

Results: Economic Development

Survey Info - This survey was sent on behalf of County of El Dorado to the FlashVote community for El Dorado County, CA.

<p>765 Participants 691 of 1346 initially invited (51%) Margin of error: ± 4%</p>	<p>Applied Filter: Locals only Participants for filter: 281</p>		<p>Started: Dec 5, 2017 1:38pm Ended: Dec 7, 2017 1:45pm Target Participants: All El Dorado County</p>
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Q1

El Dorado County would like your input on needs and priorities for economic development.

Which ONE of these things is most important to you?

(636 responses by locals)

Options	Locals (636)
Having a rural lifestyle	43.1% (274)
Maintaining a high level of County services (i.e., Sheriff's, Library, Animal Services)	41.0% (261)
Keeping sales taxes low	11.3% (72)
Not Sure	4.6% (29)

Q2

Which THREE of the following aspects of Economic Development are most important to you, if any? (You can choose up to THREE)

(622 responses by locals)

Options	Locals (622)
Retail shopping options	20.4% (127)
...	...

job opportunities	46.5% (289)
Affordable housing	41.3% (257)
Good schools	61.4% (382)
Tourist attractions	7.4% (46)
Recreational options	55.0% (342)
Restaurant options	27.8% (173)
Easy parking	10.9% (68)
Other:	10.6% (66)

Unfiltered responses

- Alternative transportation
- Bike routes
- New housing of all types
- Public land
- Rural character - less high density housing
- Youth sports facilities
- Better road/ easier commutes
- sustainable manufacturing
- Sports Facilities

Retail/business to generate sales tax
EV Charging Stations
Protected open undeveloped space
Stop open space development
Traffic issues
a social gathering hub - has retail, social services, commercial businesses.
Improved transportation management
Homelessness resources
Providing jobs w/decent wages to attract younger educated residents who contribute to the economy.
Less housing. Less people. Less traffic.
Fire Protection & Prevention - Improved Roads
Broadband/Internet expansion
Clean and presentable community streets and services
Maintaining open spaces (parks, trails, etc)
Open spaces, parks, green belts
I can tell you what's LEAST important ~ having anymore fast-food restaurants or gas stations!
Of-visited (schools, grocery, fitness, etc.) s/b close. Minimize need to drive! Safe biking!
Recreational center and pool
Community safety
good roads, limited growth
Police/low crime
Maintained roads
limited responsible housing development supporting a rural culture. Infrastructure development.
Public Parks
My other choice is "good schools." However, recreational options is also important to me.
low crime
sustainable green infrastructure, including bike lanes and good inter-basin bus system
Medicare for All
Good library
LOW DENSITY HOUSING - keep our rural atmosphere - don't need retail, congestion, we're not Folsom
smart development ensuring environmental quality and water supply
Public Services: Hospital, Fire, Police Department, etc.
Business development, attracting companies to EDC
Bike trails and mountain bike trails
Less people in our area
Road maintainance
healthy and natural environment
More roads, road widening, lessen traffic congestion
city maintenance

Develop existing railroad track right of way for Tourist attraction to County History and winerys

impeach CSD Board and low growth

Mountain bike trails and public open space

Safe Roads

Safety

Fix the roads that are in terrible condition. (Most of them)

maintaining a safe enviroment

Reducing traffic

Reasonably

Open Space - Rural community feel

We need to keep it Rule and and try to get the traffic under control

None of the above I want I wish to keep it very rural

Maintaining public lands of usable space for everyone to use

Accomodation

traffic on hwy 50

Stay within budget. Don't have the loop road and then say we need to fix roads. No new gov blgs.

Fixed Roads and Sidewalks

Not high impacting traffic

Q3

Which of the following things, if any, do you think are strengths of El Dorado County? (Choose all that apply)
(615 responses by locals)

Options	Locals (615)
Retail shopping options	8.8% (54)
Job opportunities	4.2% (26)
Affordable housing	10.9% (67)
Good schools	51.5% (317)
Tourist attractions	47.2% (290)
Recreational options	78.2% (481)
Restaurant options	21.1% (130)
Easy parking	17.9% (110)

Other:

8.9% (55)

Unfiltered responses

Rural living

Retaining the value of the homes

Parts of the County are beautiful and rural

Natural open spaces/landscapes

Natural beauty

Open space

Rural mixed with suburb

Clean air

EV Charging Stations

Protected open undeveloped space

Lake Tahoe

a more conservative culture/approach to life

rural feeling

Rural nature of the area coupled with availability of stores, businesses and public services.

Less housing. Less people. Less traffic.

None

Farms and Ag

Fire and Police/Sheriff Departments

it's natural beauty

Nature areas, parks

natural beauty, rural lifestyle

Rural lifestyle

Housing is affordable compared w/most of Calif. but not necessarily for more rural local workers.

open areas, limited government

Rural lifestyle and culture.

The County needs reasonable housing options, better roads, and lower fees for construction/business

Safe environment! Low crime.

rural lifestyle

opportunity to learn from & integrate other mountain communities' positive traits

Agricultural variety

I moved here because of the beauty of the hills and nature yet so convenient to supplies and job.

Protected environments

NONE

Rural atmosphere versus high density housing w/ retail & congestion. Please preserve our character

I have not had an opportunity to interact with the local schools so I am cannot answer

no traffic issues like other urban and suburban areas

Open Spaces! So rare in big cities like Seattle or SF

Opportunity to live in a rural community if desired

city maintenance

Safe haven from Liberal thinking

Rural living

Rural Atmosphere

I only interested in living in the same rural area, that i moved to 11 years ago no interest in dev

apple hill

Rural lifestyle

Open Space - Rural community feel

NOT too over-developed!

Proximity to cities

Nature and the small town feel, keep out the big business, support local!

none of the above

Rural areas

Stay within budget. Don't have the loop road and then say we need to fix roads. No new gov blgs.

Location between mountains & valley/ocean

Rural living

Q4

Keeping in mind that about 24% of every property tax dollar goes to the County, what best describes your view on having additional housing development in El Dorado County to support improvements in the areas we just asked about?

(630 responses by locals)

Options	Locals (630)
Strongly Disapprove (1)	20.6% (130)
Disapprove (2)	19.5% (123)
Neutral (3)	19.7% (124)
Approve (4)	23.3% (147)
Strongly Approve (5)	12.4% (78)
Not Sure	4.4% (28)

Q5

Any other comments or suggestions about economic development in El Dorado County?

(281 responses by locals)



Unfiltered responses

Please stop building more homes. We already don't have enough space, the crime rate is increasing and the traffic is getting worse. Keep us small.

We need better and protected bike routes along the road.

We need new housing

Reduce the re-zoning of rural land to high-density residential.

I'm in EDH. I'm concerned about all the development coming on hwy 50 sand hire impacted that will make EDH blvd and Folsom/bidwell, both traffic and shopping. Tx

Ensure that Tahoe receives its due share of economic development. Much of the tourist revenue is generated in Tahoe but priorities seem to focus on the western slope. To that end, it is vital that we keep political representation at the County level.

If a plant is kept in a small pot, it doesn't grow. If the County keeps its growth artificially constrained, it will choke itself out. Make smart growth choices, not "no growth" choices.

More development on Broadway in the Grocery Outlet shopping center.

Keep shingle springs rural... don't need high density development. That was the whole reason for living here... large parcels and few neighbors.

Please don't try to turn us into a suburb of Sacramento or the Bay Area

Economic development needs to be balanced with quality of life impacts to existing residents. That includes environmental impacts, traffic, recreational opportunities, open space, and housing density.

I only support small and targeted economic development with the objective of maintaining open space.

Attract young people!

Need infrastructure before building.

i DON'T LIKE THE IDEA OF THE APARTMENTS/CONDOS IN TOWN CENTER - PARKING IS LIMITED ALREADY AND THERE WILL BE TOO MUCH TRAFFIC FOR THE OUTDOOR PEDISTRIAN SHOPPING ATTRACTION

Our infrastructure is a nightmare, poor roads full of pot holes and heavy traffic. Very poor law enforcement in El Dorado Hills, especially traffic enforcement near schools. Adding more people to this mess is the last thing we need.

include a focus on housing in tahoe when looking at any support for housing. the tahoe tourist industry brings a lot of money to the county, but people need to be able to live in tahoe to support the resort industry.

There are ways to sustain and grow services other than ruining our land with overdevelopment.

To much growth already. Stop issuing building permits already!

The County should not continue to allow sensitive uses, such as schools, churches, and residential care homes to be built in the few commercial/industrial business parks we have (e.g. EDH Business Park, Barnett Business Park, etc) as it severely limits what other uses can locate there due to such things as noise, potential hazardous materials, etc.

Keep El Dorado County rural!

We moved to the country for a rural lifestyle. We need to ensure that our county remains rural. High development contributes to problems related to traffic and crime.

Less rentals/apartments

I don't exactly disapprove of more housing being built, but many of the projects that I have seen recently don't fit in to the area where they are being proposed, they don't adequately address traffic issues, they require re-zoning from the general plan designation, and they don't leave enough open space nor account for the visual impact of the development. My biggest objection they vastly increase density in areas away from population centers- that is simply poor planning. the density of housing matters. Rural areas should remain rural and denser housing should be planned only near denser population centers.

Green Valley congested and not many available jobs.

I believe that the county is going in a good direction by promoting growth along the service corridors, that is where road and utility services (infrastructure) exist.

your last question is unformed. county gets 24% property taxes: what do you think about more houses? Well, if they are well planned and lead to low rental cost, great. if they are typical El Dorado County traffic makers (see: el dorado hills), then boooooooooo. I said "not sure," but if it is status quo type of (poor) planning, then i would have voted "strongly disagree"

We must have high-speed internet on the Georgetown Divide if we are going to attract younger people, business, and families to the area!

Hoping that no town in ED County starts to feel like Folsom -- especially concerned about ED Hills.

Get rid of the option for people to transfer their tax base from other counties, we are losing money! Build more affordable housing to increase tax revenue and attract more young families to our communities.

We do not need further economic development in this county (particularly more housing). We need to use our tax dollars to improve our existing schools, fix our horrible roads & widen our current roads to accommodate our already growing population!

fix the @#\$\$%^& roads!

Affordable housing is extremely important, but I would encourage denser housing with more open space, rather than large expensive lots spread out over a large area.

Affordable housing on the West Shore of Lake Tahoe is critical for attracting and retaining year-round residents, families, and workers. Soon no one will be left to keep the area going.

The reason I moved here was the beautiful, undeveloped rolling hillsides and small town feel. All that is being taken away. It's turning into a place I do not want my kids to grow up in. My family is planning to move by the start of the next school year. It's a shame.

Any deployments should maintain the rural style of the county.

Any housing needs to include road expansion— increasing density without access improvements will degrade the quality of life here

The county cannot support additional housing without complimentary business growth to generate tax dollars to support it. A self-sustaining strategy must be included in any growth plans to ensure adequate revenue flow to the county to meet service demands.

We and most of our neighbors think El Dorado County is already overbuilding far too much. The recent drought we all experienced and raising the water prices ridiculously high is a perfect example. Please just stop the addition construction and let us enjoy a somewhat rural area.

Smart development and growth

I have 4 children and 11 grandchildren, all raised in El Dorado County. I think it's imperative that young adults are given the opportunity to stay here if they want to. My grandkids can't afford to live where they were born. We need more affordable housing!

We don't need housing the fuel economic growth. Although it is probably the easiest way to do it, it is certainly not the best. Housing to grow the economy is like eating candy to for fuel to exercise. It tastes good and works initially, but will burn off quickly causing an energy crash. Stay focused on strong education, and destination developments, (sports complexes, agri-tourism) to fuel economic sustainability. If you need money, start with the drastically overfunded Fire Department in West County. Getting labor costs under control, and investing in slow growth economic sustainability are what El Dorado County needs...

Stop more development!

No more big box stores or poorly planned parking lots

Please no apartments at the entrance to Serrano

More homes equate into more services to render on your part. If you cannot currently provide adequate services, then look to solutions that do not exacerbate your current problems.

Protect our fishing opportunities and or improve them. Fishing is the number one outdoor recreational activity in our country. Granted, some say Trails are an outdoor recreational activity... Yes trails are important and are used to get to fishing spots.

Need affordable housing!

The water issue is paramount. Where are the water resources to sustain further economic development at this time for houses or businesses? As I understand it, EID will already be providing water to Sac Co new housing in Folsom. We in the county were rationing before the state called for it and yet now water infrastructure which we pay for will be providing water outside our county? Let's get water issues understood before developing further.

On that last question, it should have specified, low income housing or just building more housing in general? Was not sure what was being asked specifically.

More development = more traffic

the Missouri Flat interchanges are a mess!

We need more affordable housing!

Housing doesn't financially support County services in itself. Jobs/Housing balance is necessary for a sustainable economy which will financially support County services.

South Tahoe, City and County, needs MUCH more affordable housing immediately.

Tahoe is where the money is. Focus on improving the infrastructure and the \$ will follow.

Controlled, steady growth is better than no growth or too much growth

Housing development should not be simply large, expensive houses. There needs to be more affordable housing to support the need for lower to middle income workers/families. And with that, better "social hubs" for the communities between EDH and Placerville. Also, clear access to social services/supports.

Need jobs and more retail shopping

There should be no more development until it is proven that there is water available to those homes. It appears that much of our water has now been promised to Folsom to allow their development south of 50 to move forward so that puts our own development in El Dorado County in jeopardy. There is only so much water available and EID gave much of it away to Folsom. Shame on them for not protecting their customers and their own county and for not making Folsom take responsibility for their own water issues as they had originally promised they would. Very underhanded and deceitful things going on in Folsom and with our own EID.

I would like to see more visible evidence of effective and meaningful collaboration among the county and other government entities regarding economic development and the addressing of needed resources/services in our area.

I am in support of housing and other development as long as it is done responsibly and maintains the current look and feel of the community. More homes per acreage does not maintain the look and feel. I'm concerned that as more homes per acreage are added we

lose our rural feeling and some smaller roads (ie Malcolm Dixon, Green Valley) cannot support the additional traffic. I expect traffic on HWY 50 to increase over time. The HWY can handle additional traffic. The smaller roads is where it may create more problems.

The term "economic development" is not defined. It could mean "land and retail development that adds revenue to the County," or "development of a healthy, sustainable economic structure." A healthy structure is one where a living wage can be earned in the community where one resides. The ideal would consider sustainability a vital factor.

As the county develops, we need to maintain high standards regarding neighborhood layout (no super-dense housing like the Marble Valley proposal), traffic, quality of life (recreation, shopping, restaurants, open spaces) and even design (think EDH town center as opposed to strip malls).

fix this tahoe traffic problem before you go crazy promoting further housing growth

The County should charge fees for recreational use to non-locals.

I would love to see central Placerville (Missouri Flat area) more developed with better retail options. I live in Garden Valley and I find myself going to Folsom or Auburn to do the majority of my non-grocery shopping (or online). We can keep the surrounding area rural while providing a better retail selection. Also, there is a need for FULL TIME employment. Most of the job opportunities are part time only, and it is difficult to balance two jobs when employers will not be flexible with schedules. Current retailers, including grocery stores, only hire part time staff with inconsistent schedules. It would also be great to bring some manufacturing to the area. When the Sierra Pacific mill closed it crushed the County. I see many people who used to work at the mill, who were able to support a family, now in our Mental Health/ Drug and Alcohol programs struggling to make ends meet. Increasing job and wage opportunities will help reduce drug and alcohol dependence.

no

Strategically planned growth is an imperative, but not to the extent that the rural lifestyle is devastated.

Would like to see more parks with fields for various sports and picnic areas

Smart development tied to road improvements.

Let's not become an extension of Sacramento. Keep it rural.

Cannot support additional housing when only recently we had to reduce water consumption by 30%

City Manager Salary is too high. City wastes money!!!

Our Recreational area automatically brings Tourist to our Lake Tahoe area. Tourist drive our Lake Tahoe area. Our City receives tax dollars from tourist. Our Business community Retail, Restaurants, Motels, and Hotels exist from Tourist dollars spent. It's a win win for our City and Lake Tahoe community. Tourist and City Planning forecast is extremely important to keep Lake Tahoe Heavenly.

Fixing roads was not on the list.

The environment we chose to live in is a rural environment with accessibility to conveniences in nearby towns if necessary. We don't need expansion. We need stability and stronger public services. The more housing etc you add the thinner the services are spread making them far less effective. And promises of new money because of the new growth are provided at the same ratio. Keep El Dorado County Rural!!

More events

If more housing comes to EDH (especially Town Center) and makes it more congested then I will move and take my money and tax dollars to a place that better suits my needs. At one point EDH was the perfect place for my family but for some reason the county seems set on making it over crowded and miserable. I hope that doesn't happen but I won't get my hopes up.

Densely populated areas of El Dorado Hills need more police presence. I very rarely see any sheriff or ChP patrolling the whole city. More housing should include more bike/walking/running trails like Folsom has.

We HAVE NO ECONOMIC DEVELOPMENT, because the Housing Industry OWNS County Officials! FIRST, you build up job opportunities (every car driving down to Sacramento each morning is a LOST OPPORTUNITY), THEN, you build housing to accommodate the people who choose to live near work. Housing should be developed in response to DEMAND, not create DEMAND for more people to move here, that doesn't produce more tax revenue. THIS COUNTY HAS IT BACKWARDS!

consider water supply and traffic problems

I would like to see the road US 50 and all the main roads updated for safety travels. The roads cleared during the winter.

People want to live city "adjacent" where they get the benefits of the tax base but without the traffic. Good luck with that since I already hear the complaints about folks from the bay. NIMBY lives. Progress happens, just make sure you keep it controlled to keep everyone as peaceful as possible.

This is an area that the County due to poor management has neglected. The entire process is broken. The County's planning Department should be fired, as well as the Building Department which has one of the worst reputations in the State of California. The County has NO plan for any economic development due to poor county management.

Look at the growth next door (Folsom)! Why not here?

Continue to pursue policies that promote economic development and preservation of our natural resources. We have wine industry and orchards which can be marketed similar to how Napa valley is known for wineries. Promote our ski industry and support expansion of existing and new resort developments. Make policies that look at big picture rather than focus on site specific. Encourage growth in urban centers and fight to preserve natural areas outside of growth boundary.

If all of the new housing is underway, then the infrastructure and road also need to be improved

Build it and they will come so build it to support our rural environment

None

Something needs to be done about homeless population

EDC would benefit from building better internet infrastructure and locating a university campus or research center in this area.

I appreciate the csd and all I hay it offers our community

How about an overpass over Placerville so that South Lake Tahoe and Apple Hill traffic can get through without such long delays. This congestion puts people off ever wanting to even stop in Placerville. The city itself would get a lot more retail traffic if it was only people that wanted to stop.

we are taxed heavily as home owners which is a heavy burden....

You can maintain a rural environment and still have quality of public services (such as Sheriff, Library, Animal Services, etc.). It appears that those who make the "decisions" about economic development consider the two to be mutually exclusive. The character of El Dorado County is going to change forever if the development along US 50 is allowed to continue unchecked. Letting developers destroy oak trees so they can build cookie cutter homes is not progress. You can have development if it is carefully considered and the developer actually values the character of the county. Unfortunately, that does not appear to be what is currently being allowed in the county. When I speak to others in the county about the development going on and the manner in which it is being handled they are discouraged and frustrated. I do not blame them. Something needs to change in the way the Board of Supervisors and County Planning Commission handles these matters.

Additional housing is a double-edge sword. It's needed, especially affordable housing. But what about traffic and water? Housing is basically all EDC has for taxes.

Affordable housing is needed most of all. El Dorado county should stay rural, as much as possible, and not keep approving large cookie cutter developments!

Address infrastructure first (roads, hwy 50, schools) before housing and development

We need workplace housing, not more of what we have.

I would like to see a greater number of parks for the residents of the county. Sporting greens are great, but it would be wonderful to have regular parks for residents to gather outside.

We need more bike paths.

The county continues to allow homes to be built without holding the contractor to take care of the infastructure: roads, water, highway, etc. Highway 50 is gridlocked during morning and afternoon commutes and county doesn't care. Water isn't there for these developments, and the developments don't include mello roos to compensate the county.

I live near Folsom, so can easily access retail shopping otherwise unavailable to ED county residents.

No more thrift stores. We need department stores like a Kohls . We need quality store that do not require us to drive to folsom

Fast food and gas stations are not economic development, nor do they create jobs. All they do is create garbage, which is usually thrown out the windows of cars onto our streets.

Need jobs and affordable housing

reduce the cost of government

I live in Tahoe. Try to get money from tourists to improve the economy up here. Also, we need dependable broadband to stand any real chance at growing the economy.

Please invest in the roads in South Lake Tahoe; especially after the winter months. Also, please address the Vacation Home Rental issues and provide enforcement to those that are breaking the noise issues.

Most folks moved to this area because it was considered a bedroom community with nice homes, little traffic, and good schools. More homes, more people, more traffic will diminish the attraction of this area. Currently if someone wanted to move into this county, there are plenty of available homes for sale without building more.

Reduce regulations so we can have more bldg.

1. Don't lower the TIM fees anymore. 2. Invite commercial and industrial businesses into the county 3. Build retail in our last corridors so people shop local... Cameron Park, El Dorrado Hills, Shingle Springs and Mo Flat Corridors

Need businesses that support higher incomes. The majority are service industry or retail that don't support folks buying a home, much less affording rent.

The strength of El Dorado county is rural open space and nature areas. That's why we moved to EDH (and likely everyone else). Don't spoil our only natural resource with more development! Utilize existing developments more effectively, for example Town Center could use more restaurants and entertainment options. EDH lacking paved bike trails like Folsom has - current roads are unsafe for bikes.

The County needs to live within their means and not overspend. Economic development is not the solution, budgeting and not

overspending is the solution.

While developing more housing, infrastructure must grow at the same level and time as housing. We will also need more education and medical services for that growing population.

Infrastructure is insufficient for the quantity of development and people in El Dorado County. Don't allow this environment to become any more urban rat drug development oriented please.

Better bike lanes, more law enforcement.

Slow growth unless and until highway 50 is expanded (especially given in-progress Folsom expansion which will greatly impact traffic for El Dorado County residents).

Many people live here due to the rural feel. We can't ignore their wishes but we need to create more housing for workers. Creating rental housing and other lower-income housing is important. As long as it is done in a way that balances need for economy of scale/affordability and preservation of open space, it could make EDC more attractive to people here. Without sufficient housing, everything that comes on the market will be snapped up by wealthier people from out of the area and taken out of the rental or first-time home-buyer markets, pushing our workforce out of our own county. We need to be proactive about this. Those others have every right to come here and buy things at market price. We can't start hating people for coming here. We just need to make room for them because they're going to come anyway! Build at the lower end and it will relieve that crunch. It might even prevent some people who have insufficient income to handle rising costs from becoming homeless.

The possible responses are very disjointed. For instance you asked about economic development and listed schools as a response. Also, the county doesn't control the amount of property taxes or development fees that go to schools. Very poorly worded/structured survey in my opinion that will divulge little useful information.

Small housing tracts are OK (20-50 houses). The 600 to 10,000 units are too many to be grouped together. The apartment complex in Town Center is a very bad idea.

To clarify, I support building new worker affordable housing in South Lake Tahoe. I don't support the rampant sprawl that is happening on the Western Slope.

Build the El Dorado Trail as it is supposed to be built and see the economic benefits literally roll in.

I think affordable housing is pretty much up there on the classification of needs.....

We need an Economic Development (ED) definition such as ED in El Dorado County is about creating an environment in which business can sustain and grow, resulting in a healthy business sector, with job creation, an expansion of economic activity, increased sales and tax revenue, a healthy sense of community worth and an ever improving quality of life.

Fix the roads!

Depends on where the housing development is proposed, and the planning involved to ensure leapfrog developments, and traffic don't become an issue.

Rapid growth with a lack of adequate services (police, in particular) has created a significant increase in crime. I no longer feel safe living here.

Limit vacation rentals in Lake Tahoe!!!!!!

Build the roads first and inform the public of the cost of all and any projects prior to approval.

make any development sustainable, use alternative energy sources, keep the beauty of the county.

I'd like to see more law enforcement in El Dorado Hills

Would be good to consider attracting job opportunities to El Dorado County. That helps improve the overall health of the local economy. Excess of anything is bad. Do not want to see El Dorado County become just a bedroom community and nothing else to speak for with all jobs being created being services for that bedroom community.

Infrastructure is paramount before any developments This includes hwy 50 and green valley road

Try to improve old buildings or repurpose them instead of building new

El Dorado County is large and it would be nice to know what location specifically we are discussing.

I'd like to see additional support for outdoor recreation including bike trails.

I want limited responsible housing development over paying taxes for economic development and government growth.

El Dorado County is environmentally fragile. Increasing development and the transportation needed to support it will bring congestion and negative environmental impacts to the region. The challenge is to show how economic development can avoid these problems.

Keep additional development low density

If building costs were not so high in el dorado county, I believe we would have more growth and tax base. At this stage it is far too expensive in permit and TIM fees for new construction.

I favor more housing development as long as lot sizes are large enough to limit density somewhat and to backfill empty land around areas already developed such as the Town Center apartment proposal and the area west of Latrobe near Blue Shield. Need transport options as

well.

Does that county even have an economic development plan?

The county is ignoring the economic potential the South Fork American river. This is one of the premier whitewater destinations in the State and Country. The county, sadly, dedicates very few resources to this excellent natural feature. I have been to meetings where the Rec. Manager has clearly communicated her disinterest in the river.

No more housing! More housing will lower our home values and bring unwanted traffic and congestion to our already impacted schools. Stop the development!

Measure Y and subsequent initiatives have made it clear that county residents expect new development to pay their full share to mitigate their impacts on the county transportation system. This limits the County Board of Supervisors ability to give incentives to new commercial development to locate in El Dorado County. This is fine with me. I don't need more services, and I don't need more shopping opportunities. That is apparently the position of the majority of EDC voters. If development wants to come here, they need to mitigate their impacts on the transportation system.

Let Sac County and points West bear the brunt of growth. Let's keep EDC a safe haven for nature and wildlife.

Stop building, and maintain the rural community atmosphere.

We are a bedroom community to the Sacramento job market. Most of those employed in Sac shop Folsom. I would think offering business huge tax breaks or no taxes to bring employment here would generate more local spending simply because we would have more money earned locally to spend, locally. The jobs here are poor, minimum wage. Having spent my career in Sac working for At&t earning a good wage... I cannot find anything comparable in El Dorado county... I choose not to commute. Please bring good jobs to placerville.

There needs to be more development outside the 50 corridor, and more emphasis on job development. Minimizing the need to drive to the valley for employment would reduce the traffic load on already overused rural roads.

Would rather see larger businesses come in than more housing developments.

We don't need another Folsom.

Housing is fine, but not high density housing

The county should focus more on forward panning and invite innovative businesses to the community...i.e. energy storage, new technologies, etc.

Economic development is needed. I don't have suggestions on how to balance a rural way of life with job and housing opportunities as well as higher education. Just don't want this County to be turned into the Bay Area.

in the previous question, you mentioned new housing - but what is most important - at least in the SLT part EDC - is AFFORDABLE housing - not high end or even mid-priced housing. I would be totally against anything but affordable housing.

Fix the roads.

Better paying jobs and good schools are very important.

Need more recreation, access to local rivers, parks, trails, public green space

stop re zoning for high density housing projects in EDH. be smart about this please

AFFORDABLE HOUSING, PLEASE!!!! NO AIRBNB, NO SECOND HOMES. Build infrastructure that supports sustainable / green transportation, reduces (and even eliminates) need for personal vehicles. PUT A TOLL OVER ECHO PASS

Quit with the extreme high taxes (special fire tax on top of fire tax we already pay), water, property taxes, etc. With raised gas and retail taxes, it is getting harder and harder to own anything in CA, but El Dorado County is one of the highest!!!!

Economic development needs to respect and preserve the rural nature of El Dorado County.

Housing needs to be done that takes into mind traffic and alternative transportation. I support the development of roundabouts.

With our large aging population new housing is needed that is age in place friendly. Older people out in the rural areas need to move in near services and their homes would be available for younger families.

The county should work to improve circulation of existing tourist attractions, such as apple Hill season throughout private businesses.

Stop the urban sprawl. The traffic is horrible. Charming character has been replaced by fast food restaurants and chain stores.

I think any more development, which is necessary as our population increases, should be done in very tight clusters of existing towns and villages. We should preserve the wilderness and rural nature of our county as much as possible by tightly controlling new building in existing infill areas.

Over building this place...the whole western slope. Sacramento county (Folsom) is even worse. As soon as our last child is graduated from high school, we will be looking to move...likely out of the county.

All South Lake Tahoe builds is 3,000 (on avg) SF SFH's! TARPA is strangling development. Why isn't there an agenda to build affordable units - town homes, duplexes, or smaller homes? OK rethink VHR's but do it in accompaniment of building!

I do not support additional housing the area as it stresses our already burdened infrastructure.

Fix the roads. We do NOT need the loop road. Stop wasting our money!

Roads need attention and should be a priority.

The high school and roadways are already negatively impacted by the growth of the EDH community. Currently the infrastructure could not support any additional housing without harming the reasons why people chose to live here in the first place. We grow too fast and ruin the quality of living is the only gain money?

Get more jobs that are sustainable and pay a living wage in Tahoe and pay one of your greatest resources, El Dorado County employees more (especially "line staff"). Many of us do very good work for very little compensation.

Housing development is part of life, but cramming houses together to get the most into an area is not good, and without improving/widening roadways? The HOV Lane on 50 is a joke, if that's made into a real lane it might help traffic more. Love the improvements of having onramps extending to offramps (Silvia Valley / EDH Blvd) and the Lane on EB 50 that turns into Cameron Park Drive offramp, though the HOV Lane should end sooner to help accommodate those getting over.

Maintaining the roads should be on the list. Highway 50 should have been rerouted to eliminate the backups.

We need responsible quality affordable housing for the great workforce that makes EVERYTHING possible!!!

Just want to say I appreciate the job you-all are trying to do in this devious climate. It was never easy to please everyone, but it seems these days it's hard to please anyone. Good luck; I trust we all are looking for the best outcomes in all circumstances. Thank you.

Keep the housing boom to the "track mansion" areas of the county, Eldorado Hills and Cameron Park. The rest of us want to live in the woods.

I really like the new Economic Development Staff configuration and the new look.

Keep EDC rural. Infrastructure on West Slope is already overburdened.

Honor the gentleness it's welcoming and serene environment economically we cannot afford to lose it

While wonderful to get additional tax dollars to support schools and protective services, there is a way to do it that does not include high density housing, affordable housing and cramming as much onto the land as possible. Those activities bring a host of other problems on their own such as traffic nightmare, crime, pollution and disruption of the semi-rural lifestyle. We are close to other communities that do have more retail, restaurants, high density and more affordable options. Please let us not fall victim to the Developers who are the ones most profiting from development. They don't live here and they have only their max profit schemes. I say this respectfully and appreciate the opportunity provided to share my opinion. I moved here to get away from traffic, high density housing and business, noise, light pollution, etc. We have our own character -- we don't need to be a me-too like another big box store or chain restaurant. Thank you for listening and all you hard work!!

Do your homework on Agenda 21. Stop following it. Protect your citizens' rights and uphold the Constitution.

Walkable neighborhoods year around at Tahoe will be a quality of life change. There has been a lot of progress on this, hopefully it gets better.

We should distinguish ourselves from adjacent jurisdictions (promote recreational activities for economic development). Not just follow in their footsteps for economic development (i.e. more big box stores).

Keep us rural, maintain our decent infrastructure, bar development that would flood our roads & everything else with too many bodies, cars, & demands on resources.

sustainability

additional housing needs to be carefully thought out and planned, we need affordable housing, but we need developers to be held responsible for the costs of impacting the services (roads, traffic, etc)

We pay too many taxes for the return we receive from them. Most of the infrastructure costs should be paid by the weekend warriors, especially the VHR owners who capitalize on the area in general.

The County BOS has a stated preference for increasing the jobs base, instead of more rooftops - but has approved many projects that have the opposite goals. Several projects have sought rezoning entitlements that trade commercial zoning in favor of residential development. Specifically on the Western Slope, which has always been a bedroom community, instead of packing in more and more housing, why not further develop the El Dorado Hills Business Park, which has capacity, and access to HWY 50, and leverage the MASSIVE housing development 3 minutes away in Folsom as the housing component for employees in the EDH Business Park? Improve the future Empire Ranch Rd HWY 50 interchange with better access to the Business Park, to remove traffic from EDH Blvd & Latrobe Rd.

Housing development needs to follow the general plan and TIM Fees are outrageous. We need more large lot development, 1/2 to 2 acre type parcels so the rural lifestyle is maintained especially as the development moves away from major traffic corridors. Limited Density is important for most residents.

We need less onerous regulations and lower regulatory requirements and costs to build or expand existing properties!

Need to put more money into modernizing the library buildings! We go to Folsom because it's so much nicer there.

We need responsible growth - if you approve move houses you have to make roads/traffic mitigation a priority! I don't want to live in grid lock - that is why we moved here!

I understand there is a balance between providing additional housing, the revenue it provides and growth of our county. I think it needs to

be clearly looked at the financial impact of additional housing added to the region. Yes you get additional sales tax, but what does that cost us long term to maintain additional stress to the roads utilities and county overall. I don't believe our vision is to grow at a rapid pace such as Folsom, but well-planned modest growth is the goal. We should not count on high density growth in El Dorado Hills to support the taxes for the county.

Let's keep it small.

Develop the employment before you build more bedrooms.

I don't like the Idea of the affordable housing that has been talked about lately

Listen to and protect the residents wanting to preserve the rural character of their communities. Stick with General Plan land use and zoning without constantly allowing changes, density bonus and planned developments. Traffic and crime follow increased development activities. Protect the people you represent.

maintain green areas. don't overbuild and completely cover a hillside or valley with homes of businesses.

Bike trails would be a big improvement and attract revenues by visitors wherever they can be incorporate. Coloma lotus definately needs more bike lanes on roads

Economic development is not about just building more houses. It means creating job opportunities by attracting companies to bring their headquarters here as well as retail businesses. Just continuing to build more homes just creates more sales tax leakage to Sacramento County. Plus it is changing the Western end of the County where all the development is located into an extension of Folsom with the houses packed in tightly on very small lots.

Keep it rural in character. Spread out housing.

No

Lift the ban on recreational cannabis outlets and growing areas. This ban will cost the county hundreds of millions in extra revenue, fewer jobs, and no options. Instead, the cannabis customer will take a short drive to Nevada where there are half a dozen outlets in northern Nevada waiting to gladly accept California's money.

I am not in favor of building affordable housing, I would like to minimize the number of vacation rentals. Houses being purchases for the sole purpose of being used as a vacation rental are what is driving up our housing market and making homes less affordable.

what works in some parts of the county might not work in others to attract and maintain businesses and tax income, the county is large enough to have several different needs in segments while still not addressing the needs of other parts of the county. Our section which is close to Nevada (state) cannot compete with the retail options in the neighboring state.

I am supportive of additional workforce and affordable housing, but only in established town centers. I am not supportive of more sprawl development that removes open space in El Dorado County. We are in desperate need of more workforce housing, particularly in South Lake Tahoe. While some new development may be appropriate, I would be more supportive of policies to encourage second homeowners to rent their homes to long-term renters - something like a vacancy tax that applies if the home is not occupied at least 9 months out of the year. I am supportive of restrictions and higher taxes on vacation rentals.

I think the County needs to work with existing properties that possibly are not in use, it is important to control development otherwise the risk is losing the rural Tahoe we all love - we are a Mountain Town, leave the Big development for Reno or Carson City. we have something very special here. If a plan can be devised to ease traffic crunch heading out of Tahoe this would be great. Also, maintaining access for Locals is important - the route Tahoe Boulevard to Upper North Truckee Route allows all of us who live in Meyers a way to get into town, get to work, Church and return in a reasonable time vs being on the road for 3 hours to go 6 miles

Traffic congestion is my number one concern.

Keep spaces open!

No

It would be nice to have more summer options for middle school and high school age kids.

I would prefer to spend my money in El Dorado County. Unfortunately the options (i.e., shopping, restaurants, services) are extremely limited. I am forced to take my money and go down the hill to Folsom or Sacramento to get the services, goods, and restaurant choices I desire or need.

impeach the CSD Board. Slow housing and development growth, keep this county very rural. make it more of a tourist attraction like napa and sonoma county. we dont want it to be like mill valley or san jose. keep it rural more agriculture, more vineyards, you can eat grapes and agriculture, you cant eat asphalt. and agriculture brings in sustained income for all not profits for developers.

More mountain bike trails and public open space

We need more and bigger roads to support the increased growth. There are too many accidents at intersection and Green Valley road is so overcrowded that it is dangerous.

I'm going to state the obvious, if we want to maintain the tourist dollar that comes into the Tahoe basin, then we need to be able to house the seasonal employees. Thanks for the Flashvote opportunity!

I support more housing in appropriate locations where facilities and services already exist. Housing should also be developed in context with the surrounding area and designed to encourage active transportation (walking, biking, transit, etc). Affordable housing needs to be in areas where residents have access to services.

get the BOD onboard with the citizens needs/wants NOT their personal interests and pocketbooks...

Take out Merit to hire EDC Employees.

Standard fee for all recreational activities in the basin for visitors only !

Okay, so if I buy a piece of property on several acres of land, in an area that has other similar pieces of property, I would feel ripped off if all of a sudden those pieces of property were allowed to be sub-divided into smaller parcels in order to cram more houses in an area. We are talking about what is fair, which is more important than anything else.

I'm ONLY interested in keeping the area as rural as possible, which is the life style I was looking for when moving from So Cal. I'm devastated the Co. approved a LARGE gas station and liquor store on the corner of Sophia and Green Valley, shame on you, for thinking of the \$\$\$ this will bring into the Co. and not the wants of the people. I think El Dorado Co, will agree to more housing, which will include more traffic, etc. this is NOT why we moved to El Dorado Co, and certainly now will consider moving OUT. shame on you again.....Not sure why you are sending not this this out, the Co will do what they want to bring the most \$\$\$ into the area. you have already provided yourself.

Approve rails to trails to help improve economic development in our county.

I have lived in the bay area I grew up San Mateo used to be a small town. El Dorado hills reminds me of how San Mateo was when I was growing up there. Now San Mateo is over crowded expensive and has none of the charm it used to have. I've lived there I moved up here to get away from over crowding and over pricing. I pray my children get to continue growing up in this small community based town and that we don't let it get out of control here. I think El Dorado hills is perfect the way it is.

El Dorado Hills pays much more in property taxes, than is returned to it in county government services. This imbalance needs to be corrected very soon.

We don't need "economic development". We need LESS building.

We moved to EDH 2 years ago for the small town feel. We are close to shopping in Folsom and Roseville without needing to develop retail here in EDH. Likewise, we don't need to fill every open space with housing. It breaks my heart to see additional development. Please keep our small town by limiting additional development.

Overcrowding with large developments would ruin the feel of the current area.

We need more water storage and we need better Road system freeways wider to continue growth

In the Lake Tahoe basin, someone actually needs to deal with inbound/outbound tourist traffic. I know most of us 'locals' do not contribute to the economy at all during high tourist times and locals do not partake in the same interests as tourists so the businesses that rely on the 'locals' dollar miss out. I know I go out of town just to avoid the traffic (especially in and out of Meyers area where I live). I think having transit go out to Meyers would greatly improve the economy traffic and frustration. Having a park and ride would be used if there were dedicated buses that went straight to Heavenly and Stateline only. Think about the possibilities. Most people don't take transit because they might need their car or they don't like the type of people that ride the bus. In my suggestion, neither would be an issue.

subdivision housing is causing the country lifestyle to diminish and the traffic continues to get overwhelming coming up highway 50 and through our neighborhoods

We need high speed internet

I certainly do value having roads paved, parks maintained, and a functional library. However, I personally would prefer slightly higher taxes over seeing every square inch of this beautiful countryside paved over with cookie-cutter homes. I moved AWAY from that when I moved here. I immensely enjoy not living in an over-populated busy city. Please do NOT destroy what makes this place special. Too much high density housing will create congestion, traffic, nightmare parking, and all the MESS that I live HERE to avoid.

Reduce permit costs for adding on and new construction

No

Stop building mass housing projects in our community! Keep El Dorado County rural! Listen to the voters, not the money and bribes!

AFFORDABLE housing I think is priority followed by reliable public transportation.

The growth that is happening is going to destroy our peaceful life style. If you want stores then move where there are stores malls etc

Walkable streets and community character is a key to economic development. It's important to promote and develop sense of place. Affordable housing is probably the most pressing issue that the county should focus on right now.

Lake Tahoe areas of El Dorado county are so different from others , People here do not have the job options and that translates to living conditions the majority of jobs pay very little hardly above minimum wage after working for years , Really not sure what can be done. It is a great area to be retired tho

Excellent schools attract people to the area and in turn helps the other areas of economic development grow. Thriving kids are the foundation of healthy community. Need to insure proper mental health programs available in all levels of schools!!!

the balancing of growth and rural life is vital. I feel the key is keeping growth along the 50 corridor

keep it on the west slope

El Dorado County has a terrible reputation in how they manage our money and personnel. They need to pull back on spending, and invest

in better decision-making. EDC needs to let communities, such as the Meyers Community, decide how they want development to look to preserve the integrity of their community(s), instead of shoving crass decisions made in Placerville and shoved into rural communities. I think El Dorado County should look at successful Counties that resemble ours, such as the Park City & environs, to bring in complimentary development... Such as Athletic Training Centers and adjacent housing; student housing near LTCC and worker housing in the Stateline area with excellent transportation. The current transportation situation needs work!

Green Valley Road cannot support the proposed Dixon ranch (renamed in an attempt to confuse) or any other development. The county needs to ensure developers pay for ALL road improvements. Traffic congestion is the biggest threat to the health of our community.

We need affordable homes not mini mansions to bring back jobs for lower and middle class. Follow the general plan.

I'm not sure what the last question was getting at. I do not support affordable housing in the form of building more apartment complexes. We need affordable single family homes that locals can buy and rent. Right now, vacation rentals are driving up the rental property prices and also make it virtually impossible to purchase a home. It is not fair that a couple working full time year-round cannot live together alone in Lake Tahoe. And we all know that the wages are not increasing!

I think the growth has been nice but it is enough. I want el dorado hills and most of el dorado county to have a small town feel. I think that is what makes the area special.

Lets be the leader in California and find a solution for affordable housing. It would mean a commitment financially and spiritually from the entire community, but it is time to solve our biggest problem

I would probably be for more housing if it were to be used as primary residential only We're losing the employee base. With high housing costs in Tahoe and low wages, who's going to service all the tourist

Keep us rural and wild as much as possible

I approve of affordable housing developments, which are greatly needed in South Lake Tahoe, El Dorado County California

Keep our county rural!

I support tax as long as they are reasonable and go to important items. For Housing, 2nd home owners are forcing locals out, that is why I think STRONGLY that 2nd home should be taxed higher and/or there should be a transfer tax on homes over a certain price maybe \$600K (as most locals housing is less than that) to help pay for housing developments affordable to locals. For roads, I would STRONGLY support a County-wide sales tax (like the one that unfortunately failed in South Lake) to support road improvements -- and include 10% for bike/ped infrastructure and even stormwater to support our recreational and environmental goals - the backbone of our economy!

More bike paths, better transportation and roads

I want to keep this county small and rural.

The lack of quality hotels in the Placerville/Camino area is a glaring weakness in our region. Downtown Placerville, Apple Hill, Apple Mountain and the south county wineries are all areas that people want to go to, but the lack of quality hotels keeps people from coming to our county and spending an entire weekend. People make day trips rather than weekend trips.

Work on improving what has been built and schools/community facilities before adding any more new homes, businesses, community parks, libraries, schools, etc.

There was discussion today about the homeless issue in El Dorado County in my workplace. We all noticed, that in EDH, there doesn't seem to be any issues with homeless people but in Placerville they are everywhere. This is a huge issue that the County and the City of Placerville need to work on. They don't need to recreate the wheel, there are other communities dealing with the same issues that we can learn from. Also, well paying jobs that keep the residents working in El Dorado County are essential (County pay is lower than surrounding Counties). Shopping, it still is so unbelievable to me that the BOS didn't allow Target in EDH to have a garden center, so we now bring our money down the hill because the options in the County for patio furniture and such is very limited. Keep the tax dollars here.

Keep it green

We need more affordable house in the Tahoe area

It is important for the county to strongly support the work of the local wine, recreation and tourism industries and not create unnecessary road blocks. These industries bring jobs and money into the area.

We need housing development, but it need to be done in a way that keep our rural setting intact

get rid of the multiple trailer parks in Pollock Pines.....

Responsible development is important. We need to make sure the development does not tax our infrastructure and natural resources. A lot of the development I see being built and proposed is high density and does not fit in with the character of the county. From my view point it seems that the developers are getting whatever they want from the county, poorly designed high density development that maximizes their profit. It is not what the people of El Dorado County want. Developers make the biggest quickest buck at our expense and leave.

Stop building

No

Relax regulations on accommodation for tourists

I don't know you cant put more houses when streets have potholes and hwy 50 is a mess take care of those items first before over developing rural areas

My impression is that El Dorado County has done a poor job of consolidating growth in areas of existing residential and commercial development. Outside of South Lake Tahoe, downtown Placerville and a few other localized areas, El Dorado County appears to promote, or at least does not disincentive, sprawl. El Dorado hills continues to embody examples of car-centric, land intensive, residential development. For these reasons, and though I am aware of the affordable housing crisis here and elsewhere in the state, I hesitate to endorse the creation of more housing. Neither development of ranchette-style homes in rural El Dorado County (an inefficient use of land and a tax on existing infrastructure) or suburban-style single-family homes built without walkable or bikeable connection to existing jobs, commercial development or to other homes are affordable housing solutions; nor is such development aligned with general smart growth practices.

A lot of seniors are on fixed income. Inflation is a killer for them as well as minimum wage employees. Try and pass bonds that don't include people 65 and over

I wish we had more affordable housing, grocery stores, and retail stores in town. We are not Vail, CO and we do not want to be like Vail. It seems like the locals are getting pushed out of town with everything so expensive that none of us can survive.

Growth is going to happen. Let's plan for it by being smart and working together to provide affordable homes for our children to come back to (if they want) and for others who are just starting their careers. Being the "retirement" county of California (and the US) will only stifle economic development.

Give incentive for small business owners and companies to come to EDC and prosper!

Add indoor pool to city pool for year-round swimming and exercise.