



Meeting Minutes

Napa County Assessment Appeals Board

Chair Philip Husby
Vice Chair Donald Chase
Member Michael Basayne
Member Conrad Hewitt
Member - Vacant

Thursday, March 7, 2024

9:00 AM

****COUNTY COUNSEL LARGE
CONFERENCE ROOM**
1195 Third Street, Ste. 301**

1. CALL TO ORDER; ROLL CALL

The Napa County Assessment Appeals Board met in regular session on Thursday, March 7, 2024, at 9:00 AM with the following members present: Chair Philip Husby, Vice Chair Donald Chase, Members Michael Basayne and Conrad Hewitt. The meeting was called to order by Chair Philip Husby.

2. APPROVAL OF MINUTES

- A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of February 1, 2024.

[24-364](#)

Motion Text: Approve the Minutes.
Voting Yes: Hewitt, Chase, and Husby
Recusals: None
Result: Passed

3. AGENDA REVIEW

Supervising Appraiser Timothy Eggers, representing Assessor John Tuteur, requested the following:

Move Application Nos. 20-082, 21-090, and 22-037 from Hearings to Stipulations.

Move Application Nos. 19-090 and 22-058 from Hearings to Requests for Continuance.

4. STIPULATIONS

- A. Request the Assessment Appeals Board approve the following stipulations:

[24-233](#)

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)

See Item No. 3 - Agenda Review.

Supervising Appraiser Timothy Eggers presented the Stipulations for review.

Motion Text: Approve the Stipulations as amended.

Voting Yes: Hewitt, Chase, and Husby

Recusals: None

Result: Passed

5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals:

[24-245](#)

17-092, 18-142, Safeway Inc.
19-117, 22-054 (Assessor's Parcel No. 058-463-021,
Assessment No. 800-051-871)

17-093, 18-143, Safeway Inc.
19-118, 22-055 (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, 1000 Oakville Cross Road LLC
21-150, 22-077 (Assessor's Parcel No. 031-040-033)

18-164, 19-099, 1455 Coombsville Road LLC
20-096, 21-153 (Assessor's Parcel No. 045-240-023)

18-158, 19-100, 20-098, 2867 St. Helena Highway LLC
21-155, 22-078 (Assessor's Parcel No. 022-230-013)

18-162 Clarevale Limited Liability Co.
(Assessor's Parcel No. 030-060-053)

18-139, 19-106, Clarevale Limited Liability Co.
20-103, 21-156 (Assessor's Parcel No. 030-060-059)

18-163 Clarevale Limited Liability Co.
(Assessor's Parcel No. 030-060-062)

18-159 Huneeus 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, 18-169, 19-109, 20-109, 21-141, 22-079	Huneus Vintners LLC (Assessor's Parcel No. 030-060-063, 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,	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,

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	047-230-008, 047-330-041)
19-127	Jack & Dolores LLC (Assessor's Parcel No. 031-010-012)
19-113, 19-114, 19-115, 20-054, 20-055, 20-056, 21-145, 21-146, 21-147	Suscol Springs Ranch LP (Assessor's Parcel Nos. 045-360-018, 046-370-031, 046-400-034)
21-81	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-021)
21-82	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-023)
21-83	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-024)
22-64	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-023)
22-65	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-021)
22-66	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-024)
23-92	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-021)
23-93	1135 Golden Gate Drive Storage LP (Assessor's Parcel No. 043-062-023)
23-94	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)

Motion Text: **Approve the Withdrawals.**

Voting Yes: **Hewitt, Chase, and Husby**

Recusals: **None**

Result: **Passed**

6. WAIVERS

None.

7. REQUESTS FOR CONTINUANCE

See Item No. 3 - Agenda Review.

Motion Text: **Approve the Requests for Continuance as amended.**

Voting Yes: **Hewitt, Chase, and Husby**

Recusals: **None**

Result: **Passed**

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)

See Item No. 3 - Agenda Review.

9. BOARD MEMBER COMMENTS

Member Conrad Hewitt inquired about the number of Withdrawals on the agenda.

Chief Appraiser Timothy Eggers responded many agents and applicants will file a "protective" appeal to preserve their right to appeal a property valuation in the future.

The Board discussed the vacant Member position and ways to recruit qualified individuals.

10. ADMINISTRATIVE ITEMS

None.

11. CLOSED SESSION

[24-241](#)

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

21-212 Rosemary J. Math
(Assessor's Parcel No. 038-133-004,
Assessment No. 990-213-706)

The Board recessed for closed session and made the following decision in open session as reported out by Deputy County Counsel Jason Dooley:

By motion made by Member Hewitt, seconded by Chair Husby, the Board voted unanimously to approve and adopt Resolution No. 2024-01 (AAB) - Resolution of Findings of Fact for Application No. 21-212 - Rosemary J. Math.

12. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, APRIL 4, 2024 AT 9:00 A.M.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board