

# YOLO COUNTY ASSESSMENT APPEALS BOARD

## SEPTEMBER 27, 2023

### MINUTES

The Yolo County Assessment Appeals Board met on the 27th day of September, 2023, 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; Donald B. Sharp

Staff Present: Charles Mack, Special County Counsel  
George Galang, Chief Deputy Assessor  
Michelle Lee, Auditor-Appraiser  
Patricia Sanchez, Deputy Assessor  
Kyle Wicky, Senior Real Property Appraiser  
Rene Jimenez, Real Property Appraiser  
Sandra Leon, Real Property Appraiser  
Ashley Carpenter, Real Property Appraiser  
Whitney Hernandez, Real Property Appraiser  
Paula Hugi, Deputy Clerk

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

1. Consider approval of the agenda.

Minute Order No. 23-55: Approved agenda as submitted.

MOVED BY: Hoppin. SECONDED BY: Sharp.

AYES: Hoppin, Sharp, 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

3. Approve the minutes of the Assessment Appeals Board meeting of August 23, 2023.

Minute Order No. 23-56: Approved the minutes of the Assessment Appeals Board meeting of August 23, 2023.

MOVED BY: Hoppin. SECONDED BY: Scribner.  
AYES: Hoppin, Scribner.  
ABSTAIN: Sharp.

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

- A. Application Nos. 20-213 and 21-180 - Tony's Fine Foods
- B. Application Nos. 21-062 and 21-063 - CTR Partnership LP c/o Covenant Care California LLC
- C. Application Nos. 21-073 and 22-071 - Arbor Building LLC
- D. Application Nos. 21-115 and 22-137 - Old Dominion Freight Line, LLC
- E. Application No. 21-189 - David Lynn Hatker
- F. Application No. 22-040 - Raley's Family of Stores / Jensen Christopher N TR ETAL
- G. Application Nos. 22-041 and 22-242 - Raley's Family of Stores / Ochoa Sheryl M ETAL
- H. Application No. 22-043 - Raley's Family of Stores / Raleys
- I. Application No. 22-044 - Raley's Family of Stores / Jensen Christopher N
- J. Application Nos. 22-007 and 22-149 - Churchill Downs Associates, LLC (Amir Development Company)
- K. Application No. 22-176 - Tony's Fine Food
- L. Application No. 22-179 -- Herc Rentals

Minute Order No. 23-57: Approved **Withdrawals**.

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

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

- A. From *April 27, 2024 to Indefinitely* and request for **continuance to October 25, 2023 at 9:00 a.m.** for Assessment Appeal Application No. 21-193 filed by Ge Jian
- B. From *November 23, 2023 to Indefinitely* and request for **continuance to November 15, 2023 at 9:00 a.m.** for Assessment Appeal Application No. 21-074 filed by Shadow Oaks Hospitality
- C. From *November 24, 2023 to Indefinitely* and request for **continuance to December 13, 2023 at 9:00 a.m.** for Assessment Appeal Application No. 21-106 filed by Walgreen Company
- D. From *November 29, 2024 to Indefinitely* and request for **continuance to January 24, 2024 at 9:00 a.m.** for Assessment Appeal Application No. 22-118 filed by 3005 Ramco SP LLC
- E. From *November 23, 2024 to Indefinitely* and request for **continuance to January 24, 2024 at 9:00 a.m.** for Assessment Appeal Application No. 22-186 filed by Stag CA Holdings LP
- F. From *November 30, 2023 to Indefinitely* and request for **continuance to February 28, 2024 at 9:00 a.m.** for Assessment Appeal Application No. 21-151 filed by Al Kashikar
- G. From *November 30, 2023 to December 31, 2025* and request for **continuance to March 27,**

**2024 at 9:00 a.m.** for Assessment Appeal Application No. 21-165 filed by Syngenta Seeds

- H. From *November 29, 2024 to Indefinitely* and request for **continuance to March 27, 2024 at 9:00 a.m.** for Assessment Appeal Application No. 22-125 filed by Excel Trust
- I. From *November 24, 2023 to December 31, 2025* and request for **continuance to November 20, 2024 at 9:00 a.m.** for Assessment Appeal Application Nos. 21-098 thru 21-102 filed by Tesla Energy Operations Inc.

Minute Order No. 23-58: Approved **Extensions of Time and Continuances.**

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

- 6. Approve **Extension of Time and schedule** the following Assessment Appeal Applications:
  - A. From *December 31, 2023 to December 31, 2024* and schedule to **December 13, 2023 at 9:00 a.m.** for Assessment Appeal Application Nos. 16-25, 17-101, 18-91, 19-044 and 20-044 filed by Walgreen Company

Minute Order No. 23-59: Approved **Extension of Time and scheduling of appeal applications.**

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

- 7. **Continue** the following Assessment Appeal Application(s):
  - A. Application Nos. 20-063 and 20-064 & 21-111 and 21-112 filed by Teichert Land Co. to **October 25, 2023 at 9:00 a.m.** (Applications expire December 31, 2023) (Mutual)
  - B. Application Nos. 20-065 and 21-110 - Triangle Properties Inc. to **October 25, 2023 at 9:00 a.m.** (Applications expire December 31, 2023) (Mutual)
  - C. Application No. 21-077 filed by West Sacramento Hospitality LLC to **November 15, 2023 at 9:00 a.m.** (Application does not expire) (2nd request) (Mutual)
  - D. Application No. 21-090 filed by Hotel Winters LLC to **November 15, 2023 at 9:00 a.m.** (Application does not expire) (3rd Request)

Minute Order No. 23-60: Approved Continuances.

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

## REGULAR AGENDA

### 8. Administer Oath

The Clerk swore in Chief Deputy Assessor George Galang, Deputy Assessor Patricia Sanchez, Real Property Appraiser Kyle Wicky, Real Property Appraiser Sandra Leon, Real Property Appraiser Ashley Carpenter, Real Property Appraiser Rene Jimenez, Real Property Appraiser Whitney Hernandez, and Auditor-Appraiser Michelle Lee.

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

- A. Application No. 21-160 - Daniel Harrell
- B. Application No. 21-164 - Tony's Fine Foods
- C. Application No. 22-094 - Carolyn R Jull
- D. Application Nos. 22-155 and 22-156 - Tyler Dowell

Motion made by Board Member Hoppin to approve Stipulations A-D. Motion was withdrawn before it was seconded.

Minute Order No. 23-61: Approved **Stipulations A-C**, as noted below:

- A. Application No. 21-160 - Daniel Harrell
- B. Application No. 21-164 - Tony's Fine Foods
- C. Application No. 22-094 - Carolyn R Jull

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

Minute Order No. 23-62: Approved **Stipulations D**, as noted below:

- A. Application Nos. 22-155 and 22-156 - Tyler Dowell

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

10. Deny the following Assessment Appeal Applications on **Timeliness**, as no request for hearing received:

- A. Application No. 22-030 - CFT NV Developments LLC
- B. Application Nos. 22-031 thru 21-035 - Harsch Investment Property LLC
- C. Application No. 22-036 - Harsch Investment Corp.

Minute Order No. 23-63: **Denied** the following Assessment Appeal Applications on the **matter of Timeliness**, as no request for hearing was received:

- A. Application No. 22-030 - CFT NV Developments LLC
- B. Application Nos. 22-031 thru 21-035 - Harsch Investment Property LLC
- C. Application No. 22-036 - Harsch Investment Corp.

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

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

- A. Application No. 22-099 - Joseph Spector (Application expires November 29, 2024)

Minute Order No. 23-64: Denied Assessment Appeal Application No. 22-099 filed by Joseph Spector for lack of appearance by the applicant, who was duly notified of the hearing.

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

**CLOSED SESSION**

12. Approve closed session minutes of August 23, 2023.

**ADJOURNMENT**

Next meeting scheduled for: October 25, 2023.

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Patrick Scribner, Chairman  
Assessment Appeals Board

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Paula Hugli, Clerk  
Assessment Appeals Board