



MEETING AGENDA

MONO COUNTY ASSESSMENT APPEALS BOARD

Teleconference Only - No Physical Location

Regular Meeting

January 13, 2021 at 9:00 AM

TELECONFERENCE INFORMATION

As authorized by Governor Newsom's Executive Order, N-29-20, dated March 17, 2020, the meeting will be held via teleconferencing with members of the Board attending from separate remote locations. This altered format is in observance of recommendations by local officials that precautions be taken, including social distancing, to address the threat of COVID-19.

Important Notice to the Public Regarding COVID-19

Based on guidance from the California Department of Public Health and the California Governor's Officer, in order to minimize the spread of the COVID-19 virus, please note that there is no physical location of the meeting open to the public. You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer:

Visit

<https://monocounty.zoom.us/j/93815653380?pwd=YU94Ry84dTVQSmNaV3pBZ0tYRTdSdz09>

Passcode: 300142.

Or visit <https://www.zoom.us/> click on "Join A Meeting" and use the Zoom Meeting ID 938 1565 3380, Passcode: 300142.

To provide public comment (at appropriate times), during the meeting, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Webinar ID: 938 1565 3380, Passcode: 300142.

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand.

NOTE: In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Scheereen Dedman, Clerk of the Board, at (760) 932-5530. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (see 42 USCS 12132, 28CFR 35.130).

PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.

9:00 A.M. Call Meeting to Order

Pledge of Allegiance

ADMINISTRATIVE BUSINESS	
1.	Approval of Minutes for December 17, 2020 Regular Meeting of Assessment Appeals Board (Oster, Liebersbach, Mills) <u>Recommended Action:</u> Approve minutes (Exhibit A). [21-01-01]
2.	2020 Assessment Appeals Board Hearing/Meeting Calendar; Potential Candidates for Board Review of calendar and upcoming hearing dates; update on potential candidates for Board membership.
3.	Denial of Ormat et al. Appeals for Nonappearance (1) Parcel No. 037-050-005-000 AAB File No. 2019-019 Assessment Year: 2019-2020 Roll Value: \$9,919,656 <u>Recommended Action:</u> Deny application and approve order denying appeal for File No. 2019-019 for nonappearance of applicant at hearing (Exhibit B). [21-01-02]

	<p>(2) Parcel No. 037-050-002-000 AAB File No. 2013-095 Assessment Year: 2013-2014 Roll Value: \$75,988,615</p> <p><u>Recommended Action:</u> Deny application and approve order denying appeal for File No. 2013-095 for nonappearance of applicant at hearing (Exhibit B). [21-01-03]</p> <p>(3) Parcel No. 905-001-027-000 AAB File No. 2013-097 Assessment Year: 2013-2014 Roll Value: \$8,899,729</p> <p><u>Recommended Action:</u> Deny application and approve order denying appeal for File No. 2013-097 for nonappearance of applicant at hearing (Exhibit B). [21-01-04]</p>
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HEARINGS

<p>4.</p>	<p>Dalton Restated 1999 Trust</p> <p>Parcel No. 040-120-022-000 AAB File No. 2019-002 Assessment Year: 2019-2020 Roll Value: \$1,400,000.00</p> <p><u>Recommended Action:</u> Direct the Chair to approve the withdrawal submitted by the applicant for File No. 2019-002 (Exhibit C). [21-01-05]</p>
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<p>5.</p>	<p>Troop Family Trust</p> <p>Parcel No. 031-180-034-000 AAB File No. 2019-003 Assessment Year: 2019-2020 Roll Value: \$1,593,188.00</p> <p><u>Recommended Action:</u> Direct the Chair to approve the withdrawal submitted by the applicant for File No. 2019-003 (Exhibit D). [21-01-06]</p>
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<p>6.</p>	<p>Canyon Boulevard Mammoth, LLC</p> <p>Parcel No. 033-023-417-000</p>
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	<p>AAB File No. 2019-004 Assessment Year: 2019-2020 Roll Value: \$839,978.00</p> <p><u>Recommended Action:</u> Direct the Chair to approve the withdrawal submitted by the applicant for File No. 2019-004 (Exhibit E). [21-01-07]</p>
<p>7.</p>	<p>3218 Canyon Blvd., LLC</p> <p>Parcel No.033-023-218-000 AAB File No. 2019-005 Assessment Year: 2019-2020 Roll Value: \$999,171.00</p> <p><u>Recommended Action:</u> Announce File No. 2019-005 as application for reduction in assessment, the role value of subject property, and applicant’s opinion of value; at the Board’s discretion, request the parties to briefly describe the subject property, the issues presented, and any agreements or stipulations agreed to by the parties; and thereafter either (i) take the matter under submission; (ii) request that the parties answer any questions and/or provide any additional materials/documentation; or (iii) determine the full value of the subject property based on the evidence before the Board and direct staff to prepare an order. [21-01-08]</p>
<p>8.</p>	<p>Mammoth SFIP Lodge, LLC</p> <p>(1) Parcel No. 022-393-044-000 AAB File No. 2019-006 Assessment Year: 2019-2020 Roll Value: \$2,534,699.00</p> <p><u>Recommended Action:</u> Direct the Chair to approve the withdrawal submitted by the applicant for File No. 2019-006 (Exhibit F). [21-01-09]</p> <p>(2) Parcel No. 022-393-045-000 AAB File No. 2019-007 Assessment Year: 2019-2020 Roll Value: \$2,534,699</p> <p><u>Recommended Action:</u> Direct the Chair to approve the withdrawal submitted by the applicant for File No. 2019-007 (Exhibit F). [21-01-12]</p>

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EXHIBIT A

MEETING MINUTES
December 17, 2020
Page 1 of 3



MEETING MINUTES

MONO COUNTY ASSESSMENT APPEALS BOARD

Teleconference Only - No Physical Location

Regular Meeting

December 17, 2020 at 9:00 AM

9:05 A.M. Meeting called to order by Chair Oster.

*Board Members Present: Liebersbach, Mills, and Oster.
Board Members Absent: None.*

All Board Members attended via teleconference. All votes were conducted by roll call.

ADMINISTRATIVE BUSINESS

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| 1. | Approval of Minutes for August 20, 2020 Regular Meeting of Assessment Appeals Board
(Oster, Liebersbach, Mills)

<u>Action:</u> Approve minutes (Exhibit A).
[20-12-01]
Mills Moved; Oster Seconded
Vote: 2 yes; 0 no; 1 abstain
Liebersbach abstained, did not attend full meeting. |
| 2. | 2020 Assess Appeals Board Hearing/Meeting Calendar

<u>Action:</u> None..
Jason Canger, Board Counsel:
Reviewed upcoming hearings and meeting dates.
Hearings will be conducted via Zoom for the time being. |

HEARINGS

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| 3. | Frank Family Trust Assessment Appeal Applications |
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EXHIBIT A

	<p>(1) Parcel No. 022-300-069-000 AAB File No. 2019-013 Assessment Year: 2019-2020 Roll Value: 5,800,000 Stipulated Value: 5,000,000</p> <p>(2) Parcel No. 022-300-069-000 AAB File No. 2018-009 Assessment Year: 2018-2019 Roll Value: \$6,481,329</p> <p><u>Action:</u> Approve stipulation and withdrawal and waive appearance of applicant. [20-12-02] Liebersbach Moved; Mills Seconded Vote: 3 yes; 0 no</p> <p>Jason Canger: Introduced item. The two appeals were consolidated in August 2020.</p>
<p>4.</p>	<p>West Coast Dental Consultants, Inc. Assessment Appeal Application</p> <p>Parcel #860-000-200-000 File # 2019-001 Assessment Year: 2019-2020 Roll Value: \$242,100 Stipulated Value: \$222,100</p> <p>Applicant has submitted a stipulation. In order for the Board to approve the stipulation at today's meeting, the applicant must waive Notice of Hearing, which was not provided 45 days prior to the hearing. Otherwise, this stipulation will be heard at a subsequent hearing.</p> <p><u>Action:</u> Schedule appeal for hearing at February hearing. [20-12-03] Liebersbach Moved; Mills Seconded Vote: 3 yes; 0 no</p> <p>Aimee Brewster, Appraiser III: Applicant has a possessory interest in which they do not own the land.</p> <p>Applicant was not in attendance. Board agreed to schedule the hearing for February so that applicant can be properly noticed.</p>

EXHIBIT A

MEETING MINUTES
December 17, 2020
Page 3 of 3

ADJOURNED at 9:23 AM

ATTEST

**PAUL OSTER
CHAIR OF THE BOARD**

**SCHEEREN DEDMAN
CLERK OF THE BOARD**

EXHIBIT B

**ASSESSMENT APPEALS BOARD
COUNTY OF MONO, STATE OF CALIFORNIA**

APPLICATION FOR CHANGED
ASSESSMENT FOR THE 2019-2020
SECURED TAX ROLE

APPLICATION NO. 2019-019
DECISION AND ORDER

APN: 370-500-050-000

APPLICANT: MAGMA ENERGY, INC.

Application for Assessment Appeal No. 2019-019 (“Application”), filed by the Magma Energy, Inc. (“Applicant”), came before the Assessment Appeals Board (“Board”) for hearing on August 20, 2020. The matter was properly noticed for hearing by the Board. Present at the hearing were Board members Paul Oster, Madeleine Brown, and Jeff Mills. Also present were Jason Canger, Mono County Counsel, as legal counsel to the Board; Scheereen Dedman, as Clerk of the Board; and Barry Beck and Aimee Brewster, as Assessor and Assistant Assessor from the Mono County Assessor’s Office. The Applicant was not present.

In accordance with California Property Tax Rule 313(a), and finding the Applicant not present at the hearing, the Board hereby DENIES the Application for lack of appearance.

IT IS SO ORDERED.

DATED: _____, 2021

MONO COUNTY ASSESSMENT APPEALS BOARD

By: _____
PAUL OSTER, CHAIR

EXHIBIT B

ASSESSMENT APPEALS BOARD COUNTY OF MONO, STATE OF CALIFORNIA

APPLICATION FOR CHANGED
ASSESSMENT FOR THE 2013-2014
SECURED TAX ROLE

APN: 370-500-020-000

APPLICANT: MAMMOTH PACIFIC/
MAGMA ENERGY, INC.

APPLICATION NO. 2013-095

DECISION AND ORDER

Application for Assessment Appeal No. 2013-095 (“Application”), filed by Mammoth Pacific/Magma Energy, Inc. (“Applicant”), came before the Assessment Appeals Board (“Board”) for hearing on August 20, 2020. The matter was properly noticed for hearing by the Board. Present at the hearing were Board members Paul Oster, Madeleine Brown, and Jeff Mills. Also present were Jason Canger, Mono County Counsel, as legal counsel to the Board; Scheereen Dedman, as Clerk of the Board; and Barry Beck and Aimee Brewster, as Assessor and Assistant Assessor from the Mono County Assessor’s Office. The Applicant was not present.

In accordance with California Property Tax Rule 313(a), and finding the Applicant not present at the hearing, the Board hereby DENIES the Application for lack of appearance.

IT IS SO ORDERED.

DATED: _____, 2021

MONO COUNTY ASSESSMENT APPEALS BOARD

By: _____
PAUL OSTER, CHAIR

EXHIBIT B

**ASSESSMENT APPEALS BOARD
COUNTY OF MONO, STATE OF CALIFORNIA**

APPLICATION FOR CHANGED
ASSESSMENT FOR THE 2013-2014
SECURED TAX ROLE

APPLICATION NO. 2013-097
DECISION AND ORDER

APN: 905-001-027-000

APPLICANT: MAMMOTH PACIFIC, L.P.

Application for Assessment Appeal No. 2013-097 (“Application”), filed by Mammoth Pacific L.P. (“Applicant”), came before the Assessment Appeals Board (“Board”) for hearing on August 20, 2020. The matter was properly noticed for hearing by the Board. Present at the hearing were Board members Paul Oster, Madeleine Brown, and Jeff Mills. Also present were Jason Canger, Mono County Counsel, as legal counsel to the Board; Scheereen, as Clerk of the Board; and Barry Beck and Aimee Brewster, as Assessor and Assistant Assessor from the Mono County Assessor’s Office. The Applicant was not present.

In accordance with California Property Tax Rule 313(a), and finding the Applicant not present at the hearing, the Board hereby DENIES the Application for lack of appearance.

IT IS SO ORDERED.

DATED: _____, 2021

MONO COUNTY ASSESSMENT APPEALS BOARD

By: _____
PAUL OSTER, CHAIR

EXHIBIT C

BOE-305-WD REV. 02 (07-15)



Assessment Appeals Board
P.O. Box 237
Bridgeport, CA 93517-0715
Telephone: 760-932-5530
Fax: 760-932-5531
Email: hnnun@mono.ca.gov

ASSESSMENT APPEAL WITHDRAWAL

Mail or fax the completed form to the Clerk of the Board at the address shown.

APPLICANT AND PROPERTY INFORMATION

NAME OF APPLICANT Dalton Restated 1999 Trust					HEARING DATE <i>if applicable</i> 1/13/2021	
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) 20475 Regal Oaks Dr.				EMAIL ADDRESS john@daltonfamily.com		
CITY Yorba Linda	STATE CA	ZIP CODE 92886	DAYTIME TELEPHONE () ()	ALTERNATE TELEPHONE () ()	FAX TELEPHONE () ()	

I no longer wish to pursue an assessment appeal on the property, or properties, indicated below and hereby request that the *Assessment Appeal Application* be withdrawn.

APPLICATION NUMBER 2019-002	PARCEL, ACCOUNT OR TAX BILL NUMBER 040-120-022
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER

ADDITIONAL AFFECTED APPLICATIONS ARE LISTED ON ATTACHMENT. NUMBER OF PAGES ATTACHED: _____

An *Assessment Appeal Application* may be withdrawn at any time prior to or at the time of the hearing upon submission of this request, unless the Assessor has given the applicant a written notice of an intention to recommend an increase in the assessed value of the property. Additionally, the county Board can decide to review an assessment even though the Assessor and applicant may have agreed to withdraw the appeal.

Withdrawals are final and will conclude any further action on the appeal. No conditional withdrawals will be accepted.

CERTIFICATION

I certify that I am authorized to transact all business relating to the above filing, including this withdrawal of the Assessment Appeal Application.

SIGNATURE 	DATE 12/11/2020
PRINT NAME OF AUTHORIZED SIGNER PROTAX LLC - Tonya D'Heilly	TITLE
COMPANY NAME Protax LLC	EMAIL ADDRESS tonyad@protaxllc.com
FILING STATUS <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AGENT <input type="checkbox"/> ATTORNEY 13029 Danielson St., Ste. 200 Poway, CA 92064 (858) 679-7221 Fax: (858) 679-7221	<input type="checkbox"/> PARTNER <input type="checkbox"/> CHILD <input type="checkbox"/> PARENT <input type="checkbox"/> PERSON AFFECTED <input type="checkbox"/> CALIFORNIA ATTORNEY, STATE BAR NO. _____ <input type="checkbox"/> CORPORATE OFFICER OR DESIGNATED EMPLOYEE

FOR COUNTY BOARD USE ONLY

- The withdrawal request is accepted and will conclude any further action on the appeal.
- The withdrawal request is denied. The Assessor has delivered a notice of increase. Your appeal will be set for hearing, in which you will be notified of the date no less than 45 days prior to the hearing date.
- The withdrawal request is denied by the appeals board. In accordance with section 1610.8, the appeals board has the authority to proceed with an assessment review to determine the full value of the property or other issues.

ATTEST BY COUNTY BOARD:

DATED: _____

BY: _____
CHAIRPERSON

CLERK OF THE BOARD

EXHIBIT D



Assessment Appeals Board
P.O. Box 237
Bridgeport, CA 93517-0715
Telephone: 760-932-5530
Fax: 760-932-5531
Email: hnnun@mono.ca.gov

BOE-305-WD REV. 02 (07-15)

ASSESSMENT APPEAL WITHDRAWAL

Mail or fax the completed form to the Clerk of the Board at the address shown.

APPLICANT AND PROPERTY INFORMATION

NAME OF APPLICANT Troop Family Trust					HEARING DATE <i>if applicable</i> 1/13/2021	
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) 2294 Swift Fox Ct.					EMAIL ADDRESS	
CITY Simi Valley	STATE CA	ZIP CODE 93065	DAYTIME TELEPHONE (805) 6303124	ALTERNATE TELEPHONE ()	FAX TELEPHONE ()	

I no longer wish to pursue an assessment appeal on the property, or properties, indicated below and hereby request that the *Assessment Appeal Application* be withdrawn.

APPLICATION NUMBER 2019-003	PARCEL, ACCOUNT OR TAX BILL NUMBER 031-180-034
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER

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COMPANY NAME Protax LLC	EMAIL ADDRESS tonyad@protaxllc.com
FILING STATUS <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AGENT <input type="checkbox"/> ATTORNEY 13029 Danielson St., Ste. 200 Poway, CA 92064 (858) 679-7221 Fax: (858) 679-7221	VER <input type="checkbox"/> CHILD <input type="checkbox"/> PARENT <input type="checkbox"/> PERSON AFFECTED <input type="checkbox"/> CORPORATE OFFICER OR DESIGNATED EMPLOYEE

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ATTEST BY COUNTY BOARD:

DATED: _____

BY: _____
CHAIRPERSON

CLERK OF THE BOARD

EXHIBIT E

BOE-305-WD REV. 02 (07-15)



Assessment Appeals Board
P.O. Box 237
Bridgeport, CA 93517-0715
Telephone: 760-932-5530
Fax: 760-932-5531
Email: hnuun@mono.ca.gov

ASSESSMENT APPEAL WITHDRAWAL

Mail or fax the completed form to the Clerk of the Board at the address shown.

APPLICANT AND PROPERTY INFORMATION

NAME OF APPLICANT Canyon Boulevard Mammoth, LLC					HEARING DATE <i>if applicable</i> 1/13/2021	
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) 3810 Katella Ave.					EMAIL ADDRESS	
CITY Los Alamitos	STATE CA	ZIP CODE 90720	DAYTIME TELEPHONE (858) 8292828	ALTERNATE TELEPHONE ()	FAX TELEPHONE ()	

I no longer wish to pursue an assessment appeal on the property, or properties, indicated below and hereby request that the *Assessment Appeal Application* be withdrawn.

APPLICATION NUMBER 2019-004	PARCEL, ACCOUNT OR TAX BILL NUMBER 033-023-417
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER

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<input type="checkbox"/> CALIFORNIA ATTORNEY, STATE BAR NUMBER: _____	

FOR COUNTY BOARD USE ONLY

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ATTEST BY COUNTY BOARD:

DATED: _____

BY: _____
CHAIRPERSON

CLERK OF THE BOARD

EXHIBIT F

BOE-305-WD REV. 02 (07-15)



Assessment Appeals Board
P.O. Box 237
Bridgeport, CA 93517-0715
Telephone: 760-932-5530
Fax: 760-932-5531
Email: hnuun@mono.ca.gov

ASSESSMENT APPEAL WITHDRAWAL

Mail or fax the completed form to the Clerk of the Board at the address shown.

APPLICANT AND PROPERTY INFORMATION

NAME OF APPLICANT Mammoth SFIP Lodge, LLC					HEARING DATE <i>if applicable</i> 1/13/2021	
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) 23 Corporate Plaza Dr., #247				EMAIL ADDRESS dawn@komarinvestments.com		
CITY Newport Beach	STATE CA	ZIP CODE 92660	DAYTIME TELEPHONE () ()	ALTERNATE TELEPHONE () ()	FAX TELEPHONE () ()	

I no longer wish to pursue an assessment appeal on the property, or properties, indicated below and hereby request that the *Assessment Appeal Application* be withdrawn.

APPLICATION NUMBER 2019-006	PARCEL, ACCOUNT OR TAX BILL NUMBER 022-393-044
APPLICATION NUMBER 19-007	PARCEL, ACCOUNT OR TAX BILL NUMBER 022-393-045
APPLICATION NUMBER	PARCEL, ACCOUNT OR TAX BILL NUMBER

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<input type="checkbox"/> CALIFORNIA ATTORNEY, STATE BAR NUMBER: _____	

FOR COUNTY BOARD USE ONLY

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ATTEST BY COUNTY BOARD:

DATED: _____

BY: _____

CHAIRPERSON

CLERK OF THE BOARD