

BOS Rcvd 10/20/25
#5 24-1486



Outlook

County property perks court

From Walking in the light buhler <real1611@hotmail.com>

Date Mon 10/20/2025 7:42 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Vote no on transfer of county property at Perks court to the state for high rise housing.

Allen and Nora Buhler

2790 Ringtail rd

Georgetown ca

Sent via the Samsung Galaxy A52 5G, an AT&T 5G smartphone

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#5

BOS Rcvd 10/20/25
25-1486



Outlook

County Property at Perks Court

From Lauren Lerza <laurenlerza@gmail.com>

Date Mon 10/20/2025 8:22 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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As a resident of El Dorado County, I demand that the action of the Perks Court property as it relates to N-06-19 affordable housing development be denied and stopped completely.

This is not in the best interest of constituents.

Thank you
Lauren

BOS #5 25-1486

BOS rcd 10/20/25



Outlook

Opposition to Consent Calendar item

From Denise Byer <denisebyer@msn.com>

Date Mon 10/20/2025 2:23 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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I am writing to demand that our BOS remove from the consent calendar the item regarding gifting of our land to the state. Your constituents are overwhelmingly opposed to our county gifting land originally specified as roadway property, when we will lose our rights to use that land which is currently, and should remain, in our use, the General Plan and Zoning restrictions.



Outlook

BOS Meeting 10/21/25 - Agenda Item #5

From Krista Grassi <kristagrassi@me.com>

Date Mon 10/20/2025 3:46 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc Krista Grassi <kristagrassi@me.com>

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Supervisors – Please pull this item off Consent, so it can be discussed separately....and then deny the proposed resolution. This property was previously slated for the Navigation Center which created an uproar from neighbors & local businesses...and ultimately resulted in the Navigation Center being relocated. Now, you quietly want to dispose of it as “exempt surplus land” which means the State will build low-income housing with little or no oversight from the County. This will bypass CEQA and the State will direct future development. We will be back in the same situation with even less control of what is being built. This does not fit within our community or County and must be denied.

Thank you,
Krista Grassi



Outlook

Agenda item 6, Legistar 25-1486

From Lee Tannenbaum <lee.s.tannenbaum@gmail.com>

Date Mon 10/20/2025 3:55 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

Cc gina posey <gposey777@gmail.com>; Hank Krizl <hankkrizl49@gmail.com>; Mary Crowley <Mary.Chan.Crowley@gmail.com>; Sue Taylor <suetaylor530@gmail.com>; Ken Calhoon <ken@kencalhoon.com>; Kevin W. McCarty <kevinwmccarty@pm.me>; Kris Payne <krispayne999@gmail.com>; Paul Gilchrest <paulgilchrest@sbcglobal.net>; Carol Louis <greenstone24@yahoo.com>

 1 attachment (9 KB)

TPA_Letter_BOS_PerksCourt_10-21-25.pdf;

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Madam Clerk,

We respectfully submit these comments for the agenda item tomorrow.

Lee Tannenbaum
President, Taxpayers Association of EDC
650-515-2484.

Sent from my iPhone so please excuse typos

Taxpayers Association of El Dorado County

P.O. Box [insert] • El Dorado County, CA

Email: info@edctaxpayers.org

October 21, 2025

To: Chair and Members of the El Dorado County Board of Supervisors

Re: Agenda Item #6 – Legistar #25-1486 – Surplus Property on Perks Court

Good morning, Chair and Members of the Board.

I am here today on behalf of the Taxpayers Association of El Dorado County to respectfully request that Agenda Item #6 be pulled from the Consent Calendar.

Given the magnitude of this project and the clear intent of the State of California to use this property for high-density housing, this proposal must be subject to open discussion and public input. It is being advanced without sufficient oversight by either the County or its residents, and without the transparency required for decisions of this scale.

We therefore ask that this item be either continued to a later date to allow additional information to be provided to both the Board and the public — or denied outright.

Background

From the April 2, 2019 Agenda Item approved on Consent (5-0 vote):

Chief Administrative Office, Facilities Division, recommending the Board:

- 1) Find that the following real properties located at 6940 Perks Court (APN 327-130-18-100), 6910 Perks Court (APN 327-130-19-100), 6880 Perks Court (APN 327-130-20-100), and APN 327-130-79-100 (no address, in front of 6854 Perks Court) are not required for public use; and
- 2) Declare the properties as surplus and direct staff to begin the process of sale or disposition of the properties.

That same item also made clear that, after the properties were declared surplus, several mandatory steps had to follow:

1. Compile basic property data (acreage, zoning, legal description).
2. Determine market value.
3. Complete a CEQA evaluation.
4. Send mandatory written offers to eligible agencies (cities, school districts, housing authorities, etc.).
5. Allow a 60-day response period.
6. If interest is expressed, negotiate for a minimum of 90 days.
7. If no agreement is reached, proceed with a public sale process requiring additional Board action.

There is no indication in the current staff report that any of these follow-up steps were ever completed.

Current Action

The October 21, 2025 staff report states:

“ The Surplus Land Act requires that before a local agency takes any action to dispose of property, the agency must formally declare that the land is surplus and not necessary for the agency ’ s use. Property shall be declared either ‘ surplus land ’ or ‘ exempt surplus land ’ as supported by written findings. ”

However, no written findings are attached to this item.

Furthermore, Caltrans had previously conditioned approval of the Diamond Springs Parkway Retail Center upon expansion of the Missouri Flat Interchange before a building permit could be issued. Since then, multiple large commercial projects have been approved in the same area — all of which assumed that Phase 2 of the interchange project would be built. That phase directly affects Perks Court.

For the public ’ s safety, the County must not gift this property to the State for high-density housing. The County has not made written findings, completed studies, or shared with this Board any issues such as the expansion of the Missouri Flat Interchange, possible impact to utilities, trails, or easements.

Additional Context

It appears that Phase 2 of the Missouri Flat Interchange was removed from the County ’ s Capital Improvement Plan, thereby shifting costs away from certain private developments that otherwise would have been required to contribute to it. This change has left the area without adequate roadway capacity or stacking space for current and approved projects.

Had Caltrans remained in control of the process, these projects would not have been allowed to proceed without addressing the interchange expansion first.

For further reference, the County ’ s own documentation from 2017 outlines these planned improvements:

Missouri Flat Interchange PowerPoint Presentation (2017-08-29)

Request

The Taxpayers Association of El Dorado County respectfully urges the Board to:

1. Remove Agenda Item #6 from the Consent Calendar; and
2. Deny the item outright or continue it until the County provides full public disclosure, completes all required analyses, and ensures that the Missouri Flat Interchange Phase 2 is built and operational.

Local taxpayers funded the purchase of these parcels. They should not be gifted to the State of California without a transparent process, detailed evaluation, and clear findings demonstrating public benefit.

Respectfully submitted,

Lee Tannenbaum
President, Taxpayers Association of El Dorado County



Outlook

County Land Giveaway at Perks Ct.

From Yahoo Account Mgmt <cbcool46@yahoo.com>

Date Mon 10/20/2025 2:46 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Supervisor,

Concerning the El Dorado County land to be given to the State, I strongly suggest that the subject be removed from the Consent Calendar and hope that you will vote not to give county land to the state. What is built in the county should be controlled by the county.

Regards,

Chuck Bloss



Outlook

County Land Giveaway at Perks Ct.

From Yahoo Account Mgmt <cbcool46@yahoo.com>

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Regards,

Chuck Bloss



Outlook

No on voting to gifting county property to the state

From Carol Kovak <ckovak@gmail.com>

Date Mon 10/20/2025 10:34 AM

To BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District V <bosfive@edcgov.us>

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As a resident of El Dorado County for 40 years, I am opposed to gifting county property to the state for housing. We do not want seven story housing in our area. Take it off the docket and deny this action until you collect input from the citizens of this county.

Carol Kovak
Shingle Springs CA
Ckovak@gmail.com