



# 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,  
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      Huneeus Chantre Properties LLC  
(Assessor's Parcel No. 030-060-050)

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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,

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20-048, 20-049, 20-050, 047-230-008, 047-330-041)  
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

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, (Assessor's Parcel Nos. 045-360-018,  
21-145, 21-146, 21-147 046-370-031, 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.

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(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