

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda - Final

Thursday, March 7, 2024

9:00 AM

****COUNTY COUNSEL LARGE CONFERENCE ROOM****

1195 Third Street, Ste. 301

Assessment Appeals Board

Chair Philip Husby

Vice Chair Donald Chase

Member Michael Basayne

Member Conrad Hewitt

Member - Vacant

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 [24-364](#)
the regular meeting of February 1, 2024.

Attachments: [February 1, 2024](#)

3. AGENDA REVIEW**4. STIPULATIONS**

- A. Request the Assessment Appeals Board approve the following [24-233](#)
stipulations:

20-101 Bloom Energy 2009 PPA Project Co.
(Assessor's Parcel No. 058-420-036
Assessment No. 810-012-517)

21-112 Cornell, Jeffrey A. & Martina N., TR
(Assessor's Parcel No. 043-093-002)

5. WITHDRAWALS

- A. Request the Assessment Appeals Board approve the following [24-245](#)
withdrawals:

17-092, 18-142, 19-117, 22-054	Safeway Inc. (Assessor's Parcel No. 058-463-021, Assessment No. 800-051-871)
17-093, 18-143, 19-118, 22-055	Safeway Inc. (Assessor's Parcel No. 001-522-015, Assessment No. 800-003-067)
18-144, 19-119, 22-056	Safeway Inc. (Assessor's Parcel No. 009-201-022)
18-166, 19-098, 20-095, 21-150, 22-077	1000 Oakville Cross Road LLC (Assessor's Parcel No. 031-040-033)
18-164, 19-099, 20-096, 21-153	1455 Coombsville Road LLC (Assessor's Parcel No. 045-240-023)
18-158, 19-100, 20-098, 21-155, 22-078	2867 St. Helena Highway LLC (Assessor's Parcel No. 022-230-013)
18-162	Clarevale Limited Liability Co. (Assessor's Parcel No. 030-060-053)
18-139, 19-106, 20-103, 21-156	Clarevale Limited Liability Co. (Assessor's Parcel No. 030-060-059)
18-163	Clarevale Limited Liability Co. (Assessor's Parcel No. 030-060-062)
18-159	Huneus Chantre Properties LLC (Assessor's Parcel No. 030-060-050)
18-137, 19-107, 20-107, 21-144	Huneus Chantre Properties LLC (Assessor's Parcel No. 030-060-054)
18-160	Huneus Chantre Properties LLC (Assessor's Parcel No. 030-060-060)
18-138, 20-106, 21-143	Huneus Chantre Properties LLC (Assessor's Parcel No. 030-060-063, Assessment No. 800-055-370)
18-041, 18-042, 18-043, 18-052, 18-053, 18-054,	Huneus Vintners LLC (Assessor's Parcel No. 030-060-063,

18-169, 19-109, 20-109, 21-141, 22-079	Assessment No. 800-055-371)
18-044, 18-045, 18-046, 18-047, 18-048, 18-049, 18-050, 18-051, 18-170, 19-110, 20-108, 21-142	Huneus Vintners LLC (Assessor's Parcel No. 003-172-007, Assessment No. 800-057-406)
18-167, 19-111, 20-110, 21-151, 22-080	Oakville Cross Road Winery LLC (Assessor's Parcel No. 031-040-031)
18-168, 19-112, 20-111, 21-152, 22-081	Oakville Cross Road Winery LLC (Assessor's Parcel No. 031-040-035)
19-104, 20-102, 21-125	Cakebread Cellars Inc. (Assessor's Parcel No. 031-010-014, Assessment No. 800-008-031)
19-105, 19-129, 19-130, 19-131, 20-038, 20-039, 20-040, 20-041, 21-124	Cakebread Home Ranch LP (Assessor's Parcel Nos. 031-010-011, 030-190-007-000, 031-010-009-000, 031-010-010-000, 031-010-014-000, 031-010-015-000)
19-128	Cakebread, John E. & Dolores E., Tr (Assessor's Parcel No. 027-250-049)
19-132, 19-133, 19-134, 19-135, 19-136, 19-137, 19-138, 19-139, 19-140, 19-141, 19-142, 19-143, 20-042, 20-043, 20-044, 20-045, 20-046, 20-047, 20-048, 20-049, 20-050, 20-051, 20-051, 20-052, 20-053, 21-126, 21-127, 21-128, 21-129, 21-130, 21-131, 21-132, 21-133, 21-134	Cakebread Vineyards LP (Assessor's Parcel Nos. 020-370-036, 021-010-009, 021-010-012, 021-010-058, 021-010-078, 025-060-034, 047-100-022, 047-100-025, 047-190-002, 047-230-008, 047-330-041)
19-127	Jack & Dolores LLC (Assessor's Parcel No. 031-010-012)
19-113, 19-114, 19-115,	Suscol Springs Ranch LP

20-054, 20-055, 20-056, 21-145, 21-146, 21-147	(Assessor's Parcel Nos. 045-360-018, 046-370-031, 046-400-034)
21-081	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-021)
21-082	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-023)
21-083	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-024)
22-064	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-023)
22-065	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-021)
22-066	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-024)
23-092	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-021)
23-093	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-023)
23-094	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-024)
21-104	Houstons Restaurants Inc. (Assessor's Parcel No. 036-032-010)
21-105	Houstons Restaurants Inc. (Assessor's Parcel No. 036-032-014)
21-106	Houstons Restaurants Inc. (Assessor's Parcel No. 030-160-005)
21-107	Houstons Restaurants Inc. (Assessor's Parcel No. 030-160-006)
21-108	Houstons Restaurants Inc. (Assessor's Parcel No. 030-160-012)

21-109	Houstons Restaurants Inc. (Assessor's Parcel No. 030-160-016)
21-110	Houstons Restaurants Inc. (Assessor's Parcel No. 030-160-017)
21-111	Houstons Restaurants Inc. (Assessor's Parcel No. 030-160-021)

6. WAIVERS**7. REQUESTS FOR CONTINUANCE****8. HEARINGS**

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

[24-195](#)

19-090	AVE RET CONDO II LLC ETAL (Assessor's Parcel No. 001-522-018)
20-082	Steven L. and Seanne C. Contursi, TR (Assessor's Parcel No. 052-100-038)
21-090	Steven L. and Seanne C. Contursi, TR (Assessor's Parcel No. 052-100-038)
22-037	Steven L. and Seanne C. Contursi, TR (Assessor's Parcel No. 052-100-038)
22-058	RAD 2021 Bloom ESA Fund LLC (Assessor's Parcel No. 046-450-056 Assessment No. 800-061-333)

9. BOARD MEMBER COMMENTS**10. ADMINISTRATIVE ITEMS****11. CLOSED SESSION**

- A. Request the Assessment Appeals Board hold deliberations and consider possible adoption of Findings of Fact on the following:

[24-241](#)

21-212	Rosemary J. Math (Assessor's Parcel No. 038-133-004, Assessment No. 990-213-706)
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12. ADJOURN**ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, APRIL 4, 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, MARCH 1, 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