

# YOLO COUNTY ASSESSMENT APPEALS BOARD

OCTOBER 23, 2024

## MINUTES

The Yolo County Assessment Appeals Board met on the 23rd day of October, 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  
Erasmo Berdejo, Deputy Assessor  
Sandra Leon, Senior Real Property Appraiser  
Whitney Hernandez, Real Property Appraiser  
Rene Jimenez, Real Property Appraiser  
Sean Sorrell, Real Property Appraiser  
Paula Hugj, Deputy Clerk

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

1. Consider approval of the agenda.

Minute Order No. 24-62: Approved agenda as submitted.

MOVED BY: Hoppin. SECONDED BY: Sharp.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

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. 24-63: Approved Consent Agenda Item Nos. 3-6.

MOVED BY: Sharp. SECONDED BY: Hoppin.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

3. Approve the minutes of the Assessment Appeals Board meeting of September 25, 2024.

Approved the minutes of the Assessment Appeals Board meeting of September 25, 2024 on Consent.

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

- A. Application No. 23-006 - Baird Fam Trust
- B. Application Nos. 23-153 and 23-154 - The Raley's Companies / Ochoa Sheryl M ETAL
- C. Application No. 23-155 - The Raley's Companies/ Raleys
- D. Application No. 23-156 - The Raley's Companies / Jensen Christopher N TR ETAL
- E. Application No. 23-157 - The Raley's Companies / Jensen C&M Fam Trust ETAL
- F. Application No. 23-172 - Schulba Family Enterprises, LP, Richard Schulba as General Partner
- G. Application Nos. 23-191 and 24-011 - Western Truck Parts & Equipment, c/o Nancy M. Hunt, Evans Petree PC

Approved **Withdrawals** on Consent.

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

- A. From *November 28, 2025 to December 31, 2026* and request for **continuance to January 29, 2025 at 9:00 a.m.** for *Assessment Appeal Application No. 23-108* filed by 5th G Plaza Inc
- B. From *November 28, 2025 to December 31, 2026* and request for **continuance to February 26, 2025 at 9:00 a.m.** for *Assessment Appeal Application No. 23-111* filed by Vulcan Materials Company
- C. From *November 22, 2025 to December 31, 2026* and request for **continuance to March 26, 2025 at 9:00 a.m.** for *Assessment Appeal Application No. 23-069* filed by Fairview River Landing LLC
- D. From *November 22, 2025 to indefinitely* and request for **continuance to March 26, 2025 at 9:00 a.m.** for *Assessment Appeal Application No. 23-070* filed by 1020 West Capitol Hotel LLC
- E. From *November 22, 2025 to December 31, 2026* and request for **continuance to March 26, 2025 at 9:00 a.m.** for *Assessment Appeal Application Nos. 23-142 and 23-143* filed by Au Energy LLC
- F. From *November 30, 2024 to December 31, 2026* and request for **continuance to May 28, 2025 at 9:00 a.m.** for *Assessment Appeal Application Nos. 22-162 and 22-163* filed by RMS Pacific Materials Inc

Approved **Extensions of Time and Continuances** on Consent.

6. **Continue** the following Assessment Appeal Application(s):
- A. Application No. 22-097 filed by 1020 West Capitol Hotel LLC to **March 26, 2025 at 9:00 a.m.** (Application does not expire) (2nd Request)
  - B. Application Nos. 21-172, 21-175 and 21-177 filed by Marketplace Center Inc. to **November 20, 2024 at 9:00 a.m.** (Applications do not expire) (3rd Request)

Approved Continuances on Consent.

## REGULAR AGENDA

7. Administer Oath

The Clerk swore in Chief Deputy Assessor George Galang, Deputy Assessor Timothy Landregan, Deputy Assessor Erasmo Berdejo, Senior Real Property Appraiser Sandra Leon, Real Property Appraiser Whitney Hernandez, Real Property Appraiser Rene Jomenez, Real Property Appraiser Sean Sorell and the applicant.

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

- A. Application Nos. 21-173, 21-174 and 21-176 - Marketplace Center Inc.
- B. Application Nos. 22-098 and 23-071 - 2750 Cowell Hotel LLC
- C. Application No. 23-033 - Kyle R Ploessl
- D. Application No. 23-063 - Centro Watt Property Owner I
- E. Application No. 23-106 - Omninet Sacramento LLC
- F. Application No. 23-107 - Signature Real Estate Equities, LLC
- G. Application Nos. 23-208 thru 23-210 - Kurt Sandhoff, Our Gang Enterprises, LLC

Minute Order No. 24-64: Approved **Stipulations**.

MOVED BY: Hoppin. SECONDED BY: Sharp.  
AYES: Hoppin, Sharp, Scribner.  
ABSENT: None.

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

- A. Application No. 23-081 - Cindy X. Mai
- B. Application No. 23-200 - Priyashiela Singh

Minute Order No. 24-65: Denied Assessment Application No. 23-081 filed by Cindy X. Mai, and Application No. 23-200 filed by Priyashiela Singhor for lack of appearance by the applicants, who were duly notified of the hearing.

MOVED BY: Sharp. SECONDED BY: Hoppin.  
AYES: Hoppin, Sharp, Scribner.  
ABSENT: None.

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

A. Application Nos. 22-056 and 22-057 - S M Farms LLC (Appeals expire November 10, 2024)

Minute Order No. 24-66: Denied Assessment Application Nos. 22-056 and 22-057 - S M Farms 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.

ABSENT: None.

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

A. Application No. 23-036 - Ivory Ma Family Living Trust

Considered Assessment Appeal Application No. 23-036 - Ivory Ma Family Living Trust. The applicant appeared. The applicant, Chief Deputy Assessor George Galang and Real Property Appraiser Sean Sorrell 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 she would be notified by mail within 30 days.

**CLOSED SESSION**

12. Approve closed session minutes of September 25, 2024.

**ADJOURNMENT**

Next meeting scheduled for: November 20, 2024

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Patrick Scribner, Chairman  
Assessment Appeals Board

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Paula Hugi, Deputy Clerk  
Assessment Appeals Board