

# YOLO COUNTY ASSESSMENT APPEALS BOARD

APRIL 24, 2024

## MINUTES

The Yolo County Assessment Appeals Board met on the 24th day of April, 2024, 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: Jim Laughlin, Special County Counsel  
George Galang, Chief Deputy Assessor  
Timothy Landregan, Deputy Assessor  
Kyle Wicky, Senior Real Property Appraiser  
Sandra Leon, Senior Real Property Appraiser  
Ashley Carpenter, Real Property Appraiser  
Adam Duvall, Senior Auditor-Appraiser  
Laura Reynolds, Real Property Appraiser  
Paula Hugi, Deputy Clerk

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

1. Consider approval of the agenda.

Minute Order No. 24-26: 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

Minute Order No. 24-27: Approved Consent Agenda Item Nos. 3-7.

MOVED BY: Sharp. SECONDED BY: Hoppin.

AYES: Hoppin, Sharp, Scribner.

3. Approve the minutes of the Assessment Appeals Board meeting of March 27, 2024.

Approved the minutes of the Assessment Appeals Board meeting of March 27, 2024 on Consent.

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

- A. Application Nos. 20-134 and 21-152 - QG Retail LLC
- B. Application No. 21-116 - University Hospitality Group LLC c/o Breit Davis Property Owner LLC
- C. Application Nos. 21-169 and 21-170 - Oakshade Regency LLC
- D. Application No. 22-117 - Ryder Truck Rental Inc.
- E. Application Nos. 22-136 and 23-128 - BREIT Davis Property Owner LLC
- F. Application No. 23-035 - Tianlun Dai

Approved **Withdrawals** on Consent.

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

- A. From *November 30, 2024 to December 31, 2025* and request for **continuance to July 24, 2024 at 9:00 a.m.** for *Assessment Appeal Application No. 22-173* filed by Triangle Properties, Inc.
- B. From *November 30, 2024 to December 31, 2025* and request for **continuance to July 24, 2024 at 9:00 a.m.** for *Assessment Appeal Application Nos. 22-174 and 22-175* filed by Teichert Land Co.
- C. From *August 19, 2025 to December 31, 2025* and request for **continuance to July 24, 2024 at 9:00 a.m.** for *Assessment Appeal Application No. 23-007* filed by John P. Castelfranco
- D. From *September 14, 2025 to Indefinitely* and request for **continuance to September 25, 2024 at 9:00 a.m.** for *Assessment Appeal Application No. 23-018* filed by Harsch Investment Corp.
- E. From *September 14, 2025 to Indefinitely* and request for **continuance to September 25, 2024 at 9:00 a.m.** for *Assessment Appeal Application No. 23-019* filed by Harsch Investment Property LLC
- F. From *September 14, 2025 to Indefinitely* and request for **continuance to September 25, 2024 at 9:00 a.m.** for *Assessment Appeal Application No. 23-020* filed by Harsch Investment Properties, LLC
- G. From *November 28, 2024 to Indefinitely* and request for **continuance to October 23, 2024 at 9:00 a.m.** for *Assessment Appeal Application No. 22-097* filed by 1020 West Capitol Hotel LLC
- H. From *November 29, 2024 to Indefinitely* and request for **continuance to a date to be determined in 2025** for *Assessment Appeal Application Nos. 22-100 thru 22-102* filed by Oakshade Regency LLC
- I. From *November 29, 2024 to Indefinitely* and request for **continuance to a date to be determined in 2025** for *Assessment Appeal Application Nos. 22-104 thru 22-109* filed by Marketplace Center Inc.
- J. From *November 29, 2024 to Indefinitely* and request for **continuance to a date to be determined in 2025** for *Assessment Appeal Application No. 22-110* filed by Fairview River Landing LLC
- K. From *November 22, 2025 to Indefinitely* and request for **continuance to a date to be determined in 2025** for *Assessment Appeal Application Nos. 23-090 thru 23-095* filed by Marketplace Center Inc.
- L. From *November 27, 2025 to Indefinitely* and request for **continuance to a date to be determined in 2025** for *Assessment Appeal Application Nos. 23-096 thru 23-099* filed by Oakshade Regency LLC

Approved Extensions of Time and Continuances on Consent.

6. **Continue** the following Assessment Appeal Application(s):

- A. Application Nos. 20-063 and 20-064 filed by Teichert Land Co to July 24, 2024 at 9:00 a.m. (Applications expire 12/31/24) (9th Request) (Mutual Request)
- B. Application Nos. 21-111 and 21-112 filed by Teichert Land Co to July 24, 2024 at 9:00 a.m. (Applications expire 12/31/24) (4th Request) (Mutual Request)
- C. Application No. 20-065 filed by Triangle Properties, Inc. to July 24, 2024 at 9:00 a.m. (Application expires 12/31/24) (9th Request) (Mutual Request)
- D. Application No. 21-110 filed by Triangle Properties, Inc. to July 24, 2024 at 9:00 a.m. (Application expires 12/31/24) (4th Request) (Mutual Request)
- E. Application Nos. 21-172 thru 21-177 filed by Marketplace Center Inc. to October 23, 2024 at 9:00 a.m. (Applications do not expire) (3rd Request) (Mutual Request)

Approved Continuances on Consent.

7. **Adopt** 2025 Assessment Appeals Board calendar.

Adopted 2025 Assessment Appeals Board calendar on Consent.

**REGULAR AGENDA**

8. **Administer Oath**

The Clerk swore in Chief Deputy Assessor George Galang, Deputy Assessor Timothy Landregan, Senior Real Property Appraiser Sandra Leon, Senior Real Property Appraiser Kyle Wicky, Real Property Appraiser Laura Reynolds, Real Property Appraiser Ashley Carpenter, Senior Auditor-Appraiser Adam Duvall and the applicants.

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

- A. Application No. 21-140 and 22-077 - Beckman Coulter Inc.
- B. Application No. 21-171 - Oakshade Regency LLC
- C. Application Nos. 22-111 and 23-068 - DaVita, Inc. (as affected party)
- D. Application Nos. 22-080 thru 22-090 and 23-022 thru 23-032 - Excel Riverpoint LLC
- E. Application No. 22-125 - Ross Dress for Less, as Affected Party (Excel Trust)

Minute Order No. 24-28: Approved **Stipulations**.

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

Minute Order No. 24-29: Rescinded previous motion regarding the approval of Stipulations for **Agenda Item No. 9C**, 22-080 thru 22-090 and 23-022 thru 23-32 filed by Excel Riverpoint LLC.

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

Minute Order No. 24-30: Approved **Stipulations** for Application Nos. 22-080, 22-081, 22-082, 22-083, 22-087, 22-089, 23-022, 23-023, 23-024, 23-025, 23-029 and 23-031 filed by Excel Riverpoint LLC.

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

Minute Order No. 24-31: Approved **Withdrawals** for Application Nos. 22-084, 22-085, 22-086, 22-088, 22-090, 23-026, 23-027, 23-028, 23-030 and 23-032 filed by Excel Riverpoint LLC. The Agent, Ross Boundine, appeared and verbally withdrew these appeals.

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

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

- A. Application No. 23-021 -- Brighter Rentals, LLC (Appeal expires 8/8/2025)

Minute Order No. 24-32: Denied Assessment Application No. 23-021 filed by Brighter Rentals, LLC for lack of appearance by the applicant, who was duly notified of the hearing.

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

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

A. Application No. 23-038 - Brian Riegler & Jody Bogle

Considered Assessment Appeal Application No. 23-038 filed by Brian Riegler & Jody Bogle. Randy The applicants appeared. The applicants, Chief Deputy Assessor George Galang, Deputy Assessor Timothy Landregan and Real Property 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. Applicants were appraised they would be notified by mail within 30 days.

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

A. Application No. 23-055 - Putnam Family Trust, James & Laura Putnam Trustees

Considered Assessment Appeal Application No. 23-055 filed by Putnam Family Trust, James & Laura Putnam Trustees. The applicant appeared. The applicant, Chief Deputy Assessor George Galang and Deputy Assessor Timothy Landregan addressed the Board.

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

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

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

**CLOSED SESSION**

13. Approve closed session minutes of March 27, 2024.

**ADJOURNMENT**

Next meeting scheduled for: May 22, 2024.

Patrick Scribner, Chairman  
Assessment Appeals Board

Paula Hugi, Deputy Clerk  
Assessment Appeals Board