

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda - Final

Thursday, September 5, 2024

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Assessment Appeals Board

*Chair Philip Husby
Vice Chair Donald Chase
Member Michael Basayne
Member Conrad Hewitt
Member William Molinari*

GENERAL INFORMATION

The Napa County Assessment Appeals Board meets as specified in its adopted annual calendar on the first Thursday of every month at 9:00 a.m. in regular session at 1195 Third Street, Suite 305, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Assessment Appeals Board. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Assessment Appeals Board’s office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

All materials relating to an agenda item for an open session of a regular meeting of the Napa County Assessment Appeals Board which are provided to a majority or all of the members of the Board by Board members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Assessment Appeals Board, 1195 Third Street, Suite 305, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person.

Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

AGENDA AVAILABLE ONLINE AT www.countyofnapa.org

- 1. CALL TO ORDER; ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - A. Clerk of the Assessment Appeals Board requests approval of minutes from [24-1465](#) the meeting of August 1, 2024.
Attachments: [August 1, 2024](#)
- 3. AGENDA REVIEW**
- 4. STIPULATIONS**
- 5. WITHDRAWALS**
- 6. REQUESTS FOR CONTINUANCE**

7. HEARINGS

A. Request the Assessment Appeals Board hold the following hearings:

[24-718](#)

- | | |
|--------|----------------------------------------------------------------|
| 22-111 | JMK-A LLC et al
(Assessor's Parcel No. 027-100-037) |
| 22-112 | JMK-A LLC et al
(Assessor's Parcel No. 027-100-037) |
| 22-113 | JMK-A LLC et al
(Assessor's Parcel No. 027-100-037) |
| 22-114 | JMK-A LLC et al
(Assessor's Parcel No. 027-100-037) |
| 22-115 | JMK-B LLC et al
(Assessor's Parcel No. 027-100-038) |
| 22-116 | JMK-B LLC et al
(Assessor's Parcel No. 027-100-038) |
| 22-117 | JMK-B LLC et al
(Assessor's Parcel No. 027-100-038) |
| 22-118 | JMK-B LLC et al
(Assessor's Parcel No. 027-100-038) |
| 22-119 | Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059) |
| 22-120 | Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059) |
| 22-121 | Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059) |
| 22-122 | Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059) |
| 22-123 | JMK-C LLC et al
(Assessor's Parcel No. 027-120-060) |

- 22-124 JMK-C LLC et al
(Assessor’s Parcel No. 027-120-060)
- 22-125 JMK-C LLC et al
(Assessor’s Parcel No. 027-120-060)
- 22-126 JMK-C LLC et al
(Assessor’s Parcel No. 027-100-060)

8. BOARD MEMBER COMMENTS

9. ADMINISTRATIVE ITEMS

10. CLOSED SESSION

- A. Request the Assessment Appeals Board hold closed session deliberations on the following (continued from August 1, 2024): [24-1463](#)

- 23-123 Red Feather LLC
(Assessor’s Parcel No. 032-540-031
Assessment No. 850-000-442)
- 23-126 Hampe, Carl W.
(Assessor’s Parcel No. 039-580-007
Assessment No. 990-220-454)

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, OCTOBER 3, 2024 AT 9:00 A.M.

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, AUGUST 30, 2024 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board



Napa County
Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Assessment Appeals Board

Agenda Date: 9/5/2024

File ID #: 24-1465

TO: Napa County Assessment Appeals Board
FROM: Neha Hoskins - Clerk of the Assessment Appeals Board
REPORT BY: Greg Morgan - Senior Deputy Clerk of the Assessment Appeals Board
SUBJECT: Minutes

RECOMMENDATION

Clerk of the Assessment Appeals Board requests approval of minutes from the meeting of August 1, 2024.



Meeting Minutes

Napa County Assessment Appeals Board

Chair Philip Husby
Vice Chair Donald Chase
Member Michael Basayne
Member Conrad Hewitt
Member William Molinari

Thursday, August 1, 2024

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

1. CALL TO ORDER; ROLL CALL

The Napa County Assessment Appeals Board met in regular session on Thursday, August 1, 2024, at 9:00 AM with the following members present: Vice Chair Donald Chase, and Members Michael Basayne, and Conrad Hewitt. Chair Philip Husby, and Member William Molinari were excused. The meeting was called to order by Vice Chair Donald Chase.

2. APPROVAL OF MINUTES

A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of July 11, 2024 and special meeting of July 15, 2024.

[24-1262](#)

Motion Text:	Approve the Minutes.
Voting Yes:	Hewitt, and Chase
Recusals:	Basayne
Absent:	Husby, and Molinari
Result:	Passed

3. AGENDA REVIEW

Chief Appraiser Jennifer Tydingco, representing Assessor John Tuteur, requested the following:

Move Application No. 23-084 from Hearings to Withdrawals.

Move Application No. 23-121 from Hearings to Requests for Continuance.

4. STIPULATIONS

None

5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals: [24-1231](#)

- 23-003 FOD Vineyard, LLC
(Assessor's Parcel No. 039-400-064)
- 23-004 FOD Vineyard, LLC
(Assessor's Parcel No. 039-400-082)
- 23-005 FOD Vineyard, LLC
(Assessor's Parcel No. 039-400-083)
- 23-085 Grand Mere Gardens LP
(Assessor's Parcel No. 043-341-013)
- 23-086 Napa Junction Partners LLC
(Assessor's Parcel No. 059-020-050)
- 23-091 Pro Equity Asset Management
(Assessor's Parcel No. 021-351-001)
- 23-099 PG 2602, LLC
(Assessor's Parcel No. 009-305-053)
- 23-100 PG 2602, LLC
(Assessor's Parcel No. 009-305-054)
- 23-102 Napa Industrial, LLC
(Assessor's Parcel No. 057-350-002)
- 23-103 Napa Industrial, LLC
(Assessor's Parcel No. 057-350-003)
- 23-104 Napa Industrial, LLC
(Assessor's Parcel No. 057-350-004)

See Item 3 - Agenda Review.

Motion Text: Approve the Withdrawals as amended.
Voting Yes: Hewitt, Basayne, and Chase
Recusals: None
Absent: Husby, and Molinari
Result: Passed

Applicant attorney Diego Alvarez-Miranda Ezpeleta provided rebuttal.

Discussion held.

Vice Chair Donald Chase requested the Board take the matter under submission and deliberate during closed session.

Upon returning to open session, the hearing was continued to September 5, 2024 for further closed session deliberations.

**Application No. 23-126 - Hampe, Carl W.
(Assessor's Parcel No. 039-580-007
Assessment No. 990-220-454)**

Vice Chair Donald Chase announced the hearing.

The Clerk administered the oath to the parties who would be providing testimony.

Applicant Carl W. Hampe made presentation.

Deputy County Counsel Wendy Dau made presentation.

Mapping and Title Supervisor Kim Morgan, representing Assessor John Tuteur, made presentation.

Applicant Carl W. Hampe provided rebuttal.

Discussion held.

Vice Chair Donald Chase requested the Board take the matter under submission and deliberate during closed session.

Upon returning to open session, the hearing was continued to September 5, 2024 for further closed session deliberations.

8. BOARD MEMBER COMMENTS

None

9. ADMINISTRATIVE ITEMS

None

10. CLOSED SESSION

None

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, SEPTEMBER 5, 2024 AT 9:00 A.M.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board



Napa County
Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Assessment Appeals Board

Agenda Date: 9/5/2024

File ID #: 24-718

TO: Napa County Assessment Appeals Board
FROM: Neha Hoskins - Clerk of the Assessment Appeals Board
REPORT BY: Greg Morgan - Senior Deputy Clerk of the Assessment Appeals Board
SUBJECT: Hearings

RECOMMENDATION

Request the Assessment Appeals Board hold the following hearings:

- 22-111 JMK-A LLC et al
(Assessor's Parcel No. 027-100-037)

- 22-112 JMK-A LLC et al
(Assessor's Parcel No. 027-100-037)

- 22-113 JMK-A LLC et al
(Assessor's Parcel No. 027-100-037)

- 22-114 JMK-A LLC et al
(Assessor's Parcel No. 027-100-037)

- 22-115 JMK-B LLC et al
(Assessor's Parcel No. 027-100-038)

22-116 JMK-B LLC et al
(Assessor's Parcel No. 027-100-038)

22-117 JMK-B LLC et al
(Assessor's Parcel No. 027-100-038)

22-118 JMK-B LLC et al
(Assessor's Parcel No. 027-100-038)

22-119 Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059)

22-120 Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059)

22-121 Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059)

22-122 Myers, Lisa M. Tr et al
(Assessor's Parcel No. 027-120-059)

22-123 JMK-C LLC et al
(Assessor's Parcel No. 027-120-060)

22-124 JMK-C LLC et al
(Assessor's Parcel No. 027-120-060)

22-125 JMK-C LLC et al

(Assessor's Parcel No. 027-120-060)

22-126

JMK-C LLC et al

(Assessor's Parcel No. 027-100-060)



Napa County
Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Assessment Appeals Board

Agenda Date: 9/5/2024

File ID #: 24-1463

TO: Napa County Assessment Appeals Board
FROM: Neha Hoskins - Clerk of the Assessment Appeals Board
REPORT BY: Greg Morgan - Senior Deputy Clerk of the Assessment Appeals Board
SUBJECT: Closed Session

RECOMMENDATION

Request the Assessment Appeals Board hold closed session deliberations on the following (continued from August 1, 2024):

23-123 Red Feather LLC
(Assessor's Parcel No. 032-540-031
Assessment No. 850-000-442)

23-126 Hampe, Carl W.
(Assessor's Parcel No. 039-580-007
Assessment No. 990-220-454)