vazquez made introductory remarks and introduced Hon. Jeff Gonzalez, Assemblymember, California State Assembly, District 36, who discussed AB 2022 (J Gonzalez): Disabled Veterans' Exemption and acknowledged the Board's support.

MOTION: Mr. Vazquez made a motion to adopt a position of support for AB 2022 (Bennett). The motion was seconded by Mr. Schaefer. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Ms. Lieber made introductory remarks and introduced Charmaine Mills, Legislative Director for Assemblymember Gail Pellerin, who requested the Board's support on AB 1668 (Pellerin): Welfare Exemption Sunset Date Extension.

MOTION: Ms. Lieber made a motion to adopt a position of support for AB 1668 (Pellerin). The motion was seconded by Mr. Schaefer. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Mr. Vazquez made introductory remarks and introduced Hannah Elson, Legislative Assistant for Assemblymember Steve Bennett, who discussed AB 1971 (Bennett): Exclusion from Reassessment for a Home Hardening Retrofit Improvement. No Action was taken.

The Board recessed at 2:39 p.m. and reconvened at 2:45 p.m. with Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer and Mr. Emran present.

Mr. Vazquez made introductory remarks and introduced Wyatt Juntunen, Capitol Director for Assemblymember Kelly Seyarto, who discussed SB 888 (Seyarto): Disabled Veteran Disability Exclusion.

MOTION: Mr. Vazquez made a motion to adopt a position of support for SB 888 (Seyarto). The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Ms. Lieber made introductory remarks and invited Wyatt Juntunen, Capitol Director for Assemblymember Kelly Seyarto, who discussed SB 288 (Seyarto): Changes in Ownership for Family Homes and Farms.

MOTION: Ms. Lieber made a motion to adopt a position of support for SB 288 (Seyarto). The motion was seconded by Mr. Vazquez. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

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Ms. Lieber made introductory remarks and invited Wyatt Juntunen, Capitol Director for Assemblymember Kelly Seyarto, who discussed SB 974 (Seyarto): Proposition 19 Change in Ownership: Generational Transfers: Special Needs Trusts.

MOTION: Ms. Lieber made a motion to adopt a position of support for SB 974 (Seyarto). The motion was seconded by Mr. Gaines. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Ms. Lieber made introductory remarks regarding a proposal to hold an Informational Hearing on Affordable Housing and Issues relating to the Welfare Exemption ([Exhibit 5.1](#)).

The Board received public comments from the following speakers:

J.T. Harechmak, Policy Director, Non-Profit
Housing Association of Northern California

Jen Collin, Oakland Community Land Trust

MOTION: Ms. Lieber made a motion to hold an Informational Hearing at the July 22, 2026, Board meeting on Affordable Housing and Issues relating to the Welfare Exemption. The motion was seconded by Mr. Vazquez. The motion passed. Ms. Lieber, Mr. Gaines, Mr. Vazquez, Mr. Schaefer, and Mr. Emran voted yes.

Executive Director's Reports

Yvette M. Stowers, Executive Director, reported on the status of pending and upcoming organizational issues.

Yvette M. Stowers, Executive Director, reported that the Counties of Amador, Colusa, Lassen, Mendocino, and Plumas have received time extensions to complete and submit their 2026 Local Assessment Rolls, pursuant to Revenue and Taxation Code section 155.

Lisa Renati, Chief Deputy Director, reported on the status of operational priorities.

Lisa Thompson, Taxpayers' Rights Advocate, reported on the workload of the Taxpayers' Rights Advocate Office.

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David Yeung, Deputy Director, Property Tax Department, presented property tax form BOE-701-A, *Agent Authorization / Designation of Attorney for Assessor Matters* for Board adoption ([Exhibit 5.2](#)).

The Board received public comment from the following:

Kelly Hitt, Legislative Director, Ryan, LLC

MOTION: Mr. Vazquez made a motion to adopt the property tax form BOE-701-A as presented. The motion was seconded by Mr. Emran. The motion passed. Mr. Gaines, Ms. Lieber, Mr. Vazquez, and Mr. Emran voted yes; Mr. Schaefer voted no.

David Yeung, Deputy Director, Property Tax Department, reported on the status of pending and upcoming projects, activities, and departmental issues. Carolyn Stemen, Principal Property Appraiser, County-Assessed Properties Division, reported on the status of Letters to Assessors, and the Appraisal Training and Certification Program. Jack McCool, Chief, State-Assessed Properties Division, reported on the status of pending and upcoming projects and activities for the Division.

Ted Angelo, Chief, Legislative, Research & Statistics Division, reported on administrative and program related legislative bills impacting the BOE.

Closing

Members made commemorative comments and closing remarks.

The Board adjourned at 4:12 p.m.

The foregoing minutes are adopted by the Board on June 24, 2026.