



## Meeting Minutes

### Napa County Assessment Appeals Board

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

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**Thursday, March 7, 2024**

**9:00 AM**

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

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#### 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,<br>20-107, 21-144                                                                                                                              | Huneeus Chantre Properties LLC<br>(Assessor's Parcel No. 030-060-054)                                                                                                              |
| 18-160                                                                                                                                                         | Huneeus Chantre Properties LLC<br>(Assessor's Parcel No. 030-060-060)                                                                                                              |
| 18-138, 20-106, 21-143                                                                                                                                         | Huneeus Chantre Properties LLC<br>(Assessor's Parcel No. 030-060-063,<br>Assessment No. 800-055-370)                                                                               |
| 18-041, 18-042, 18-043,<br>18-052, 18-053, 18-054,<br>18-169, 19-109, 20-109,<br>21-141, 22-079                                                                | Huneeus Vintners LLC<br>(Assessor's Parcel No. 030-060-063,<br>Assessment No. 800-055-371)                                                                                         |
| 18-044, 18-045, 18-046,<br>18-047, 18-048, 18-049,<br>18-050, 18-051, 18-170,<br>19-110, 20-108, 21-142                                                        | Huneeus Vintners LLC<br>(Assessor's Parcel No. 003-172-007,<br>Assessment No. 800-057-406)                                                                                         |
| 18-167, 19-111, 20-110,<br>21-151, 22-080                                                                                                                      | Oakville Cross Road Winery LLC<br>(Assessor's Parcel No. 031-040-031)                                                                                                              |
| 18-168, 19-112, 20-111,<br>21-152, 22-081                                                                                                                      | Oakville Cross Road Winery LLC<br>(Assessor's Parcel No. 031-040-035)                                                                                                              |
| 19-104, 20-102, 21-125                                                                                                                                         | Cakebread Cellars Inc.<br>(Assessor's Parcel No. 031-010-014,<br>Assessment No. 800-008-031)                                                                                       |
| 19-105, 19-129, 19-130,<br>19-131, 20-038, 20-039,<br>20-040, 20-041, 21-124                                                                                   | Cakebread Home Ranch LP<br>(Assessor's Parcel Nos. 031-010-011,<br>030-190-007-000, 031-010-009-000,<br>031-010-010-000, 031-010-014-000,<br>031-010-015-000)                      |
| 19-128                                                                                                                                                         | Cakebread, John E. & Dolores E., Tr<br>(Assessor's Parcel No. 027-250-049)                                                                                                         |
| 19-132, 19-133, 19-134,<br>19-135, 19-136, 19-137,<br>19-138, 19-139, 19-140,<br>19-141, 19-142, 19-143,<br>20-042, 20-043, 20-044,<br>20-045, 20-046, 20-047, | Cakebread Vineyards LP<br>(Assessor's Parcel Nos. 020-370-036,<br>021-010-009, 021-010-012,<br>021-010-058, 021-010-078,<br>025-060-034, 047-100-022,<br>047-100-025, 047-190-002, |

|                                                                                                                                               |                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 20-048, 20-049, 20-050,<br>20-051, 20-051, 20-052,<br>20-053, 21-126, 21-127,<br>21-128, 21-129, 21-130,<br>21-131, 21-132, 21-133,<br>21-134 | 047-230-008, 047-330-041)                                                                    |
| 19-127                                                                                                                                        | Jack & Dolores LLC<br>(Assessor's Parcel No. 031-010-012)                                    |
| 19-113, 19-114, 19-115,<br>20-054, 20-055, 20-056,<br>21-145, 21-146, 21-147                                                                  | Suscol Springs Ranch LP<br>(Assessor's Parcel Nos. 045-360-018,<br>046-370-031, 046-400-034) |
| 21-81                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-021)                     |
| 21-82                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-023)                     |
| 21-83                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-024)                     |
| 22-64                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-023)                     |
| 22-65                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-021)                     |
| 22-66                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-024)                     |
| 23-92                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-021)                     |
| 23-93                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-023)                     |
| 23-94                                                                                                                                         | 1135 Golden Gate Drive Storage LP<br>(Assessor's Parcel No. 043-062-024)                     |
| 21-104                                                                                                                                        | Houstons Restaurants Inc.<br>(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