

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda - Final

Thursday, March 13, 2025

9:00 AM

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

Assessment Appeals Board

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

1. CALL TO ORDER; ROLL CALL

2. APPROVAL OF MINUTES

- A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of February 6, 2025. [25-313](#)

Attachments: [February 6, 2025](#)

3. AGENDA REVIEW

4. STIPULATIONS

5. WITHDRAWALS

- A. Request the Assessment Appeals Board approve the following withdrawal: [25-373](#)

24-041 Dodson, William/Dodson & Kopper
 Michael Jay
 (Assessor’s Parcel No. 039-170-006)

6. REQUESTS FOR CONTINUANCE

- A. Request the Assessment Appeals Board approve the following requests for continuance: [25-389](#)

24-020, 24-021, Pendant Sponsors PM LLC
24-022, 24-023, (Assessor’s Parcel Nos. 036-213-015,
24-106, & 24-107 036-213-007)

24-054 Spring Mountain Hotel LLC
 (Assessor’s Parcel No. 009-490-009)

24-061, 24-083 KHP V Napa LLC
 (Assessor’s Parcel No. 007-300-004)

24-066, 24-067, Arcade Silverado JV LLC
24-068, 24-069, (Assessor’s Parcel Nos. 039-222-019,
24-070, & 24-071 039-232-015, 060-010-001,
 060-140-003, 060-320-008,
 & 060-230-012)

24-072, 24-073 Mani NVR Napa De LLC
 (Assessor’s Parcel Nos. 002-141-002
 002-200-001)

24-085 CN Napa Owner LLC
 (Assessor’s Parcel No. 046-160-080)

- 24-086 CL White House LLC
(Assessor's Parcel No. 005-101-003)
- 24-087, 24-088 Ashford Yountville II LP
(Assessor's Parcel Nos. 036-090-040
036-090-052)
- 24-095 Pacifica Host Hotels
(Assessor's Parcel No. 038-120-042)
- 24-099 IA Lodging Napa First LLC
(Assessor's Parcel No. 003-330-003)
- 24-102 Solage Owners LLC
(Assessor's Parcel No. 011-050-045)
- 24-110 Vino Bello
(Assessor's Parcel No. 046-620-015)
- 24-111 Fairfield Inn American Canyon
(Assessor's Parcel No. 059-072-003)
- 24-112 North Block Hotel
(Assessor's Parcel No. 036-032-013)
- 24-113 Bardessono Hotel
(Assessor's Parcel No. 036-090-029)
- 24-141 LDMUD LLC
(Assessor's Parcel No. 011-092-038)

Attachments: [Assessor's Notice of Pending Litigation - Pendant Sponsors](#)
[Assessor's Notice of Pending Litigation - Spring Mountain Hotel](#)
[Assessor's Notice of Pending Litigation - KHP](#)
[Assessor's Notice of Pending Litigation - Arcade Silverado](#)
[Assessor's Notice of Pending Litigation - Mani NVR Napa](#)
[Assessor's Notice of Pending Litigation - CN Napa Owner](#)
[Assessor's Notice of Pending Litigation - CL White House](#)
[Assessor's Notice of Pending Litigation - Ashford Yountville II](#)
[Assessor's Notice of Pending Litigation - Pacifica Host Hotels](#)
[Assessor's Notice of Pending Litigation - IA Lodging](#)
[Assessor's Notice of Pending Litigation - Solage](#)
[Assessor's Notice of Pending Litigation - Vino Bello](#)
[Assessor's Notice of Pending Litigation - Fairfield Inn](#)
[Assessor's Notice of Pending Litigation - North Block Hotel](#)
[Assessor's Notice of Pending Litigation - Bardessono Hotel](#)
[Assessor's Notice of Pending Litigation - LDMUD](#)

7. HEARINGS

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

[25-182](#)

- | | |
|--------|---|
| 24-003 | Circle R Ranch LLC
(Assessor's Parcel No. 032-550-024,
Assessment No. 032-550-024-100) |
| 24-004 | Circle R Ranch LLC
(Assessor's Parcel No. 032-550-013,
Assessment No. 032-550-013-100) |
| 24-005 | Circle R Ranch LLC
(Assessor's Parcel No. 032-160-088,
Assessment No. 032-160-088-100) |
| 24-006 | Circle R Ranch LLC
(Assessor's Parcel No. 032-160-084,
Assessment No. 032-160-084-100) |
| 24-007 | Foss Valley Ranch LLC
(Assessor's Parcel No. 032-160-086,
Assessment No. 032-160-086-100) |
| 24-008 | Foss Valley Ranch LLC
(Assessor's Parcel No. 032-160-072,
Assessment No. 032-160-072-100) |

- 24-009 Foss Valley Ranch LLC
(Assessor's Parcel No. 032-550-015,
Assessment No. 032-550-015-100)
- 24-010 Foss Valley Ranch LLC
(Assessor's Parcel No. 032-550-017,
Assessment No. 032-550-017-100)
- 24-011 Foss Valley Ranch LLC
(Assessor's Parcel No. 032-550-022,
Assessment No. 032-550-022-100)
- 24-012 Rocking R Ranch LLC
(Assessor's Parcel No. 032-550-023,
Assessment No. 032-550-023-100)
- 24-013 Rocking R Ranch LLC
(Assessor's Parcel No. 032-160-085,
Assessment No. 032-160-085-100)
- 24-014 Rocking R Ranch LLC
(Assessor's Parcel No. 032-550-016,
Assessment No. 032-550-016-100)
- 24-015 Rocking R Ranch LLC
(Assessor's Parcel No. 032-550-014,
Assessment No. 032-550-014-100)
- 24-016 Rocking R Ranch LLC
(Assessor's Parcel No. 032-160-087,
Assessment No. 032-160-087-100)
- 24-017 Rocking R Ranch LLC
(Assessor's Parcel No. 032-550-020,
Assessment No. 032-550-020-100)
- 24-018 Rocking R Ranch LLC
(Assessor's Parcel No. 032-550-025,
Assessment No. 032-550-025-100)
- 24-037 The Raley's Companies/South Napa Fee LLC
(Assessor's Parcel No. 046-693-023)

24-038	F4 St. Helena LLC (Assessor's Parcel No. 009-070-039)
24-039	LBA RVI-Company XLVIII LLC (Assessor's Parcel No. 057-090-078)
24-040	LBA RVI-Company XLVIII LLC (Assessor's Parcel No. 057-090-077)

8. BOARD MEMBER COMMENTS

9. ADMINISTRATIVE ITEMS

10. CLOSED SESSION

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, APRIL 3, 2025 AT 9:00 A.M.