

# YOLO COUNTY ASSESSMENT APPEALS BOARD

SEPTEMBER 28, 2022

## MINUTES

The Yolo County Assessment Appeals Board met on the 28th day of September, 2022, starting at 9:00 a.m. in regular session in the Board of Supervisors' Chambers in the Erwin W. Meier Administration Building, Woodland, California.

**Present:** Patrick Scribner; Lawrence Hoppin; John Lynch

**Staff Present:** Charles Mack, Special County Counsel  
George Galang, Chief Deputy Assessor  
Patricia Sanchez, Deputy Assessor  
Sandy Gomez, Appraiser  
Laura Reynolds, Appraiser  
Ashley Carpenter, Appraiser  
Julie Dachtler, Clerk

### 9:00 A.M. CALL TO ORDER

1. Consider approval of the agenda.

Minute Order No. 22-56: Approved agenda as submitted with corrections to the numbering of the revised agenda with Consent as 3-7 (instead of 3-4) and Regular as 8-13 (instead of 5-10).

MOVED BY: Hoppin. SECONDED BY: Lynch.

AYES: Hoppin, Lynch, Scribner.

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. 22-57: Approved Consent Agenda Item No. 3, with a correction to the August 24, 2022 minutes noting that Board Member Hoppin appeared in person, not virtually as noted on the minutes.

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

Minute Order No. 22-58: Approved Consent Agenda Item Nos. 4-7, which included an amendment to the alphabetical list under Section 4 that should have been listed as A-K, not A-I, A, B.

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

3. Approve the minutes of the Assessment Appeals Board meeting of August 24, 2022.

Approved the August 24, 2022 minutes on Consent with the correction that Board Member Hoppin appeared in person, not virtually as noted on the minutes.

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

- A. Application Nos. 19-151 thru 19-153 and 20-194 thru 20-196 - Adams Grain Company Inc.
- B. Application Nos. 19-154 and 20-197 - Adams Seed Inc
- C. Application No. 20-085 - Meadow Ridge Apts ABC LP
- D. Application No. 20-091 - University Hospitality Group LLC
- E. Application No. 20-102 - Raley's Family of Stores / Jensen Christopher N
- F. Application No. 20-103 - Raley's Family of Stores / Jensen Christopher N TR ETAL
- G. Application Nos. 20-104 and 20-105 - Raley's Family of Stores / Simmons Sharon May
- H. Application No. 20-107 - Raley's Family of Stores / Teel James E & Joyce Raley
- I. Application No. 20-117 - Kasbergen Foundation LP
- J. Application No. 21-124 - Grocery Outlet as Lessee
- K. Application No. 21-128 - United Natural Foods INC

Approved withdrawals on Consent.

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

- A. From *November 25, 2022 to December 31, 2024* and request for continuance to **January 25, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 20-093* filed by Fairview River Landing LLC
- B. From *November 30, 2022 to Indefinitely* and request for continuance to **January 25,**

**2023 at 9:00 a.m.** for *Assessment Appeal Application No. 20-124* filed by 110 F Street LLC

- C. From *November 18, 2023* to *Indefinitely* and request for continuance to **January 25, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 21-057* filed by 3005 Ramco SP LLC
- D. From *November 29, 2023* to *December 31, 2024* and request for continuance to **January 25, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 21-125* filed by WT Southport I LLC
- E. From *November 29, 2023* to *December 31, 2024* and request for continuance to **January 25, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 21-126* filed by Watt Turner LLC
- F. From *November 29, 2023* to *December 31, 2024* and request for continuance to **February 22, 2023 at 9:00 a.m.** for *Assessment Appeal Application Nos. 21-118 thru 21-123* filed by RLR Investments LLC
- G. From *November 12, 2022* to *Indefinitely* and request for continuance to **March 22, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 20-044* filed by Walgreen Company
- H. From *November 30, 2022* to *Indefinitely* and request for continuance to **July 26, 2023 at 9:00 a.m.** for *Assessment Appeal Application No. 20-132* filed by Woodland Biomass Power, LLC

Approved Extension of Time and Continuances on Consent.

- 6. Set hearing date for the following Assessment Appeal Application that was continued to a date TBD in 2023 at the August 24, 2022 hearing:
  - A. Application No. 20-244 - Syngenta Seeds to **March 22, 2023 at 9:00 a.m.**

Approved setting a hearing date on Consent.

- 7. Continue Assessment Appeal Application No. 21-150 filed by William L. Portello Jr. (Portello Family Trust) to October 26, 2022 at 9:00 a.m. (Mutual Request) (App expires 11/30/23)

Approved Continuances on Consent.

## REGULAR AGENDA

### 8. Administer Oath

The Clerk swore in the Applicants, Chief Deputy Assessor George Galang, Deputy Assessor Patricia Sanchez and Appraisers, Sandra Gomez Leon, Kyle Wicky, Laura Reynolds and Ashley Carpenter.

### 9. Approve Stipulation on the following Assessment Appeal Applications(s):

- A. Application Nos. 20-001, 20-002, 20-042 and 20-043 - CTR Partnership LP c/o CareTrust REIT Inc.
- B. Application No. 20-152 - Longs Drug Stores Inc c/o CVS
- C. Application No. 21-024 - James C. Marshall
- D. Application No. 21-060 -- Wells Fargo Bank NA

Minute Order No. 22-59: Approved Stipulations.

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

### 10. Consider the following requests for Assessment Appeal Application Nos. 20-142, 20-143, 21-141, 21-142 filed by 2015 ESA Project Co LLC:

- A. Approve Extension of Time from *November 30, 2022 to December 31, 2023* for *Assessment Appeal Application Nos. 20-142 and 20- 143* filed by 2015 ESA Project Co LLC
- B. Approve Extension of Time from *November 30, 2023 to December 31, 2024* for *Assessment Appeal Application Nos. 21-141 and 21- 142* filed by 2015 ESA Project Co LLC
- C. Request for a virtual hearing vs. an in-person hearing
- D. Set a date for hearing

Minute Order No. 22-60: Approved Extensions of Time for Application Nos. 20-142, 20-143, 21-141 and 21-142 filed by ESA Project Co LLC.

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

Minute Order No. 22-61: Denied request for virtual hearing. Meeting will be held in person.

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

Minute Order No. 22-62: Set hearing date for **October 25, 2023 at 9:00 a.m.** in the Board of Supervisors Chambers, 625 Court Street, Room 204, Woodland, CA 95695.

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

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

A. Application No. 20-149 - Luisa Suhonos (Appeal expires 11/30/22)

Minute Order No. 22-63: Continued Assessment Appeal Application No. 20-149 filed by Luisa, which is actually Lisa, Suhonos to November 16, 2022 at 9:00 a.m., contingent upon the applicant filing the waiver with the Clerk of the Board by 5 p.m. on October 25, 2022. Further, if the Clerk does not receive the waiver, then the Board would deny for non-appearance at the October 26, 2022 meeting.

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

12. Consider the following Assessment Appeal Application(s):

A. Application No. 21-070 - Potters Rev Trust; Thomas W Potters Trustee

Considered Assessment Appeal Application No. 21-070 filed by Potters Rev Trust; Thomas W Potters Trustee. Mr. Potters appeared. The applicant and Chief Deputy Assessor George Galang, Deputy Assessor Patricia Sanchez and Appraiser Laura Reynolds addressed the Board.

During the presentation the following exhibits were furnished to the Board:

Applicant's Exhibit 1 - Property Background  
Assessor's Exhibit A - Response to Application for reduction

After consideration the matter was taken under submission. Applicant was appraised he would be notified by mail within 30 days.

### **CLOSED SESSION**

13. Approve closed session minutes of August 24, 2022.

### **ADJOURNMENT**

Next meeting scheduled for: October 26, 2022

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Patrick Scribner, Chairman  
Assessment Appeals Board

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Julie Dachtler, Clerk  
Assessment Appeals Board

