



Meeting Minutes

Napa County Assessment Appeals Board

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

Thursday, March 13, 2025

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. CALL TO ORDER; ROLL CALL

The Napa County Assessment Appeals Board met in regular session on Thursday, March 13, 2025, at 9:00 AM with the following members present: Vice Chair William Molinari, Members Conrad Hewitt, and Philip Husby. Chair Donald Chase and Member Michael Basayne were excused. The meeting was called to order by Vice Chair William Molinari.

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](#)

Motion Text: Approve the Minutes.

Voting Yes: Hewitt, Husby, and Molinari

Excused: Basayne and Chase

Recusals: None

Result: Passed

3. AGENDA REVIEW

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

Move Application Nos. 24-037 and 24-038 from Hearings to Withdrawals.

Move Application Nos. 24-039 and 24-040 from Hearings to Request for Continuance.

4. STIPULATIONS

None

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)

See Item 3 – Agenda Review.

Motion Text: Approve the Withdrawals as amended.

Voting Yes: Hewitt, Husby, and Molinari

Excused: Basayne and Chase

Recusals: None

Result: Passed

6. REQUESTS FOR CONTINUANCE

- A. Request the Assessment Appeals Board approve the following requests for continuance:

[25-389](#)

- | | |
|--|---|
| 24-020, 24-021,
24-022, 24-023,
24-106, & 24-107 | Pendant Sponsors PM LLC
(Assessor's Parcel Nos. 036-213-015,
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,
24-068, 24-069,
24-070, & 24-071 | Arcade Silverado JV LLC
(Assessor's Parcel Nos. 039-222-019,
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)

See Item 3 - Agenda Review.

Motion Text: Approve the Request for Continuance as amended.
Voting Yes: Hewitt, Husby, and Molinari
Excused: Basayne and Chase
Recusals: None
Result: Passed

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)

See Item 3 - Agenda Review.

- Application Nos. 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)

