

# YOLO COUNTY ASSESSMENT APPEALS BOARD

NOVEMBER 19, 2025

## MINUTES

The Yolo County Assessment Appeals Board met on the 19th day of November, 2025, 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: George Galang, Chief Deputy Assessor  
Sandra Leon, Interim Deputy Assessor  
Ashley Carpenter, Senior Real Property Appraiser  
Hoang To, Real Property Appraiser  
Michelle Lee, Auditor-Appraiser  
Valentina Zendejas, Auditor-Appraiser  
Paula Hugi, Deputy Clerk

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

1. Consider approval of the agenda.

Minute Order No. 25-51: Approved agenda as submitted.

MOVED BY: Sharp. SECONDED BY: Hoppin.

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. 25-52: Approved Consent Agenda Item Nos. 3-6.

MOVED BY: Hoppin. SECONDED BY: Sharp.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

3. Approve the minutes of the Assessment Appeals Board meeting of October 22, 2025.

Approved the minutes of the Assessment Appeals Board meeting of October 22, 2025 on Consent.

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

- A. Application No. 24-027 - Refoua LLC
- B. Application No. 24-031 - Article Student Living Davis Property Owner LLC (f/k/a CA Student Living Davis Property Owner LLC)
- C. Application Nos. 24-036 thru 24-038 - Sara M. Lebastchi
- D. Application No. 24-039 - Sara Lebastchi
- E. Application No. 24-061 - Ashraf H. & Yasmin A. Ali

Approved **Withdrawals** on Consent.

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

- A. From *November 20, 2026 to Indefinitely* and request for **continuance to January 28, 2026 at 9:00 a.m.** for Assessment Appeal Application Nos. 24-089 thru 24-092 filed by Oakshade Regency LLC
- B. From *December 2, 2026 to Indefinitely* and request for **continuance to March 18, 2026 at 9:00 a.m.** for Assessment Appeal Application No. 24-169 filed by Woodland Biomass Power, LTD et. Al. Attn Property Tax Department
- C. From *November 21, 2026 to December 31, 2027* and request for continuance to **May 27, 2026 at 9:00 a.m.** for Assessment Appeal Application No. 24-101 filed by Pardeep Singh
- D. From *November 27, 2026 to December 31, 2027* and request for **continuance to May 27, 2026 at 9:00 a.m.** for Assessment Appeal Application Nos. 24-148 thru 24-150 filed by Sac Ziggurat LLC
- E. From *November 27, 2026 to Indefinitely* and request for **continuance to September 23, 2026 at 9:00 a.m.** for Assessment Appeal Application No. 24-147 filed by USCLP CA Southport LLC

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

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

- A. Application Nos. 24-125 thru 24-129 filed by Tesla Energy Operations Incto **February 25, 2026 at 9:00 a.m.** (Applications do not expire) (2nd Request) (Mutual postponement)

Approved **Continuances** on Consent.

## REGULAR AGENDA

### 7. Administer Oath

The Clerk swore in Chief Deputy Assessor George Galang, Deputy Assessor Sandra Leon, Senior Real Property Appraiser Ashley Carpenter, Real Property Appraiser Hoang To, Auditor-Appraiser Michelle Lee, Auditor-Appraiser Valentina Zendejas, Attorneys for the Yocha Dehe Wintun Nation, Ryan Fong and Jim Glickman and applicant, Robert K Stephenson.

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

- A. Application No. 24-010 - Christine M Vogel
- B. Application No. 24-068 - Bixby Land Co
- C. Application No. 24-124 - Pittsburg Wholesale Grocers Inc
- D. Application No. 24-161 - QG Printing II LLC
- E. Application No. 24-170 - Port Drive LP

Minute Order No. 25-53: Approved **Stipulations**.

MOVED BY: Sharp. SECONDED BY: Hoppin.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

### 9. Consider the following application on **Timeliness**:

- A. Application No. 25-054 - Yocha Dehe Wintun Nation (Appeal expires 10/2/27)

Considered Assessment Appeal Application No. 24-054 on Timeliness filed by Yocha Dehe Wintun Nation. Ryan Fong and Jim Glickman, Agents, appeared. The Agents initially paid the \$309 deposit for Findings of Fact; however, prior to the conclusion of the hearing, they rescinded the request for Findings of Fact and their deposit was returned to them. During the presentation, the following exhibits were furnished to the Board:

Applicant's Exhibit 1 - Background

Assessor's Exhibit A - Communication Log for Appeal #25-054

Assessor's Exhibit B - Grant Deed

Minute Order No. 25-54: After discussion on the issue of Timeliness, the Board approved Assessment Appeal Application No. 25-054, filed by Yocha Dehe Wintun Nation, as timely filed.

MOVED BY: Hoppin. SECONDED BY: Sharp.

AYES: Hoppin, Sharp, Scribner.

ABSENT: None.

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

A. Application No. 24-173 - Stephenson Family Trust

Considered Assessment Appeal Application No. 24-173 - Stephenson Family Trust. The applicant appeared. The applicant, Chief Deputy Assessor George Galang and Senior Real Property Appraiser Ashley Carpenter addressed the Board.

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

Applicant's Exhibit 1 - Explanation of Reason for Filing Appeal  
Applicant's Exhibit 2 - History of Assessed Values 2016 - 2021  
Applicant's Exhibit 3 - Correspondence with staff from the Board of Equalization  
Applicant's Exhibit 4 - 2022 - 2023 Property Tax Bill  
Applicant's Exhibit 5 - Calculation of Dollars Overpaid  
Applicant's Exhibit 6 - 2022 - 2023 Property Tax Bill  
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**

11. Approve closed session minutes of October 22, 2025.

**ADJOURNMENT**

Next meeting scheduled for: December 10, 2025

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Patrick Scribner, Chairman  
Assessment Appeals Board

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Paula Hugi, Deputy Clerk  
Assessment Appeals Board