

YOLO COUNTY ASSESSMENT APPEALS BOARD

AUGUST 24, 2022

MINUTES

The Yolo County Assessment Appeals Board met on the 24th day of August, 2022, via teleconference at 9:00 a.m. pursuant to the Governor's Executive Order N-63-20 (May 7, 2020), available at the following [link](#).

Present: Patrick Scribner; Lawrence Hoppin
Absent: John Lynch
Staff Present: Charles Mack, Special County Counsel
George Galang, Chief Deputy Assessor
Patricia Sanchez, Principal Appraiser
Kyle Wicky, Senior Real Property Appraiser
Tim Landregan, Real Property Appraiser
Sandra Leon, Real Property Appraiser
Eileen Lee, Principal Auditor-Appraiser
Michelle Lee, Auditor-Appraiser
Lupita Ramirez, Deputy Clerk

9:00 A.M. CALL TO ORDER

1. Consider approval of the agenda.

Minute Order No. 22-49: Approved agenda with amendment to Item 5G - for Appeal No. 20-244 filed by Syngenta Seeds to continue from August 23, 2023 to TBD.

MOVED BY: Hoppin / SECONDED BY: Scribner
AYES: Hoppin, Scribner.
ABSENT: Lynch.

2. Public Comment: Opportunity for members of the public to address the Assessment Appeals Board on subjects not otherwise on the agenda relating to the Yolo County Assessment Appeals Board. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

CONSENT AGENDA

Minute Order No. 22-50: Approved Consent Agenda Item Nos. 3-6.

MOVED BY: Hoppin / SECONDED BY: Scribner
AYES: Hoppin, Scribner.
ABSENT: Lynch.

3. Approve the minutes of the Assessment Appeals Board meeting of July 27, 2022.

Approved the minutes of the Assessment Appeals Board meeting of July 27, 2022 on Consent.

4. Accept request for **withdrawal** on the following Assessment Appeal Application(s):

- A. Application No. 20-036 - Patel Bharat J & Rekhav B & Patel Jivan & Ramilab
- B. Application Nos. 20-126, 20-127 and 20-128 - Oakshade Regency LLC
- C. Application No. 20-150 - Northcentral Pizza LLC
- D. Application No. 20-243 - Syngenta Crop Protection, LLC
- E. Application No. 20-245 - Syngenta Seeds, Inc.
- F. Application No. 21-026 - Lien M. Su
- G. Application No. 21-039 - Kang Foods LLC
- H. Application No. 21-046 - Raley's Family of Stores/Conrad Ethan
- I. Application No. 21-064 - Dine Brands Global IHOP c/o Fulcrum Property Tax Advisory
- J. Application No. 21-191 - Sac Ziggurat LLC

Approved withdrawals on Consent.

5. Approve **Extension of Time** and request for **continuance** on the following Assessment Appeal Applications:

- A. From *October 27, 2022* to *Indefinitely* and request for **continuance** to **December 14, 2022 at 9:00 a.m.** for *Assessment Appeal Application No. 20-029* filed by Walgreen Co
- B. From *November 24, 2022* to *December 31, 2023* for **continuance** to **December 14, 2022 at 9:00 a.m.** for *Assessment Appeal Application No. 20-082* filed by Smart Growth Investors LLC
- C. From *October 19, 2023* to *Indefinitely* and request for **continuance** to **December 14, 2022 at 9:00 a.m.** for *Assessment Appeal Application No. 21-029* filed by Walgreen Co
- D. From *November 23, 2023* to *Indefinitely* and request for **continuance** to **March 22, 2023 at 9:00 a.m.** for *Assessment Appeal Application Nos. 21-079 thru 21-089* filed by Excel Riverpoint LP c/o Revantage Corp. Services
- E. From *November 21, 2022* to *December 31, 2023* and request for **continuance** to **July 26, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 20-061* filed by Equilon Enterprises LLC dba Shell Oil Products US

- F. From *November 23, 2023 to December 31, 2024* and request for continuance to **July 26, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 21-073* filed by Arbor Building LLC
- G. From *November 30, 2022 to Indefinitely* and request for continuance to **August 23, 2023 TBD at 9:00 a.m.** for *Assessment Appeal Application No. 20-244* filed by Syngenta Seeds
- H. From *November 30, 2023 to Indefinitely* and request for continuance to **August 23, 2023 at 9:00 a.m.** for *Assessment Appeal Application Nos. 21-169 thru 21-171* filed by Oakshade Regency LLC
- I. From *November 23, 2022 to December 31, 2023* and request for continuance to **October 26, 2022 at 9:00 a.m.** for *Assessment Appeal Application Nos. 20-063 and 20-064* filed by Teichert Land Co.
- J. From *November 23, 2022 to December 31, 2023* and request for continuance to **October 26, 2022 at 9:00 a.m.** for *Assessment Appeal Application No. 20-065* filed by Triangle Properties Inc.
- K. From *November 23, 2023 to Indefinitely* and request for continuance to **TBD at 9:00 a.m.** for *Assessment Appeal Application No. 21-078* filed by Payless Drug Stores Northwest

Approved Extension of Time and Continuances on Consent.

- 6. Continue the following Assessment Appeal Application(s):
 - A. Application No. 20-046 filed by Arbor Building LLC, John Peauroni Managing Member to **July 26, 2023 at 9:00 a.m.** (Application expires 12/31/23) (2nd Request)

Approved continuance on Consent.

REGULAR AGENDA

- 7. Administer Oath

The Clerk swore in Chief Deputy Assessor George Galang, Principal Appraiser Patricia Sanchez, Senior Real Property Appraiser Kyle Wicky, Real Property Appraisers Tim Landregan and Sandra Leon, Principal Auditor-Appraiser Eileen Lee and Auditor-Appraiser Michelle Lee.

- 8. Approve Stipulation on the following Assessment Appeal Application(s):
 - A. Application Nos. 20-034 and 21-097 - Apple American Group, LLC/ Applebee's International, Inc. - Lessee
 - B. Application No. 20-95 - Excel Trust c/o Ross as Lessee
 - C. Application Nos. 20-125 and 21-168 - Oakshade Regency LLC

- D. Application No. 21-114 - Home Depot
- E. Application No. 21-129 - Excel Trust c/o Ross (as affected party)
- F. Application Nos. 21-190 and 21-192 - Sac Ziggurat LLC c/o Newmark
- G. Application No. 21-194 - Amazon.com Services LLC c/o Brigit Dubois

Minute Order No. 22-51: Approved Stipulations.

MOVED BY: Hoppin / SECONDED BY: Scribner.
AYES: Hoppin, Scribner.
ABSENT: Lynch.

9. Make the following correction to Minute Order No. 22-44 (7B - Continuances) from the July 27, 2022 minutes:

- A. Application No. 18-06106 filed by HD Supply Facilities Maintenance, LTD continued to December 14, 2022 at 9:00 a.m. (Application does not expire) (3rd Request)

Minute Order No. 22-52: Approved correction to Minute Order No. 22-44 (7B - Continuances) from the July 27, 2022 minutes.

MOVED BY: Hoppin / SECONDED BY: Scribner
AYES: Hoppin, Scribner.
ABSENT: Lynch.

10. Set hearing date for the following Assessment Appeal Application(s) that were continued to a TBD in 2023 at the January 26, 2022 hearing:

- A. Application No. 20-053 - Dayton Hudson to August 23, 2023 at 9:00 a.m.
- B. Application Nos. 20-054 thru 20-056 - Target Corporation to August 23, 2023 at 9:00 a.m.

Minute Order No. 22-53: Approved setting hearing date for Assessment Appeal Application No. 20-053 - Dayton Hudson and Assessment Appeal Application Nos. 20-054 thru 20-056 - Target Corporation to August 23, 2023 at 9:00 a.m.

MOVED BY: Hoppin / SECONDED BY: Scribner
AYES: Hoppin, Scribner.
ABSENT: Lynch.

11. Consider the following **unconfirmed or confirmed** late application(s):

- A. Application No. 20-035 - Shadow Oaks Hospitality Inc. (Appeal expires 11/4/22)
- B. Application No. 20-119 - Amarjit Sangha (Appeal expires 11/30/22)
- C. Application Nos. 20-190 and 20-191 - Shri Kuber LLC (Appeals expire 11/28/22)
- D. Application No. 20-192 - Chanchal LLC (Appeal expires 11/28/22)

Minute Order No. 22-54: Denied the following Assessment Appeal Applications for lack of appearance by the applicants, who were duly notified of the hearing:

- A. Application No. 20-035 - Shadow Oaks Hospitality Inc. (Appeal expires 11/4/22)
- B. Application No. 20-119 - Amarjit Sangha (Appeal expires 11/30/22)
- C. Application Nos. 20-190 and 20-191 - Shri Kuber LLC (Appeals expire 11/28/22)
- D. Application No. 20-192 - Chanchal LLC (Appeal expires 11/28/22)

MOVED BY: Hoppin / SECONDED BY: Scribner
AYES: Hoppin, Scribner.
ABSENT: Lynch.

CLOSED SESSION

12. Approve closed session minutes of July 27, 2022.

ADJOURNMENT

Next meeting scheduled for: September 28, 2022

Patrick Scribner, Chairman
Assessment Appeals Board

Lupita Ramirez, Deputy Clerk
Assessment Appeals Board