

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Thursday, June 1, 2023**

**9:00 AM**

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

### **Assessment Appeals Board**

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

**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](http://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 [23-0854](#)  
the regular meeting of May 4, 2023.

**Attachments:** [May 4, 2023](#)

**3. AGENDA REVIEW****4. STIPULATIONS**

- A. Request the Assessment Appeals Board approve the following [23-0796](#)  
stipulations:

22-017 Evan Kletter, TR, etal  
(Assessor's Parcel No. 021-351-001)

22-032 Coca-Cola Company  
(Assessor's Parcel No. 058-420-036,  
Assessment No. 800-056-154)

22-036 Napa Square Owner NY LLC etal  
(Assessor's Parcel No. 003-204-010)

**5. WITHDRAWALS**

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

[23-0907](#)

22-024	Glaser Financial Group, Inc. (Assessor's Parcel No. 007-321-009)
22-035	Gerald M. Schiefferly Tr etal (Assessor's Parcel No. 003-207-012)
22-038	Hillstone Restaurant Group, Inc. (Assessor's Parcel No. 036-032-010)
22-039	Hillstone Restaurant Group, Inc. (Assessor's Parcel No. 036-032-014)
22-040	James and Hilary Zucherman (Assessor's Parcel No. 061-103-005)
22-041	Joel W. and Jaime Carone (Assessor's Parcel No. 005-044-023)

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

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

[23-0502](#)

	Mark H. Bissiri - Jurisdictional Hearing (Assessor's Parcel No. 036-300-015 Assessment No. 991-217-038)
22-031	Raley's Family of Stores/South Napa Fee LLC (Assessor's Parcel No. 046-693-023)
22-033	Robert E. and Marcia D. Rosecrans (Assessor's Parcel No. 032-420-018)
22-034	Robert E. and Marcia D. Rosecrans (Assessor's Parcel No. 032-420-018, Assessment No. 990-217-491)

**9. BOARD MEMBER COMMENTS****10. ADMINISTRATIVE ITEMS****11. CLOSED SESSION****12. ADJOURN****ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, JULY 6, 2023 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, MAY 26, 2023, 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

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Assessment Appeals Board

**Agenda Date:** 6/1/2023

**File ID #:** 23-0854

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**TO:** Napa County Assessment Appeals Board  
**FROM:** Neha Hoskins - Clerk of the Assessment Appeals Board  
**REPORT BY:** Anthony Williams - Deputy Clerk of the Assessment Appeals Board  
**SUBJECT:** Approval of Minutes

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### **RECOMMENDATION**

Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of May 4, 2023.

### **EXECUTIVE SUMMARY**

Clerk requests approval of minutes.

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

### **BACKGROUND AND DISCUSSION**

Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of May 4, 2023.



## Meeting Minutes

### Napa County Assessment Appeals Board

Chair Conrad Hewitt  
Vice Chair Philip Husby  
Member Michael Basayne  
Member Donald Chase  
Member Michael Murray

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**Thursday, May 4, 2023**

**9:00 AM**

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

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1. CALL TO ORDER; ROLL CALL

**The Napa County Assessment Appeals Board met in regular session on Thursday, May 4, 2022, at 9:00 a.m. with the following members present: Chair Conrad Hewitt, Members Michael Basayne, Donald Chase and Vice Chair Phillip Husby. Member Michael Murray was excused. The meeting was called to order by Chair Conrad Hewitt.**

2. APPROVAL OF MINUTES

- A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of April 6, 2023.

[23-0678](#)

**Motion Text: Approve Minutes.**

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

**Recusals: None**

**Result: Passed**

3. AGENDA REVIEW

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

**Move Application No. 22-017 from Hearings to Request for Continuance.**

## 4. STIPULATIONS

Request the Assessment Appeals Board approve the following stipulation:

[23-0778](#)

22-018                      Bank of the West as Lessee  
(Assessor's Parcel No. 009-223-023)

**Chief Appraiser Jennifer Tydingco made presentation.**

**One Stipulation was reviewed.**

**Motion Text:                      Approve Stipulation 22-018.**

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

**Recusals:                      None**

**Result:                      Passed**

## 5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals: [23-0639](#)

- |        |   |
|--------|---|
| 22-10  | M&A Margulis Living Trust<br>(Assessor's Parcel No. 043-132-004)  |
| 22-11  | Jeffrey & Lisa Edwards<br>(Assessor's Parcel No. 021-040-030)   |
| 22-14  | Cara and Louis Parsons<br>(Assessor's Parcel No. 061-051-013)   |
| 22-15  | 1351 95th Ave., LLC<br>(Assessor's Parcel No. 036-230-016)  |
| 22-16  | Chadha H & P Family Trust<br>(Assessor's Parcel No. 045-061-004)  |
| 22-019 | James Johnson and Devonna Kaji<br>(Assessor's Parcel No. 020-261-004)   |
| 22-21  | Estate of Richard Moyer &<br>The Mary Rose Moyer Living Trust<br>dated February 11, 2021<br>(Assessor's Parcel No. 001-522-010) |
| 22-22  | PG 2602, LLC<br>(Assessor's Parcel No. 009-305-053)   |
| 22-23  | PG 2602, LLC<br>(Assessor's Parcel No. 009-305-054)   |

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

## 6. WAIVERS

None



## 7. REQUESTS FOR CONTINUANCE

**See Item No. 3 - Agenda Review.**

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

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

**Recusals:** None

**Result:** Passed

## 8. HEARINGS

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

[23-0457](#)

22-017 Pro Equity Asset Management  
(Assessor's Parcel No. 021-351-001)

**See Item No. 3 - Agenda Review.**

## 9. BOARD MEMBER COMMENTS

**Member Michael Basayne acknowledged how the Assessment Appeals Board meetings are being operated by Chair Conrad Hewitt.**

## 10. ADMINISTRATIVE ITEMS

**None**

## 11. CLOSED SESSION

**None**

## 12. ADJOURN

**ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD**

**REGULAR MEETING, THURSDAY, JUNE 1, 2023, AT 9:00 A.M.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board



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Assessment Appeals Board

**Agenda Date:** 6/1/2023

**File ID #:** 23-0796

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**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:** Stipulations

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### **RECOMMENDATION**

Request the Assessment Appeals Board approve the following stipulations:

22-017 Evan Kletter, TR, etal  
(Assessor's Parcel No. 021-351-001)

22-032 Coca-Cola Company  
(Assessor's Parcel No. 058-420-036,  
Assessment No. 800-056-154)

22-036 Napa Square Owner NY LLC etal  
(Assessor's Parcel No. 003-204-010)

### **EXECUTIVE SUMMARY**

Request the Assessment Appeals Board approve the stipulations.

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

Request the Assessment Appeals Board approve the stipulations.



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Assessment Appeals Board

**Agenda Date:** 6/1/2023

**File ID #:** 23-0907

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**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:** Withdrawals

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### **RECOMMENDATION**

Request the Assessment Appeals Board approve the following withdrawals:

- 22-024                      Glaser Financial Group, Inc.  
                                    (Assessor's Parcel No. 007-321-009)
- 22-035                      Gerald M. Schiefferly Tr etal  
                                    (Assessor's Parcel No. 003-207-012)
- 22-038                      Hillstone Restaurant Group, Inc.  
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- 22-039                      Hillstone Restaurant Group, Inc.  
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- 22-040                      James and Hilary Zucherman  
                                    (Assessor's Parcel No. 061-103-005)

22-041

Joel W. and Jaime Carone

(Assessor's Parcel No. 005-044-023)

**EXECUTIVE SUMMARY**

Request the Assessment Appeals Board approve the withdrawals.

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

Request the Assessment Appeals Board approve the withdrawals.



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Assessment Appeals Board

**Agenda Date:** 6/1/2023

**File ID #:** 23-0502

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**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

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### **RECOMMENDATION**

Request the Assessment Appeals Board hold the following hearings:

Mark H. Bissiri - Jurisdictional Hearing  
(Assessor's Parcel No. 036-300-015  
Assessment No. 991-217-038)

22-031 Raley's Family of Stores/South Napa Fee LLC  
(Assessor's Parcel No. 046-693-023)

22-033 Robert E. and Marcia D. Rosecrans  
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22-034 Robert E. and Marcia D. Rosecrans  
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**EXECUTIVE SUMMARY**

Request the Assessment Appeals Board hold the hearings.

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