
Results

Survey 599288

Number of records in this query:	1518
Total records in survey:	1518
Percentage of total:	100.00%

This survey report contains the results of the Douglas County 2020 Master Plan Text Update, which was available to the public in the month of September 2020 as part of the outreach process for the Plan.

Field summary for ZIP

What is your ZIP code?

Answer	Count	Percentage
Answer	1216	92.90%
No answer	93	7.10%

ID	Response
12	89460
15	89423
16	89410
17	89410
18	89423
19	89410
20	89410
21	89460
22	89460
23	89423
24	89410
25	89423
26	89423
27	89423
28	89460
29	89703
30	89444
31	89444
32	89460
33	88460
34	89444
35	89460
36	89460
37	89423
38	89705
39	89460
40	89460
41	89410
42	89410
43	89460
44	89460
45	89410
46	89410
47	89460
49	89460
50	89410
52	89449
54	89705
55	89423
56	89448
57	89423
58	89423
59	89410
60	89411
61	89410
62	89460
63	89460
64	89410
65	89410
66	89460
67	89460
68	89705

Quick statistics

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70	89460
75	89423
77	89423
78	89460
79	89423
80	89423
81	89410
83	96150
84	89410
86	89411
88	89460
89	89460
90	89705
91	89423
92	89460
93	89448
95	89460
97	89410
98	89460
99	89460
100	89640
101	89444
103	89410
104	89423
107	89460
108	89460
109	89410
110	89460
111	89423
112	89410
113	89423
116	89423
117	89423
119	89410
120	89410
121	89460
122	89423
123	89410
125	89705
128	89423
129	89423
130	89423
131	89460
132	89460
133	89460
134	89460
135	89460
136	89410
138	89423
140	89460
141	89410
142	89460
144	8410
146	89460
150	89423
152	89411
153	89423
154	89460
156	89410
158	89423
159	89460
160	8941
161	89423
162	89410
163	89410

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Survey 599288 'Douglas County Master Plan Update'

164	89410
165	89423
166	89410
167	89423
169	89423
171	89460
172	89423
175	89423
176	89423
177	89423
178	89410
179	89423
180	89423
181	89410
182	89460
183	89423
184	89460
185	89423
186	89410
187	89460
188	89460
189	89410
191	89444
192	89449
193	89410
194	89449
195	89410
196	89460
197	89410
198	89423
199	89423
200	89410
201	89423
203	89705
204	89411
205	89460
206	89460
207	89423
209	89410
211	89410
212	89423
213	89423
214	89410
215	89423
216	89449
217	89444
219	89444
220	89449
221	89423
222	89460
223	89423
224	89410
225	89423
226	89523
227	89410
228	89423
229	89460
230	89423
231	89460
232	89423
235	89411
236	89460
237	89460
238	89444
239	89410

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240	89460
241	89460
242	89423
246	89460
247	89449
248	89423
249	89460
250	89423
251	89460
252	89460
254	89460
255	89423
256	89403
257	89423
258	89460
259	89444
260	89444
261	89411
263	89423
264	89423
265	89423
268	89460
269	89460
271	89449
272	89460
273	89410
274	89460
275	89460
277	89460
278	89410
279	89460
280	89423
281	89410
282	89460
283	89460
285	89411
289	89410
290	89460
291	89444
292	89705
293	89410
296	89410
297	89411
298	89460
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303	89460
304	89410
305	89410
306	89460
307	89403
308	89423
309	89460
310	89460
311	89410
312	89423
313	89410
314	89460
315	89410
317	89423
318	89460
320	89460
321	89460
322	89410
323	89423

Quick statistics

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324	89448
325	89460
326	89423
327	89423
329	89460
332	89423
333	89705
334	89423
335	89410
336	89460
337	89410
339	89460
340	89423
341	89410
342	89410
343	89460
345	89423
347	89410
348	89460
349	89411
350	89423
351	89410
352	89705
353	89423
354	89460
355	89410
356	89410
358	89460
359	89410
360	89423
361	89448
362	89410
363	89410
365	89410
366	89560
367	89423
368	89423
369	89410
370	89410
371	89423
372	89449
374	89449
376	89448
378	89460
381	89423
383	89423
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387	89705
388	89410
389	89705
390	89460
391	89423
392	89410
393	89410
394	89411
396	89460
397	89423
398	89410
399	89423
400	89410
403	89705
404	89460
406	89449
407	89460
408	89460

Quick statistics

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409	89423
410	89411
411	89423
412	89460
413	89460
416	89423
417	89705
418	89410
420	89460
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423	89444
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426	89460
427	68423
428	89460
429	89449
431	89460
432	89411
433	89411
434	89410
436	89460
437	89460
439	89423
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441	89410
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443	89410
444	89410
445	89705
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449	89410
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457	89423
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463	89423
464	89410
465	89410
466	89705
468	89705
469	89423
470	89410
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472	89410
473	89701
474	89411
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477	89411
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479	89411
480	89411
481	89411
482	89411
483	89423
484	89411
485	89460
486	89411
487	89410
488	89411

Quick statistics

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489	89411
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492	89411
493	&9521
494	89460
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496	89411
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501	89705
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503	89411
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505	89423
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511	89411
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513	89411
514	89705
515	89423
516	89423
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519	89705
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541	89410
542	89705
543	89423
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555	90019
556	89411
557	89460
558	89411
559	89460
560	89460
562	89410
563	89410
564	89705
565	89705
567	89448
568	89411

Quick statistics

Survey 599288 'Douglas County Master Plan Update'

569	89411
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573	89410
575	89460
576	89460
577	89410
578	89410
580	89423
581	89449
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583	89423
584	89460
585	89423
587	89423
588	89448
589	89444
590	89460
592	89411
593	89410
594	89448
595	89423
598	89448
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604	89460
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606	89423
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610	88560
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613	89410
614	89410
615	89423
616	89449
617	89410
618	89448
620	89410
622	89705
623	89423
624	89410
625	89460
626	89423
627	89460
629	89460
630	89705
631	89410
632	89410
633	89460
634	89423
636	89411
637	89423
638	89410
639	89423
640	89411
641	89411
642	89410
643	89460
644	89460
646	89705
647	89423
648	89423

Quick statistics

Survey 599288 'Douglas County Master Plan Update'

649	89423
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652	89460
653	89423
654	89423
655	89448
656	89410
657	89448
658	89705
660	89449
661	89423
662	89448
663	89460
666	89444
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682	89410
683	89460
685	89423
686	89444
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698	89410
699	89413
700	89423
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704	89411
705	89423
706	89410
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708	89423
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710	89410
711	89410
712	89449
713	89423
714	89423
715	89460
717	89410
719	89423
720	89460
721	89705
722	89460
723	89705
724	89410
727	89460
728	89423
729	89410
730	89423

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Survey 599288 'Douglas County Master Plan Update'

732	89460
734	89460
735	89410
736	89701
737	89460
738	89701
740	89423
741	89423
742	89411
743	89410
744	89460
746	89423
747	89423
748	89705
749	89448
752	89411
753	89411
754	89423
755	89705
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757	89410
758	89411
759	89413
760	89411
765	89705
766	89705
767	89423
769	89705
771	89705
774	89423
775	89423
777	89423
778	89460
779	89411
780	89423
781	89423
782	89423
783	89423
785	89423
786	89423
787	89410
788	89411
789	89423
790	89423
791	89448
792	89448
793	89423
794	89410
795	89460
797	89448
798	89410
799	89460
800	89423
801	89460
802	89423
803	89423
805	89423
806	89460
807	89448
808	89411
809	89423
810	89460
811	89411
812	89423
813	89460

Quick statistics

Survey 599288 'Douglas County Master Plan Update'

814	89423
815	89423
817	89411
818	89410
819	89411
820	89444
822	89423
823	89448
824	89423
825	89423
827	89423
828	89423
830	89460
831	89411
832	89423
833	89460
834	89423
835	89705
836	89460
838	89423
839	89423
840	89411
842	89410
843	89460
844	89705
845	89460
846	89460
847	89449
848	89460
850	89410
852	89448
853	89423
855	89410
856	89449
858	89460
859	89460
860	89423
861	89460
862	89423
863	89523
864	89460
865	89423
867	89705
868	89460
869	89460
870	89705
871	89411
872	89423
873	89423
874	89423
875	89410
876	89411
877	89410
878	89460
879	89410
880	89460
881	89460
883	89423
885	89460
887	89423
888	89423
889	89410
890	89411
894	89410
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Quick statistics

Survey 599288 'Douglas County Master Plan Update'

897	89448
899	89410
900	89410
901	89410
902	89411
903	89410
905	89423
906	89460
907	89410
908	89413
909	89423
910	89410
911	89410
913	89423
914	89423
916	89410
917	89410
918	89444
920	89449
921	89460
922	89423
924	89423
925	89444
926	89460
927	89460
928	89423
930	89444
932	89423
933	90720
934	89444
935	89423
937	89444
938	89444
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941	89444
942	89444
943	89444
944	89410
946	89410
947	89410
948	89410
949	89423
950	89445
951	89444
952	89410
954	89444
955	89444
956	89444
957	89444
958	89444
959	89410
961	89444
962	89444
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965	89444
966	89423
967	89444
969	89423
971	89444
973	89444
975	89444
976	89444
977	89444
978	89444
979	89444

Quick statistics

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980	89410
981	89444
982	89423
983	89444
984	89460
985	89423
986	89444
987	89444
991	89444
992	89444
993	89444
994	89444
995	89705
996	89444
997	89410
998	89423
999	89410
1000	89705
1001	89444
1003	89410
1004	89444
1006	89460
1007	89444
1009	89444
1011	89410
1012	89460
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1016	89460
1017	89444
1018	89410
1019	89432
1020	89460
1021	89460
1023	89410
1024	89411
1025	89444
1026	89444
1027	89423
1028	89444
1029	89448
1030	89460
1031	89413
1032	89444
1033	88410
1034	89410
1035	89410
1037	89449
1038	89444
1039	89460
1040	89410
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1043	89410
1044	89423
1045	89444
1046	89423
1047	89460
1048	89423
1050	89423
1051	89423
1052	89410
1053	89460
1054	89423
1055	71303
1056	89423

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1057	89423
1058	89460
1059	89705
1061	89448
1063	89423
1064	89460
1065	89410
1066	89410
1067	89460
1068	89410
1070	95065
1072	89448
1073	89460
1075	89460
1076	89410
1077	89460
1078	89410
1079	89523
1080	89460
1083	89460
1084	89460
1085	89423
1086	89460
1087	89423
1088	89460
1089	89423
1090	89460
1091	89449
1092	89460
1093	89410
1094	89460
1095	89423
1096	89423
1097	89448
1098	89460
1099	89413
1100	89460
1101	89448
1102	89423
1105	89460
1106	89460
1107	89460
1108	89411
1109	89423
1110	89445
1112	89703
1113	89460
1114	89460
1115	89410
1116	89460
1117	89448
1120	89410
1121	89448
1122	89705
1123	89705
1124	89460
1125	89449
1126	89705
1127	89460
1128	89706
1129	89705
1130	89448
1133	89703
1134	89410
1135	89460

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1136	89703
1137	89460
1139	89413
1140	89423
1142	89448
1144	89444
1145	89410
1146	89410
1147	89423
1148	89460
1149	89423
1150	89423
1151	89410
1152	89411
1153	89449
1154	89444
1155	89460
1156	89460
1157	89410
1158	89460
1159	89449
1160	89423
1162	89423
1163	89423
1164	89460
1165	89423
1168	89423
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1170	89423
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1173	89410
1174	89411
1175	89410
1176	89705
1177	89460
1178	89448
1179	89448
1180	89449
1181	89705
1182	89705
1183	89705
1184	89423
1186	89705
1187	89423
1188	89460
1189	89423
1190	89423
1191	89410
1192	89410
1193	89410
1195	89411
1196	89413
1198	89410
1200	89411
1201	89410
1202	89410
1203	89410
1204	89449
1205	89423
1206	89460
1207	89423
1209	89410
1210	89448
1211	89423
1212	89410

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1213	89460
1214	89423
1215	89410
1217	89411
1218	96120
1219	89410
1220	89448
1222	89423
1223	89705
1224	89705
1225	89410
1226	89705
1227	89705
1228	89705
1229	89410
1230	89705
1231	89705
1232	89705
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1248	89410
1251	89410
1253	89460
1254	89705
1255	89460
1256	89410
1257	89410
1260	89705
1261	89423
1263	89460
1264	89410
1265	89423
1266	89423
1267	89423
1269	89411
1270	89410
1271	89460
1272	89460
1273	89460
1274	89705
1275	89423
1276	89410
1277	89460
1278	89705
1279	89423
1280	89460
1281	89411
1282	89460
1283	89423
1284	89411
1285	89460
1286	89423
1287	89423
1288	89448
1289	89460
1290	89460
1291	89705
1292	89411

Quick statistics

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1293	89423
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1296	89449
1297	89410
1298	89460
1299	89410
1300	89410
1302	89705
1303	89423
1304	89423
1305	89423
1306	89410
1308	89410
1309	89460
1310	89423
1312	89410
1313	89460
1314	89423
1315	89444
1316	89460
1317	89423
1318	89423
1319	89410
1321	89423
1322	89410
1323	89444
1324	89460
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1327	89411
1328	89410
1329	89460
1331	89410
1332	89460
1334	89423
1335	89410
1336	89423
1337	89410
1338	89423
1339	89448
1341	89410
1342	89410
1343	89423
1344	89411
1345	89411
1346	89423
1348	89411
1350	89410
1352	89423
1356	89423
1357	89423
1358	89410
1359	89705
1361	89460
1362	89705
1363	89460
1364	89410
1366	89460
1367	89410
1368	89423
1369	89448
1370	89423
1371	89423
1372	89460
1373	89460

Quick statistics

Survey 599288 'Douglas County Master Plan Update'

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1379	89423
1380	89423
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1385	89423
1386	89410
1388	89449
1390	89410
1391	89410
1392	89423
1393	89460
1395	89460
1398	89410
1399	89423
1401	89449
1402	89449
1403	89411
1404	89410
1405	89423
1406	89460
1407	89705
1408	89423
1410	89460
1411	89460
1412	89460
1413	89460
1414	89705
1417	89460
1419	89448
1421	89411
1422	89705
1424	89460
1425	89448
1427	89460
1428	89423
1429	89423
1430	89410
1432	89705
1433	89410
1435	89410
1436	89705
1437	89460
1439	89410
1441	89423
1442	89410
1443	89449
1444	89460
1446	89460
1447	89410
1449	89423
1450	89410
1451	89410
1452	89449
1453	89460
1455	89705
1456	89460
1458	89460
1459	89423
1460	89423

Quick statistics

Survey 599288 'Douglas County Master Plan Update'

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1466	89423
1467	89423
1468	89410
1469	89410
1470	89705
1472	89460
1473	89460
1474	89423
1475	89705
1476	89410
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1481	89423
1482	89460
1484	89423
1485	89410
1487	89423
1489	89423
1490	89410
1491	89423
1492	89410
1493	89423
1494	89705
1495	89705
1497	89410
1498	89460
1499	89460
1500	89449
1501	89460
1503	89410
1504	89460
1505	89410
1507	89423
1508	89444
1509	89423
1510	89423
1511	89410
1512	89423
1514	89444
1515	89411
1516	89444
1517	89423
1518	89423
1519	89423
1520	89410
1521	89410
1522	89423
1524	89460
1525	89410
1526	89410
1527	89423
1528	89460
1529	89460

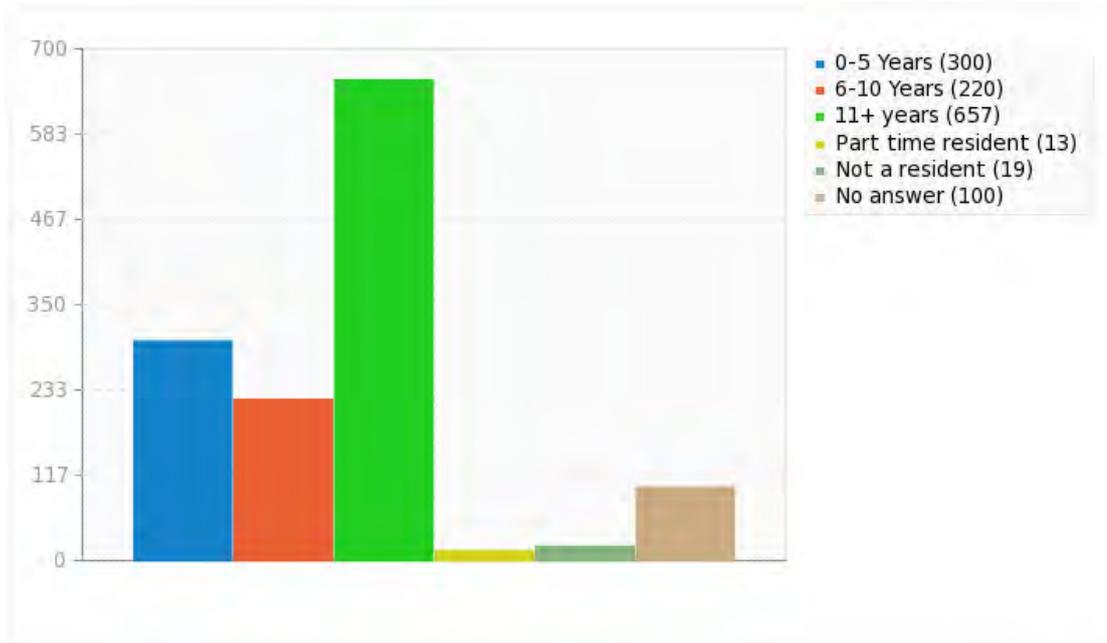
Field summary for LiveTime

How long have you lived in Douglas County?

Answer	Count	Percentage
0-5 Years (A1)	300	22.92%
6-10 Years (A2)	220	16.81%
11+ years (A3)	657	50.19%
Part time resident (A4)	13	0.99%
Not a resident (A5)	19	1.45%
No answer	100	7.64%

Field summary for LiveTime

How long have you lived in Douglas County?



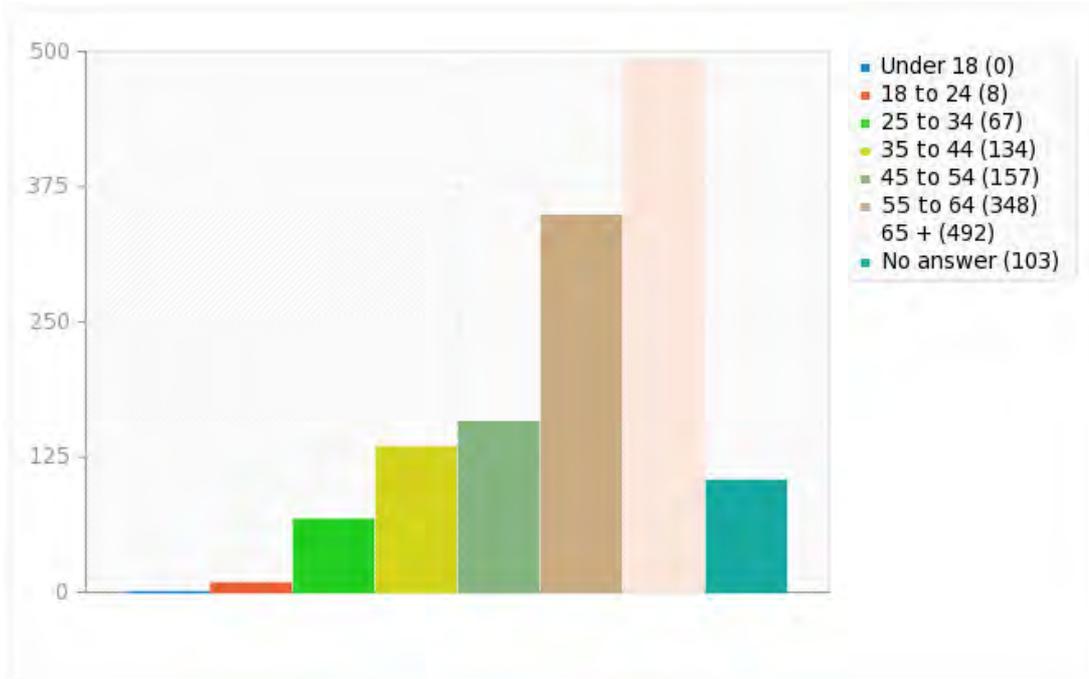
Field summary for Age

What is your age?

Answer	Count	Percentage
Under 18 (A1)	0	0.00%
18 to 24 (A2)	8	0.61%
25 to 34 (A3)	67	5.12%
35 to 44 (A4)	134	10.24%
45 to 54 (A5)	157	11.99%
55 to 64 (A6)	348	26.59%
65 + (A7)	492	37.59%
No answer	103	7.87%

Field summary for Age

What is your age?



Field summary for Community

Which Community Do You Live In?

Answer	Count	Percentage
Gardnerville Ranchos (A1)	193	14.74%
Town of Gardnerville (A2)	133	10.16%
Town of Minden (A3)	111	8.48%
Johnson Lane (A4)	162	12.38%
Town of Genoa (A5)	88	6.72%
Ruhenstroth/Pinenut (A6)	45	3.44%
East Valley/Fish Springs (A7)	83	6.34%
Indian Hills/Jacks Valley (A8)	90	6.88%
Topaz Ranch Estates/Topaz Lake (A9)	81	6.19%
Sierra/Foothill (A10)	65	4.97%
Lake Tahoe Basin (TRPA Jurisdiction) (A11)	75	5.73%
Washoe Tribal Lands (A12)	1	0.08%
I Live outside of Douglas County (A13)	15	1.15%
Other	74	5.65%
No answer	93	7.10%

ID	Response
20	Pineview Estates
56	Skyland
83	South Lake Tahoe
84	Double springs
184	sheridan acres
220	upper Kingsbury
254	On the golf course
265	Skyline Ranch
348	Mottsville
352	alpine view estates
394	Genoa Lakes
417	Indian Hills/Sunridge
430	Silver Ranch area
442	Sheridan
455	golf course
456	Country Club Estates
473	Carson City
492	Genoa
554	Stateline
601	Mottsville Ln
605	pineview
630	Sunridge
667	Genoa Lakes Ranch Golf Course
671	Chamber Fields or none of the above
672	Chambers Fields or not listed above
683	Chambers Field
698	Chichester
717	Holbrook highlands
756	THE SPRINGS
787	Double Springs/Spring Valley
789	Saratoga Springs
834	Stephanie
878	Plesantview
903	Arbor Gardens
927	Unincorporated Douglas County
935	All Douglas County
948	Holbrook
952	Holbrook. Highlands
959	Holbrook jct

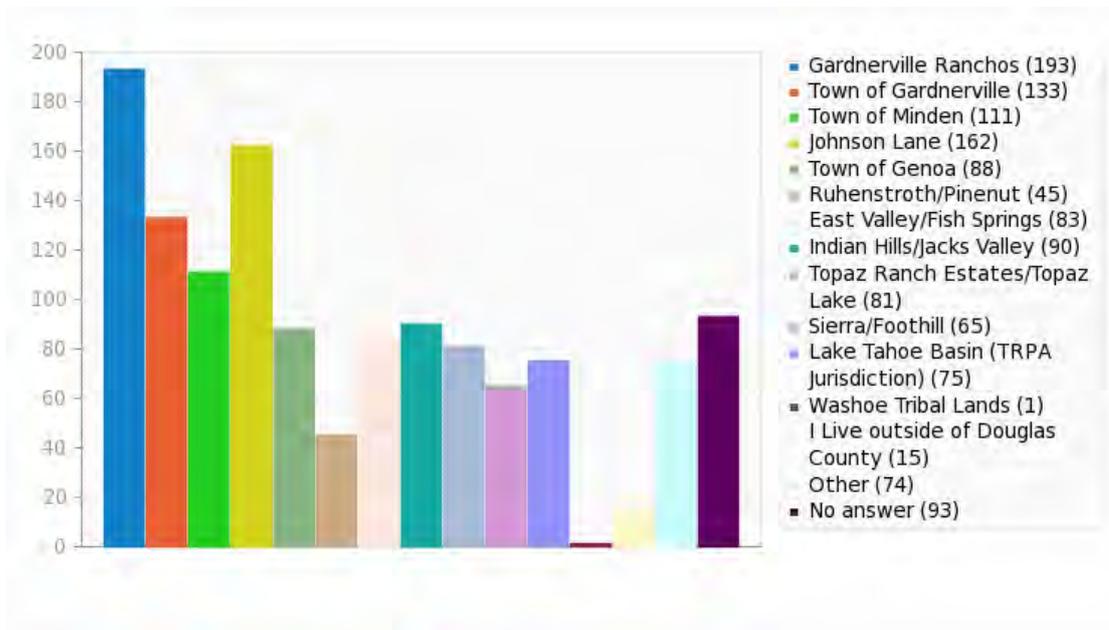
Quick statistics

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982	East valley
1025	Holbrook Bluffs
1055	Louisiana
1059	Sunridge
1064	Cedar Creek
1070	Santa Cruz County, CA
1091	Stateline, Summit Village HOA
1099	Glenbrook
1110	Winnemucca but have participated in the cultural and art scene in Carson City for over 30 years.
1112	Carson City
1120	Antelope Valley
1136	Carson City
1145	Holbrook Highlands
1151	Hwy 395 S. no community
1158	Chambers Field Area
1164	Marianne Way
1206	rainshadow ranch
1224	Alpine View Estates
1225	The Ranch at Gardnerville
1253	Centerville/Foothill
1271	Chambers Field
1277	Pleasant View West
1290	Chambers Field
1297	Pine view
1300	PineView
1332	Near Sheridan
1334	The Springs
1381	Sunrise Pass Road
1423	Job Peak Ranch
1425	Marla Bay, Zephyr Cove
1468	Pineview Estates, Gardnerville
1498	pleasantview
1515	Genoa
1522	Johnson Lane

Field summary for Community

Which Community Do You Live In?



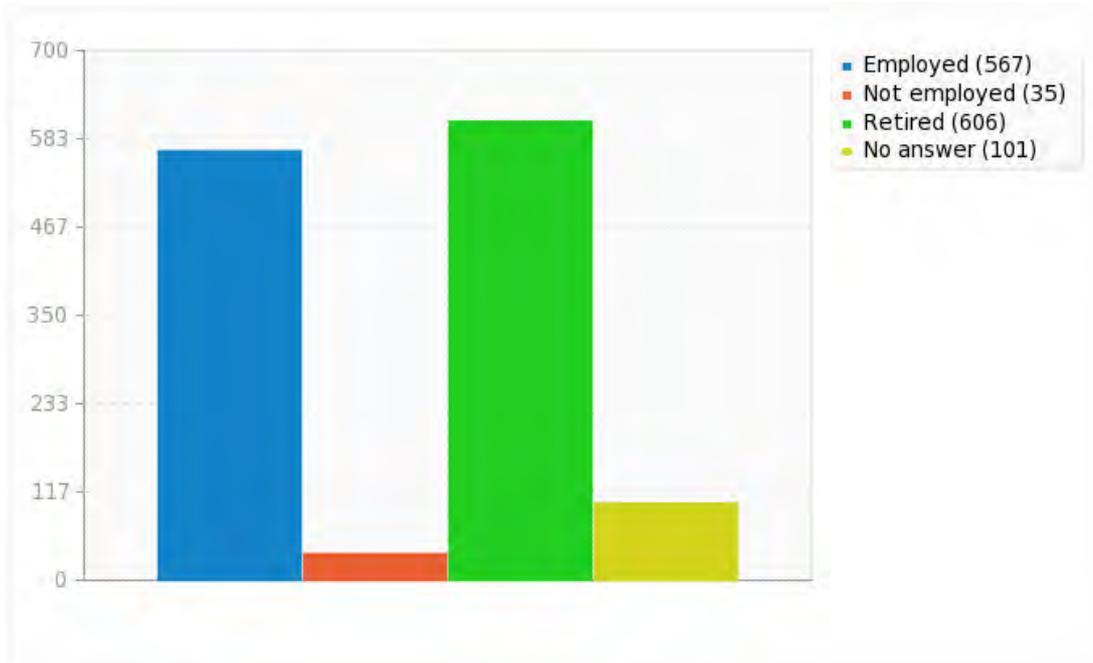
Field summary for Employment

Which of the following categories best describes your employment status?

Answer	Count	Percentage
Employed (A1)	567	43.32%
Not employed (A2)	35	2.67%
Retired (A3)	606	46.29%
No answer	101	7.72%

Field summary for Employment

Which of the following categories best describes your employment status?



Field summary for WorkLoc

If Employed, do you work in Douglas County?

Answer	Count	Percentage
Yes (A1)	380	29.03%
No (A2)	216	16.50%
N/A, I do not work (A3)	572	43.70%
Comments	180	13.75%
No answer	141	10.77%

ID	Response
26	Carson
27	Carson
33	El Dorado
38	
	Carson City
46	My company is HQ in NY, I am based in CA, but I travel all over the world.
57	Carson
63	El Dorado County, CA
67	Carson City
68	El Dorado
70	El Dorado County CA- Preschool Administrator Douglas County NV - Substitute Teacher
83	Stay at home wife.
90	Placer County Summer only job
91	Carson City
98	Marin
111	Carson
116	Carson
135	Carson City
154	Carson City LLC
163	Disabled
172	Carson
179	Carson City
185	Carson City
189	Carson city
203	Carson City
214	I own a business in Solano County, CA.
216	work from home. Many counties.
219	Lyon
235	Carson City
246	None of your business
254	Self employed
264	Carson City
277	Carson City
289	Carson
306	Carson city
315	Alpine
320	Washoe
321	Washoe
325	carson
352	washoe
356	I work where I live in Douglas County. I work online so I don't go into a "Job" here in the county.
359	Carson City
362	carson city
378	Alpine County
397	I work in Douglas County and my husband works in Indian Hills
408	Carson
411	Carson City

Quick statistics

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414	El Dorado County (South Lake Tahoe)
437	Carson City
457	Virtual employee
470	Even though I am now officially retired from Bently Nevada, I do work part-time at a Lutherie shop in Carson City that does custom builds, repairs and a little bit of amplifier work. I don't count this as being "employed," since I don't earn any pay for this job, which is essentially an internship.
478	Carson city
481	San Francisco. CA
485	I do freelance work in my home for a non-profit in California.
501	various
519	Carson City
521	I worked here for years
549	Washoe
555	Los Angeles county
558	Currently we own a business in Alameda County, California, but are in the process of moving it to Douglas County.
576	Carson
587	California
594	Retired
598	Douglas
600	El Dorado
605	Alpine
614	Mono County. Marine Corps Base.
625	Carson
630	Carson City
644	I own an Arborist Business locates in Reno. We work in Gardnerville often but are not stationed here.
651	Carson City
654	Carson City
660	El dorado
661	Carson
667	Carson Tahoe Regional Medical Center
675	Douglas Co.
684	Work remotely for national organization.
697	Washoe
698	Carson for the State
701	Carson City
703	Carson City
714	Carson City, but we serve clients in Douglas County.
715	Carson city
717	California
720	Carson City
722	Carson city, ormsby
723	also Carson, Lyon & Washoe
724	Alpine county
734	Carson City
747	El Dorado
749	I teach online for Stanford University, so technically I am employed in Douglas County but my employer is not located here.
756	WASHOE CO
758	Carson County aka: Ormsby County
765	Lyon
774	Carson City
814	Carson City
817	I work from home part time so in Douglas county and the rest of the time I work in Cambridge, MA
830	Virtual teaching, thus no specific county.
832	Telework from home
834	Alpine County
835	I am self employed working in Douglas County.
842	Carson
847	El Dorado, CA
859	Alpine
863	Carson city

Quick statistics

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872	carson city
909	Carson
913	Both Douglas County and Carson City
920	Carson
952	Mono
954	Lyon
955	Not in Nevada
958	I did work in Douglas County for forty plus years prior to retiring in February 2020
964	Carson City
980	Carson City
985	Placer County, CA
994	retired
1011	Carson City but currently working from home
1014	I work for the State of Nevada in Carson City
1031	I work for a private investment group that has nationwide activities.
1037	Washoe
1048	Carson City
1055	Rapids Parish, Louisiana
1056	Retired. Owned a marketing and advertising business in Minden for 23+ years.
1058	Carson
1065	I own and operate an OTR trucking company.
1075	Carson
1077	I work from home and occasionally in Reno.
1079	Washoe
1083	I work in El Dorado and Douglas County
1101	Washoe
1102	Retired, however I volunteered to raise money for the K9 officers at the Douglas County Sheriff's Department.
1112	Carson City
1123	I work from home for a Company outside of Nevada
1133	Carson City
1142	Washoe
1144	Carson City
1150	Carson City
1166	carson
1173	CARSON
1176	Carson City
1179	El Dorado County
1182	I work remotely for an international organization.
1186	Carson City
1191	I work remotely for a company outside of Nevada
1215	I work for a California based corporation.
1223	I work remotely for Columbia University of New York
1224	Carson City
1225	Retired
1235	Washoe
1274	Self Employed and work from anywhere
1280	Carson City
1282	Carson
1286	Carson City
1292	Washoe County
1312	No I work on the marine corps mountain warfare training center in mono county.
1317	Carson City
1318	Santa Clara County
1319	El Dorado
1328	CA
1334	Property Manager
1335	La county California
1342	Own a business in CA
1344	Santa Clara County
1346	Carson city
1371	Carson City
1385	Ca.
1390	I work remotely from home
1392	Ormsby

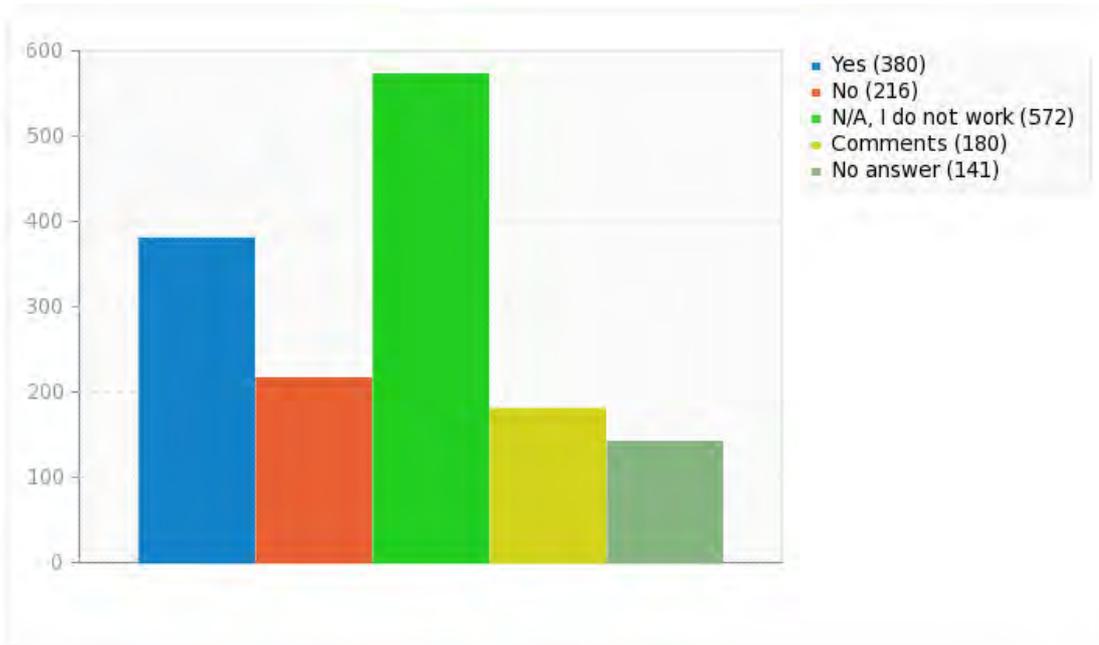
Quick statistics

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1405	Carson city
1407	I work remotely for a company in San Luis Obispo, CA.
1419	I work online for a statewide organization in California
1428	carson city
1437	El dorado
1443	El Dorado
1445	I work in and around Douglas County
1446	Mono County
1469	Carson City
1481	We own a real-estate Company called "Coldwell Banker Country Realty" in Ramona California
1497	Washoe
1522	worked in Los Angeles County in California

Field summary for WorkLoc

If Employed, do you work in Douglas County?



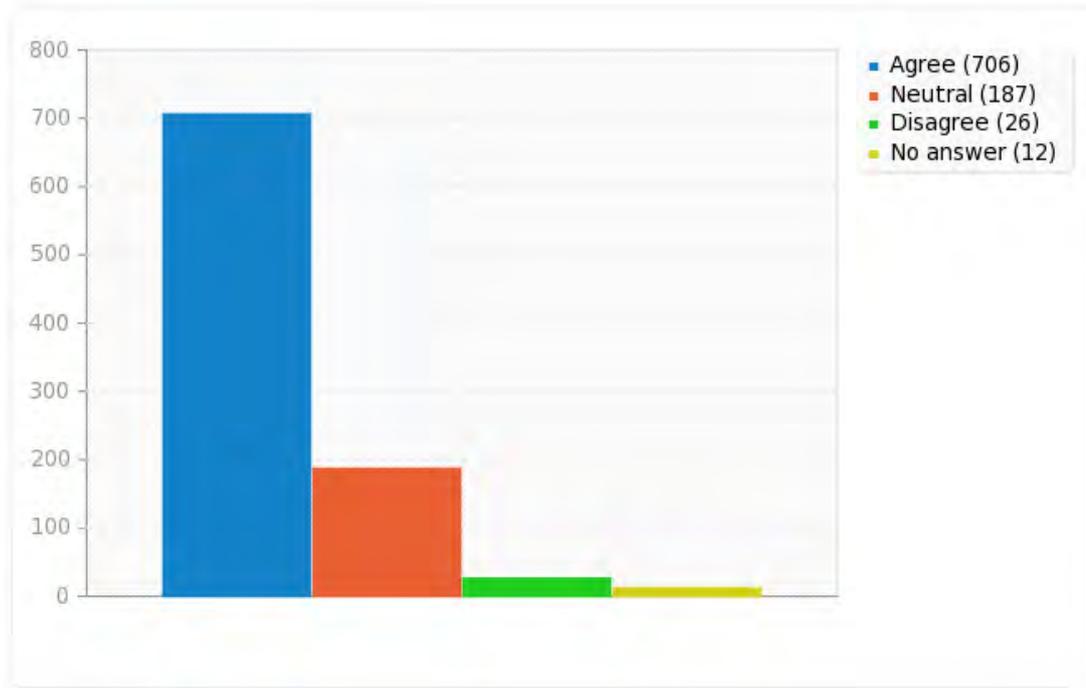
Field summary for Agriculture(GOAL1)

Agriculture and Conservation [GOAL 1: Enhance our air and water quality.]

Answer	Count	Percentage
Agree (A)	706	75.83%
Neutral (N)	187	20.09%
Disagree (D)	26	2.79%
No answer	12	1.29%

Field summary for Agriculture(GOAL1)

Agriculture and Conservation [GOAL 1: Enhance our air and water quality.]



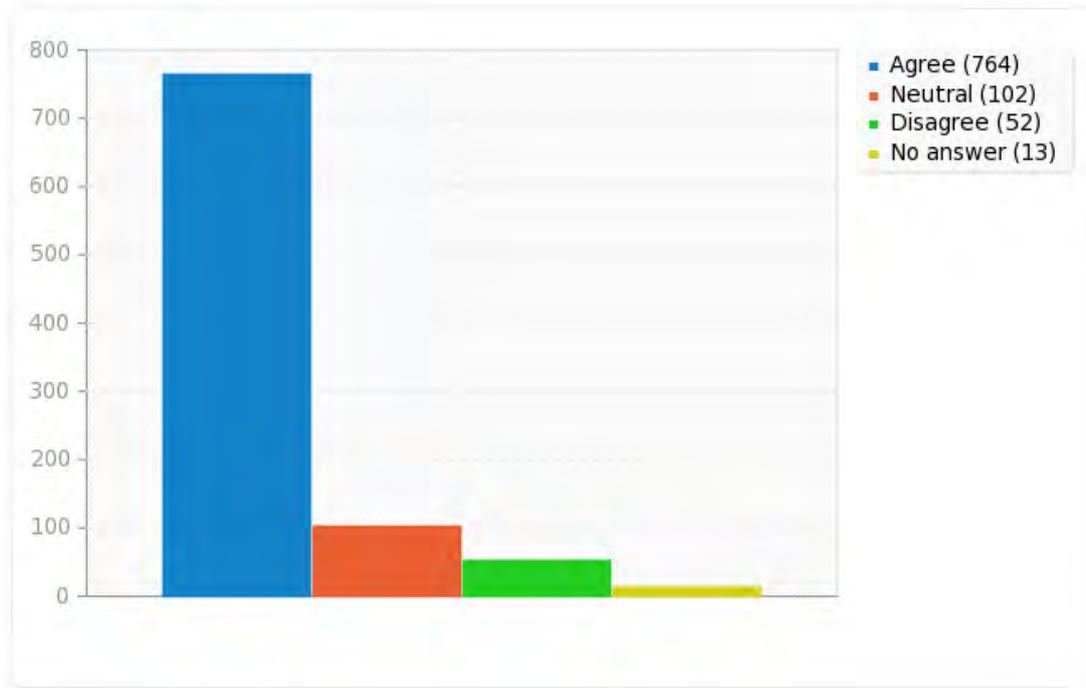
Field summary for Agriculture(GOAL2)

Agriculture and Conservation [GOAL 2: Protect and expand open space and natural areas while enabling types of developments that acknowledge and enhance agricultural areas.]

Answer	Count	Percentage
Agree (A)	764	82.06%
Neutral (N)	102	10.96%
Disagree (D)	52	5.59%
No answer	13	1.40%

Field summary for Agriculture(GOAL2)

Agriculture and Conservation [GOAL 2: Protect and expand open space and natural areas while enabling types of developments that acknowledge and enhance agricultural areas.]



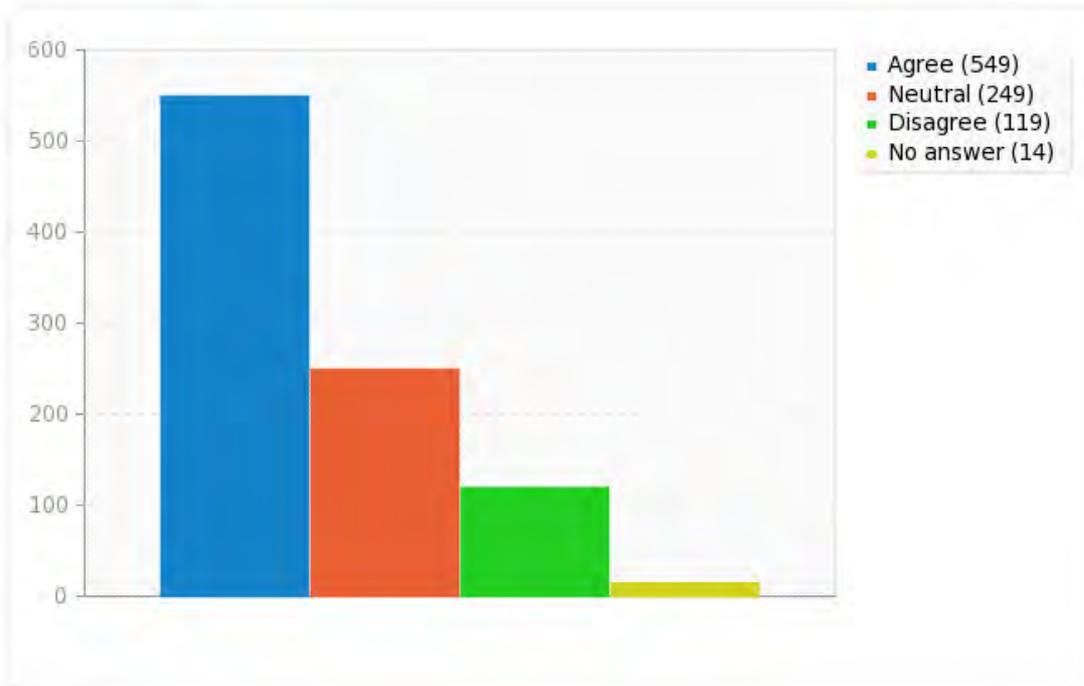
Field summary for Agriculture(GOAL3)

Agriculture and Conservation [GOAL 3: Encourage the efficient use of energy resources through energy conservation and improved access to renewable energy sources.]

Answer	Count	Percentage
Agree (A)	549	58.97%
Neutral (N)	249	26.75%
Disagree (D)	119	12.78%
No answer	14	1.50%

Field summary for Agriculture(GOAL3)

Agriculture and Conservation [GOAL 3: Encourage the efficient use of energy resources through energy conservation and improved access to renewable energy sources.]



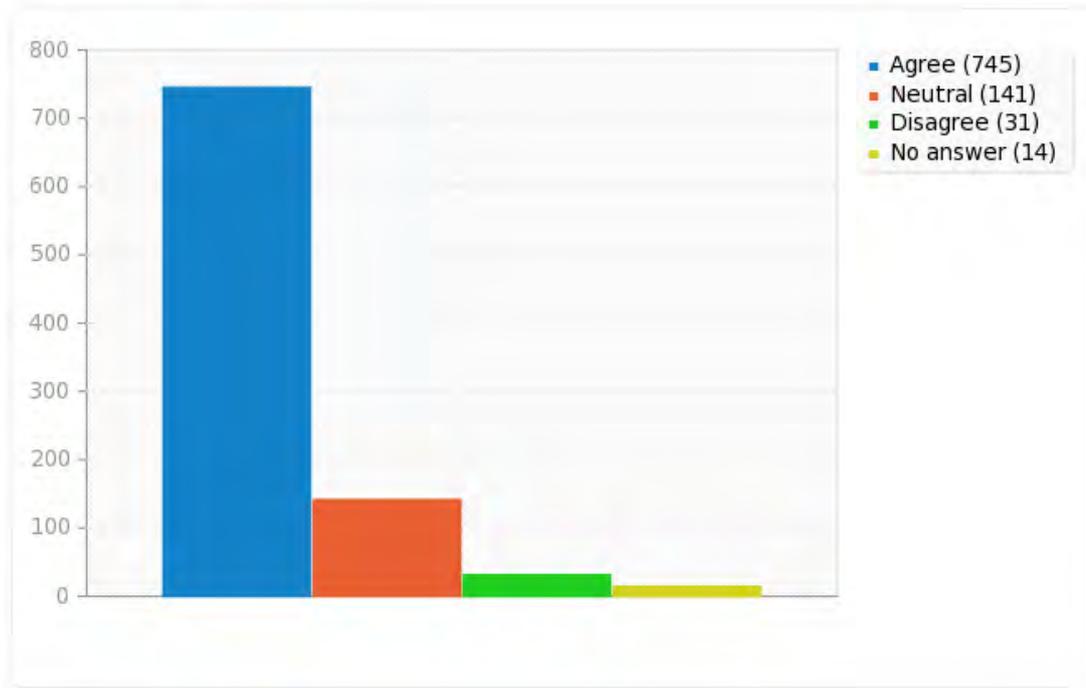
Field summary for Agriculture(GOAL4)

Agriculture and Conservation [GOAL 4: Protect sensitive wildlife and vegetation in recognition of their importance to our quality of life.]

Answer	Count	Percentage
Agree (A)	745	80.02%
Neutral (N)	141	15.15%
Disagree (D)	31	3.33%
No answer	14	1.50%

Field summary for Agriculture(GOAL4)

Agriculture and Conservation [GOAL 4: Protect sensitive wildlife and vegetation in recognition of their importance to our quality of life.]



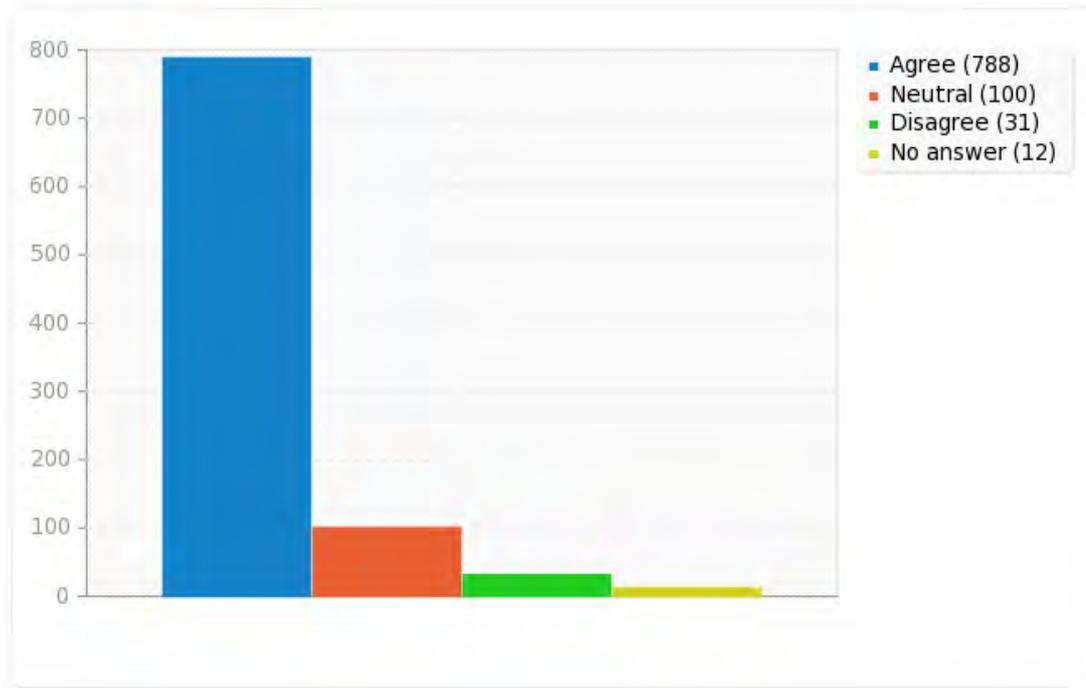
Field summary for Agriculture(GOAL5)

Agriculture and Conservation [GOAL 5: Protect and encourage ranching, farming, agricultural activities, and supportive industries.]

Answer	Count	Percentage
Agree (A)	788	84.64%
Neutral (N)	100	10.74%
Disagree (D)	31	3.33%
No answer	12	1.29%

Field summary for Agriculture(GOAL5)

Agriculture and Conservation [GOAL 5: Protect and encourage ranching, farming, agricultural activities, and supportive industries.]



Field summary for AgricultureComment

Are there additional Agriculture & Conservation goals, or changes to the above goals you would like to add?

Answer	Count	Percentage
Answer	389	41.78%
No answer	542	58.22%

ID	Response
12	WE ought not to be flood irrigating in the middle of the desert.
16	I would ramp up protection for sensitive wildlife even more.
20	Yes, I do not support the construction of more subdivisions. In my experience, the developer's lobby for these dense subdivisions to be built and then are nowhere to be found when the inevitable problems brought about by high population density arise.
23	Because agriculture will die with polluted environment and a depleted water table, I believe a lot more attention should be directed to sustainable farming, prohibiting the use of glyphosphate and other harmful pesticides and fertilizers that are being used by agriculture. Also, more focus should be on crops that are not depleting our water table and contaminating/depleting our soils. Alfalfa and maintaining pastures for cattle and other wild life should not be able to dominate the landscape as it uses too much water and the chemicals being used are horrible for human and wildlife health. (This includes our children and the many generations to come.)
32	No
33	I would love to see more agriculture in the area with the ability to process meat for locals and hunters
34	No
37	No
39	Very concerned we keep our environment clean
40	Water, conserve the aquifer, less well development
41	Sure you have ranchers and those growing alfalfa. The other half are retired and the other 1/3 go to work at local jobs. The 1/6 of others need to be taught to not accept handouts and go to work at something they can learn to love. This can be done online learning new careers in high tech industries. Too much attention to agriculture and conservation. Makes me think the Parks are running this survey - or some other big wig living in the past. The Carson Valley will grow by pulling its head out of the sand and realize there is a great big world out there which will take over your community if you don't get creative and create new opportunities for your local citizens.
42	No more tight lot subdivisions.
44	NONE
45	Do not build more homes. This so called pre-built community would do nothing more than ruin our community. Agriculture is a necessity in our area.
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Keep our agri areas as they are and don't build this monstrosity of a mistake.
54	Limit the ability of large ranches to sell off their land to create residential subdivisions.
61	Balance growth with businesses that will sustain our local economy - we cannot exist with service demands on residential buildings only. Just because you moved here doesn't mean others cannot following you
62	not at this time.
78	No solar or wind farms allowed
84	Don't allow large developers in , don't give variances .
86	No
88	Add use of conservation easements to maintain agricultural lands for agricultural use.
90	Where are the detailed Master Plan Elements information like the Planning Commissioners and Board of County Commissioners were provided in their detailed survey? The questions are benign and do not elaborate enough of the proposed changes by Wood Rodgers
101	No more dwelling units in Douglas county. They reduce watershed and farm lands
103	Co-op farming. Tool library.
111	Goal 2 should read protect and open space and avoid any further development!

Quick statistics

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121	Do not build high density housing
122	Keep open farm lands,fields open from development's like Sacramento,that let builders put houses on top of each other and took up all the beautiful open,productive farm land
132	I would love for the community to be more supportive to the Agriculture community instead of moving here for the open spaces and the beauty then complaining of the flies and smells.
136	Preserve the floodplain.....
138	I believe the above goals cover the needs of the region to sustain reasonable growth and preserve the natural beauty of the Carson Valley
150	Can we have the things above without the powers that be squeezing in a ton more homes?
152	Actively LIMIT residential growth into open area. Concentrate on "Infill"
158	Develop business diversification to replace the many properties with no longer viable ranching and farming businesses.
160	Landscape All Douglas county owned lands particularly those found in HOA areas such as Summit Ridge/Montana in Genoa Lakes Ranch in Gemoa NV
164	Limit development in the flood plain.
165	I believe that the states goal of supporting agriculture runs contrary to the property rights of agricultural land owners preventing them from maximizing the value of their property
168	No
173	No
176	No tolerance for converting agricultural land into windmills or solar fields
177	No
180	Let's have fewer new homes, fewer new residents. Water costs WAY too much and apparently we can't support additional people w/o begging those already here.
182	As a first generation rancher in this valley we tried for years to get an easement that would bring the value of the land down to an agricultural level. We were unsuccessful and forced to sell because you cannot buy land here and make it functional for agriculture unless you are independently wealthy to begin with. Finding a way to make ranching and ranch land available to first generation farmers and ranchers is going to be essential to keeping open space in the future.
183	Less high population multi family units that increase traffic and reduce air quality
187	Except that large scale commercial energy development should not be encouraged. There are better locations for solar farms than the Carson Valley.
188	keep it a rural community. Keep industry in industrial areas.
191	It's been demonstrated that individuals and businesses will adopt energy efficiency strategies on their own without interference from government. There is little need for the collective and the county government to become heavily involved in conservation and energy use. Acting as an advisory panel for voluntary actions is okay, but mandating conservation efforts on the part of members of the community is unnecessary.
192	no
193	I cannot see the logic in exchanging a parcel in the TRE for PRIME agricultural land in Douglas so 2500 homes can be built ?? We already have close to 5000 homes permitted and mostly unbuilt , latest study shows our valley population barely growing in the next 10 years , so why not preserve and protect our valued green open space !
203	We need something about recycling or minimizing waste. We can have beautiful land, but trash everywhere!
207	N/a
209	not at this time
220	Outdoor recreation such as trails. Dog friendly trails.
221	Encourage maintaining existing roads throughout the county.
228	Build a public golf course north of Buckeye and east of Monterra
231	No
236	More farming less housing.
237	Require a TDR for every new home built in Douglas.
242	None come to mind.
246	Quit letting the big corporations take out farmland to build houses on!
248	Don't allow a gravel pit in Johnson Lane area :(
251	Not industry
254	Speed bumps on Riverview between Fairway drive and golf course. Blue Mustang 70 type car with white stripes races through here at 60 mph we have kids, walkers, pedestrian, golf cart animal deer crossing in 30 years no sigh has been put up after 100s of requests?! 6 yr old boy that rides his bicycle to 711 I've seen cars almost hit him! Our neighborhood has turned into a freeway to avoid the 25 speed limit on 395! Stop them! Signs I don't care that it's rural! Speed bumps, monitor, what ever got gave to do Handel it!! We've had 3 people drive into our front yard! And still no one does anything!?!??

Quick statistics

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Sto the development of homes, we need jobs not more residents with poor water infrastructure

Don't allow 5g wiring or towers to enter this town!

Someone competent please address the speed bumps before a child ends up dead on Riverview.

Avg car is Going 45 50 mph when cops are not around or speed trap is visible!!! Completey unhelpful

this is a neighborhood with children always going up and down the street!

Handel this begore new projects this had been overlooked long enough!!! Irresponsible of gardnerville and douglas county!!!

260 None that come to mind.

261 Protect all open spaces! Keep our Valley beautiful.

No more development unless the infrastructure is improved and paid for by the developers not the tax payers. Do not change zoning, this was put in place for a reason: to protect our Valley!

Also no more development than can be supported by our water supply.

264 Encouraging the efficient use of energy resources through energy conservation and improved access to renewable energy sources is a fine goal; however, such renewable energy facilities, such as commercial solar, need to be carefully placed. Agricultural land needs to be protected from these types of facilities. Ag land needs to be protected for the continued production of agricultural products into the future. Solar is not an agricultural product.

265 Keep ranches and farms and do NOT add thousands of residences. We all love the small community that we have and do NOT want to turn into another California, Las Vegas or Reno.

268 We don't have the infrastructure to accommodate new neighborhoods. We do not want to become Carson City. We want to keep open spaces. That's why we moved here. The mindset of "if it's empty we must fill it up" is ridiculous. If we wanted congested traffic and wall to wall buildings, we would have bought a house in Carson City or, God forbid, stayed in crazy California.

269 Too much agricultural land is already being swallowed up with more in the making for thousands of homes. It is my understanding by vote over 10 years ago OPEN SPACE and AGRICULTURAL LAND was to be protected along the Hwy 88 and US395 corridor. Now I see a vote on it again. This area is quickly turning into San Francisco, Las Vegas, Reno, Carson City.

272 Define a land-use zone that enables the creation of sustainably habitable and agriculturally productive areas that integrate both farming and residential use or "eco-villages."
Define building codes that promote/enable the use of straw bale construction materials.

274 No

277 Ensuring development is compatible with protecting drinking water resources for our community. Drinking water is becoming more and more important for sustainability. Our groundwater is wonderful and needs little treatment. I would like to continue this benefit and not pay for costly treatment resulting in poor taste and quality due to contamination of the source. Please make sure that protecting source water is a primary goal of the plan and that development is compatible with protecting our drinking water sources throughout the valley.

278 Supportive industries need to be friendly to all goals 1-4

279 Support for AG businesses small and large

285 Ensure water and sewage capacity before allowing residential or commercial building to occur.

289 No

291 Allow more alternative energy resources like wind and battery backup systems

296 our goals first and foremost must be in alignment with our severe prolonged droughts. One good water year does not recharge our groundwater Or our surface water. We simply must not allow continued growth when we do not have the natural resources to support it. the master Plan states this clearly. We must continue to support that NRS status of it. we will only hurt current residents. Douglas County has always been a retirement and ranch community. We must keep it that way.

298 Try to include public use in future land acquisitions.

302 Consider toxicity of chemicals used in bug abatement, park spraying, roadside weed killing, snow removal, etc. Choose less harmful products.

308 No

309 Allow LOCAL Farmers and Ranchers to expand and build additional facilities that would benefit their business and keep products LOCALLY AVAILABLE TO OUR PUBLIC!

Quick statistics

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314	Leave the agriculture alone. No one needs to improve areas that have been going strong for over 100 years.
317	Teach people that farms and ranches are not parks and public property
321	No slaughterhouse within close proximity of residences and tourism. Preserve native plant species. Renewable such as wind, solar do not actually have a net positive impact. They do not recoup resources used in their lifespan. Do not restrict hunter rights.
322	We the people love to look at the beautiful ag lands and the herds of cattle and other livestock. But I think the people know very little about the ag industry and while is't critical to keeping our County rural, residents take it for granted and don't realize the hardships of ranching/farming life. Residents should be educated that there's a price to pay for our rural way of life and the fact that we want to keep it that way. Everyone has a different opinion on how to do that. My additional goal would be "to interweave (if that's a word) the ag industry with land planning for future growth so that the community will better understand agriculture and how we can have sustainable growth while keeping our rural way of life".
333	No
337	No.
350	I would agree with goal 2 but not support additional housing. You should have reframed that as two questions.
351	No
356	I totally disagree with the metered well talk that has been going around. I think that we do need to figure out a way to keep our water available, since we already have community wells that down. I think keeping the county an AG county is of huge importance.
358	Allow alternative agriculture uses for ag land, such as Agricultural tourism, Agrihoods. Support the ag community. Our valley is green and beautiful because of the work they do EVERY DAY.
366	I think we should approve the slaughter house
367	Development and agriculture are not compatible
369	The lands bill to assist with conservation easement funds to ranchers is a great start. I think it would be extremely beneficial to have the county meet with all ranchers in the community who have the ability to sell/sub divide their property to assess what their future plans are for their land. This will assist with the master plan development for a 5-20+ year plan on development and land use.
371	need the meat processing plant
382	GOAL 2 should be two goals: "Protect and expand open space and natural areas" and "Enable types of developments that acknowledge and enhance agricultural areas". Lumping these together creates a conflict for people who see these as being very different from each other. And then you can drop GOAL 5 because it is just a restatement of the second half of GOAL 2. I strongly agree with "Protect and expand open space and natural areas". I am opposed to any more major developments of any kind anywhere in Douglas County. I am in favor of protecting the existing ranching and farming community and encouraging them to maintain practices that support wildlife, open spaces and air and water quality.
385	Neighborhood and school gardens should be widely established.
392	Group development in buildable areas and protect open space as non-buildable. This is done in Portland, OR where they have no sprawl boundaries beyond which no new development can take place.
394	No
403	Keep Douglas County Rural!
411	No
412	Stop building more houses
417	Do not over populate with housing
418	No
426	Quit stacking large housing projects that shadow our schools. It creates ingress/egress problems and when the school invites parents, siblings, grandparents, ets. go to the school for a play or production it's chaos.
427	Keep the beauty of ranching and open space.
430	I hope that we can always maintain an agricultural component in our community and preserve areas of open space. I would love to see the approval of the slaughter house

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434	No
436	I love the valley with open agricultural lands.
437	It is important to me to not dot the open landscape with more buildings, but to find other ways to support ranchers to not feel forced to selling off their land.
447	Agricultural and recreational activities such as, hiking trails and river access should coexist together.
451	I keep reading that Ranching is not economically viable, so while most will "agree" with statements above, is it realistic?
459	Limited development
461	start storing water in new man made lakes
463	NA
464	I'd like to see the county create walking trails on public land and promote those trails.
470	I strongly support the Open Space initiative, and am severely disappointed that the majority of our County Commissioners have been in such a hurry to allow the Park family to bend our rules to sidestep our Master Plan so they can earn millions of dollars by "building-out" our precious valley. They have also rubber-stamped zoning variances (such as for the Corley's and Walmart) in ways that seem short-sighted and non-compliant to me.
471	Support Agrihood
479	unknown
486	Preserve open spaces, discourage developments.
489	Most of our neighbors want to do all we can to keep our county rural. I do understand that rural does not always mean the same thing to everyone. Generally, keeping things more like what we now have, no big developments all over the place, no replacing the character of towns, older buildings, etc., with modern designed structures that do not fit in. I trust that this is not a foreign concept for those involved planning growth in this area.
491	While the efficient use of energy resources makes obvious sense, care must be taken to avoid the calamity California has found itself in, relying too heavily on renewables and now unable to provide sufficient power.
493	No
504	water conservation.
505	Hire a firm that knows how to pave an asphalt street, fire all currently pretending they know.
518	Implement use of regenerative ranching/farming practices to foster soil regeneration.
521	Keep development of subdivisions to a minimum! Keep the rural small town we have. Up grade what we have. Stop tearing down historic buildings! Revamp them they are a part of our heritage. Stop encouraging people from out of state.. Stop dramatic subdivisions Stop the destruction of this amazing unique community... Help our ranchers and agriculture flourish.... Continue community activities and events that bring people together, I'd rather see the Heritage Inn upgraded and cleaned up Maybe build another inn like CVI that would bring revenues into town with out building big subdivisions
528	need clarification of goals 1 -3
532	Emphasis on Goal 2: "Protect and expand open space." I would add limiting mass development projects that defeat that goal, or Goal 1 for that matter. I believe there is way too much residential expansion going on that lacks infrastructure study and/or enhancement.
535	Once you release agricultural land and open space to development, it is irreversible. Industry, commercial, and subdivision development is never replaced by agricultural land and open space. This is why these protections are so vital. Bigger doesn't mean better, ie., Las Vegas.
536	Curation of water rights and the flood plain generally west of US 395 & the south bank of the East Fork Carson River
538	Promote growth and utilization of abandoned properties in town to limit expansion and growth outside of existing town borders
539	Improve flood protection and erosion control along Carson River.
542	Do not spend money on green energy unless it is cost effective. Also, those solar installations cause thermal heating due to their black color.
550	No
555	No
559	No slaughterhouse
563	Ranching and air quality are incompatible
565	"Specific plan", to include blocks of Ag land succeeded Santa Maria, CA. They need to hold together, especially along waterways.
575	No slaughterhouse on Centerville and 88 Hwy.

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578	I am a farm boy and love to see the herds of cattle on the ranches whenever I drive out of town, and love to listen to the cattle lowing in the distance on quiet evenings
580	none
584	Do not allow slaughter house at Centerville and Hwy 88
587	Keep Douglas County Rural
598	Not at this time
604	No - I love this area beyond words and though it may be necessary, I wish it would stay just the way it is.
605	no
609	We need a local slaughterhouse so that we can keep this part of Ag local and are not dependent on faraway locations for processing
610	No
616	Ban vacation home rentals
622	Keep agricultural land agricultural. Stop reasoning it to residential.
625	Development of agri-neighborhood communities to ensure the community keeps green space
626	no
629	none
631	control light pollution
633	slow growth (very)
642	Goal 2 is unclear question. Current open spaces should not be developed to stack more housing. Plans should be to support, encourage agriculture and not allow AG land to be turned into more housing. Our current master plan is not being followed and is so very fluid with politicians being swayed by those with \$\$ and housing plans. Our current infrastructure is needing many repairs and improvements. Goal 1. I will not part with our well in place of city-pumped water. You would need to specify exactly what you mean by it. CA environmentalists do not need to apply here. Not speaking for those in Tahoe, that's a whole other world... Goal 3. Sounds a lot like environmentalists from California wanting to put solar panels on our "wide-open" spaces and what not. Again, what do You mean by it? Goal 4. Work with wild horse advocates. TRPA wants to protect vegetation so much that the airport was in violation of having those protected trees in the way..... We should protect this entire valley against changing AG land into housing. Restoration of downtown Gardnerville and the historical part of it, should be a priority as well. Make sure you all see the big picture of 40+ years from now. Will it be a mini Carson city or a mini Reno? How in the world did we allow more casinos in here? The 5 or 6 people in charge or representing the town should look at ways to encourage GOAL 5 and minimize growth against it.
644	Keep access points to public lands.
646	would like to see Douglas County embrace Hemp production
649	Plan for climate change, consider best methods to mitigate the effects.
651	We need to protect the environment, open space and ranching cultural history unique to this area. The goals do that, but I would change the order. Number 4 should be 1, number 2 should stay, number 5 should be 3, number 1 should be 5.
655	I believe these interests can be properly balanced with a respect and recognition of existing local practices and traditions
658	Preserve the rural feeling of our community
660	No
667	We moved here because it's a small, quiet and peaceful area. We would like to see the area remain without housing developments that bring additional traffic and people. The mountains, ranches, cattle and wildlife should be a priority to maintain such a quaint and beautiful place. No more developments in Genoa.
669	No
677	I would like there to be more crops grown and less cattle/sheep-for-meat. I do not wish for there to be a kill/rendering lot at all here. I wish there to be open spaces used for farming and wildlife conservation and I DO NOT wish for our valley to be turned into a parking lot full of houses and people. As well, with any and all projects that bring in more people, there needs to be commensurate improvement to utilities, water, waste, roads, etc. We CANNOT just jam people in here so all our services are overloaded. Any expansion needs to be properly planned.
678	No more housing tracks. Leave the valley alone. It's fine the way it is.
682	Absolutely work towards protecting and advocating for our area wild horses. These bands are adored by so many of us residents and want them to remain free. No more BLM trapping or roundups / assist residents with fencing to help protect them from encroaching development / or limit development in their areas

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683	We would like the county to support the Pine Nut Wild Horse Advocates and the BLM working together to keep our horses wild and safe on the range.
685	leave much more open space in housing projects. better yet...cut way down on number of units built.
686	I recommend the county support the cooperation between the Bureau of Land Management and the Pine Nut Wild Horse Advocates to help protect the wild horses of the Fish Springs range and the land they roam on. They are loved and supported by local residents and it also encourages outside activities for residents.
689	Make sure that zoning laws are adhered to.
696	Prevent removal of the wild horses
698	Taking care of our wild horses and requesting BLM work closely with the local advocates to maintain and respect the wild horses we so love.
699	I would like BLM to work in conjunction with our Wild Horse Advocates to help preserve their habitat and families.
705	Limit growth in area based on existing infrastructure
706	Make sure our wild horses are protected.
713	Protect the wild horses of the Pine Nuts.
714	Allow for businesses and services that support agriculture, including a slaughterhouse in appropriate settings, and stop letting people who retire here in big fancy houses stop this from happening. The county is listening to NIMBYs over ranchers who made/make this valley what it is.
715	More adoption of renewable energy and supporting curbside recycling
717	allow growth while setting aside open space and sensitive areas.
720	Keep us rural. All the new home development is an eyesore
722	our open land that surrounds us should be kept as it is... this county cannot support excessive home expansions, the water supply is stressed enough. We cannot allow our area to be sold off to the highest bidder
723	maintain our agricultural corridors
724	I would not like to see our farm land just get sucked up and go away we enjoy seeing the cows and fields that's why we moved here .
727	Protection for our Fish Springs wild horses and the range they live on.
732	Support for the local wild horses, the Pine Nut Wild Horse group that is working so hard to protect them, and encourage the BLM to work with that group.
734	Don't build more homes
737	I would like to see BLM work with the pine nut wild horses association to best serve the wild horses.
740	Keep our county rural. The gravel pit off of Johnson Lane is NOT good. The road will deteriorate causing tax rates to go up. There will be accidents to vehicles and possibly persons. Stop allowing additional housing to our area.
741	Don't mess with our wells!
743	I would really like to see an expanded recycling program with either pick up or expanded drop off points.
747	Agriculture is being used as an excuse by anti growth types to discourage community development. It's time the county moved on and recognised that the rancher does not pay the tax bills.
749	I am supportive of agricultural goals that improve the quality of life for all, such as organic farming, free range cattle and related.
754	We need solar
758	Leave Douglas County alone. We don't need it to be like Reno or Sparks with high crime rates
765	keep trails open to the public
779	Mandate open spaces within all new developments and do not allow townhouse or patio homes. All residential homes should be of a minimum lot size to avoid congestion and cookie cutter approach to units that only benefit the developer. The recent patio homes on the Ranch course in Genoa is an example of a money grab by developers that does not encourage open spaces or quality of life.
782	I agree with goal 2, however I'm not to thrilled about enabling developments that support agricultural areas - for me this is a sly way of opening up development!
787	Protect our wild horses.
791	Goals should be assessed through a pragmatic process that seeks to maximize effect while minimizing costs and negative externalities
803	The way the above goals are written its hard to disagree
807	Add GOAL 6: Limit large commercial developments, such as the Event Center near Stateline, that will probably increase traffic congestion, increase crime, deteriorate our natural beauty, and increase our costs to keep the Lake Tahoe Basin as pristine as it is now.

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808	Maintain and protect all existing open space throughout the Carson Valley.
810	Don't want wind energy. I think it is an eye sore. While I support ag land use be nice to have more public access. The Nature Conservancy trail/property outside Genoa is awesome.
812	Please can we keep supporting our beloved Mustangs! I support Pine Nut Wild Horse Advocates and BLM collaboration.
817	Douglas County should remain rural rather than becoming suburban through additional tract development on previously agricultural land
822	Stop over building the area. New developments need to pay for upgrades to our water, schools, etc.
828	Quit his using the TDR Program like you did with the Park Development. It was intended to protect our green belt in the valley.
833	Limit new housing development
834	Land currently zoned agricultural needs to stay zoned agricultural. Especially since most of the agricultural land is also in the Carson River floodplain.
840	Reduce development
842	No more new building for a while. We have plenty of unused space in the county that can be repurposed.
846	Protect water from leaving the Carson Valley Basin. Have county purchase non used water rights to keep water in for the benefit of Douglas county residents. Do not sell them to private entities
847	The Park family's Mueller Lane development will be an environmental disaster and destroy what's left of beautiful Douglas County. No suburban sprawl!
862	Watershed; erosion and water quality.
863	Agriculture and conservation does not always mean open space for others. I support open space for public use and ag.
865	I hope we can all agree that we want to create a safe and healthy environment for the next generation to experience long after each of us is gone. Those plans and the work behind them must start now. Let this community be proactive across all local industries to ensure we leave things better than we found them.
867	Promote access to and use of public and private lands for outdoor recreation.
875	N/A
876	Agriculture should be at top of list.
880	Please help save our little band of wild horses. They keep that area fire safe and people come to our valley just to see them. They are a huge part of our history
883	Walkable community
885	I would like to see in the Master Plan some corridors for wildlife, so they can access the mountains.
890	I think we need to Our population in the valley keep it rural Nevada! It's totally out of control.
894	No
897	I am just not so sure that Douglas County needs to remain heavily focused on agriculture.
898	I support open space preservation.
899	Protect health and function of Carson and West Walker floodplains
900	I would like to limit development to slow growth. Roads and other infrastructure should be completed BEFORE new housing developments are permitted. Population density is also a concern. We do NOT need or want high density housing developments all over the Valley. Our valley should remain largely ranch and farmland. Right now we have way too many housing developments approved, especially after the Topaz Receiving Area was moved to the Gardnerville Park Ranch area. What a fiasco! The County Commissioners need to listen to the people! I also do NOT want solar panel farms in the Valley or surrounding the valley on the hillsides. There are plenty of other areas in NV where they can be put where people do not need to look at them!
903	I would like to continue to see the grazing of cattle and growing of hay instead of the building I am seeing in many areas. I am concerned about what Douglas County will look like in 10 years.
905	No
906	Keep our town SMALL, it's why we live here. We are not interested in becoming another California! We need to save and protect our farm lands and open spaces. Do not allow all this building. So many buildings currently stand empty that can be remolded if needed.
909	Object to the gravel pits being proposed off of Johnson lane- it will detrimental to wildlife, human life, air quality, etc.
911	no
913	No
921	I support the Save Open Space question 3# and I also support agrihoods.
923	No more developments on ag land.

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930	For our piñon forested areas hire people to go into these areas and clean out and perform fire mitigation
935	Keep it country!
938	No
939	Keep us Rural. Trash the plans for overdevelopment of TRE without respect to water, traffic and public safety.
950	Too late. Bureau of Land Management already took out the natural wildlife habitat for the Sage Grouse. Created flood areas and forced bear, bobcat, mountain lion and other wildlife down to homes ; because they destroyed their habitat. When asked they were only concerned about the non native bird.
955	n/a
965	Keep agricultural farms and cattle ranches - no housing projects in those areas
967	No
973	Help with the feral cats population by allowing all vets in the area be on TNR program instead of just one.
978	No
980	Use sheep to graze the cheat grass and other flammables Stop blocking public access to the mountain trails. Keep rural Nevada rural
985	Limit expansion of residential home development and protect our rural way of life
992	DO NOT BUILD across from TRE. We moved up here to get away from urban sprawl
993	greater emphasis and support for recycling programs of household items and vegetation from clearing for defensible space
1003	Maintain the limit of new homes built to 300 house per year.
1008	No further expansion of development into agricultural lands until most of infill and other approved projects are completed.
1011	Secure Conservation easements on working ranch lands
1013	Protecting and supporting our ranchers is my number one concern. I get the feeling from many people that they expect the ranches to be there for them to look at and enjoy from afar but aren't willing to do anything to support those ranchers. The large majority of Douglas County strongly apposing the slaughter house was a good example of that.
1014	no
1031	Once agricultural and conservation lands are gone, they are gone forever. I believe the Board of Commissioners was too aggressive last year in approving projects. I do not like it that our County is turning into the casino owners and ranchers on one side of elections and the rest of us on the other side.
1032	Increase access to walker river draining out of topaz lake
1033	I don't believe climate change is real. I think we need to continue to do controlled burns to keep our forests from being destroyed like CA. Don't try and turn our NV into pathetic CA Solar power for everyone is NOT the answer
1035	To not over build houses to the point of running out of water.
1041	Public access to river recreation opportunities.
1044	I'd like to see agrihoods begin to be developed. I think that is a good way to support Goal 2.
1046	N/A
1055	No
1056	TDR
1059	Before permitting more housing to be built, an adequate water supply needs to be assured. We don't want to have water rationing because local government is hungry for tax revenues.
1061	None
1063	No
1065	NA
1073	We are extremely against the proposed slaughter House on Centerville
1077	Yes on 3
1079	More farmers raising fruit and vegetables.
1083	Support small family farming, homesteading and local coops as much as possible. Traffic control measures that provide allowance for open space.
1087	Keep development out of agricultural and open space areas.
1090	Make it easier for locals to access local food while encouraging local producers of food to process and sell their food locally.
1091	Not at this time.
1094	Bike lanes between Ranchos and town.
1096	Keep our spaces open.

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1099	Control the number of tourists coming in from California during the peak holidays. We have had more accidents on HW 50 this year than in the past. Enforce a 40 mph speed limit on HW 50 from Spooner Summit into Stateline.
1115	No more development on ag land.
1120	Goal 5 should be an absolute top priority in Douglas County. Preserving the agricultural activity and allowing it to happen in widespread zonings, even in residential areas, is incredibly important. It's what makes it Douglas County.
1123	Protecting our open space and natural habitat is very important. The current Clear Creek development is an example of a serious violation of open space management.
1126	Preservation of open spaces and agriculture land is very important to me.
1135	Resources to help local ranches/farms. Encourage young people that ranching/farming is a good lifestyle to pursue.
1139	wildfire prevention
1149	Stop building homes we do not have the roads to support more houses.
1152	Align development with water and sewage availability.
1155	curbside recycling for all communities. coordinated and interlinked vision and implementation for open space allowing movement of wildlife and people
1160	Only worry would be water table, drying up.
1164	No, you can't place a slaughter house near my home!
1166	Don't allow more Master Plan changes for development on agricultural land
1168	add to every pumping station a solar option...at least for emergency..
1170	no
1173	I do support moderate growth re: building neighborhoods to a degree, but we need to keep our open spaces as much as possible, and not outprice the area with high-end tax base, that chases those who've lived here for decades out.
1175	More areas/trails accessible for walking near river and open areas. Completion of trail from Heritage Park to Jakes Pond and Wetlands.
1180	Please don't enforce smog checks on vehicles.
1183	Goal 5: Protect and encourage *sustainable* ranching, agricultural activities and supportive industries.
1195	Wide spread solar energy installations for homes and commercial should be a goal. This includes some agriculture land change to energy production.
1196	Limit new rules and regulations that require extra costs or burdens on the citizens.
1202	Quit beating up on the AG community
1203	I am not in favor of solar or windmills for enrgy in a space where they are visible in the valley. Solar is a maybe but only if not visable
1214	Cessation of the Painted Rock gravel pit and Know mining site which is within 1 mile of our home. This will severely impact our water, road usage, quality of life and neighborhood.
1215	Continue to make it a priority in Douglas County to support ranchers and farmers in this valley.
1217	No
1223	REDUCE OUR CARBON FOOTPRINT!!! That absolutely needs to be the number one priority. Provide incentives for purchasing solar panels. All new developments must be carbon neutral. There is no other way. Our county will become uninhabitable in my lifetime if we do not.
1224	Protecting the openness and supporting wildlife and vegetation are important.
1225	Please keep the existing slow growth. We have such a beautiful valley and one reason we bought our new home was that they promised slow growth. The latest trend on allowing 2500 homes very near us, is just plain awful.
1226	conserve open space in all of Jack's Valley
1229	Preserve agricultural heritage. No more development on ag land.
1232	Stop continued ranch conversion to housing developments. We need to keep the space as open as possible. That is what brought us/me here and I'd like it to stay. Letting golf course developments like Clear Creek encroach south down the mountain into Jack's Valley is not the answer. Besides, those buyers/owners don't really care that they are bringing congestion and more waste and water uses. The Schnieder ranch shouldn't be able to change from what it was agreed to be 30 or 40 years ago. The rest of the valley is growing so fast with multiple higher density housing. Go elsewhere to make these changes. Keep what made this area the place we wanted to live.
1237	No
1248	No
1251	More conservation easements
1252	No more receiving area on ag lands.
1255	conserve ranch land and give them a huge tax break

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1256	Improve infrastructure for recreational use so that our wild lands remain undisturbed in most areas and recreation is available but limited and controlled.
1260	Stop building more houses.
1264	Encourage use of technology and innovation in regard to agriculture and agriculture production.
1268	Disallow further Master Plan Amendments on agricultural land.
1273	ACQUIRE WATER RIGHTS
1275	+ Preserve our dark and starry skies by adopting measures and requiring outdoor lighting that does not produce light pollution + Preserve our peace and quiet by adopting measures to reduce and prevent noise pollution (including planes that like to practice dive bombing all day)
1276	Agrihoods need to happen.
1279	Careful growth is important to Douglas county - no growth is not an option. However, subdivisions should only be approved following the Master Plan, waivers should be extremely rare not the norm. All new subdivisions should be required to have sidewalks, and pay for the impact on schools and roads. Paved bike trails in our valley should also be a priority as our roads are too crowded for safe biking and not everyone wants only off the road/dirt biking.
1281	I would support conservation easements for further hiking and biking trails in douglas county.
1283	Get rid of the sewage disposal from other counties, like the Incline Village GID facility between Hwy 395 and Vicky Lane. You need to be more transparent about these, why they were placed here (and not in Washoe County or Carson City/County), what they contain and what environmental and potential health impacts they pose.
1285	Government boondoggles such as the question 3 tax is what is putting agriculture out of business. Government needs to get out of the way. Government in Douglas county has been giving developers all the zoning they want fo years. There is no reason for developers to buy development rights from ranchers because the county will give it to them. And you want to raise taxes to "buy" those rights? Idiocy at its finest. Let the market place work. A developer wants to increase density let him buy the development rights from someone. If they can't find them they don't increase density. Simple free market
1286	Slow growth with proper infrastructure.
1289	NO
1290	Make sure any new housing developments include parks and trails.
1292	Make it easier to obtain special use permits for agricultural related businesses. Prevent frivolous complaints and accusations from being the leader in decision making. Case in point: The slaughter house application.
1293	I moved here 20 years ago for the limited growth plan. I prefer agriculture & nature locally vs. subdivisions. Please stick with our limited growth plan.????
1294	No smog checks No wind or solar energy
1298	Do not allow our area to over expand. Encourage businesses that will create better jobs for the people who live here. Not draw in more people from outside.
1306	Stop new residents from blocking access to BLM. Our neighbor at 1123 Cortez is building a huge house on the property line with BLM. He has decided to block BLM access behind his home in multiple places. He doesn't want anyone close to his home which looks like encroaches on BLM land. He is growing his property and stopping others from using BLM trails that are rightfully on government property. He laughed when confronted.
1313	No slaughterhouses within 3 miles of housing developments.
1319	Keep open spaces, limit construction
1321	NO NEW GROWTH, I would rather see horses & cows, not houses
1325	I just don't want to see a lot of homes being built that mean more people, more cars, more demands on the air , water, and other things that make this such a wonderful place to live.
1331	We need to conserve our water.
1332	Expand and connect neighborhoods thru a multimodal trail system preferably off road . Get leadership to recognize the importance of trails and open space for our quality of life. Collaborate with nonprofits like CVTA for planning designing constructing and maintaining teams networks. Maximize use of Q3 for trails connectivity tasks.
1334	Processing plants are not part of the regional goals, I hope. Ranching is good and meat processing not so good.
1338	Wild horses should have more protection
1348	Encourage Question 3-type conservation easements.
1362	Stem light pollution Reduce traffic in residential neighborhoods. Encourage multi use trails
1363	I would like to see us protect open spaces and support/improve existing businesses and ranches NOT develop more housing and bring in more industry. Let's improve what we have. There's a lot of development going on here right now. Do we need all of this? Is any of it

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	affordable? Rents are ridiculous in this area! Has the infrastructure been improved to accommodate an influx of more people? Water? Utilities? Traffic? This isn't California, yet the cost of living is getting almost as high as California, however income levels are way less. Disgusting.
1367	To ensure our Pine Nut Mustang herd be left alone by BLM. They are an integral part of our history and a draw for visitors to our community!
1370	No
1375	Stop the development of the Painted Rock Quarry.
1377	I would like to see Douglas Co. take a stance on our wild horses, if you don't already have a statement on this issue.
1390	keep farmland and open space in Gardnerville and Minden, keep the areas rural charm should be the number one priority.
1391	No
1392	Not sure about the slaughter house, but do understand the ranchers needs
1398	Place a reasonable limit on future building per year in Douglas County.
1399	Increase public awareness of the importance of water conservation.
1403	Provide support for hiking, safe biking, outdoor activities etc.
1406	Limiting rezoning/housing development on what is currently ranch / farm land.
1419	Air quality improvement
1427	Having more Ag base business including the slaughterhouse locally
1430	Goal #2 - "enabling LIMITED types and LIMITED developments that acknowledge and enhance agricultural lands." Goal #5 - Not sure what the phrase "supportive industries" means at the end of the goal. That could be very subjective.
1435	Provide indemnity to land owners in order to encourage public access/use of private lands.
1437	None
1440	Our farmers are lazy bums living off government welfare. Give their dead land to the community, they are not using it.
1446	No
1455	If using solar energy hopefully a study can be made so no wildlife like birds get harmed by the reflection and heat from the panels.
1459	Preserve the river corridor. Limit development.
1469	Protecting our current green spaces is vital to the CV way of life!! Also protecting the Pinenut mustang herds is very important to our family and community! Please remain the important partner you have become to allow the volunteers to continue their efforts to maintain these herds
1470	no
1472	Maintain open spaces and lands for agriculture, no dense housing tracts.
1474	No
1475	Limit building of new residences and high density housing.
1479	No
1481	I'm concerned about the following: 1. Water supply during Dry spells. 2. Over populations of the valley. 3. Over crowding of our main highways thru the valley and towns. 4. Over Crowding of our school systems. 5. Protecting the Small town atmosphere 6. Concerned that the TAX situation will be come like California causing the area to deteriorate to a California level.
1487	measured and responsible growth through new housing and commercial development
1492	Remove goal 3. Add a goal to enhance and manage water resources, including studying the establishment of reservoirs and expanding water treatment.
1496	Protect Ranchers and Farmers ditch rights and right of way easements. Support the Carson Valley Ditch Advisory Board.
1497	Question 7 Goal 2: We live in a Valley. The most of do at least. It's not a very big valley. Further development of our valley isn't as easy as throwing up some houses or an industrial park and saying "hey, we're going to leave this square of land untouched and call it park because we care about open space and keeping our area rural/undeveloped/etc...". The more that Douglas County, specifically the Carson Valley, gets developed, the more and better infrastructure we will need. It is my opinion that Douglas County, specifically the Carson Valley, cannot handle much more growth. Main Street cannot be widened and we're slowly running out of areas for a bypass (honestly, I personally believe there are no areas for a

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bypass that won't create animosity and years of court battles) and the increased traffic and gas stations/stores/fast food that comes along with it. I understand that we cannot sit stationary and not grow. I do understand that we need to grow incrementally and wisely and not just grow for the sake of growth and the fact that developers can make a quick buck.

- | | |
|------|--|
| 1501 | In addition to water quality we should measure water available and keep in mind that since dry years are increasingly forecast we need to conserve our water resources. If we overdraw our aquifer we will be in peril. |
| 1504 | The county must be increasingly attentive to the impact of growth on the adequacy of infrastructure and quality of life. And close attention must be given to the adequacy and security of the county's water supply. It is not inexhaustible and development plans going forward should prioritize its protection. Goal three needs to be a lot tougher than it is. |
| 1512 | I think high density housing and city buildings is preferable to seeing all the open space developed. Build up not out. |
| 1519 | I want to be clear that., re: goal #2, I'm NOT in support of additional residential or commercial developments which is why I answered "neutral." |
| 1522 | I believe the farmers and ranchers were here first. We need to take care of them. |
| 1525 | I like the farm and ranch feel around here. I think Douglas county is at risk of turning into a retiree suburbia. |
| 1526 | Goal: Encourage future housing developments to include preserving agriculture lands while providing agricultural products to support our local community, economy and quality of life. |
| 1527 | Not right now. |
| 1528 | No |
| 1529 | No thank you. |

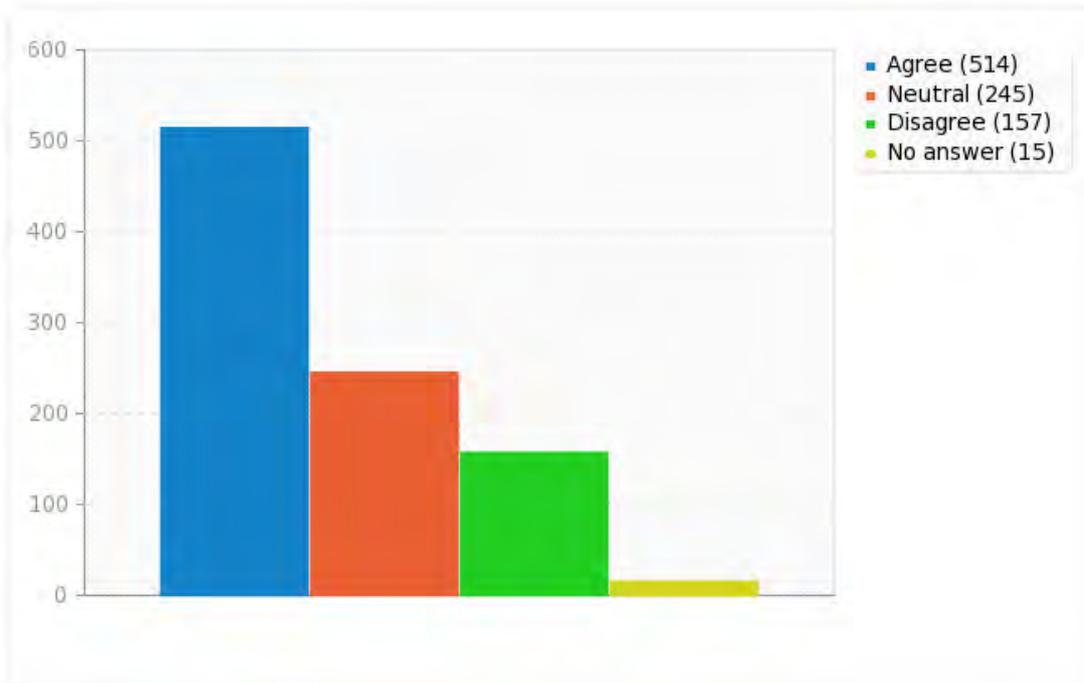
Field summary for Economic(GOAL1)

Economic Development [GOAL 1: To foster a diverse regional economy that adapts to changing needs of the workforce and enables business development, retention, and expansion.]

Answer	Count	Percentage
Agree (A)	514	55.21%
Neutral (N)	245	26.32%
Disagree (D)	157	16.86%
No answer	15	1.61%

Field summary for Economic(GOAL1)

Economic Development [GOAL 1: To foster a diverse regional economy that adapts to changing needs of the workforce and enables business development, retention, and expansion.]



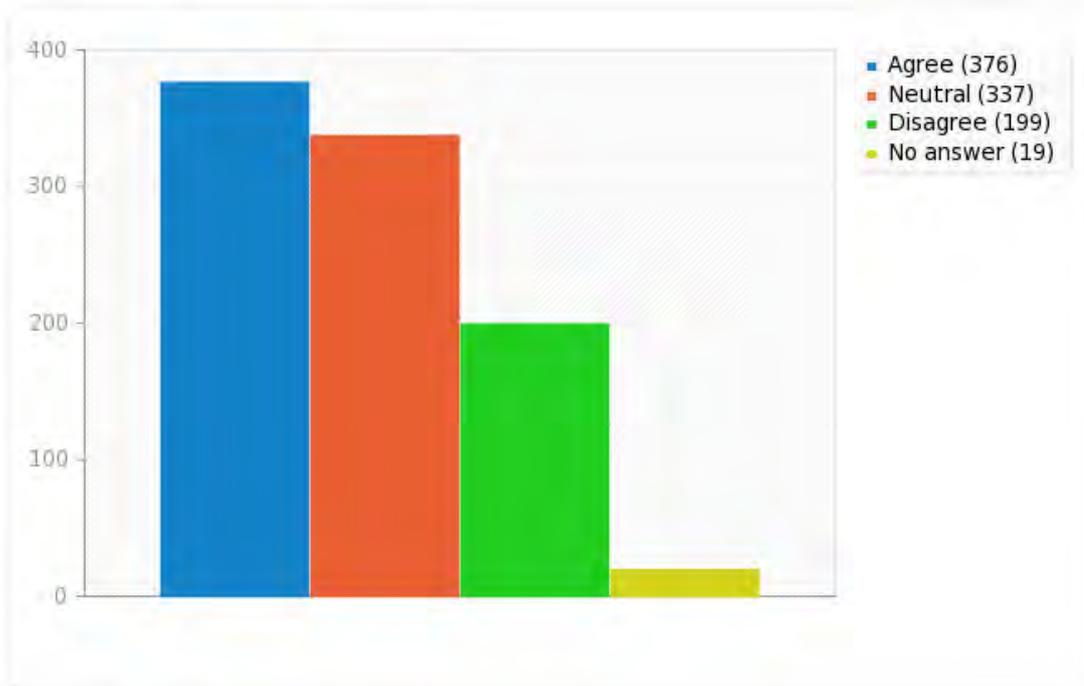
Field summary for Economic(GOAL2)

Economic Development [GOAL 2: Emphasize the importance of the creation of "place" and the development of vibrant centers for our economic growth.]

Answer	Count	Percentage
Agree (A)	376	40.39%
Neutral (N)	337	36.20%
Disagree (D)	199	21.37%
No answer	19	2.04%

Field summary for Economic(GOAL2)

Economic Development [GOAL 2: Emphasize the importance of the creation of "place" and the development of vibrant centers for our economic growth.]



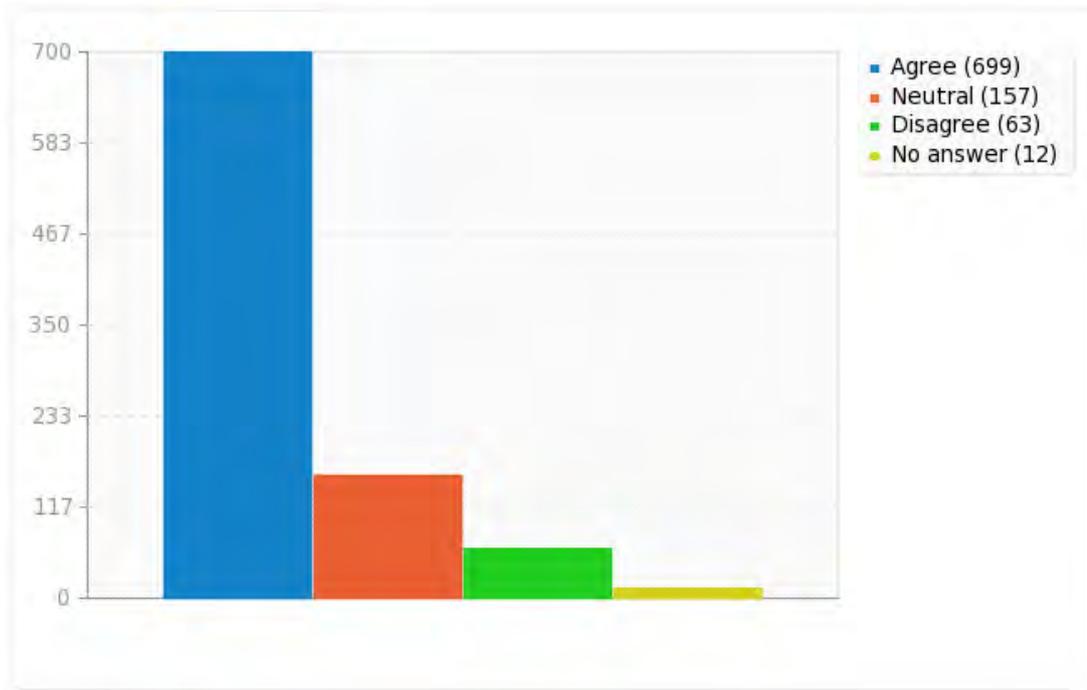
Field summary for Economic(GOAL3)

Economic Development [GOAL 3: Capitalize on outdoor recreation and lifestyle as well as agritourism opportunities.]

Answer	Count	Percentage
Agree (A)	699	75.08%
Neutral (N)	157	16.86%
Disagree (D)	63	6.77%
No answer	12	1.29%

Field summary for Economic(GOAL3)

Economic Development [GOAL 3: Capitalize on outdoor recreation and lifestyle as well as agritourism opportunities.]



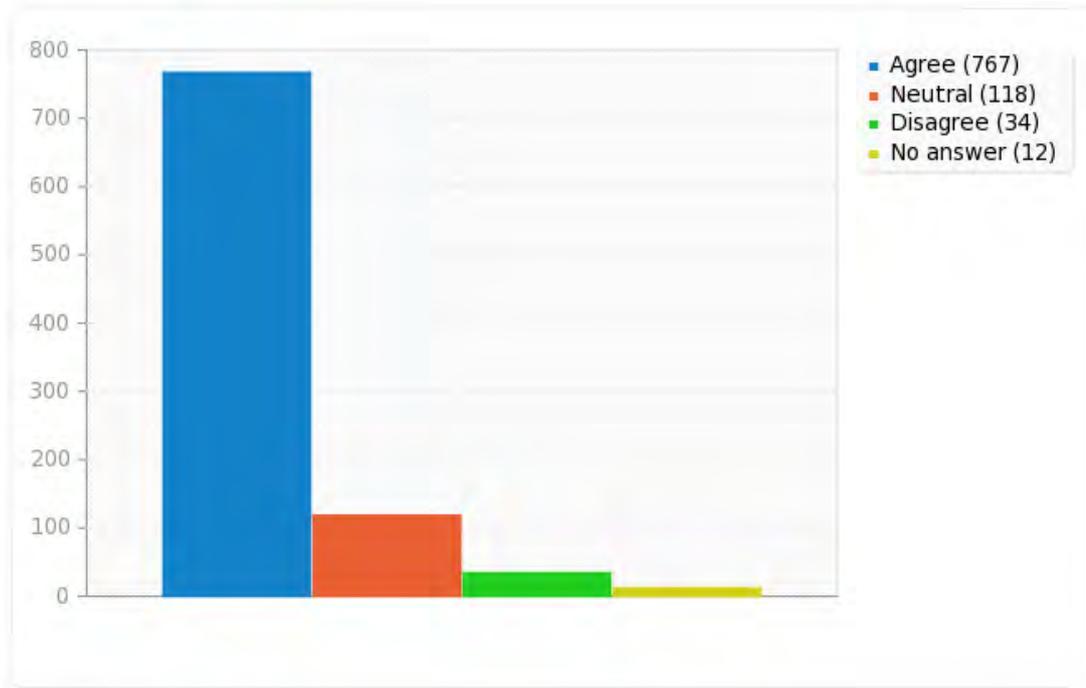
Field summary for Economic(GOAL4)

Economic Development [GOAL 4: Provide residents with a high quality education, and support the development of a skilled workforce.]

Answer	Count	Percentage
Agree (A)	767	82.38%
Neutral (N)	118	12.67%
Disagree (D)	34	3.65%
No answer	12	1.29%

Field summary for Economic(GOAL4)

Economic Development [GOAL 4: Provide residents with a high quality education, and support the development of a skilled workforce.]



Field summary for EconomicComment

Are there additional Economic Development goals, or changes to the above goals you would like to add?

Answer	Count	Percentage
Answer	301	32.33%
No answer	630	67.67%

ID	Response
16	No
20	GOAL 2: Emphasize the importance of the creation of "place" and the development of vibrant centers for our economic growth. (I have three Masters degrees and I am not the least bit sure what you are asking in Goal2).
	Actually all four (4) Goals are such vaguely worded pieces of bureaucratic bull shit that I don't even feel safe answering the questions. Its almost like you intended to be vague and confusing.
21	Do not build over 200 homes in the ranchos ruining our living space
32	Concentrating on limited development of housing subdivisions. I don't want to see the farm land go away
33	Continue with education and development to make the community stronger and more vibrant
34	No
37	No
39	Yes. I am ashamed of our neighbors in Gardnerville and Minden who do not allow freedom of speech and who drove Bentley's Meat Market right out of business because they backed Black Lives Matter.
41	We live in a retirement community. We live in a high tech society. We need to educate individuals who need to work into the future. Agriculture is operated by very few individuals and organizations. Someone needs to educate the poor where they don't look for handouts but instead look and work for a brighter future. Agritourism - what is this?? Going to drive them around the Carson Valley showing them cattle soon to be slaughtered?? If you want to keep living the same life then place a 1000 room hotel off of Mottsville looking over Jobs Peak. You'll create 100's of dishwashers, servants and clerks - a few lawn mowers too.
44	Limit development !!!!
45	Writing linguistically optimistic and confusing statements in hopes that residents vote yes because they do not understand the undertones and true deceitful goals of the developers is borderline criminal.
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Don't build this monstrosity of a mistake.
47	Bring in some new restaurants and shopping
54	Alternative energy generation industries.
61	How come expanding outdoor recreation is combined with agritourism: is that political from the large ranch owners? Outdoor reaction is not associated with agriculture
62	goal 4, above is an oxymoron. A high quality education will not result in a skilled work force. The opposite will result, the better the education, the fewer will perform in the work force.
75	Support and encourage increased visitation and tourism in the Stateline Casino Corridor.
84	Make sure our infrastructure is in place , enough police , fireman , get the ambulance staffed in TRE
86	No
88	I strongly support Goal 4.
90	Where are the detailed Master Plan Elements information like the Planning Commissioners and Board of County Commissioners were provided in their detailed survey? The questions are benign and do not elaborate enough of the proposed changes by Wood Rodgers
101	Reduce standardized testing and increase school day to produce competent educated young adults that are both life ready and skills based work ready
103	College expansion
111	Goal 4 should be geared to developing a skilled workforce that works outside Douglas County. There is limited private and public career opportunities in this county for a reason and it should remain the same! Tourism belongs up the hill in Tahoe and Sierra NV

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121	mountains. Room for big companies lies to the north in Story County. Do not foster a diverse regional economy. Do not enable business development or retention or expansion. Define creaaion of "PLACE". Do not develop vibrant centers for economic growth. Just provide outdoor recreation and do not capitalize own it. Do not promote Agrotourism.
138	To work with the high school and the junior college on vocational training pathways to support existing and future workforce development.
150	Replace all the purse string holders with people who will give the DCSO and other important entities the funds they need to adequately and safely do their jobs!
160	Provide vocational education for all residents
163	Road infrastructure
164	Include ways to increase cultural activities that support all the arts. Music, art, dance, theatre, museums, galleries.
165	We need to encourage economic growth including encouraging workforce housing ie affordable apartments and townhomes in addition to single family residences.
168	No
173	No
176	Support local shop owners, promote local industry, avoid out of state conglomerates.
177	In regards to business development, I would like the County to carefully review what kinds of businesses are moving to the area to protect our air and water.
180	I like bringing in businesses to can hire bigger numbers of employees, rather like the size of Bently on Buckeye/Orchard. That can reduce the travel to Reno to work.
183	Less development
187	I think these goals reflect an economic reality that will not exist in 10 years. The world is changing rapidly to an economic norm that will eliminate many retailers and although we should do what we can to support the current businesses, we shouldn't be trying for more of the same in 20 years.
188	Develop zoning laws that plan for industrial development without influencing residential quality of life.
191	The best way for our economy and businesses to thrive in Douglas County is to limit government impact and taxation on them.
192	no
207	Don't build Muller if you want a healthy economy. You are going to kill small business and chains in the area. There is a whole movie about this. Have u ever watched Cars. Even kids know building a road around a small town kills it.
209	let residents in a neighborhood decide what changes they want to their master plan person's submitting for changes must live in that neighborhood, not be a friend to a developer that wants to make changes to a neighborhood they do not live in
220	want lots of outdoor recreation.
221	Hard to answer the above questions with words such as a creation of place, vibrant centers, etc. What does that actually mean?
228	Build a public golf course north of Buckeye and east of Monterra
231	More fishing areas
242	None come to mind.
247	Retain RDA 2
254	Do not build more homes here we moved here for rural it's already to crowded. Stop the massive builds
257	More emphasis on supporting and making business easier for small businesses (I don't mean the federal definition, I mean actually small, mom and pop type businesses.) They are what make for a unique, enticing economic environment.
260	Make it easier for businesses to start up.
264	Regarding Goal 3 above, we have to be careful with agritourism. Agritourism can be ok when done as an accessory use to a legitimate commercial agricultural operation, but when the agritourism part of the business begins to takeover, it is not longer agricultural in nature.
265	This is a small town. Do not allow huge businesses to change our environment. Do not allow a business like Stericycle to come here.
268	Keep it small.
269	Goal 1: "Adapt" Adapt to perhaps lower quality? Goal 2: Space?
272	Ease of access to water purity data.
277	Young adults that have grown up here cannot afford to buy homes here and rentals are limited. I would like to see our community promote development that supports more young

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	families and works to support education, jobs and a community that is more family friendly rather than just rich senior CA transplant accommodating. Young working adults will stay if there is a way for them to. We need affordable single family homes and a job market that supports families.
278	no
279	Hubs that have a variety of uses, residential, business, shopping, grocery
285	Improving schools will increase all aspects of our lives and attract quality jobs.
289	No
296	In the 60 years we have been living here, Dc has been a small town community, based on those ideals of retirement and ranching. We should NOT be changing that. We do not have the natural resources to enable more growth.
298	What the hell does creation of "place" mean???
302	We need more diverse restaurants. No more fast food joints. Consider the health of the residents when approving new restaurants - we need healthier options. Gardnerville could lose its charm and become a fast-food drive-thru hwy town with no character very easily.
308	Ohv trails
317	No
321	Do not build a bunch of homes with tiny lots. We do not need to San Francisco our community. Do not increase school funding, but allow vouchers for parents to decide how to support their children's education. Do not raise property taxes No more roundabouts
327	Slow the economic development and give locals our town back. My partner and myself can barely afford an apartment on the cheap end together and so many good locals are stuck living at home and the ones who aren't struggle to make ends meet. Give the locals some help and love.
333	No
334	Please don't make Douglas County "a place," other than at the lake. This area has already changed so much in just the past few years. It's turning into the places we all escaped from, both politically and size wise.
350	I prefer we remain mainly a bedroom community. Not a business center. Get your money thru property taxes.
351	No
352	discouragement of residential growth.
354	I would emphasize small businesses maybe a little more than the larger ones at this point. While it's important to keep and attract larger employers such as Google and Bently, a favorable climate for entrepreneurs to create and sustain small businesses will keep the storefronts open. (I'm thinking of the large number of empty storefronts in the Tillman Center as well as the CVS center on the southeast corner of 395 and Waterloo.)
356	I think supporting the small businesses that we currently have and keeping it small. Limiting the amount of corporate, or franchise type business would be a good idea. Keep it rural, and what that all stands for.
358	Our population has trended to old. We need a balanced community with more families and young people. This means we need affordable housing and quality jobs in the area. A balancing act no doubt but important to the community's future.
367	The economy will develop as the demand develops.
369	The quality of education in our school system is far below par. Even in light of on line teaching this issue was problematic prior to the pandemic. Teachers need to be held more accountable for actual teaching as students are often left to "self teaching" even in the class room. Books are no longer provided for subjects such as math so when students go home, they are left to their own resources to figure out problem breakdown - examples (if any) are brief and not elaborate enough for the average child to make a conclusion on their own.
382	Again, some of these goals mix conflicting things together. GOAL 1 .. "diverse regional economy", YES. "Business expansion".. NO Those are not mutually dependent. In fact, the latter eventually acts to counter the former. Rather than thinking about "more", we should be thinking about "better". GOAL 2... "emphasize creating of place" YES. "Development of vibrant centers" .. probably NO. GOAL 3 .. "outdoor recreation and lifestyle." YES "agritourism".. NEUTRAL GOAL 4 - "high quality education" YES. development of a skilled workforce".. NEUTRAL because that can be interpreted in very different ways.
385	Housing needs must be considered in conjunction with business development. Affordable housing needs to be offered, and before that we have to make sure to study the effects on

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	water, land, air, etc. I also think we should not offer tax reductions as incentives to attract businesses. They will come because they know there is demand. And we need them to pay their fair share if they are located in our community.
391	Give resident taxes used for public education back to residents who choose to homeschool so that they made fund their child's education how they choose.
394	No
396	require more of developments to add to the beauty and infrastructure, to include updating old, run down, and dilapidated existing structures
403	Not every area has to be another Los Angeles, San Francisco, Chicago. Areas should be available for just simple living. Leave the hustle and bustle to the big cities.
411	No
412	Stop building more houses
418	No
426	Downtown is a nightmare during peak traffic times. The wine walk resembles the game Frogger. The County needs to start thinking of a route change to discourage truck traffic (and others) from downtown without diverting tourism from the local stores and restaurants.
427	None
431	Encourage addition of businesses not already present to add diversity to the economics options available in the community.
434	Traffic on 395 N, to busy. Something needs to be done!
437	I like our town to stay rural. For all those who agree with goals 1 - 4 , they should move to Reno, and even Carson City.
445	encourage additional private/parochial schools
459	li
463	NA
464	Don't let "big business" take over the valley and don't allow growth that exceeds the aquifer's ability to keep up
470	Goal 1: I also agree strongly with fostering a DIVERSE economy that isn't overly invested in the gambling industry the way Las Vegas is. As we have seen with the current pandemic, putting all of your economic eggs into one basket can be devastated when that particular business segment is impacted.
	Goal 4: As a former educator, I strongly agree with the need to provide excellent education to our residents. In addition to supporting our traditional public school system, I think it makes sense to offer more community-based education opportunities to our English as a Second Language (ESL) population, who, I think, are predominately Spanish-speaking in our region.
479	unknown
491	Please avoid high density development and the ever popular "transit hub" buildings that have commercial space at street level and multiple floors of residential space. We come to Nevada to avoid that kind of density of development.
493	No
505	Attract industry which could provide jobs and develop a work force with useful skills.
519	When attracting business to the region, focus on primary industries -- those that sell to customers outside the region in order to grow regional wealth.
521	Bring more college courses to community Increase evening recreation for youth Have a community bazaar at OUR fairgrounds and charge fees...make money For our community Drag races at our Fair Grounds Make it revenue producing
535	Goal #1: I need more info concerning "expansion." Goal #2: Not sure in this area???? More detailed info needed.
536	Workforce housing and infrastructure investment are crucial to economic development. Both have been purposefully neglected by the county since the Master Plan's inception to the detriment of all.
538	Promote diversity and regain status as a lighthouse district through investing in education
542	No dollar should be spent unless justified.
550	No
555	Economic development of Main Street Carson City is much needed.
560	We need to continue to strive for improving our educational system for our students. Our students should be competitive on a national scale.
565	My career was in land use planning, geography southern, middle and northern CA. TRAFFIC and WATER accommodation are the sticking points and must be developed in tandem with housing and education facilities. There are times when a County has to declare building

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	moratoriums. Also, the County should invest in land/easements for FRONTAGE roads to connect business and housing to relieve a good share of traffic on Hwy. 395!!!! I see that flaw overloading that highway.
578	There is already way too much traffic on 395. We need either an East side or West side by-pass, with right of way to expand in later years
580	none
582	Diversity of business and decrease the gaming growth.
584	Do now allow slaughter house on Centerville and Hwy 88.
587	Keep Our Small Town SMALL
594	Reduce the amount of tourism at Lake Tahoe
598	No
602	Minimize any development in a "slow growth, no growth" economy
604	No
609	We need to encourage employer to locate in the county so that our kids have a reason to move back here
610	No
616	Ban vacation home rentals
618	balance the amount of tourism the County's infrastructure (roads, traffic, parking) can actual handle. More is not always better.
624	"Agritourism" is a joke. Until you can provide a workforce with marketable skills, you will not be able to draw many industries.
625	Financial support for the arts - without art there is no civilization. We need a good, live theatre venue in the valley; CVIC Hall is not appropriate for many things.
626	no
629	none
633	NO
642	Start by helping your current struggling Douglas County businesses that you closed down. Your questions are way too vague however, capitalizing on outdoor recreation? This isn't Tahoe with ski resorts and snow mobile tours but maybe that is what the question is aimed at? Goal 4? start by putting AG an 4H back into the school curriculum.
646	Development of solar power
649	none
651	Agree with the goals, but we should limit industrial expansion. The rural feel should be supported and keeping this County rural should be a goal. Economic development should support this through green spaces, supporting the environment and perhaps contributing to local open spaces/trails and supporting projects such as the Danberg Ranch.
652	Promote responsible residential housing development in sensibly zoned areas. Prevent urban sprawl.
660	No
667	All economic developments require additional housing needs. Stop building!!
669	No
672	Let the private sector run itself.
677	Most of the things listed above just appear to be vacant words and I have NO IDEA what these things mean. It sounds like a bunch of liberal BS that is hiding true intentions.....please say clearly what you mean when you are proposing things.
678	Concentrate on what we have, and make that better.
682	I would like to see douglas county remain with a more rural feel. Large industry or economic growth or diversity is not what I prefer. With growth and more development, comes added traffic and population and with that, comes crime and a loss of our small town environment.
684	I would love to see an increased focus on development that appeals to a younger community (20-30 year olds, young families with kids.) We definitely have a good start with our downtowns in Minden/Gardnerville but I think an emphasis on restaurants, shops, bars, that appeal to a younger crowd is much needed. I think there is a ton of opportunity and moving toward an attitude of embracing sustainable, responsible growth is something Douglas County is behind the times on.
685	maintain the qualities of this area that make it desirable. rehab empty buildings. encourage high end arts for public learning and enjoyment.
705	One of the desirable qualities of this area is the rural feel and low population density; those should be ongoing goals. As the bumper sticker says: "Don't CA my NV!"
714	Yes - figure out how our essential workers - teachers, firefighters, cops, shopkeepers and store clerks, can afford to live here.
715	More priority for education and trade work
717	Ecotourism, outdoor activities, history preservation , more shopping in gardnerville so southern residents aren't driving all the way to carson city .
719	Your wording of the presented Goals make it very difficult to answer....Goal 4 Provide

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	residents with a high quality education? What? Are you referring to educating children/schools/etc????
720	Keep us small and agricultural
722	we cannot allow our community to grow out of control this area cannot support reckless expansion which unfortunately ... it seems to be on that path now , goal 1 under question 11 is misleadingwe have already pretty much hit critical mass which is why I disagree
724	If you plan on putting more structures around our small town do it in a tasteful way and not make us start looking like a big city .
747	the county should encourage growth of the existing industrila parks east of US 395 by perhaps reducing hookup fees for utilities and streamlining the approval process. Two or three more starbucks or GE size businesses would do wonders for stablizing the county tax base.
749	This area is increasingly attractive to those of us who can work from home; however, we require infrastructure that supports this. Specifically we need a robust internet connection that doesn't go down with each storm. We also require cell service that is consistent and ubiquitous.
758	Your questions are misleading. Ask straight questions and not a California babble
765	Slow the building of homes in Douglas county
779	Local businesses should be financially aided and encouraged rather than national chains and franchises.
780	Growth of business shall not have a negative impact on any one.
782	Goal 2 - what is the creation of "place" and vibrant centers? Can't your goals be written for the common man to understand what your trying to accomplish?
803	Goals are so broad its unclear what they really mean.
807	Business development and expansion should be tightly controlled and limited such that the current small-town feel in the Basin and in the other reaches of Douglas County are not replaced by bigger city problems.
808	Focus Economic Development on low impact areas and in already impacted areas of the county. The primary economy of Carson Valley should remain focused on Agriculture.
810	Goal one and two are a bit vague. Not sure if one agrees what one is really agreeing to. I support economic activity around the town centers and airport area. But would not want to see any more land given over to industry commercial. Even the Walmart on south end of town creates sprawl.
817	Chasing economic development at the expense of quality of life will deliver neither.
833	Keep it rural!!
842	Let's work with what he have and enhance existing structure instead of creating new things that we don't even need.
846	Would like more public transportation. Develop more bike friendly trail and paths in town to encourage more non car use.
847	These questions are biased towards development, therefore this survey is invalid.
862	Widen some streets for better bicycle shoulders. Concerns about safety, especially on Johnson, East Valley and Foothill.
863	Family oriented. To raise the quality of life for families to encourage families to live in Douglas County. And for kids to have good paying jobs. So they can and want to raise a family in 20 years
867	Promote the use of renewable resources in economic development.
875	N/A
883	Public school excellence
894	No
897	Not really sure what the importance of "place" goal even refers to. And what the heck is agritourism. Do people really want to make a trip to Douglas County to look at a ranch or farm?
900	I want SLOW growth and economic development. Put in a new road surrounding downtown Minden and Gardnerville FIRST. Take the heavy traffic off of US 395 so that we can get a true small town downtown without constant car and heavy truck traffic. Businesses will thrive once people can get across the road more easily and walk around town without as much noise and exhaust fumes. Carson City is already doing it!
905	Yes, I would like to ensure that "economic growth and business development" does not mean ruining the beauty, tranquility, and peacefulness of Douglas County. For example, allowing the development of a meat packing plant near a residential neighborhood would not support the beauty, tranquility, and peacefulness of our county.
906	Keep our town SMALL, it's why we live here. We are not interested in becoming another California!
908	What is "agritourism"??? Agree with the first half of Goal 3.
909	Stop bringing in unskilled labor.

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911	educational funding is essential to a thriving community
913	Provide equal access and opportunities to people without discrimination of race, religion, gender, or political affiliation
925	More diverse businesses besides tire shops, gas stations, and casinos.. another grocery store and more restaurants
938	Keep our money in the valley.
939	Listen to TRE. When I call my County Supervisor I am "tolerated".My friend lives in Genoa and their Supervisor listens. Honesty and integrity. We want rural. Screw it up and we will move. I do not want to be a mini California.
950	A master plan for preservation of wildlife and limit housing growth to the amount of jobs available in the area.
955	quit building Apartment Complexes
967	No
978	No
985	Economic goals should be calibrated to the residents living here, not guided by "growth", per se, to support needs of casinos and large businesses which wish for a larger population to foster their growth and increased sales/revenue. Such businesses should calibrate their overheads and long terms plans based on the rural life, demographics and population of our county.
993	recognition of the need for a base workforce that can afford to live where they work
1006	Encourage people who are interested in establishing a new restaurant to please, please be aware that we currently have an over-abundance of Mexican and Italian restaurants. Something different such as Greek or Middle -Eastern would serve to attract tourists to stop and spend time and \$\$.
1008	Encourage long-term jobs, not cyclical jobs like construction.
1011	Ensure economic feasibility of agriculture and ranching
1012	We need more arts support in our valley. Bringing in a bigger venue for shows, and more resources.
1029	The Tahoe basin used to be a great place to live. Now the residents take a back seat to tourist and their dollars. There is no sense of community here anymore. Homes are purchased for the sole purpose of commercialization for VHRs right in our residential neighborhood with no regard by county officials for rules and regulations.
1031	I don't think Douglas County should be trying to compete with Reno as the economic center of Northern Nevada.
1033	Keep our town rural and small. Open spaces, preserve the beauty
1039	Art center, a place to hold bigger concerts in the park or movie nights just to name a few, no sky rises
1041	Government should foster a positive environment for private investments in projects that promote economic development however government does not have a place in providing housing.
1046	N/A
1052	An Arts and Cultural Element in the Master Plan can ensure that the arts are part of revitalizing our downtown areas Emphasize the Importance of Arts and the Economy Create Artist Studio Spaces Promote Cultural Tourism
1054	It is important to develop the Arts within any community. While we have some wonderful arts organizations but we must support and nurture them. Music, the theater, visual art,dance, and literature are all part of who we are as a community. Do you have anyone in your group who represents the arts?
1055	No
1056	Enhancement of public education.
1061	None
1063	Promote the arts and cultural opportunities
1065	Keep Douglas small
1077	None. Stop with economic development, it just develops into bigger and more expensive problems. We have "enough".
1079	I lived in Genoa for five years. The area could use some development of more small stores and goods and services. Need a hair salon etc.
1083	support and invite diversity of ideas and approaches
1091	Not at this time.
1093	stop the out of control development. any development should be affordable housing
1094	No.

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1096	Have a grocery store in Minden
1099	No.
1110	Consider the rich music, cultural and art scene as a boost to the economy especially coming out of the pandemic.
1112	Enhance and develop the arts in the community. Encourage involvement in artistic endeavors such as live plays, art fairs, galleries, music, etc.
1115	Less reliance on building homes.
1123	Our education system like many states is strangled by the strength of the teachers union. Until that union problem is solved our children will receive less than a reasonable education. There is no amount of funding that one can do to satisfy these union individuals.
1126	I think some people will come here to recreate whether we promote tourism or not. I do not want to live in a tourist town- ie South Lake Tahoe-Bend, Oregon, Coeur d'Alene style where you can't enjoy the place you live and amenities that you pay taxes to support and enjoy because it is so overrun with tourists from May until October. I am against promoting the area with tax dollars and public campaigns to draw more people .
1127	Continue to improve our downtown areas and businesses with beautification and safety for pedestrians and cyclist. Especially need more bike lanes.
1129	Development of the arts and community events as part of economic growth and sustainability.
1137	what is creation of "place" and vibrant centers?????
1139	Let's try to keep it "green" or "golden" as the case may be.
1148	Goal 2: what is the meaning of "...creation of 'place'..."?
1152	Construct water and sewage infrastructure to accommodate growth.
1155	none of the county towns have a clear community center. therefore establishing businesses around a center becomes challenging. for example if i wanted to establish a gardnerville business in the center of town, i would kind of sort of pick something along the long stretch of 395 - totally not efficient from a business standpoint. we need areas dedicated to economic growth rather than the current patchwork of housing, business and ??
1164	And give everyone a pink unicorn... for freeeeee!
1166	Diversify economy. Less emphasis on construction of new homes.
1170	no
1173	We have far too few art opportunities, centers, activities and public art. There doesn't seem to be a sense that art have value...if we don't consider this in the master plan we might just continue down this road. Art is one of the few activities, focuses that help people think bilaterally...using both sides of their brain at the same time. It's not just a fluffy, empty waste of time. Art appreciation comes from seeing and experiencing it...without that as a community goal (and trust me...our parks and rec is almost impossible to penetrate as an art teacher...I've tried many times over the past 6 years...can't even get them to put FREE art demos on the calendar, so I show to teach FOR FREE... and no students. It gets worse...I've just given up.)
1175	That any proposed development would be given thorough review for public consideration.
1180	Don't raise taxes to pay for more schools. More money does not mean better education.
1195	Along with a place for vibrant center, high speed internet infrastructure is a must and to be demanded the providers invest in the infrastructure so everyone has access in Douglas County.
1196	No free education. Some cost structure that is earned. Like community service during education. Equal opportunities for all. Not based on race or gender.
1202	See above, you are not in the education business
1203	I think RDA2 is a great idea and will boost a dying economy at the lake
1204	Foster business diversification to be more resilient and sustainable. Support revitalization through Redevelopment
1209	I would like to give developers a chance to start a project without having to pay all the capacity fees up front. Mayor Sheeby did it in Reno and it really helped out
1214	Shutting down of the Painted Rock Mine and Knox mining efforts on Johnson Lane and Sunrise Pass Rd.
1215	None
1217	No
1223	Green new deal now!! Green jobs!!
1225	Help the ranchers and farmers where they need it. I love looking across this valley to the Sierras and see grasslands and cows. We moved her because of this. Please, please protect this.
1226	Create value added enhancements for the senior community 55 and over
1232	I don't think we need to expand work place development. It is perfectly acceptable to be a housing location for folks who work in Carson City or Reno. Keep the rural feeling and the low crime rates that we've enjoyed for so long.

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1237	No
1247	I don't understand your reference to, "place," in Goal 2. In Goal 4, my support would depend on what is being proposed.
1248	No
1255	concentrate development in the correct zones
1267	Support projects that promote tourism.
1273	AFFORDABLE HOUSING
1275	+ Support and promote local business entrepreneurs through office and industrial incubation space
1276	Completion of Muller Pkwy is important to economic vitality. Get it done.
1283	Solicit quality, non-polluting businesses from nearby states with our record of far lower taxes and lack of "fees" and how they would financially prosper
1285	Let the market place work. Get the government out of creating winners and losers
1286	No
1289	No
1290	Try to have as many jobs for people to work from home or close to home as possible.
1293	Our children don't need overcrowded classrooms (post Covid-19 era). I believe WNC Douglas Campas is under-utilized and should be expanded to include trades training and expansion of the high school ag and trades training programs. Attract tourists with our grand outdoor spaces/activities. Support local businesses vs. corporate growth.
1298	No
1306	Grow businesses that can support the cost of living.
1308	Better integration between the valley and Tahoe area with better transportation options into South Lake Tahoe and even Incline Village.
1309	Ensure and prioritize Special Education with training, special education department restructure of current staff, individualize specific requirements for anyone holding special education director or below positions ensuring we don't bring other counties problems to our children as we have the last 5 years by replacing a bad director for another bad Director from Washoe county!
1319	no
1321	NO NEW GROWTH
1325	I guess I'm too old to want to see changes that ruin our rurally way of life.
1327	Encourage new business start ups and minimize the requirements to the county departments Speed up the process
1332	Support the very careful location for industrial an commercial development by avoiding sprawl.
1339	Recognize that economic development in the Tahoe area of Douglas County is a benefit to the county as a whole. Proposal to eliminate Stateline RDA is short-sighted and disregards the importance of Stateline area to Douglas County.
1348	No
1363	This last set of questions seem too vague to answer. Agreeing or disagreeing could be easily distorted.
1370	Leave the residential areas alone. Do what ever is required to maintain the quality of life in the county.
1373	After reading Goal 2, I thought the subsequent questions would bring up arts and cultural events and places. With buildings and locations, more events could be booked for the area. Music, dance, drama and fine arts could house these areas and enrich the community.
1377	Review our water use, including that which is piped to Carson City. We are on a well and are concerned about our ground water. I personally know of one person (out beyond the transfer station) whose well has gone dry.
1388	In the Tahoe Basin and maybe elsewhere Vacation rental is a useful part of economic growth but the County needs to do a much better job of enforcing the exiting regulation for the benefit if surrounding neighbors. For example the ordinance requires that specific information be posted at the front entrance and if I recall correctly there is a fine for it not being poste. If the fine is \$100 and it was paid to n for reporting same I bet I could make a lot of money When we owned Tamarack 20 vacation rentals under management. in over 30 years we had only 4 calls from the SLT Police and 1 for DC Sheff if's office abut a problem. We gave card to next door and across the steer residents to call us if there was a problem and there were problem. a plenty. We had u t 125vacation rental units ad vey seldom had disgruntled neighbors. How bout a \$200 fine to Property Manages who do not conply?
1390	no
1391	No
1392	We do not need another mine in the county. Remove Knox
1399	Vocational training and junior college courses in high school.

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1406	Economic development requires affordable housing for frontline workers. Appropriate areas should be identified.
1419	Attract a racially diverse and well educated population to our excellent quality of life and incentive business that's diverse.
1430	Goal #1 - "...enables LIMITED business development, retention, and expansion, in line with the wishes of the majority of the residents." Not just developers and construction companies who want to grow grow grow the valley.
1435	Restoration of vocational training and education in our public schools to broaden the opportunities for students.
1437	None
1440	goal 4 is a joke. The county has spent 9 months misinforming the community about covid19, and trying to actively spread it through the community. High quality education would be a great start for dcso also, officer Holdridge is incapable of reading basic English.
1446	No
1470	no
1474	No
1475	I do not support the development of shopping malls large or small.
1479	No
1481	Concerned about the OVER development of the areas that will cause a deterioration of the area in the long run. Concerned about Taxes and environmental regulations that destroy the areat just like they are doing in California.
1490	stop building so many houses. Too much already
1493	Improve internet infrastructure to accommodate both education, business, and work from home economic opportunities. Maybe consider the internet as a public utility for our region if not the entire state.
1496	More education classes on planning, stem, life skills, and vocational.
1501	I really can't decide what number 2 really means.
1504	Goals 1, and 2, need to be rephrased in much stronger and specific terms.
1527	Not right now.
1528	No
1529	No thank you

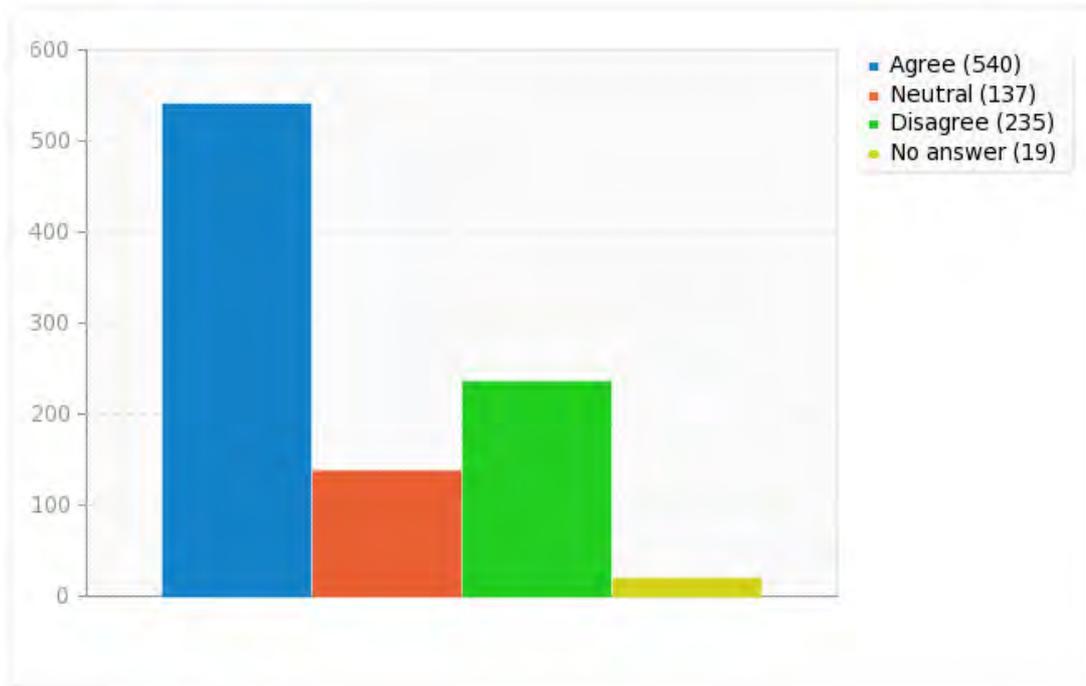
Field summary for GrowthHousing(GOAL1)

Growth Management and Housing [GOAL 1: Accommodate residential growth to a level that natural and fiscal resources can support, and that our businesses need to flourish.]

Answer	Count	Percentage
Agree (A)	540	58.00%
Neutral (N)	137	14.72%
Disagree (D)	235	25.24%
No answer	19	2.04%

Field summary for GrowthHousing(GOAL1)

Growth Management and Housing [GOAL 1: Accommodate residential growth to a level that natural and fiscal resources can support, and that our businesses need to flourish.]



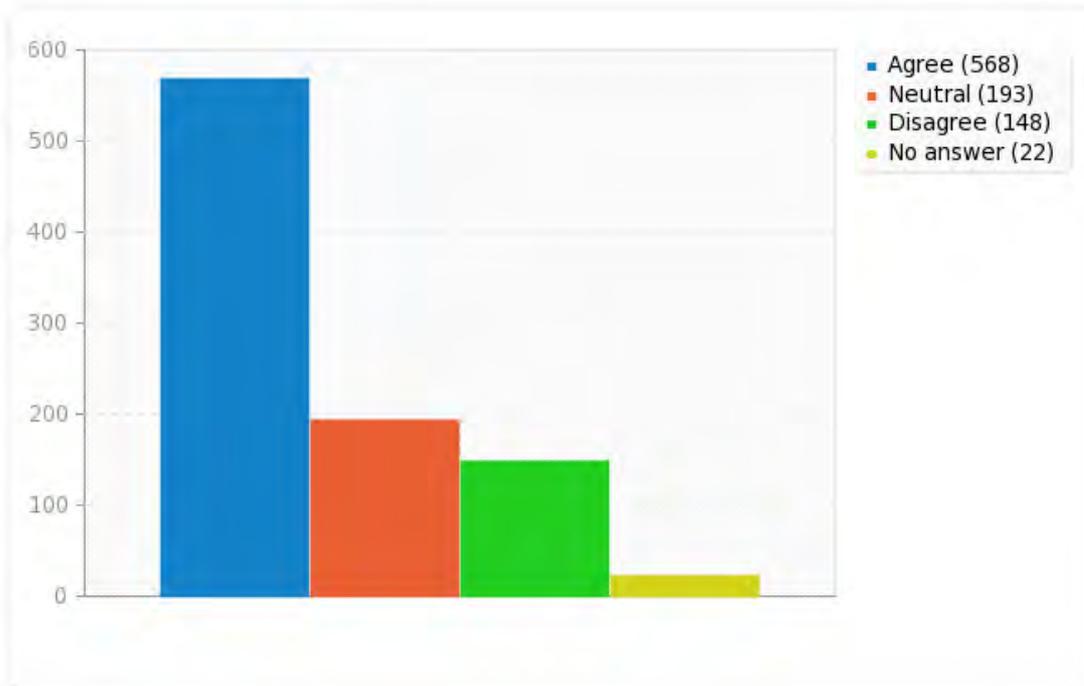
Field summary for GrowthHousing(GOAL2)

Growth Management and Housing [GOAL 2: Direct development to locations within or adjacent to existing communities where public services and facilities can easily be provided, and a sense of community created or enhanced.]

Answer	Count	Percentage
Agree (A)	568	61.01%
Neutral (N)	193	20.73%
Disagree (D)	148	15.90%
No answer	22	2.36%

Field summary for GrowthHousing(GOAL2)

Growth Management and Housing [GOAL 2: Direct development to locations within or adjacent to existing communities where public services and facilities can easily be provided, and a sense of community created or enhanced.]



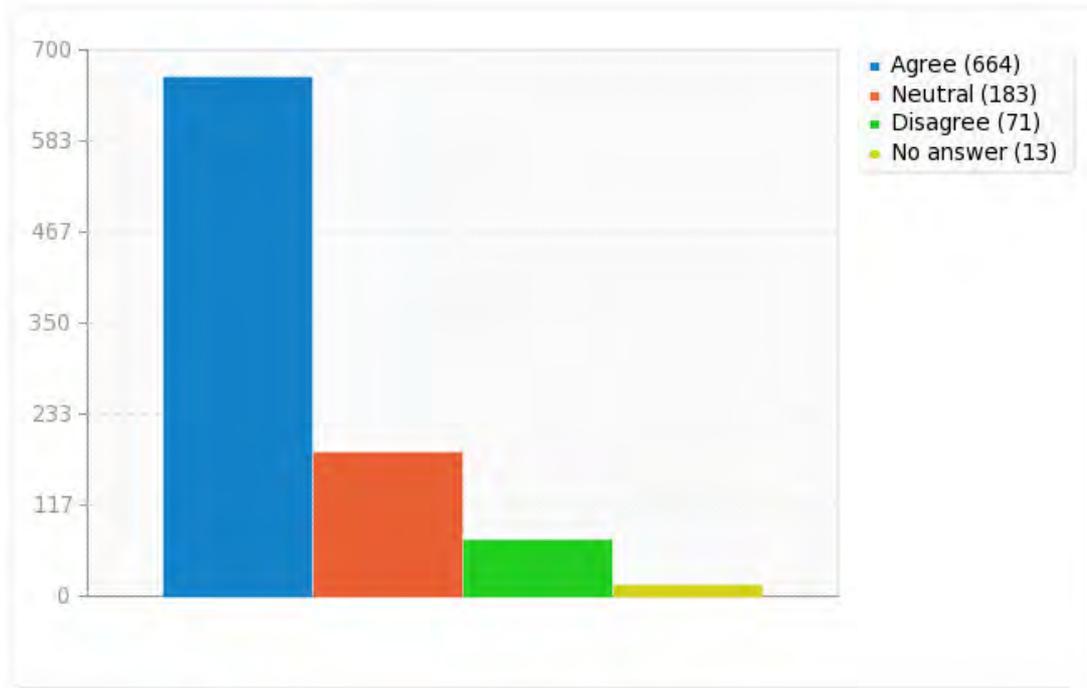
Field summary for GrowthHousing(GOAL3)

Growth Management and Housing [GOAL 3: Offer lifestyle options and environments that people of all ages and families can enjoy.]

Answer	Count	Percentage
Agree (A)	664	71.32%
Neutral (N)	183	19.66%
Disagree (D)	71	7.63%
No answer	13	1.40%

Field summary for GrowthHousing(GOAL3)

Growth Management and Housing [GOAL 3: Offer lifestyle options and environments that people of all ages and families can enjoy.]



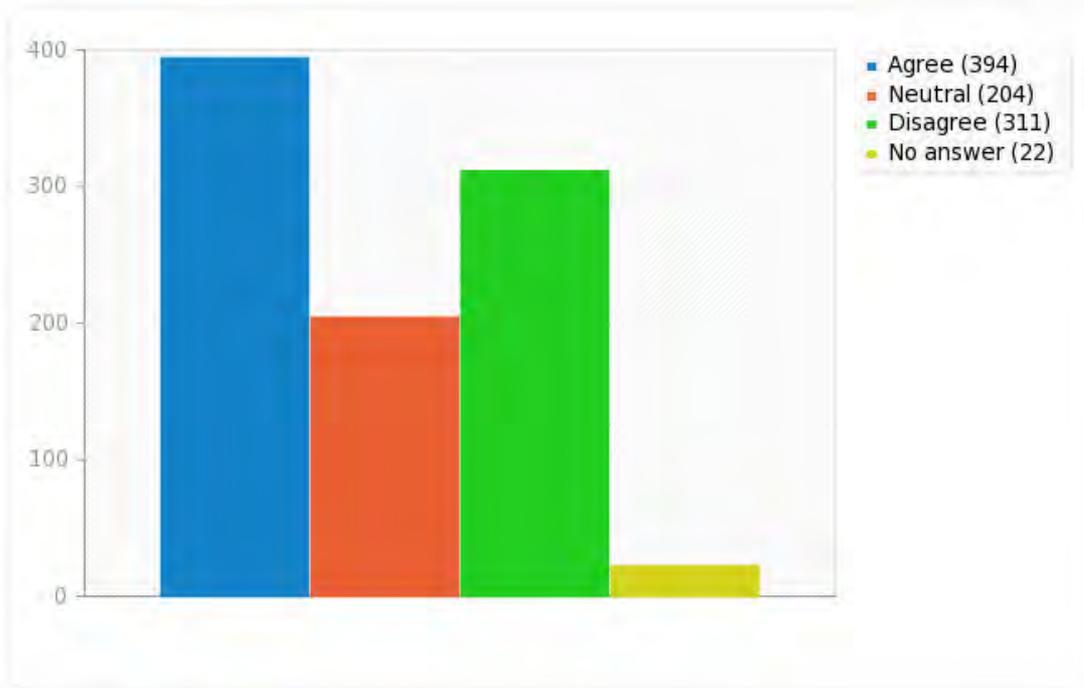
Field summary for GrowthHousing(GOAL4)

Growth Management and Housing [GOAL 4: Increase housing opportunities and reduce the shortage of housing that is affordable to the local workforce.]

Answer	Count	Percentage
Agree (A)	394	42.32%
Neutral (N)	204	21.91%
Disagree (D)	311	33.40%
No answer	22	2.36%

Field summary for GrowthHousing(GOAL4)

Growth Management and Housing [GOAL 4: Increase housing opportunities and reduce the shortage of housing that is affordable to the local workforce.]



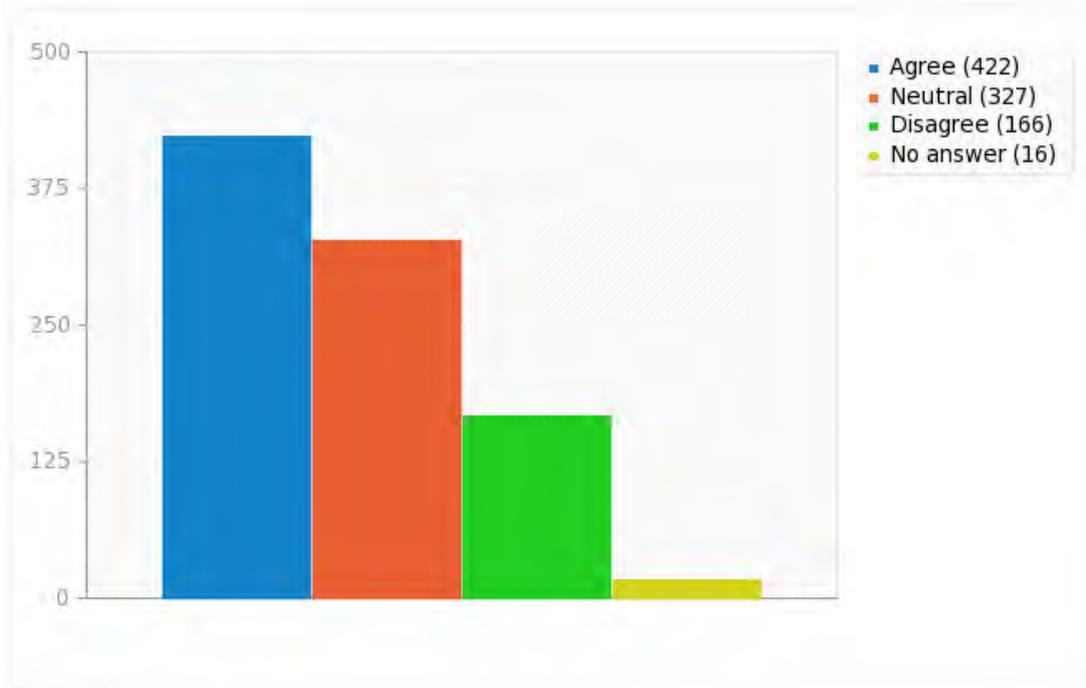
Field summary for GrowthHousing(GOAL5)

Growth Management and Housing [GOAL 5: Increase housing opportunities for households with special needs, including persons with physical and mental disabilities, the elderly, and at-risk children.]

Answer	Count	Percentage
Agree (A)	422	45.33%
Neutral (N)	327	35.12%
Disagree (D)	166	17.83%
No answer	16	1.72%

Field summary for GrowthHousing(GOAL5)

Growth Management and Housing [GOAL 5: Increase housing opportunities for households with special needs, including persons with physical and mental disabilities, the elderly, and at-risk children.]



Field summary for GrowthComment

Are there additional Growth Management & Housing goals, or changes to the above goals you would like to add?

Answer	Count	Percentage
Answer	356	38.24%
No answer	575	61.76%

ID	Response
16	No
17	Goal 3 seems very vague and therefore not particularly relevant.
20	Again, all five of these goals look like a solution in search of a problem. There is a theme running through them. And, in my opinion, the theme is you want more construction.
21	Again we DO NOT NEED OVER 200 plus home built at the end of Tillman!
23	The loud minority in this county, who have all the time in the world, are NOT your only constituents. There is a majority of folks in this community that can foresee this area being diminished by a few selfish and greedy anti-developers. We need places to work, affordable houses to live in etc. etc. etc. If we cant do that, we will have to move and this community will shrink into oblivion.
26	We don't want growth!!!!!!!!
32	Do not go overboard with building homes and apartments. Concentrate on building more affordable housing and apartment complexes.
34	No
37	Infrastructure needs to come before expansion of businesses and housing. Examples: roads and expansion of the 580 Frwy through the rest of the Carson Valley. Also, other utilities. We need a grocery store in Minden, around the 395 and 88.
39	We just hope we have enough water in dry seasons that would support more housing.
41	Increase housing opportunities by educating locals in high tech industry.
42	Keep growth to a min.
45	I do not endorse the overgrowth and expansion of a small community resulting in the loss of the sense of community. That this area has. Lack of infrastructure would further put undue pressure on the community thus resulting in a local collapse.
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Don't build this monstrosity of a mistake.
47	Make Gardnerville area a lace to be so we don't have to drive to Reno for everything
61	The term affordable housing has a political connection that we are bringing in people who do not work. Affordable housing is so our cops, firemen, and teachers can live here. The political matra that they can live someone else and commute is not a good American value
62	Goal 2, above - the ease of providing does not address the need !
78	Smart growth, putting new development in and around already existing development.
84	Again make sure infrastructure in place first . Perhaps some 55 only developments, no stairs small yard , pet friendly.
86	No
88	I strongly support Goal 2.
90	Where are the detailed Master Plan Elements information like the Planning Commissioners and Board of County Commissioners were provided in their detailed survey? The questions are benign and do not elaborate enough of the proposed changes by Wood Rodgers
98	Slow growth
100	expand the roads before you develop further. And repair them.
101	No more dwelling cluster developments to special interest. Focus on 2 bed/2 bath 1000 sqft starter homes in patio community or condo
103	More land trust More mixed use properties.
111	Stop growth! Resources already stretched to capacity; roads, utilities, police, schools can't handle anymore! Stop marketing people to relocate to our wonderful valley!
117	No growth as to new housing. The roads, sewer and water infrastructure can not accommodate. You will decrease the small town quality and demeanor that the residents cherish about in the valley. NO new taxes or rate increases.....
119	Improve transportation system including bring hi-way 580 around Minden and Gardnerville

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relieving pressure on Highway 395.

	Improve Highway 50 in Lake Tahoe by adding ingress and egress lanes for safety.
122	Put a grocery store at the west end of town! All are @ the same end of town! Put down by Douglas High school or ?
132	Limit new housing. The roads are crowded! The stores are crowded. The labs are crowded. While we still have a small hometown feel our town is being over run with lines and crowds.
150	I do not agree with anything that means adding more residential areas to our valley. We simply do not have the resources!
158	The lack of affordable housing is forcing out young families and forcing our businesses to depend on only retired people. That's not a growing economy.
161	Do not seek to "grow" this community. Keep it rural for the most part. Do not accommodate "high density housing".
163	Their is more then enough housing, what you all need to do is address the poor road infrastructure.
164	Create incentives to attract multi-family housing projects. Perhaps reduced Community Development fees or taxes.
165	Workforce housing is critical to attracting manufacturing and similar businesses. It needs to be a priority. Yes on park 2500 and more.
168	No
173	No
176	Keep the growth limit. I do not endorse rolling over growth % not utilized from year to year. That will offer huge growth spurts and make assimilating new growth more difficult. Reduce growth limit to the historical amount realized 1-1.5%
177	I would like to see growth happen very slowly.
180	No new housing. We have plenty of houses. We need good paying jobs so the current population can work here instead of Carson and Reno.
183	Preserve land, stop growth and building. Stop increasing traffic. Enforce speed limits.
187	I don't support significant additional residential development. My suggestion would be to continue to utilize growth management strategies to permit measured residential development.
192	no
193	When we moved here we were told by planning that housing growth would be restricted to the valley perimeter and the center reserved for agricultural space so "we won't become another Reno ", clearly things have changed and for the worse for current residents .
198	Less dense housing and more open space needs to continue in Douglas County. Otherwise, we will be Carson City or Reno.
203	Growth for sake of growth is similar to a cancer cell. Appropriate growth needs to be evaluated.
207	We need affordable housing the new developments in Minden are not affordable
209	let residents in a neighborhood decide what changes they want to their master plan person's submitting for changes must live in that neighborhood, not be a friend to a developer that wants to make changes to a neighborhood they do not live in
217	Growth is progress, but when the population density approaches saturation, crime & urban decay occur. Spread the population out, avoid homes spaced 10 feet apart & "packed in" apartment complexes. Keep it semi rural, lots of open spaces, farms, ranches. I have seen this happen in the Bay Area, family friendly neighborhoods turn into ghettos. Tourism can be an asset.
221	I think growth is good, but the importance of finding the balance where you don't grow so much that the community drastically changes.
222	Growth and housing restricted to areas that do not infringe on the agricultural areas of the county.
228	Build a public golf course north of Buckeye and east of Monterra
231	Better street lighting
235	Emphasize affordable housing opportunities; I am concerned that many of our essential workers (fire, medical, etc) cannot afford to live in Douglas county.
242	None come to mind.
246	Quit letting in just high price housing. People that are working class cant afford to live here and work here. Also families need more to do here. Right now all focus is on the elderly. They have plenty, our kids need more and families need more.
248	All I ask is to be HONEST and TRANSPARENT with residents about plans for development in the future! Treat the public like you want to be treated!!!
254	Take care of the aging, elderly, farmers, disabled first!!!! Leave gardnerville rural

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	Build out further stop overwhelming our town with traffic
257	Limit growth outside of or adjacent to existing communities until all unused property within the communities is developed. I see plenty of vacant land in the towns. In fill. That will also support the other goals. Saying it should be provided to the level businesses need to flourish is a never ending growth cycle.
260	Make housing more affordable without creating new developments and taking away open space and resources
264	Growth should be directed in areas where there area services; however, the Master Plan must be the driver of future development. The County must be careful not to allow service providers where growth can occur simply because they can serve it.
265	Do not destroy our rural community, stop building thousands of homes and apartments.
269	These questions are all for increasing the population here - obviously!
272	Limit county budget to percentage of county GDP.
274	Please please please seek out and encourage developers who will build affordable APARTMENT housing. No more \$450K homes that only out of state retirees can afford. We need more apartments.
277	Fully support Goal 4! We need affordable housing for our workforce!
279	Going back to the hub where you can have apartments, condos, etc. with easy access to shopping, recreation, etc. Great for seniors and small families.
289	No
293	Infrastructure and development of programs for all age groups.
296	keep douglas county rural and the retirement and ranch community it has always been
298	Hold developers accountable to force them to keep their promises. The "green belts" in the Ranchos are dirty, blighted, weed farms, but we're promised to be green belts.
302	Don't feel obligated to provide housing for low income people. Natural market factors only should influence housing costs. Don't cave to developers, either. Who profits from their work except them?
307	Interesting how you mention special needs yet neglect people of color. Everyone deserves fair housing.
308	No
309	stop allowing new homes to be built while the existing homes are empty... because the average resident cannot afford to rent or buy the existing ones!
321	Our infrastructure and water cannot support building a bunch more homes here. Do not build a bunch of homes with tiny lots. We do not need to San Francisco our community. People come here to be away from the city. If that weren't true, they would move to Reno or Carson City.
333	No
347	A tiny house community that people can afford, perhaps.
350	NO NEW DEVELOPMENTS !!!!! Low or no growth. Keep our valley green. These big planned developments are a slap in The face to the county residents that voted for low growth, which has been ignored by county leaders.
351	No
352	discouragement of residential growth before adequate economic and infrastructure underpinnings are in place. No Reno commuters.
354	Water use is a concern, and one that I hope doesn't prohibit reasonable growth. We should be encouraging xeriscaping (maybe with a small annual property tax rebate?), particularly in the eastern portions of the county. I don't want to be too NIMBY about growth as I live on the west side of the county, but it does seem like encouraging growth in the eastern half (Johnson Lane, Out R Way etc.) makes more sense as there's less existing ranching going on there. Traffic should be of course a concern - I'm happy to see the construction at 395 and 88. Extending Muller Lane and connecting East Valley to the south end of Carson might also help alleviate too much congestion on 395 going forward. Also, I would strongly encourage larger minimum lot sizes. While I understand this might crimp developers' profits, I think this contributes more to making Douglas County look like Southern California than anything else. I understand and want to encourage affordable housing, so there should be some wiggle room on this - perhaps coupling lot size with residential square footage might be a possibility, so you don't have luxury houses on tiny lots.
356	I feel that the housing that is happening is changing our community from rural to a "big town" They houses look like the commercial tracts you see in the city's and we're loosing our community feel. By continuing to add more housing in this manner all of the "Old Traditions" will be lost and we will no longer be the small town community that brought everyone here in the first place. It's already happing. The new comers have no idea why certain things happen every year, or the history behind them. There is a huge portion of the county who has lost connection. Work on building that. Support community, not community growth.

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358	Our population has trended to old. We need a balanced community with more families and young people. This means we need affordable housing and quality jobs in the area. A balancing act no doubt but important to the community's future.
367	Let the demand direct the direction of the development
369	The reason I am neutral on 4 and 5 is not because I don't feel those are necessities, but rather they are issues that need to be addressed very thoughtfully. Douglas county can only remain a rural county if our population remains low - so with that in mind, careful planning about workforce type housing for people such as first responders and teachers needs to be perhaps a grant accommodation to assist with purchasing a home rather than just cheaper housing which can create gaps in safety or the perception of lower income communities.
371	we don't need anymore rentals like the rancho's it bringing in crime, and running down the county, I've loved for 35 years.
372	More closely regulate short term rentals in Tahoe, enforce those regulations and penalize property owners and managers for violating regulations
378	Stop building 500K houses and find a developer who wants medium and low income families to have a decent place to live
382	Minimize growth as much as possible. Whatever growth is done should be done intelligently, co-locating with existing services. Do everything possible to preserve the wetlands that run from Carson to the south end of the county. These are the biggest asset we have. Nevada is only going to get drier. Water and wetlands will become increasingly precious.
385	Bike lanes! So much has been done "in town": how about bike lanes on Foothill and other rural roads near the Sierras?
387	The goal of the county should be to provide the BASIC services. The individual can provide the rest.
394	I'm not sure what kind of housing Goal 5 implies. Is there a way to "define" that. Does it mean ADA? Does it mean more assisted living facilities?
399	No additional growth. If you build, they will come and our nice small communities will no longer be small. You will be inviting more traffic than you think, and our roads are already at capacity and not in really good condition. Our semi-agricultural lifestyle will be in jeopardy.
403	Growth has become overbearing in Carson City and has expanded to North Douglas County. Going to Costco or Wal Mart made me feel like an ant on a busy ant hill. Yet they are building hundreds of new apartments and multi family dwellings seemingly everywhere. Just trying to get to the left lane on US395 is a "take your life in your hands" experience with the thousands of cars coming up from the South. US 395 is like the Hollywood Freeway at 5pm. Wow! And the powers that be want to add even more people to Douglas County....nice!
411	No
412	Stop building
418	No
424	Keep slow growth, enhance recreation.
427	None
430	I hate to see "densities" being pulled from outlying areas and stuffed in to the valley proper. example being the Park project
431	Ensure an appropriate mix of housing density to provide opportunities for all desired living styles, not just small lots and high density housing.
434	No
437	Same as Question 10 above
444	We need to restrict addition growth. The infrastructure is already stressed with too many vehicles and people.
445	discourage high density housing development
455	We need to stop building.
459	Senior housing, yes.
463	NA
464	STOP giving out new building permits until developer's catch up with the ones already outstanding. At that point, review the water table and quality and move from there.
470	I strongly agree with limiting unneeded "growth" in the Carson Valley - especially since I have personally seen how devastating such unrestrained sprawl has been in Sparks. My family moved from Sacramento to Sparks in 1967 and lived on Oxford Avenue near Prater Way. By 1980, that area had experienced explosive growth, with the addition of the Iron Horse shopping center, and a bunch of surrounding apartment complexes and the usual businesses (banks, burger joints, etc.). As the excitement moved north toward Spanish Springs, the "get-rich-quick" investors pulled their support from the area, which has since degenerated, with boarded-up businesses, occasional gang-related shootings and meth lab fires from the apartments that have now devolved to "low-income housing." The last time I visited the Wells Fargo branch on North McCarran, the tellers were required to deal with their customers from

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behind thick bullet-proof glass. It is too late for Sparks to go back to the alfalfa fields and cow pastures that I remember, but it is NOT too late for Carson Valley, if we start getting serious now.

471	Support the voter approved sustainable growth initiative, not the developers
474	We're growing way too fast now. Genoa is being robbed of it's small town ambiance with three new developments currently in process of being built.
493	No
501	Increase and promote the use of downtown business space. Locate multifamily units in the downtown area. Decrease and or eliminate the spread of single family home subdivisions.
505	Determine if not now known which industries will benefit Douglas. Considering the current interest in Painted Rock Mine, this should be high on your list.
510	Keep the area rural
521	No more subdivisions building is crazy as it is... Build AFFORDABLE NICE Senior living facility and maybe Disabled Living... Mandate upgrades on apartment complexS already here...
535	The 2% growth limit on development can be misleading. 2% of 10,000 is much less than 2% of 50,000 and this should be explained to the general public.
536	Growth, particularly of workforce housing & manufacturing/industry needs to be encouraged. the eastern valley between US 395 & east Valley Rd is ideal for this type of growth.
538	End the assault on affordable housing so that people such as myself who are a product of the county don't have to move in order to survive. Current policies are killing our county and forcing younger people to leave in droves
539	There is always a greater association of crime with low cost housing.
543	Keep the ranches working as ranches. We don't need growth.
550	No
555	No
558	Housing growth should be kept to a minimum. That is what makes Douglas county so enjoyable.
560	We need affordable housing but we need to be careful in over building. We do not need to be a subdivision for Carson City or Reno or Tahoe.
565	A community can get unwieldy if allowed to grow too much, too fast. Douglas County slower to develop in prospering times, first to feel it in recession times; somewhat of a self-pruning affect. Housing brings new property taxes, granted, but novice and too much "business-minded" Commissioners will shoot the County in the foot! This, so far, is a wonderful, varied County and "balance" HAS to be the rule!!!!
575	More housing options for senior living
580	none
582	Limit the amount of housing per year to decrease the overwhelming growth of the community
587	Slow The Population Growth
598	Should ban short term rentals
602	Minimize development. More growth means more problems, more crime, larger budgets. Minimize development to infill projects in our town areas. High density housing needs to be minimized. Development of open space needs to be minimized.
604	I really don't want to see the area grow so quickly - everywhere you look there is new housing going up.
610	Too many houses being built in Douglas County can lead to an extreme water shortage due to a drought. Please remember the water shortage we experienced, I think it was in 2013.
613	Affordable housing yes, Section 8 housing no.
616	Ban vacation home rentals
618	Limit the number of VHR's and return that housing to the available long term housing rental market.
622	Stop all growth.
624	You need a more skilled workforce to draw industries. You need industries to draw residents with disposable income besides retirees. You don't need a lot more homes until you do so. While affordable housing is in short supply, you will not find any developers that want to build it because it is not profitable. You are only left with HUD Section 8 housing. It would be better to encourage those that need it to move to a more urban area with the services they require.
626	Limit housing growth and focus on goals in questions 7 and 9.
629	none

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633	NO
636	No more building of homes in and around Genoa
646	Housing for homeless
648	Do not add any more high density housing.
651	Housing has dramatically increased in the Minden/Gardnerville area. I would recommend that housing develop slows before we end up looking like south Reno.
654	No more new housing developments. It is ruining our Valley.
655	Intelligent growth that attracts economic prosperity. I'm reminded of portions of Southern California that grew too rapidly, could not sustain that growth and the communities and lifestyle suffered (Moreno Valley in the 1990's)
658	Limit growth within reasonable boundaries.
660	No
667	Stop building here!!! If we wanted to live in a high growth area, we would've moved to Reno or Vegas.
669	No
677	Again, I will state -- yes, we should and can expand the population of our area -- BUT I do not wish for our area to become like Carson City or Reno or any other big and overcrowded city. The very charm of Gardnerville is that it is NOT overgrown with people. And no, I do not wish to bring in a bunch of people who are going to only be on food stamps and supported by the Government and therefore through my hard-earned money that I have to pay via taxes. PLEASE!
678	NO MORE HOUSES!!!!
682	I advocate for limited growth and for development to remain as larger lot / less dense homes.
684	I think there is a major need for affordable housing options in Douglas County. Whether people like it or not, our community is growing (responsibly) and we need to make sure our community is inclusive to all.
685	too much growth happening now.. natural resources are not infinite! builders make promises to get projects passed but the town ends up with extra expenses. other residents bear the burden with more tax or less service and degradation. of their way of life. mitigation measures are way too lax.
696	Prevent the building of businesses or recreation that cause air pollution or noise pollution such as car racing, motorcycle racing, etc.
705	Urban (even suburban) crawl is something to avoid. Don't permit/encourage growth that would require bond issues or higher taxes
708	Before adding more housing developments to the area, be absolutely sure there are adequate water resources. And DO NOT send water to Las Vegas!
714	Yes - consider allowing attainable housing for the workforce that supports wealthy transplants from out of state. Our citizens are aging out, our housing is depreciating out, and our service people can't survive here.
717	No high density housing in rural areas .
719	Again, very broad and I'm afraid if I answer 'Yes, I support those goals', then I'm really agreeing to expansion at all costs and not relating it to traffic, resources, etc.
722	if a developer wants to come in. THEY not the county should be responsible for the expansion of sewage water and power ... not the county ... it is idiotic to continue down this path.
727	The growth management should develop kindly by remembering the Ag roots of Douglas Country.
743	The mindset of NIMBY in this community is pretty bad compared to a lot of other communities. I would like our community to embrace programs that invite a more diverse population to town.
747	The biggest hadnicap to encouraging business in Douglas county is the incredible lack of workforce housing. The county needs to look beyond the \$600k plus homes for retired Californians and look to encourage apartments and starter homes between Buckeye and Pinenut Rd east of Minden/Gardnerville as well as building out the Gardnerville Ranchos and Indian Hills
749	I know the TRPA controls land use in Tahoe, but I think it's important to monitor the communities in the Tahoe area and their support needs. How much of our housing stock are primary residences and how much are second homes or short term rentals? Is this percentage growing, shrinking or staying the same?
756	The building of new homes and expanding is creating sprawl .. Its starting to look like Reno/Sparks . The traffic is getting heavy .. I don't like seeing roof tops when I used to see mountains and hills.. The homes they built off of Topsy cannot sell . Stop the building !
758	Trick questions again. How can a mother of 4 who is the sole provider for her children be able to afford these homes you suggest? We can't. Income based housing does not exist. Apartment by Galaxy Fandango are \$1500 for a one bedroom and that is considered " affordable"? Go back to

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	California
775	Change minimum size of homes to allow for small cottages (600-800') and tiny homes (200-400')
782	To much growth! slow down, the roadways are beginning to look like California!
791	Goal 5 seems to assume there is a need for increased housing opportunities - would want to confirm before set that goal.
807	Growth should be controlled such that the overall attractiveness and aura of the Tahoe Basin is NOT adversely affected. Similar controls should also be imposed such that the remainder of Douglas County is not adversely affected by over-zealous growth.
808	Limit growth of housing of any kind throughout the Carson Valley. It's too crowded as it is and the infrastructure can't handle more growth.
809	We need to restrict growth to conserve our water supply and not require additional infrastructure. Questions 4&5 reek of woke attitudes typical of new residents from the west of us.
810	Goal 4 & 5 are big no's because it creates a "special class" I don't want policies that go against the above but don't see way we need to single out special needs. Should codes allow you to modify a house to deal with handicap/special needs yes! But don't know we need a special policy on it.
817	See my previous answers. Pursuing these nice sounding goals will destroy what makes Douglas County special. It is not the job of government to build houses or to interfere in the housing market. Government struggles to perform even its most basic functions at reasonable cost and efficiency. Stop looking for additional sectors to screw up.
822	Don't over tax our existing infrastructure. Stop raising taxes.
828	Slow growth is the ideal. Quality of life does NOT benefit from more houses and more people in the community.
833	Keep it Rural!!!
834	Growth is always dependent upon the availability and usage of water especially in Nevada. Douglas County has a long history 30 years I've been here of ignoring the availability and subsequent cost of water systems within the valley. Consequently, many of us have had to take on the burden of all the failed water systems outside of the townships and GIDs. Douglas needs to focus on equitable water access so all residents are paying combaritable rates and the costs of poor development decisions by the county planning and commissioners looking for tax revenue do not continue to be passed onto its residents.
842	We don't need to support new residential for business growth. We need to focus business on our existing community and not ruin the county with new residential.
847	What a biased survey! Douglas County can achieve the goals of more housing for low-income people, the elderly and handicapped, for everyone--without destroying open space or building sprawling cookie-cutter developments, which is what the survey seems to promote. Keep ag space ag, natural space natural, and open space open--or you'll destroy the reason that people want to move here in the first place.
851	Large areas should have a square, store, gas, church, and a saloon like a real town. A-19 can use the park/square for the required acres.
855	Finish the Muller bypass
859	Goal one is hard to decide on. It depends on what a diverse economy is.
863	Protect existing neighborhoods with strong mitigation design standards. Development does not pay for its self. Do not saddle existing development with increased traffic or flooding or lower the quality of life for existing neighborhoods. This is important!!
865	I understand it is hard to see any community change, and all of us are here because we want a "small town" quality of life. But each family that has a child is creating a new person who will need a home someday. And that means all of those children eventually move into someone's backyard. This community needs to be proactive in creating space (and homes) for our ever-expanding population, not to mention the many service workers we rely on for the many products and services that create the wonderful lifestyles we enjoy here.
867	Developers need to assume a greater financial role in enhancing infrastructure (roads, schools etc).
871	Too much already ! Enough is enough!
875	N/A
876	Local business gets plenty of patronage from out of county; no need to increase population of county for business.
879	As a younger person it is virtually impossible to afford a house in CV. I would love to work & raise a family in the community I love but right now there is no affordable housing.
880	Douglas does not need affordable housing. People need to live where they can afford. We do not need a bunch of low income people in our county
883	Special housing requirements should be a homeowners responsibility.
894	No

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897	These goals are so generally stated that it is impossible to really take a position. Obviously one wants growth to be at a level that natural and fiscal resources can support for example but what is that level and how is it determined. The same goes for the statement of other goals.
898	Leave goal 1 as it used to be by eliminating last part about business needs. Development should only be in areas where services already exist (infill)
900	If we have slow growth our businesses will slowly grow too. Goal 1 as stated above seems to say we should grow as fast as our businesses want. How about the other citizens already here? Don't they count? This Master Plan is difficult to understand. The "Goals" as stated in the questions are not specific and anyone can almost interpret them as the wish depending upon what answer they are trying to get. I believe these goals ought to be restated and clarified to be more specific and clearly stating what they mean. Examples should be given of what the stated goal means in actuality, i.e. a real life example AND examples of what the goal does NOT mean. This is all government speak. The Master Plan should be practical and easily understood and NOT provide so much wiggle room for politicians.
905	I understand that economic and housing growth is very lucrative for any county, but such growth, especially in housing, is in direct conflict to the beauty, tranquility, and peacefulness of our county, not to mention the issues that several years of drought will have on our water supply. Let's not be irresponsible like Las Vegas and California and think that 2500 new housing units are not going to affect the sustainability of our water table nor cause us to have water rationing in the very near future. We moved to Douglas County to get away from the short-sightedness of California politicians only interested in getting re-elected and giving away the state. Let's not make the same mistake for the sake of economic and housing growth.
906	Keep our town SMALL, it's why we live here. We are not interested in becoming another California! Currents homes need to be sold, NOT add new ones.
907	I just don't want to see all our ranch land turn into Housing Developments. We don't have enough roads for everyone now!
908	Eliminate or greatly reduce the number of housing units used as short-term rentals in residential neighborhoods EVERYWHERE in Douglas County, including the Lake Tahoe basin. This would increase the availability of affordable housing and improve the quality of all neighborhoods. Short-term rentals are COMMERCIAL and should not be allowed in areas zoned residential.
909	Stop squeezing in apartment complexes in between established neighborhoods, it decreases home values., crowds existing neighborhoods and drains resources. We have plenty of open land to build these near apartments and more affordable homes adjacent to resources that are close to stores / schools/ bus routes etc.
911	quit catering to the developers
913	Provide access to affordable housing for all peoples equally
916	concentrate on preservation leave plan wording as it was in 2016 Master plan
918	All questions in this survey are asked in such a manner that unless you are a anti-everything will have to be answered in agreement. But Goal 2, 4 and 5 In Question 11 still all increase housing, which is necessary to maintain a vital community, but expansion OUT is where the problem lies. Turning the grazing fields along Hwy 88, 395 and even out across from TRE on 208 is where the real issue is. I do not agree with turning those locations into housing developments. There is room within the county to go UP as needed for a few more stories. That won't fix the problem, but it will help ease concerns for awhile.
921	I don't have an opinion on most of the above. I would hate to see Douglas county be developed to look like south Reno.
923	Leave goal 1 as it was. Remove last part about: our businesses need to flourish. On goal 2: direct development within (not adjacent to) existing communities. Goal 4: eliminate. Housing opportunities already exist. More just means more CA retirees.
925	Housing that is not mixed into shopping areas and other businesses
935	Keep it in the city!
939	I want to see more than 1 well for TRE or drop the restriction on private wells in Wells TRE. Sensible development only- no stupid Convention holes in the ground at Tahoe.Do not develop TRE as there is no water and only 1 road which is regularly blocked by accidents, road construction and fires
941	More affordable housing would be amazing in this area, more places to rent
944	keep wording in 2016master plan
946	as a 27-year-old college graduate, I need either affordable housing OR and increase in the minimum wage. unless you want this to be a retirement community where only older people with substantial savings can afford to live.
949	Our elderly can not live in our community when they need placement based on the lack of affordable senior housing, Medicaid waiver assisted housing. 84% of our seniors fall into the

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950	need for a Medicaid waiver for assisted living. This doesn't mean cheap living, it means the ability to stay in the community they love and contribute to the tax bracket and economy. Limit housing to work available. Cost effective housing. Stop building in flood planes. Finish the highway around town and preserve our infrastructure.
955	Too many giant apartment building going up now
966	Smart growth to benefit our community... not just growth to grow.
973	Rent cap controls
977	More low income housing similar to existing units in Douglas County in order to allow people to live and work in our county.
978	No
982	Rt 395 is packed as it is.
985	Infrastructure, roads, traffic management is already stressed in the route 395 corridor which will only become increasingly problematic as new approved new housing is built out. This reflects poor, short sighted decision making on the DC Commissioners and Planning Committees.
993	no
1006	I am unclear as to the meaning of Goal 5? What would that look like? I want to include everyone in the plan, but I feel we need to better understand.
1008	Would agree with Goal 1 if you left off last phrase. Housing should be a separate element from growth management. Too many "housing opportunities" have been approved in recent years. Time for a pause until they're built.
1011	Manage/limit growth to retain agricultural and rural feel of the county. Approve responsible housing that isn't high capacity or multiple units on small tracts of land that is not cohesive with existing development.
1013	My husband and I were both born and raised in this valley and we are so grateful we bought our house 9 years ago. If we were buying right now, we would be forced to relocate because our home prices have far surpassed our household income. In 10 years, where are the grocery store clerks and gas station attendants and waitresses going to live?
1027	Don't overgrow your development without infrastructure, roads, WATER & power. I've seen California explode & overpopulate which in turn has DESTROYED most cities, towns & the state. Don't California us.
1029	Again, there is no affordable housing at the lake because investors buy up the inventory for short term rentals and decimate our neighborhoods.
1031	To me, in the past year, Douglas County has had a "build it and they will come" attitude. That is a very quick way to destroy this County.
1032	1000 sqft 2bed/2 bath homes on 5000sqft lots priced at or under \$150,000 that anyone making under \$75,000 qualified for...you've talked the bug talk on affordable housing. Time to put up, ir shut up. Stop being a damn elitist community.
1033	no more Californians Stop trying to make us a bedroom community
1039	minimize building. Do not overbuild our beautiful community. Keep the open space. keep the views.
1041	It is not the job of government to determine housing pricing by promoting low income projects. Let individuals live where they can afford.
1043	Housing that is actually affordable. When a smaller condo or townhome cost more than a single family home it is not affordable. Not allowing people to buy just to rent them out at an escalated price.
1046	N/A
1052	An Arts and Cultural Element in the Master Plan can ensure that the arts are part of revitalizing our downtown areas
1054	I would like to see more women represented in these community decisions.
1055	No
1056	Use of TDRs
1058	We need housing for hard working Douglas residents. Not people collecting government checks. There are plenty of surrounding areas, ie: Reno, Carson, for people that can not afford Douglas.
1061	None
1063	No
1065	No
1073	Limit growth in Minden and Gardnerville

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1077	Stop with the mantra of growth, it does nothing but make things worse. Look at Reno and Vegas. We emphatically don't want that.
1079	We need a facility for long term care for special needs children.
1083	Find ways to improve access to housing for those who are struggling now
1084	Stop building two story housing and expecting retirees to buy them. Older people don't buy two story properties like the ones built in front of Minden Elementary School. Handicapped people don't buy homes with stairs either. Get real. Affordable housing for seniors and handicapped people need to be single story! Also, stop issuing building permits for properties in the actual wash. Example, huge house just built in the ditch on East Valley and Red Hawk Rd. It is built directly in the path of the water coming off the hills there.
1087	Remove from Goal 1 - "and that it businesses need to flourish"; Goal 6 - Growth should be managed to keep it below 3% per year and at the lowest density possible.
1091	Not at this time.
1093	leave MP as in was written in 2016
1094	55+ community.
1096	Fewer houses means fewer people
1099	No
1106	Increasing business enterprises should mean creating more affordable housing.
1110	Consider schools, bike and walking trails and parks in your growth plan.
1115	Return first goal to previous version. Develop within existing communities, not adjacent to.
1120	Lifestyle options and environments that people of all ages can enjoy? That's already there. Agriculture. And it's what makes Douglas County desirable. Do not stray from that or DC will fast become just another Southern California suburb.
1123	New housing needs to be confined to areas that do not impact our natural resources and natural beauty.
1126	Build out the core of the available city land in our towns before encroaching on agricultural land . Don't be afraid to repurpose old properties for housing that may not fall under current land use zoning. A good example of this was the lost opportunity in our neighbor Carson City when they refused to be creative with how the Ormsby House on Carson street might be redeveloped. They lost a great opportunity to re purpose a building that is a downtown blight and has been vacant for years. Who knows when someone else with \$ and ideas will bawling to risk buying this and getting it back into the housing stock.
1127	At this time affordable housing for the poor and disabled is imperative. Focusing on those on limited and fixed incomes, as supportive housing is very limited. I've know individuals who had to leave the Valley and move to Carson or Yerington and they had lived her for over 20 years.
1139	Keeping low price housing low is difficult as entry level homes creep up in price as all of your other improvements are realized. And we don't want ghettos of sub standard housing. Encouraging in-law units and cottages behind exiting homes can spread affordable housing through out the community.
1140	Goal 1: remove "and that our businesses need to flourish" Separate Growth chapter from Housing chapter
1148	Moratorium on approval of any new housing development within 10 miles of Gardnerville/Minden. Don't allow approved, but as yet unbuilt, housing until sufficient infrastructure issues (roads, water, sanitation, air quality, etc) are satisfactorily addressed.
1149	No more housing without roads to handle it!!
1155	this valley has finite resources and not all communities within the county have the same quantity of resources. for example ranchos is at the 'shallow' end of the aquifer pond and growth should be limited. whereas minden is at the deep end of the aquifer pond and growth in that community is reasonable. water resources are some of the most important and naturally limiting in this area. NO one giant GID should NOT be created - being that i do not believe that all districts are financially responsible. but land use/allocation should be limited by resource availability.
1164	And who's gong to pay for all this nice stuff?
1166	Eliminate "and that our businesses need to flourish from goal1. Eliminate "or adjacent" from goal 2. There are plenty of opportunities for housing of all types. Build what's already approved.
1170	no
1173	We have far too few art opportunities, centers, activities and public art. There doesn't seem to be a sense that art have value...if we don't consider this in the master plan we might just continue down this road. Art is one of the few activities, focuses that help people think bilaterally...using both sides of their brain at the same time. It's not just a fluffy, empty waste

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of time. Art appreciation comes from seeing and experiencing it...without that as a community goal (and trust me...our parks and rec is almost impossible to penetrate as an art teacher...I've tried many times over the past 6 years...can't even get them to put FREE art demos on the calendar, so I show to teach FOR FREE... and no students. It gets worse...I've just given up.)

1175	Restrict and manage MINIMAL housing development.
1180	Please don't build government subsidized homeless housing. I just escaped that in San Francisco. It's a disaster.
1195	We should have a yearly cap on home building to control growth.
1196	Sustainable growth. No subsidies. The market will provide a wage that supports its needs.
1198	I believe in the economics of supply and demand.
1203	While we have a growth ordinance I think we need to put a cap on the "rollover" of permits for each year. I also think we do not need the approve new projects with so many already on the books. Older developments should expire after five years if they have not begun to allow for new ones
1215	Control on growth in Douglas County needed !
1217	No
1223	Community solar. Carbon neutral housing. New developments must at least be carbon neutral. Provide incentives for purchasing solar panels.
1225	The statements above are pretty general. A lot of it is based on opinion, and there in lies the problem. We have been here 8 wonderful years, but are noticing way too much housing going up and such an increase in traffic that it is hard to get around. The medical facilities already seem to be at capacity, some times waiting weeks for appointments. This sure does not feel like slow growth. I will vote out anyone who shows a tendency to keep allowing too much grow. Once development comes, it destroys the land and will never be the same.
1226	Absolutely no development in any part of Jack's Valley
1229	Leave goal 1 as it used to be, without part about "that our businesses need to flourish. Dev't should be directed within existing communities, not adjacent to them. Use infill first. There are lots of opportunities form affordable housing. No need to provide more..
1232	Uncontrolled growth does not help us. Slow low density growth is far more valuable in the long run. Don't sell out the ranches and let developers dump higher density housing here. Keep the rural feeling of this community. I grew up in San Jose, CA. and to think about all of the orchards that just got wiped off the map for non-stop development. Once you let one developer do a project, it sets a precedent and everyone after that gets a foot in the door and wants to do another one next door. Don't let that happen.
1237	We live I Alpine View Estates. You are allowing to many homes without improving traffic actcess.
1247	This section is vague— too broad
	There should be space between communities and adequate infrastructure
1248	No
1252	Return goal 1 to the way it used to be. Do infill development first: within, not adjacent to. Plenty of housing already approved. No more.
1256	Roads must be improved before more housing development occurs.
1260	Stop building houses. Keep the valley rural.
1265	Sounds good. But please limit growth - the more people to our area the more we will lose its wonderful qualities. NO GRAVEL PIT in Johnson Lane!
1267	Restrict the building of houses in the rural East Valley where there is no septic and water service. Preserve access to public lands surrounding the valley by mandating easements as a condition of development.
1268	Would agree with Goal 1 if you left off "and that our businesses need to flourish." Encourage infill development rather than expansion of town or urban service boundaries. There are already enough approved developments that will create workforce housing. No need to increase that further.
1273	NA
1279	Careful growth is important to Douglas county - no growth is not an option. However, subdivisions should only be approved following the Master Plan, waivers should be extremely rare not the norm. All new subdivisions should be required to have sidewalks, and pay for the impact on schools and roads. Paved bike trails in our valley should also be a priority as our roads are too crowded for safe biking and not everyone wants only off the road/dirt biking.
1281	I am in agreement with slow growth. I would love to see the completion of Muller parkway from highway 395 to the south end of town. The completion should be a priority. Affordable

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1285	housing should be implemented in the new developments that are yo be built. All these things can be accomplished through the free market not through the bias of government. Governments role is supposed to be very limited, however it has become the dominant force in everyone's lives. That's why things are so screwed up
1286	No
1289	NO
1290	I would like to see more group homes for all ages and disabilities. Where it is more like a family setting than an institution. All new housing developments need parks and gathering places for the community.
1293	I support MINIMAL growth and agree we need more affordable housing near current interstructures..
1294	No more building of residential houses Make the master plan law Any changes to it must be voted upon
1303	We moved to Minden and Johnson Ln specifically for the open space and rural feel. I do not support growth by cramming more homes in the open spaces left.
1308	Yes. My greatest desire is that the County Commissioners actually follow the Master Plan when making decisions for the community.
1312	Stop the growth. No new construction. Update, upgrade, streamline existing infrastructure and buildings, residential and commercial alike. Stop the addition of new construction. Too many people in too small a space currently. The answer isn't more development, the answer is let nature take its course and if there is no vacancy people can move elsewhere.
1313	Slow down growth.
1316	Affordable housing is necessary for families to be able to call Douglas County home. It is crucial that we create a space for cultural a d arts opportunities for the community. We need more diversity of venue, theater, restaurants, etc.
1317	Not only affordable housing for our workforce but also for seniors. My kids are living in Reno and Carson and working in Carson and Minden but they would like to live in the Carson Valley but can't afford it. My mother is a very active senior but her house in the Ranchos on a half an acre is wearing her down. She does not want to leave where she has lived and loved for over 50 years but even if she sells her property she can't afford a smaller place! Also, I have friends that want to move here (they are in their 50s) but they do not want the headache of home ownership. They want to find a rental BUT THERE ARE NONE. Its a shame and I hope our community can be more diversified and support residents of all ages and through life's journey at all stages. Thank you.
1321	NO NEW GROWTH, we want to see horses & cows & other livestock, no new houses
1325	No
1327	Goal 4 needs to be emphasized and encouraged. The county should consider incentives to the developers/builders and cut down on the building fees and time constraints.
1332	Housing must be more integrated following the patters and divers present in our town , Gardnerville, Minden and Genoa.
1334	Do not develop future slums that add to crime. le high density apartments
1348	No
1352	The Plan needs to explicitly prohibit any development in the flood plain of the Carson River and it's tributary sloughs and streams. Efforts should be to enhance, preserve and in many cases reclaim flood plains partially or completely lost to development.
1362	We should add our share of low income Diversity, which I encouraged, includes low income housing.
1363	Again, these questions are too vague to answer and can be easily distorted. I don't believe the residential growth that is happening in this area is meeting the level that natural and fiscal resources can support. I believe that this growth is EXCEEDING our natural resources and we, as a community will suffer - only the elite will prosper even more and the local workforce will be (are being) forced out because they won't be able to afford to live here anymore.
1367	Stop overbuilding the area. You are destroying the beauty and the reason so many people have moved here!
1370	See Q 10
1373	We need affordable housing for Douglas County workforce. Even County employees can no longer afford to live IN Douglas County. Many departments end up being a "training site" with staff getting quality work experience under their belt and move on to work at other agencies out of the county.
1377	We do not want to see more low-income housing in our area. I was a Police Sergeant in a city that encouraged extensive increases in low-income housing. We saw a rise in drug sales, crime, gang activity, etc.
1390	I would not like to see more housing in the area. I thin it's important to keep this area the way it is now. A small town with a country feel and farmland. Let people who want growth move to

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	Reno.
1391	No
1399	I am concerned with climate change that population growth here will exceed our water supply.
1402	Only allow VHR's in areas zoned for multi family use as in specific areas like Heavenly Village or areas surrounding ski lifts. Do not allow VHR's in single family residential areas.
1406	There are some very challenging and yet, worthwhile goals here. This won't be easy or fast.
1419	Services for the elderly and housing as well as for caregivers who are often immigrants and people of color. We need to change the reputation of our county from being racist ranchers to being welcoming and diverse.
1422	Protect the natural beauty and original character of the valley while enabling development and housing that provides for a socio-economically diverse population.
1430	Goal #1 - remove the phrase "...and that our businesses need to flourish." Is very subjective and opens the floodgate for more and more growth. Goal #4 - Increase housing opportunities AS NECESSARY to reduce the shortage of housing that is affordable to the local workforce. We don't need to go overboard with low-income housing in the County.
1437	None
1446	No
1459	Infrastructure is already strained by Douglas County growth. Keep Douglas County rural.
1470	no
1474	No
1475	I do not support excessive development of high density housing.
1479	No
1481	Over development in the name of "Growth"
1490	Stop the housing growth - too much already.
1492	The county has sufficient public services and facilities. Re goal 5: The county should not be in the business of unlimited services to the needing. This is a job for charities. In most cases the needy are in that situation due their own doing and decisions. Add a goal to continue the use of current population growth limitations with a limit of no more than 2% a year and elimination the accumulation of limitation numbers from past years. In other words, limit population growth to a flat 2% per year.
1493	Work to reduce sprawl.
1496	More affordable housing, town house, and apartments.
1497	See Question 8
1498	the cost of housing is way too high
1501	Increasing housing available for the local workforce is vague. It could mean we expand housing forever. (Number 1) what will our natural resources support. Have we ever assessed that?
1504	Overall good comments well stated, but growth can only be constructive going forward if Douglas County if the infrastructure is adequate. Water will be critical.
1525	N/A
1528	No
1529	No thank you

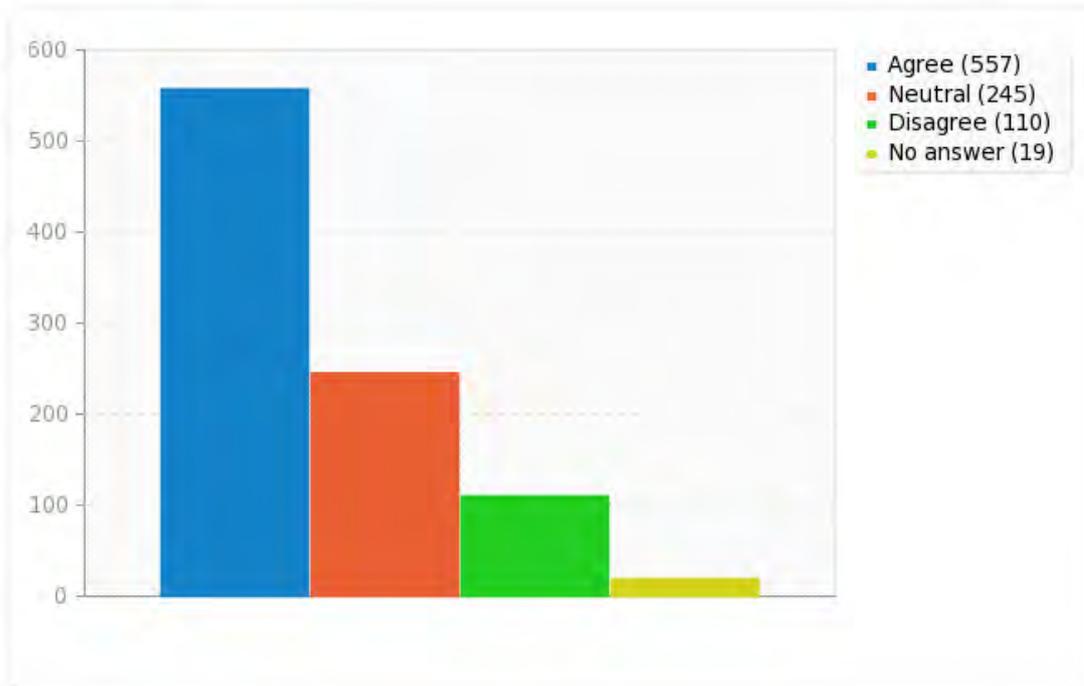
Field summary for LandUse(GOAL1)

Land Use and Historic Preservation [GOAL 1: Implement the master plan land use map, and the associated community plans to achieve the desired land use pattern and balance between preservation and development in the County.]

Answer	Count	Percentage
Agree (A)	557	59.83%
Neutral (N)	245	26.32%
Disagree (D)	110	11.82%
No answer	19	2.04%

Field summary for LandUse(GOAL1)

Land Use and Historic Preservation [GOAL 1: Implement the master plan land use map, and the associated community plans to achieve the desired land use pattern and balance between preservation and development in the County.]



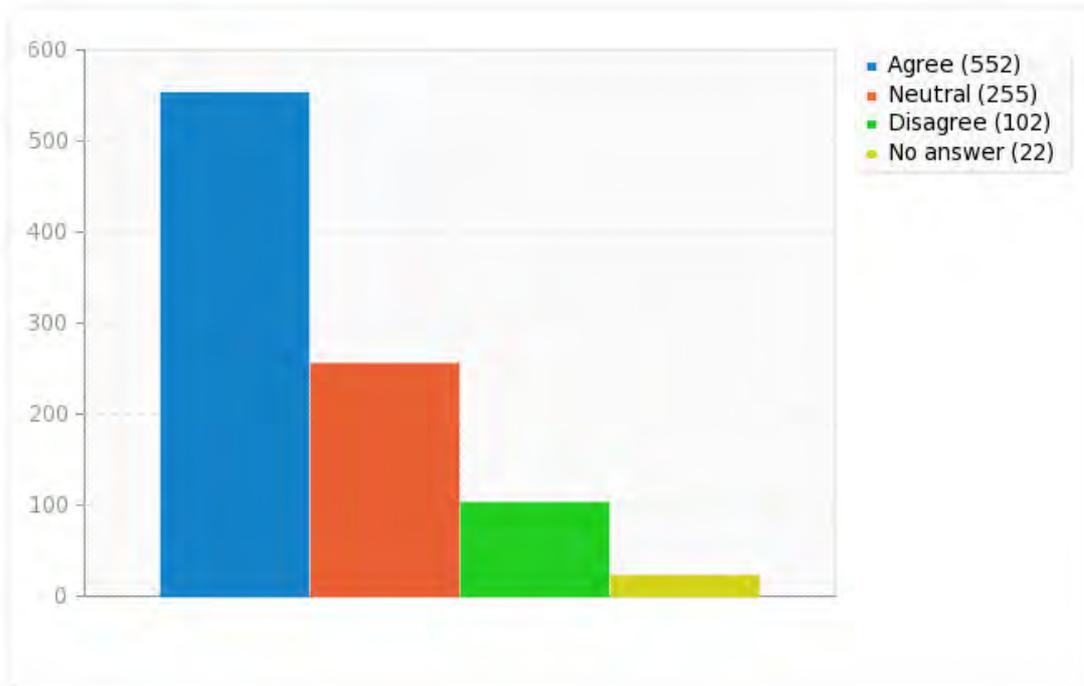
Field summary for LandUse(GOAL2)

Land Use and Historic Preservation [GOAL 2: Locate commercial and industrial development in locations that are consistent with the County's economic development strategy.]

Answer	Count	Percentage
Agree (A)	552	59.29%
Neutral (N)	255	27.39%
Disagree (D)	102	10.96%
No answer	22	2.36%

Field summary for LandUse(GOAL2)

Land Use and Historic Preservation [GOAL 2: Locate commercial and industrial development in locations that are consistent with the County's economic development strategy.]



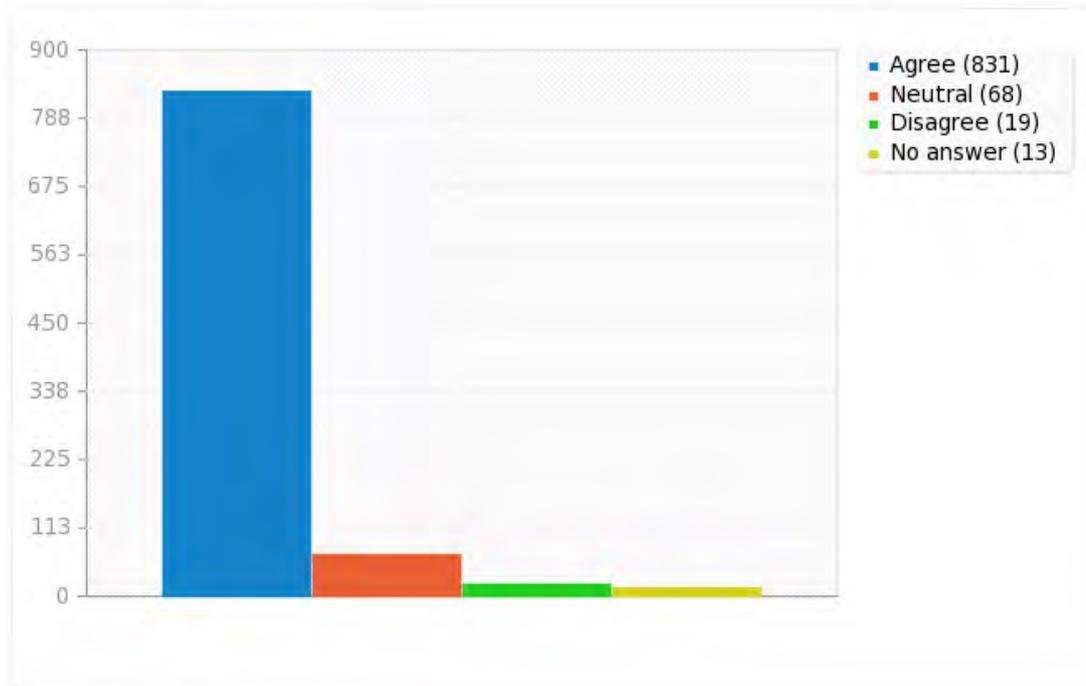
Field summary for LandUse(GOAL3)

Land Use and Historic Preservation [GOAL 3: Preserve and promote historic, cultural, and archaeological structures, landmarks, sites, and resources as integral parts of the past and focal points to shape the County's future identity.]

Answer	Count	Percentage
Agree (A)	831	89.26%
Neutral (N)	68	7.30%
Disagree (D)	19	2.04%
No answer	13	1.40%

Field summary for LandUse(GOAL3)

Land Use and Historic Preservation [GOAL 3: Preserve and promote historic, cultural, and archaeological structures, landmarks, sites, and resources as integral parts of the past and focal points to shape the County's future identity.]



Field summary for LandUseComment

Are there additional Land Use goals, or changes to the above goals you would like to add?

Answer	Count	Percentage
Answer	256	27.50%
No answer	675	72.50%

ID	Response
16	No
17	For Goal 3, I would hope that includes the Washoe Tribe.
20	How can I answer Goal one without seeing the Master Plan? Same for Goal 2.
	Goal 3 is the only one of these that I feel safe to agree with!
23	The Siren must go. It is a ugly and shameful relic from the past that does not need to be a part of this community.
34	No
41	You write goals that are focused where YOU want them to go. Stupid survey. Yes locate where to build your industrial centers but with whose strategy - yours? This survey is written to guide residents in a direction YOU have already chosen. I would fire all of you involved in this survey if I had the opportunity. No wonder there are so many poor individuals shopping at Smith's daily. It's because you don't have a clue how to grow this community. Just like the coffee shop on HWY 395 with the sign - locals first. So stupid and ignorant of you. You want it your way without realizing to grow this community you need to do it the PUBLICS way.
42	Keep our farmlands.
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Don't build this monstrosity of a mistake.
50	Trying to find a balance between outdoor beauty and the noise and ravaging taking place with offroad vehicles needs to be a priority. They do not go together!
54	Can't answer when I don't know what the County's economic development strategy/plan is.
62	Goal 2 above - the location should take into account the need not just strategy.
84	Not sure
86	No
88	I strongly support Goal 3.
90	Where are the detailed Master Plan Elements information like the Planning Commissioners and Board of County Commissioners were provided in their detailed survey? The questions are benign and do not elaborate enough of the proposed changes by Wood Rodgers.
	Future Maps were approved without Community Plan updates devaluing and frankly ignoring the citizens proposed future for their unique community
103	Cap growth
117	No more industrial growth in the valley.....
150	Replace the county board with people who will improve the are not line their pockets and with people who will ACTUALLY fix the flood prone areas water diversion efforts.
165	Agricultural land east of 395 needs to be made available for industrial and residential zoning for future development.
168	No
173	No
176	Keep growth centralized. Limit the use of zoning changes after the fact by developers.
177	Less development and more preservation.
182	We have to actually follow the master plan. Over the last few years it seems as though the plan is changed to suit the commission's whims without thoughtfully calculating how the community and its future will be impacted. We have started down a slippery slope.
183	Change master plan to limit growth
188	As said before, keep industry in industrial areas so as to not influence residential life.
191	Individuals should be allowed to develop and use their properties as they see fit with limited input from government.
192	no
207	No

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209	let residents in a neighborhood decide what changes they want to their master plan person's submitting for changes must live in that neighborhood, not be a friend to a developer that wants to make changes to a neighborhood they do not live in
221	I think it is important the residents are actually familiar with the land use goals before answering this survey. I am in total agreement with development and managed growth, however many times the roads that accommodate that growth is insufficient. Specifically with the proposed mining project above east valley, the roads are not sufficient for commercial vehicle daily travel. That is always one of my biggest concerns with growth is the lack of planning on other necessary resources.
228	Build a public golf course north of Buckeye and east of Monterra
231	Again more fishing areas with fish besides trout
236	Preserve all older buildings
242	None come to mind.
246	We have enough housing and we do not need things like another gravel pit. Johnson Lane needs to be prohibited to semis.
248	Please keep the integrity of the valley in mind. All I ask is to be HONEST and TRANSPARENT with residents about plans for development in the future! Treat the public like you want to be treated!!! Don't let the farmers regulate how to use the land in the area!
254	Create more jobs education! Affordable home access for long term residents now being pushed out by newbies! We came here to be rural! Stop the bs and ruining the town with these over development when your not handling existing Concerns! Very very limited addition of building is already happening. Now address the families your dislocating due to the ca moving here!
260	Clearly define a Single Family Estate. Better outline the land use overlays and restrictions therein.
264	The land use map should reflect the County's ability to provide services, including road improvements, to areas where future development may occur.
265	Why are there huge buildings on Johnson Lane? That should be ONLY residential. Or create a "natural area" as a buffer between the residences and industrial structures. Why is an RV storage facility directly on Johnson Lane???
268	I don't understand some of these questions. If added construction is embedded in there, we disagree. We don't want to lose value of our home either.
269	Taxation on homes needs to be reduced since thousands of new houses have been built. The county is making enough on the new houses without tax increasing current ownership plus the state needs to renew the senior tax as it was removed approximately in 2010 and still not mentioned by the legislature.
272	Define a land-use zone that enables the creation of sustainably habitable and agriculturally productive areas that integrate both farming and residential use or "eco-villages."
277	Goal 2 coincides with locate industrial and commercial development in a way that does not threaten water resources.
278	no
285	Coordinate growth with water and sewage capacity.
289	No
293	Get rid of the 12 and 6 o'clock fire alarms.
296	as you can tell, I am in favor of keeping douglas county rural, like it has always been. I remember my father bringing us here in the early 60s, buying land for when he retired. We should not allow zoning changes from AG19 to residential or selling ag for swaps of receiving area.
298	Provide some controls on shooting in the "sand pits" of the Ranchos. Heavy fire at six in the am and nine in the pm is more than annoying. Perhaps an 8 to 8 hour restriction would provide some peace and quite at appropriate times.
302	Infrastructure should be required first for any development. No more waivers, no more putting it off til after it's too late.
307	Please include the Washoe tribe in regards to these decisions.
308	No
321	More bike paths would be great.
322	We should incorporate the agrihood concept into future land planning and land use.
333	No
350	Again, these question are misleading. I do not support more development, business or residential.

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351	No
356	I love the idea of keeping the history relevant. Industry is important but if we don't have people to work, the big companies won't be able to run their businesses. I understand that the taxes from big companies are needed to run the county, however I feel it's important to not get too big and turn us into Reno with the Switch type complex.
358	Preserve and promote historical sites and attributes to encourage tourism, and additional revenue source.
371	we need a meat processing plant tired of bringing my livestock out of county and or state
378	Do not bow to special interests or money - like the Park 2500 and the bypass that won't hold trucks.
	We need a REAL bypass, to take the semis off of Main St.
385	I think we should try to use local resources well, facilitating access of locals to beef and other local products. Better for ranchers/growers, better for shoppers, better for the environment and our community.
392	Commercial and industrial facilities should be concentrated in locations suitable for such development. They should not be dropped into residential areas.
394	Goal 3 - how about a County commission on that? But, not to oversee residential. Just commercial and public buildings / sites.
403	Retain ranch/farm land...we can't eat nuts and bolts!!!
411	No
412	Stop growing
418	No
427	None
434	No
445	Sunrise Golf Course could use additional funding to improve appearance and function
452	Who decides what the "master plan land use map" is, and looks like? Citizens, residents of Douglas County? or Greedy land developers? Who decides what, or where the appropriate location for commercial and industrial development is?
463	NA
470	Again, I strongly support the implementation (and enforcement) of our Master Plan, and do NOT appreciate the way our County Commissioners have bent the rules to allow unneeded development such as the addition of an unneeded giant Walmart to our rural county. The latest horror is the apparent greenlighting of the Park family's plan to build hundreds of new houses in Minden, especially since it seems to be based on the seemingly inappropriate trading of development rights for some unusable land near Topaz Lake to allow building on agricultural land in Minden.
493	No
521	Keep industrial areas restricted off Stephanie and out by the Dump
535	Often, it appears the Master Plan is amended and changed to fit the economic needs of developers and business interests.
536	The land use map needs to make ensure that growth is encouraged. Alfalfa and cows do not pay the bills.
538	Promote native history to the area
542	Do not spend dollars that are not economically justified.
550	No
555	I think it would be cool to add more historical markers in the downtown Carson City area. Where prior buildings use to stand, what this parcel of land was used for, etc..
558	Keep industrial growth to a minimum.
560	We need bike lanes throughout the Valley for recreation and transportation.
565	Hold the balance, carefully, protect Carson River drainage and keep snowfall preservation in mind.
578	There is already way too much traffic on 395. We need either an East side or West side bypass, with right of way to expand in later years
580	none
584	Do not allow slaughter house on Centerville and Hwy 88.
587	Preserve Our Historic Landmarks and Keep the Open Space "Open".
598	Ban short term rentals
602	Goal; #1 - No, Minimize development especially high density housing!!
604	No
616	Ban vacation home rentals
618	Review what is allowed in each County Zoning. Restrict VHR's from Residential Zoned neighborhoods.
624	Prohibit variances to circumvent the Master Plan & zoning.

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626	no
629	none
633	NO
648	No more high density housing.
651	It is VERY important to future generations that we preserve and promote the historic, cultural and archaeological landmarks. This is a unique place in Nevada and the U.S. and I'm concerned that it may be overdeveloped.
660	No
667	We would like to see the history of the area maintained~not crushed out by developers. Again, we moved here to get away from city life, high taxes and traffic congestion. Stop developing the quiet heaven into a noisy congested city.
669	No
677	Same thing ---- KEEP GARDNERVILLE and smallish community. There are clearly businesses now that come and go out of business through lack of need. The little guy is being run out of business by Walmart, Google and Amazon. You can't just keep bringing in people who then cannot get work and who then think that they should be supported by tax payers who can and do work.
678	No gravel or rock quarries in this area, our roads can't handle the heavy truck traffic. We have worked in this profession and know how these types of trucks will tear up the roads, the noise they make, and the dust that is created plus the additional traffic. Also more traffic is less safe for children and adults.
682	Stay as rural and reduce larger development
685	the master plan is useless as it gets changed or developers buy their way into getting non compliant projects approved. it is a joke.
693	No to gravel pits, slaughter houses, love the rural communities and would like the Gardnerville/Minden/ Genoa areas to stay that way
696	Do not build housing complexes until we have the roads and schools to support them. Add a road that bypasses town for the trucks to use to get them off of Main Street (395).
704	More fly zones. Create wildlife corridors between the Sierras and the Pinenuts. Stop disrupting the open spaces necessary for wildlife.
705	No
714	Yes - there is no general industrial zoning in all of Douglas County. Our Planning Commission seems to think that if a business requires a special use permit, there's a red flag on the project. That's going to kill off industry in our county.
717	Dedicated off road use areas .
719	Not educated in those areas to know what the goals mean. Don't know the Land Use Map,etc. Sorry
741	Limit off road use
743	The only historic focal point that our community needs to ditch is the 6pm fire alarm. Not a great look for our community.
747	Land use maps should ensure that the east side of the carson valley is available for maximum land use for industry, business, and workforce housing.
758	Leave Douglas County NV land alone
775	Encourage Agrihood type developments
780	Painted Rock Mine an example of absolutely opposite wishes of all of us except those profiting from it.
782	Strongly support Goal 3... This should also be part of the School Districts goals...Don't hide our history.
807	Tightly controlled commercial and industrial development should be located such that it does not adversely affect the County's current characteristics.
808	Concentrate any commercial or residential development to areas of the county already impacted by development. Stop any development creep into rural parts of the county.
817	You really are committed to screwing up the County based on these slanted questions. Why bother asking. Just sell out to Developers and have done with it.
833	Keep it Rural!!!
842	No new growth for 5-10 years. Support existing infrastructure instead of neglecting it like the last 20 years.
845	For Goal 2, locating commercial and industrial development locations should NOT include locating them on sensitive land areas or to replace agriculture.
847	It would be helpful if Question 13 included links to the Master Plan Land Use Map and the County's economic development strategy, but perhaps the creator of this biased survey would prefer that Douglas County residents NOT know about those documents. Was this survey written by the Parks' attorney?
859	Open space and maintaining good water is the most important.
863	Balance between existing land use and proposed. Some Existing minimum standard are not

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	sufficient to Ensure balance.
865	I agree with preserving and promoting local history, etc. but the daily siren in Minden should be stopped. Its legacy is not something to be celebrated (not to mention it's just a loud nuisance that's no longer needed for any real purpose).
875	N/A
883	Management of forested areas
894	No
897	No
898	Make goal 1 the way it used to be, emphasizing rural character. Eliminate part about balance with development.
900	We don't need or want additional industrial development here in the Valley except where light industry is already existing. There is plenty of commercial land currently available.
905	Yes, I would like to see more land allocated/retained for agriculture, recreation, and preservation. Let's be a county with more livestock than people--the beauty of our county is seeing all the open spaces with cows, sheep, and horses grazing, not tons of housing developments making us look, and have the same crime issues, like other cities in America.
906	Save our lands. Keep our town SMALL, it's why we live here. We are not interested in becoming another California!
909	Stop building in Minden, it's becoming way too overcrowded, especially for those of us in well eYer in Johnson lane.
913	No
916	goal is preservationnot developement
923	goal 1: NO to balance between preservation and development. Already too much development. Keep our county rural. Go back to original wording of goal.
935	Stop destroying my home town!
939	I have read the master plan. It does not make sense for the resources we have- good for lining the pockets of County Supervisors and developers. Not practical.
944	keep wording of 2016 master plan
950	Help the farmer keep and use his land and not have to sell to industry.
955	no
973	Nonshooting wildlands so no fires. Muffler requirements so no fires on off road vehicles.
978	No
985	Current interpretation and implementation of the Master Plan is flawed and unaligned with goals of maintaining a rural character for DC. Too much residential home development unsupported by infrastructure, traffic planning, commercial enterprises, etc. Approved growth is not aligned with support systems, which is axiomatic to proper planning.
993	n/a
1006	We need to do more to make tourists aware of the historic and cultural sites available to them while visiting. They might stay longer and leave more \$\$ in our county.
1008	Preservation has been subjugated to development recently. Time for pendulum to swing back towards preservation, as residents want. Delete Goal 1 above and replace it with one of the previous first goals for land use.
1011	Adhere to zoning of agricultural and open space.
1012	Land use for an cultural center to hold bigger activities like a theater or larger town hall.
1029	I'd like to see vacation rentals if not eliminated then reduced to a manageable number with strict regulations.
1031	Again, the County is currently on a path of too much development.
1041	We need public art and cultural projects. as part of any comprehensive master plan
1044	No gravel pit off Johnson Lane. That doesn't fit in with the above goals.
1046	N/A
1052	Create and Enhance Arts and Cultural Facilities Create Arts Districts
1053	Open up portions of the Carson River for recreation opportunitis
1055	No
1056	Walkable community
1061	None
1063	No
1065	No
1073	Leave open space
1077	Q2 is a meaningless question. Development should be on non-arable land.
1079	No
1083	Too broad to agree to, What is the "master plan map", what is the "strategy"? I am sure some of the historic and cultural sites are worth preserving, but others may not be. should be looked at individually.

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1084	Flood plain awareness. The County needs to put land preservation and flood education ahead of the desire to get as much money from California transplants as they can. Cultural and event centers to promote the arts. The CVIC Hall is great, but capacity is limited. Perhaps a larger event center at the fair grounds that could hold a larger theater production.
1090	Art and culture projects should be included in the master plan and should have a strong integration between agriculture, art and the culture of are valley.
1091	Not at this time.
1094	No
1099	No
1115	Return first goal to previous version, with no reference to balance between preservation and development. Keep our county rural by prioritizing preservation.
1127	Unfortunately I don't know much about 1 and 2
1133	Goal # must be forward thinking. Few if any locals, and practically no out of town/state visitors, come to see rusty wagons and statues of old men.
1135	Need to take care of the history of Douglas County. Buildings that aren't in good shape or are in ruins work with the landowners/property owners to bring the historical buildings into it's glory
1140	Goal 1: use the language of the existing master plan: "To retain the beauty, the natural setting and resources, and the rural/agricultural character of the County." Keeping the rural character of the valley is a high priority! Keep the goal as it was. Eliminate any reference to a "balance between preservation and development."
1148	Serve the existing community first, not developers/speculators! Keep this a 'small town' environment.
1155	i have to disagree with goal 2 because 'consistent with the county's economic development strategy' will put more development in the ranchos then there are water resources to support. the map doesn't acknowledge reality of resource limitations and therefore should be revised.
1164	Let's take of current issues first, then go after all the rainbow wishes! (Where are we getting all this money from?)
1165	Do not allow painted rock mining company to use Johnson lane for ingress/egress to their proposed mine.
1166	Eliminate "and balance between preservation and development in the County." Goal should encourage county to retain our rural character, not more growth.
1170	no
1173	We have far too few art opportunities, centers, activities and public art. There doesn't seem to be a sense that art have value...if we don't consider this in the master plan we might just continue down this road. Art is one of the few activities, focuses that help people think bilaterally...using both sides of their brain at the same time. It's not just a fluffy, empty waste of time. Art appreciation comes from seeing and experiencing it...without that as a community goal (and trust me...our parks and rec is almost impossible to penetrate as an art teacher...I've tried many times over the past 6 years...can't even get them to put FREE art demos on the calendar, so I show to teach FOR FREE... and no students. It gets worse...I've just given up.)
1175	More accessible walking/hiking trails.
1180	Please don't try to "master plan" zoning rules. Douglas should be able to quickly and dynamically change plans in an agile way as the world changes fast.
1183	Goals 1 and 2 are too vague. It's unclear what positions I am being asked to agree or disagree with. The language in the goals should be more explicit.
1202	See above preserve history and culture. Remember the word preserve. That does not include REMOVAL or REWRITING our history.
1214	It is obvious the land use section of the master plan only applies to those neighborhoods where commissioners and council members live. Those of us who do not live "in town" are not considered worthwhile of consideration as far as land use is concerned. The master plan has approved a gravel pit in our backyard. Need one say more?
1215	None
1217	No
1219	Less growth and more support for the infrastructure the is her already. Enough development.
1223	Preserve our wetlands. They are critical for carbon storage.
1225	One reason we came here was the quaint old buildings that were well taken care of. The demolition of Saletti's for a parking lot for Carson Valley Inn was just awful. Then the old gas station between Sparky's and JT's again for a parking lot, why? When you talk about responsible growth, be sure it does not included destroying our historic buildings.
1226	Keep all of Jack's Valley entirely free from any kind of non agriculture development
1229	Goal 1 should be changed back to an earlier version, and leave out "balance between preservation and development. "

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	First goal should be to keep our rural character.
1232	We have too many developments growing out of control now. So I can say implement your plans. We need to slow development down and preserve the open space now before it is gone.
1237	No
1247	Goal 1- too much has already been approved without appropriate infrastructure Goal 2- too vague
1248	No
1252	Too much development already. Need more preservation in order to keep rural character.
1256	Bike paths, walking paths,
1268	Too many developments already approved. It's time to focus on preservation. Retain our rural character.
1273	NA
1275	- Do not convert wetlands into developed space + Land uses should not degrade water quality or pollute our environment
1281	New parks should be implemented in the new developments. Upgrading existing parks to accommodate disabilities should be a priority.
1285	Embrace the history that made this valley what it is. It wasn't founded on government telling people how to live. Quite the opposite. Check the phone book for Carson valley in 1957. The only government phone numbers were 5 constitutional offices. Now there are pages of government numbers
1286	No
1289	NO
1290	I haven't looked at the master plan land use yet. But I hope it gives more public access to the Carson River for recreation and fishing.
1292	Historic policies should be proposed to residences/businesses affected before implementation.
1293	I haven't read the proposed changes but I support our agriculture 1st and foremost. I support preservation of nature with minimal if any further encroachment.
1298	Hard to comment on this area without knowing what the master plans are, who created them and who is the primary beneficiary of them - the people or business. It would be a good idea to make this information more available and easy to understand.
1303	Leave the open spaces open.
1308	Improve our local public spaces to include ports potties, updated trail maps, better signage
1313	Do not give a special use permit to the current proposed slaughterhouse.
1317	I feel it was tragic that a thoughtful gravel plant was not approved due to recent transplants that want to change what was already an appropriate use for the land. Noe we have to deal with it be shoved on to Indian land where the county has no control. I feel the same way about the slaughter house. If new residents want to live by a farm then they should have to deal with all that comes with it, including already approved land use. Also, this is the 21st century, the technology to ensure environmental stewardship for these projects exist and should be mandated while approving these types of projects.
1321	NO NEW GROWTH
1325	No
1327	Goal 2: What is and will be the counties "economic development strategy"?
1332	Create programs and integrate them into the development review and approval process to foster and highlight our cultural and historical resources.?
1348	No
1352	Preservation and protection of the dwindling Historic resources is critical to the identity of the County. There needs to implementation of stricter protections for those resources in the County Plan in cooperation and consultation with the State Historic Preservation Officer.
1362	Goal 2 is ambiguous I don't know the County's plan
1363	There is no such thing as balancing preservation and development. We don't need commercial and industrial development here in Douglas County. Lets improve what we already have going on here. Let's get affordable housing so local workforce can afford to live in this community.
1370	See Q 10
1382	I'd like to see more thought and consistency with regards to zoning so that housing isn't "stuck" between commercial areas (such as the new development being built at Highways 395 and 88.
1391	No
1392	Use of land for mining rock is not part of the goal, nor safe for the community
1399	Support our ranches. Open space is very precious.
1419	Elevate the status and visibility of the tribe and showcase diversity in how we promote new developments like for seniors and others

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1427	Build in the areas that can't be irrigated , keep the irrigated areas for farming and cattle
1430	Goal #1 - Totally disagree with the new wording of this goal. The old wording was best "To manage growth in Douglas County at a level that our natural and fiscal resources can support." New wording opens the door for development, development, development. We don't want to be Carson City or Reno!
	Goal #2 - "Locate LIMITED commercial and industrial development..."
1437	None
1440	Our history isn't that old. We are not Europe, our history isn't deep,,some house that a religious zealot lived in can be torn down. No one cares.
1446	No
1459	Not enough is being done to preserve the history and culture of Douglas County. I have been a resident for over 20 years, and have restored a historic home in downtown Minden. It is unnerving to know that there are no protections for my home or neighborhood. The COD Casino sign points directly at my house and is totally incongruent with the neighborhood. Better planning and more foresight is needed to preserve our community. Why did we not have any success with the Main Street Minden program? Those of us who work full time would love to be more involved, but it is extremely difficult (most pubic meetings are during the work day).
1470	no
1474	No
1479	No
1490	No commercial or industrial growth needed. Plenty of space north of here for that.
1497	See Question 8
1498	too many people shooting at unsafe spots in sandpits
1501	I would like to stress making growth fill in a lot of the empty areas we have in the community before expanding on the edges.
1504	Additional attention to outdoors recreational resources.
1525	N/A
1526	Goal 1: revise to first take a broad look at existing and land use, hold sessions to determine the long term development of the county that will meet the community vision, then define land use maps, zoning, development code and design standards that will meet that vision. The existing language in the goal is unclear regarding "desired".
1528	No
1529	No thank you

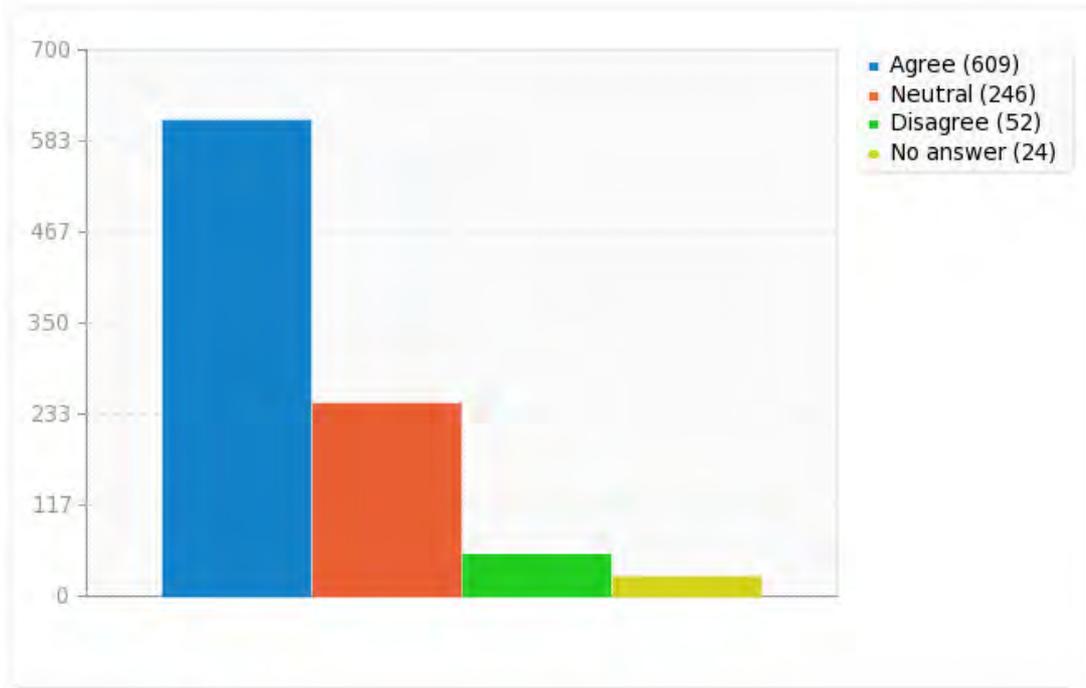
Field summary for PublicFacility(GOAL1)

Public Facilities, Services, and Recreation [GOAL 1: Support regional approaches to providing public services and facilities in coordination with GIDs, towns, the state, and other jurisdictions.]

Answer	Count	Percentage
Agree (A)	609	65.41%
Neutral (N)	246	26.42%
Disagree (D)	52	5.59%
No answer	24	2.58%

Field summary for PublicFacility(GOAL1)

Public Facilities, Services, and Recreation [GOAL 1: Support regional approaches to providing public services and facilities in coordination with GIDs, towns, the state, and other jurisdictions.]



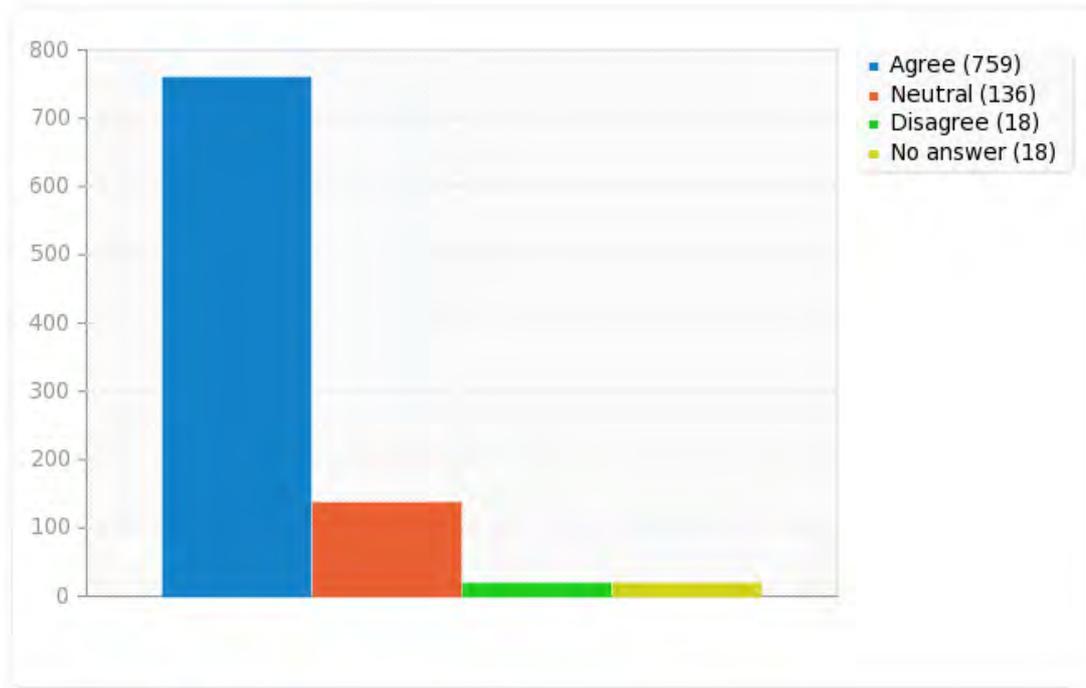
Field summary for PublicFacility(GOAL2)

Public Facilities, Services, and Recreation [GOAL 2: Maintain service delivery standards that are consistent with County values and promote a high quality of life.]

Answer	Count	Percentage
Agree (A)	759	81.53%
Neutral (N)	136	14.61%
Disagree (D)	18	1.93%
No answer	18	1.93%

Field summary for PublicFacility(GOAL2)

Public Facilities, Services, and Recreation [GOAL 2: Maintain service delivery standards that are consistent with County values and promote a high quality of life.]



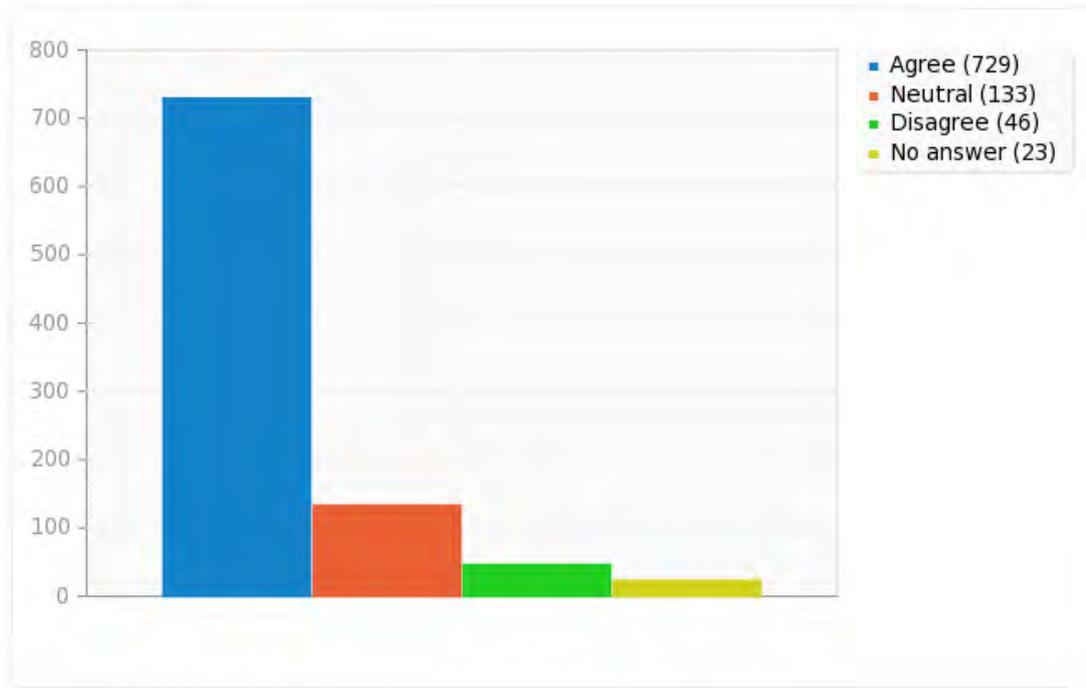
Field summary for PublicFacility(GOAL3)

Public Facilities, Services, and Recreation [GOAL 3: Ensure the timely provision of community facilities, services, and infrastructure, and for new development to pay its equitable share of the costs for public services and facilities needed to serve it.]

Answer	Count	Percentage
Agree (A)	729	78.30%
Neutral (N)	133	14.29%
Disagree (D)	46	4.94%
No answer	23	2.47%

Field summary for PublicFacility(GOAL3)

Public Facilities, Services, and Recreation [GOAL 3: Ensure the timely provision of community facilities, services, and infrastructure, and for new development to pay its equitable share of the costs for public services and facilities needed to serve it.]



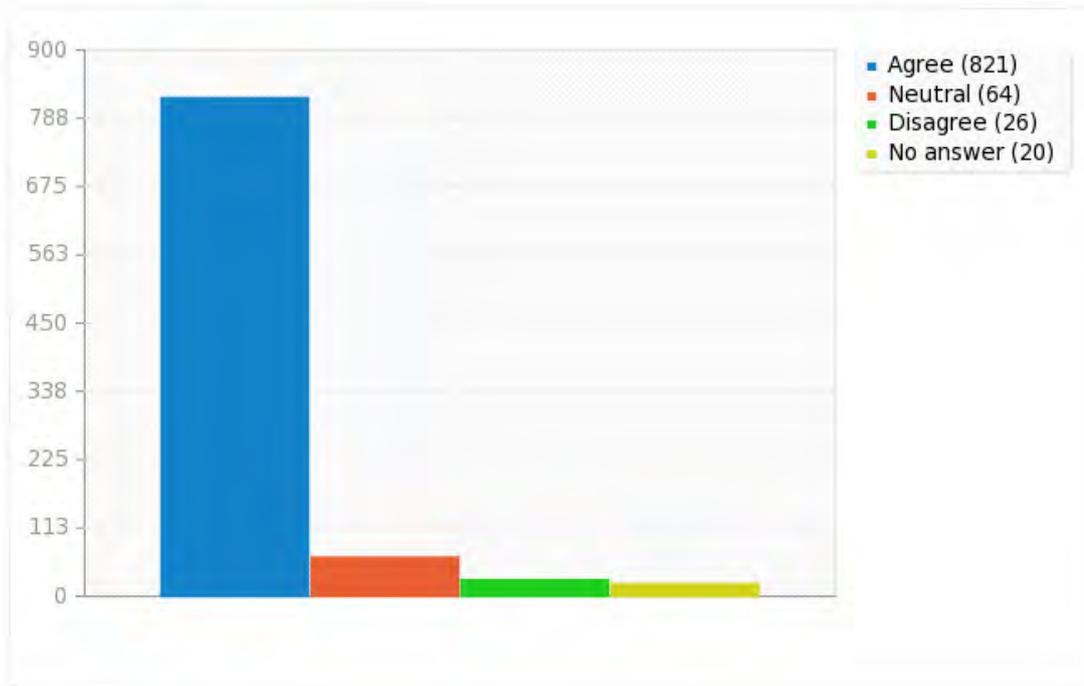
Field summary for PublicFacility(GOAL4)

Public Facilities, Services, and Recreation [GOAL 4: Preserve and enhance USFS, BLM, and other public lands throughout the County and promote a broad distribution and connectivity of parks, open spaces and natural areas, habitat, and recreational resources.]

Answer	Count	Percentage
Agree (A)	821	88.18%
Neutral (N)	64	6.87%
Disagree (D)	26	2.79%
No answer	20	2.15%

Field summary for PublicFacility(GOAL4)

Public Facilities, Services, and Recreation [GOAL 4: Preserve and enhance USFS, BLM, and other public lands throughout the County and promote a broad distribution and connectivity of parks, open spaces and natural areas, habitat, and recreational resources.]



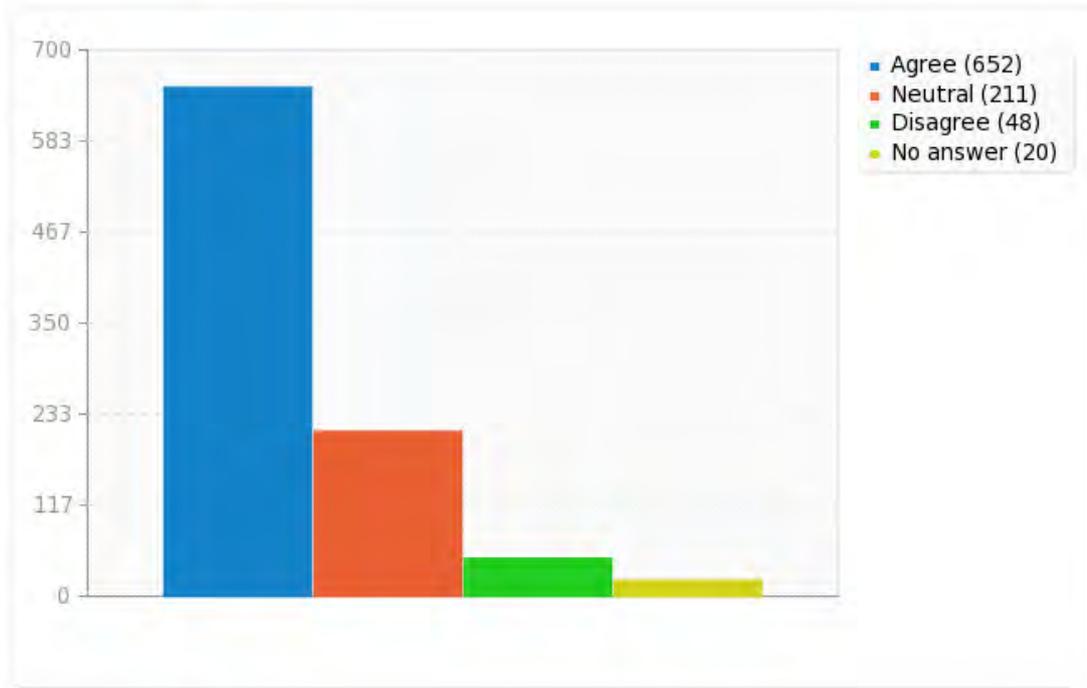
Field summary for PublicFacility(GOAL5)

Public Facilities, Services, and Recreation [GOAL 5: Provide and maintain an integrated transportation system for the safe, efficient movement of people and goods throughout Douglas County]

Answer	Count	Percentage
Agree (A)	652	70.03%
Neutral (N)	211	22.66%
Disagree (D)	48	5.16%
No answer	20	2.15%

Field summary for PublicFacility(GOAL5)

Public Facilities, Services, and Recreation [GOAL 5: Provide and maintain an integrated transportation system for the safe, efficient movement of people and goods throughout Douglas County]



Field summary for PubFacilityComment

Are there additional Public Facility, Services, and Recreation goals, or changes to the above goals you would like to add?

Answer	Count	Percentage
Answer	275	29.54%
No answer	656	70.46%

ID	Response
12	We need less USFS and BLM lands.
17	Goal 3 sounds like it will make new homes unaffordable and out of reach of the middle class.
23	You may want to spell out Bureau of Land Management. Your survey answers may be skewed due to the hatred of what is known as BLM by many of this communities constituents.
32	ROADS ROADS ROADS, NOT just the state roads. All roads need repair now! Why doesn't Douglas County have a bus system? Buses need to run from the Ranchos to town, all the way to the Topsy Lane Shopping Center! We are growing
34	No
37	How about putting a community/senior center near the north end of the county.
39	Yes. Please do not continue blatant racism.
41	Not worth going further.....
42	More parks and rec. Great value for lower income folks.
45	in order to conserve you cannot overdevelop and empty all local resources. To conserve means let it be.
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Don't build this monstrosity of a mistake.
54	Have regular, hourly bus service between north Douglas County and Carson City.
61	We need law, fire, and our road network to keep pace with our community.
62	Goal 4, above - hope the BLM refers to land.
78	Build and complete Muller Parkway. Allow the proposed slaughterhouse to be built.
84	Need to provide more services to communities outside of town , TRE, double springs . Our tax dollars should be used out there.
86	No
88	I strongly support Goal 4.
90	Fire and Sheriff support needs to be funded to adequately support on the ground and current existing conditions as well as exploring future needs with population growth
103	Expand multi use paths Build more outdoor pools.
119	See previous comment on transportation system
122	It would be great to have a rec.center or something for our youth in Johnson Lane area to resource as young kids that cant drive to Gardnerville nor Carson and could enjoy and access it on bikes. Safe place for kids to meet new friends,activities offered
150	Most don't trust the county leaders to make new developments pay "their fair share," hence the reason many don't want new developments.
153	Expand on the services and capabilities of the county library for residents.
163	Road infrastructure
165	Muller Parkway needs to be the realigned route for US 395 as a TRUCK ROUTE. Also, pavement standards of 70% or greater should be the goal.
168	No
173	No
176	Need more resources for road maintenance. The current road system will not tolerate much more growth or traffic.
177	Yes, We need a MUCH MORE bicycle friendly environment. It is very dangerous to bicycle between communities like riding from Minden to Genoa...or the Ranchos to town.
180	For many of the 'plans' in this survey, it's difficult to ascertain what results they mean to come up with. For example, I do not want the 2500 new homes planned on Buckeye but I do want viable medium sized businesses (vs. little tiny businesses) so our people have job

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	opportunities closer to home.
185	GOAL 6: Develop and maintain a system of sidewalks, walkways, and paths that increase residents ability to transit to and from the county residential and commercial areas without requiring the use of a vehicle.
192	no
217	US 395 supplies a lot of RV's & tourists, besides fishing/boating, a lot of OHV activity
220	Support the Carson Valley Trails Association.
228	Build a public golf course north of Buckeye and east of Monterra
231	Better roads.
235	Aim to increase accessibility of services to underserved populations (homeless, unemployed, etc).
	'County values' in Goal 2 is a meaningless phrase that just promotes the current economic disparity among racial and ethnic groups in our county.
242	None come to mind.
246	We need more options for public transportation. DART is not cutting it for people that arent seniors and you treated poorly for using them. Get with tahoe transit and get us transportation!
248	Don't let the farmers or dirt bike riders regulate how to use the land in the area!
254	Don't touch blm! You've got more than enough desert to move out development stop over burdening gardnerville other small towns
257	Intramural linkages to Reno should be improved. Will benefit quality of life and business development/retention.
259	Southern Douglas needs outdoor recreation (trails, shooting range etc) installations, upgrades and maintenance. We need dog parks as well.
260	Add a Dog Park in Topaz Ranch Estates
264	See my comments above.
265	Why is Johnson Lane used as a major road for semi trucks? Johnson Lane is a residential area and the semi trucks should be allocated to using Hwy 395 as their ONLY road. We hear semis and trucks throughout the night and early morning.
268	I want Douglas County to be a relaxing place for people to live and children to stay safe.
269	These questions do nothing but increase taxes which is why I mentioned the senior tax cut to be taken into consideration. Seniors will be taxed out of their homes at this rate!
272	Do not use county funds to build a bypass to highway 395.
274	Please include public transportation development.
278	We need to open our facilities with health protocols example = senior activites
279	better transportation availability to from/to outlying areas to town
289	No
296	as long as they do not cater to more perm structures and residents. We don't need more housing. We do not have the natural resources to support them
298	No selling of government lands to politicians like Harry Reid, just to make them rich!!!!
302	Provide connected bike lanes on roads throughout the valley. Add more road-separated bicycle and pedestrian paths.
307	Yes. Please support our library.
308	No
321	Stop giving developers a free pass and then expecting the property owners to pick up the tab.
	Restrict HOAs from excessive gouging of residents
	Do not permit other counties to dictate our county.
322	I agree with Goal 4 but this comes at a tremendous cost to the taxpayers. When all new parks, open spaces, etc. are developed, the facility should have a sustainable revenue source to maintain such facilities.
333	No
350	Trails. We need more hiking and biking trails. Also bike lanes. At least a couple that can interconnect the communities. For example, it would be nice if a student could ride his bike from Johnson Lane to the highschool without endangering his life.
351	No
352	more regional public transit including seamless transport to Tahoe and Reno
354	I think the public spaces are pretty good. There's not much parkland on the west side of the county, but then again, there's so much open space out there that I don't think it's really needed. I'm happy the county built the Community Center and Swim Center and plan on supporting them (memberships etc.) going forward. The quality of life and provision of services are good - I would vote to preserve them at current levels as they strike me as a

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	good use of county tax monies. While I'm not averse to new ideas and projects, I would thoroughly vet them to make sure they're a good return on investment. (Thinking of the Tahoe Event Center here.)
356	One item that would be a huge asset to the people of the community it to remove the board and the taxes from the community pool which is now and has been paying for itself. We do not need a board that takes money, and tax money for salaries, on something that was supposed to be a limited time deal. Also to return that tax, or whatever it's called on our tax bill, to the homeowners, not just shift it into another fund for use somewhere else. That is just keeping it hidden and shady.
358	Promote and connect with public lands via TRAILS for residents and tourists. There should be a long term plan to set aside right of ways for a future HWY 395 by pass around the towns. It may not happen for 30 years but people need to know where it will go to plan our future development and growth.
382	Development should be kept to a minimum, but when it occurs, then I agree with "new development to pay its equitable share of the costs for public services and facilities needed to serve it."
385	The more we can build hiking and biking paths, the healthier and happier we all will be.
392	Developers should provide land or money for schools, parks, infrastructure, and access to adequate water to support their new development. Existing developments should not have to bear the financial burden for incoming development.
394	Add the word Trails to Goal 4.
	Goal 5 may sound good, but what is it? People and goods? Trucks and buses? This needs some definition.
403	Yes, create a back road from the Target/Home Depot Mall to WalMart so US395 does not have to be used to access these businesses. Could save lives. Extend US 580 to Gardnerville.
411	No low income housing!!!
412	Stop building
418	The traffic in Minden and Gardnerville is ridiculous. The bypass road needs to be completed .
424	Need curbside recycling
	Bridge on Centerville/Waterloo needs to be widened to accommodate bicyclists
426	Many of our roads are in disrepair and well beyond a patch. When the County has to rebuild these roads, lets keep in mind the pedestrian (walking, biking) so that vehicles have the room to share the road.
427	None
430	With growth come increased traffic, traffic issues have to be addressed and somehow resolved
434	No
451	Commit to making the dead end of Drayton a linear park for all these individual housing developments that were not required to have open space to use.... To walk dogs, to play soccer, to ride bikes.
463	NA
470	Re GOAL 2: I'm not really "disagreeing" that we shouldn't shoot for promoting a high quality of life. However, I am somewhat resentful that our County Commissioners decided to spend our contingency savings to silence a few "squeaky wheels" in Johnson Lane after a couple consecutive years of stormwater damage. It makes much more sense to me to institute a Storm Water District similar to what Carson City has done, with assessments based on legitimate metrics such as how many square feet of impermeable area each landowner has. Apparently, the majority of our residents are violently opposed the concept of actually having to pay any taxes. Yet, more and more, as California retirees arrive in our area (drawn partly by our low taxes), they complain that "We had much better service from Marin County. Why can't we have (curbside recycling, meals on wheels, sidewalks, streetlights, a water system, etc.) like we had in California?"
491	Goal 5 is a loaded question that merits greater explanation, as I don't really know what's being considered. Sure, keep the roads in good working order, but we don't need light rail, or anything like that!
493	No
502	Please consider home mail delivery to Genoa. 20+ minutes a day to get your Mail is an issue and given the senior population, it's a safety issue as well.
505	Provide hiking and cycling paths thru the County.
521	Add another pool..a facility for seniors only no pooping babies in the pool. A second swim facility to meet over crowded current swim center

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	Maybe out at Mitch Park
536	Provisions for adequately funding county services need to be made. These must include increasing taxes on par with Washoe & Clark counties to encourage the state to proportionally invest additional infrastructure funds.
538	Ensure that the county's values reflect the changing US culture
542	Do not spend dollars that are not economically justified.
543	Those goals don't make sense to me.
550	No
555	No
558	Developers profiting from building in the area should be required to put in parks and open space.
560	We need bike lanes throughout the Valley for recreation and transportation.
565	North County needs more adjunct Senior accommodations. Seniors provide stability and balance to neighborhoods, although require reliable bus service and activities. I am not sure if RSVP is Carson or Douglas endeavors?
578	There is already way too much traffic on 395. We need either an East side or West side by-pass, with right of way to expand in later years
580	none
582	Support the youth as well as the elderly.
598	No
602	Goal 5: Fix what we have and keep it in good working order. Do not build new infrastructure unless it is necessary to meet current population.
616	Ban vacation home rentals
624	Developers need to pay for all the infrastructure & services related to their projects, NOT just their "fair" share.
626	no
629	none
640	The County should combine all of the GID's for the cost savings alone! I would like to see shade protection over all playgrounds in parks and schools. Nevada has too many that are totally in the sun for the children and the adults should have seating under a shade protection where they could sit and watch their children.
642	These questions seem like they already are attached to agendas. What exactly is already proposed to meet these goals?
646	More hiking and biking trails especially in the Pine Nut Mountains. It seems overrun with OHV and detrimental to anyone wanting to walk hike or ride a horse.
648	Reduce the tax that is for the swimming pole. Where is the \$\$ going? There should be 2 public pools with all the money that is collected each year.....
655	I'd be cautious about integrated transportation, I think there is not enough foreseeable population centers in Douglas County to support viable public transportation
658	Continue to support trail building and an emphasis on healthy outdoor recreation
660	No
667	We would like to see the existing BLM and open space areas maintained without adding housing. We think that if land is developed, the developers should have to provide parks, recreation area and roads to accommodate the additional traffic and needs of the county residents. Better yet, maintain what's naturally here and stop building.
669	No
672	When are we going to spend the money (that has already been collected from the developers) to either finish Drayton Blvd. or repave and bolster Marianne Way?
677	I put neutral as I have NO idea what you specifically mean by the first three above.
682	Always support public safety needs
684	Not clear what County values are.
685	a system of local trails that interconnect.
689	Public Transportation that would include Lake Tahoe, Carson City, and Reno.
693	I support the wild horses, and burros and would like less BLM intervention, in the wild ones. Less cattle grazing on public lands, after all the land is there for the public, and private grazing rights are taking that away from the natural animals who were here first.
705	No
714	Until Douglas County residents decide it's worth their while to pay taxes, our roads will continue to crumble and our general fund will continue to be insufficient to manage our services, parks and other amenities. We are basically doing ourselves in.
715	Better public transportation access
717	Designated offroading areas .
740	Keep us rural, that's why we are here!
743	A continuous bike /pedestrian pathway from Buckeye or the High School through Gardnerville would be amazing! It would link up many of our small neighborhoods.

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747	The Douglas County lands bill at the federal level needs to be persued to make better use of surplus federal land. Also, the county should emphasize infrastructure support particluarly road maintenance.
749	There's a significant number of people who live in Minden and the surrounding area but commute to work in Tahoe. There doesn't seem to be a bus or shuttle system for them. This seems like an easy way to reduce traffic and accidents on Kingsbury.
758	Leave Douglas County NV
779	There should be more passive parks in addition to parks that include children playgrounds and the use of pickleball courts which is the fastest growing sport in America that is played by all ages.
791	Prioritize and further the Lake Tahoe bike path
806	Only be on when needed 1.Only light the area that needs it 2.Be no brighter than necessary 3.Minimize blue light emissions 4.Be fully shielded (pointing downward 5.Keep light Pollution in check we are loosing our dark skies unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass. look at ida website The International Dark-Sky Association
809	Any development should pay for any increase in services through impact fees. I didn't find GID in the dictionary, are we supposed to know this jargon? Home rule should be paramount as "coordination implies someone else telling us what we can and cannot do.
810	Goal 4 is very important. It would be great to have multi use trail that went from minden out to Genoa and all the way to Kingsbury Grade. There is a short section of trail out of Genoa today but that should be expanded.
817	New development never pays its equitable share, especially once we have to buy off the social justice warriors.
833	Keep it Rural!!!!
834	Obtain additional bids for garbage and recycling. Douglas Disposal has not provided a level of service even approaching Carson City. There is no curbside recycling, and few recycling options in the North Valley. Only one facility at Jacks Valley is available for the entire North end of Douglas County. The recycling is always full and isn't emptied on a regular basis only when someone calls to complain. The transfer station is plagued with long lines due to inadequate wifi to efficiently process digital payments. They are no doing a good job and are slow to respond. A citizen should not have to drive 40 miles to recycle.
842	We should support and enhance plasma floor existing infrastructure instead of building for goals we don't even have yet.
846	More bike paths, more tree planting. Mandate open space parks in any development of more than 10 homes, Create community parks in the residential development area. Open space is good for mental and physical health and can encourage community gatherings
858	I believe there is some land the county acquired some time ago near the River Fork Ranch near Genoa. on the river. I think the purpose of that purchase was to create a small park. The time for that park to be built is now.
865	Fire safety and water management needs to be of the utmost importance for all planning purposes. And ensure proactive measures are taken to deliver equitable access to all public services and resources within our community (regardless of racial, ethnic, age, gender differences).
867	Promote the use of renewable resources for all public facilities and services
875	N/A
876	The less government, the better. More services are not necessarily better as that implies more government.
879	Maintain highway traffic as right now the speed is hurting small businesses along main street because patrons are afraid/can't turn into businesses.
880	Our band of wild horses need to be protected
883	Walkable community
894	No
897	"Equitable" share of costs is like beauty is in the eye of the beholder and what is "fair" Everyone has their own definition so I really can't support that kind of statement.
900	What is an "integrated" transportation system? Need to be more specific.
905	No.
906	Keep our town SMALL, it's why we live here. We are not interested in becoming another California!
909	Pave the neighborhood streets in Johnson lane and Actually plow the snow / ice in the winter!

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913	Increase transportation services for our aging citizens who can no longer drive
918	Goal 5 - Hwy 395 needs to be widened before additional housing developments are built beyond Minden/Gardnerville. Traffic is already heavy. Further, the speed limit either needs to be raised to 65, or the police need to enforce the current 55. That is a dangerous stretch of road from Topaz to Gardnerville.
923	Goal 3: Big new developments should pay for roads and schools.
925	Keep wildlife habitats and stop destroying them for human needs
930	Hire more people to support the facilities we already have and provide more as we grow
932	Encourage the use of all modes of transportation to reduce dependence upon automobiles and promote recreation.
935	BIKE PATHS well outlined for idiot bikers!
939	What public facility is there in TRE? Fancy pricy one in Gardnerville. Another pricy one at Kahle.
950	Historical and wildlife preservation.
955	no
966	If we've learned anything from this pandemic, it's the importance of outside recreation. People need to be able to safely get out of the house and enjoy our great outdoors, parks and campgrounds.
973	Bus system out to TRE
978	No
993	transportation is significantly lacking for those requiring such assistance
1006	Again, some of the goals are too vague and require clarification.
1008	Limit expansion of public facilities to land currently zoned agriculture. Complete infill first. New development should definitely pay its fair share of pubic facilities and services, including schools and roads. Park Ranch got off way too easy.
1011	Goal Three is very important that developers are paying for infrastructure that will be taxed by increasing populations.
1012	Public facility of a bigger venue for shows and performances.
1031	This survey is largely a bunch of platitude questions. They are meaningless. And the survey results will probably show that. I am appalled at how bad this survey is.
1032	Regular bus route from TRE to Walmart with a return 2-3 hours later, continuing route to Smith's, allowing 1 hour and Carson Tahoe minden offices for doctor appt...allowing 1 hour
1039	Build the alternate route for 395 to reduce traffic through town
1041	At this point Douglas County has very few recreational goals other than traditional parks. Our bike paths, non motorized hiking paths ,motorized OHV trails and river access plans are handled by volunteers. These goals should be administered by dedicated paid staff. There are funding opportunities utilized by surrounding communities that Douglas County can not take advantage of due to lack of staff with recreational expertise.
1046	N/A
1047	We need to support and promote the visual and performing arts within Douglas County.
1052	Create and Enhance Arts and Cultural Facilities Make Art More Visible Increase Opportunities for Public Art Increase Support for the Arts, Museums and Historic Amenities Develop Public Funding and Partnerships Engage the Arts Community in Planning Increase Arts Awareness and Education
1053	Bike trails and Bike lanes should be a priority to reduce carbon emissions
1055	No
1056	Walkable community
1059	It would be wonderful to have a working bus service with a fixed schedule, even if the schedule is limited to a few days a week or a few circuits per day.
1061	None
1063	No
1079	No
1083	Keep as much natural open space as is feasible for humans to live well in a sustainable community.
1084	Plan for a larger event center to hold a theatrical production than the CVIC Hall. Perhaps enhancing the fair grounds building or putting a hall on the lot. Location at fair grounds has the parking to support a large event.
1091	Not at this time.
1094	More bike lanes/paths. Community theater with stage and seating.

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1099	No
1115	Goal3: Development should definitely pay its share of all public services and facilities.
1127	Transportation, safety and bike lanes are impertive. We all know how you can't make a left at 395 these days with out some risk of an accident.
1133	Remove the Sheriff from office and make a national apology statement to amend the worldwide disgrace he and the Library Board has brought onto Northern Nevada. https://www.washingtonpost.com/nation/2020/07/29/nevada-sheriff-911-blm/
1136	Provide opportunities for all ages to experience and become involved in the arts, including but not limited to music, performing arts, fine arts, crafts. Provide opportunities for the community to enhance public buildings, and roads in all new construction with art work.
1140	New development should include bike paths/lanes
1148	A safe bicycle route should be developed between the Gardnerville Ranchos and "downtown"
1148	Goal 5 is unclear. Does this mean 'public' transportation? Or improvement/expansion of existing roadways? Or...?
1152	Do not sell public land to private entities.
1155	goal 2 and 3 sound really nice. however, streets in chichester estates haven't been repaved and have gaping canyons'. if the community hasn't been able to pay for repair up until this point - essentially there will be a tax increase to ensure that it happens. these goals don't match reality and don't account for how business is currently being conducted. how are you going to fix say the fact that county streets near the ranchos are crumbling but in the ranchos are in good shape.
1164	Let finish off the nearly-completed Drayton Blvd. first, then (or) let's resurface Marianne Way to best service all the brand-new, multi-million dollar homes that make up Rain Shadow estates!!!
1166	Developers have been getting off too easy. They need to pay higher fees for schools, sewer, water, roads, etc.
1168	as we age (you to) we become less able to maintain or current transportation..the county needs to begin to develop a plan and ability to aid us..
1170	no
1173	We have far too few art opportunities, centers, activities and public art. There doesn't seem to be a sense that art have value...if we don't consider this in the master plan we might just continue down this road. Art is one of the few activities, focuses that help people think bilaterally...using both sides of their brain at the same time. It's not just a fluffy, empty waste of time. Art appreciation comes from seeing and experiencing it...without that as a community goal (and trust me...our parks and rec is almost impossible to penetrate as an art teacher...I've tried many times over the past 6 years...can't even get them to put FREE art demos on the calendar, so I show to teach FOR FREE... and no students. It gets worse...I've just given up.)
1180	As a monopoly, Douglas County cannot calculate what is equitable or what is needed. Only a competitive market can answer the call for what services are needed. Stay out of their way when they try serving the community.
1183	Goal 2: Be clear what County values you refer to. This statement is vague.
1203	Additional goal: Increase and promote safe access to non-motorized transportation routes. How do we approach BIA on projects like the Knox gravel pit and Pineview Hemp grow to reduce impacts on our community. The gravel pit is in a very undesirable location and the hemp grow causes light pollution at night.
1214	Preserve and enhance BLM, and other public lands throughout the County. Yup! A 40 year lease to a gravel pit is an exceptional enhancement. Perhaps if it is painted pink it will be less of an eye sore?
1215	None
1217	No
1219	I think that GID, towns are just another level of government. Let the county be in charge.
1223	Provide incentives for purchasing solar panels. Green agriculture. Fewer cattle more plants.
1225	While we are on the subject of BLM, why not give the Pinenut Wild horse Assoc. the money they use to manage our wild horses. This group is so reasonable and compassionate about what they are doing, that it just makes sense. Rounding up horses by helicopter and putting them in pens, that at are filthy just isn't good management. Running a freeway through their natural habitat, again, not responsible or safe for either humans or horses.
1229	Developers should pay their "equitable share of costs for public services and facilities." Seems like they don't pay enough, particularly for schools, roads, etc.
1237	No
1248	No
1252	New development is not paying its share of costs for water, sewer, schools roads, etc. Fees

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	should be raised.
1255	maintain the existing bike lanes; sweep them. mark the lanes better. build more valley and pine nut trails without motorized us.
1256	New bike and walking paths in rural areas so as not to ruin wild lands.
1266	Add a dog park in Minden
1267	Need to invest in our transportation infrastructure, especially complete streets facilitating bike and ped use in the community.
1268	Developers are not paying their share. Time to impose realistic impact fees.
1271	County Owned golf course with playing cost minimized for kids and families
1273	NA
1281	It is important to keep the existing services. The public transportation appears to be adequate at this time and the buses do not appear to be full. Its important to talk to the people who need this service.
1285	Roads, water, fire, and police are examples of what government is charged with providing. Stick to that
1286	No
1289	No
1290	Keep as much open space and river access as possible. We enjoy hiking, mountain and road biking, dog walks, fly fishing and shooting. I like seeing horse trails and parks for the kids. Plant more trees.
1293	Douglas County public transportation to connect our homes to businesses or transfer to Carson City transit.
1298	All of this sounds good as survey questions, but it is difficult to answer without knowing more information. For example, Goal 2 says, 'Maintain service delivery standards...'. What does this mean?
1303	Keep open spaces open. Don't overburden existing water supplies.
1306	You need roads to support growth
1316	Better and expanded roads to accommodate the traffic that exists currently and will come with more housing.
1325	No
1327	Keep the Master Plan emphasis or Douglas County both Valley and Lake. Do not let the region take precedent.
1332	Goal 4 is very important for livable communities..
1348	No
1352	The County, through the Parks Department, needs to take an active leadership role in the acquisition and development of recreation pedestrian and bicycle trails throughout the Valley and Lake portions of the County. The local citizens group is doing the best they can, but after living here for over 25 yeuars, there are far too few trails to enjoy.
1362	Keep public lands, no trading.
1367	Monitor BLM. they are always trying to change the rules at the last minute. They appear to not have to answer to anyone!
1370	Fix the road surface quality. Too many ditches in Ease Vally Rd, and others. Extremely poor paving, it's a disgrace.
1373	The layout of the towns is ripe for walkable/bike-able trails. From the major housing areas into town and once in town a reasonable and safe way to bike. 395 is 25 mph limit with most people going 35 to 40--not safe for biking and unpleasent for walking. Is a 395 bypass still in the works?
1377	Perhaps a shared use agreement with those counties surrounding Douglas Co, to include Carson City/County, Lyon County, Mono Co., Alpine Co., and El Dorado Co. This would be for services such as public transportation, and perhaps other services as well.
1382	Given the state of the roads in Douglas County, I would like to see a specific goal that requires a plan for regular road maintenance and improvement.
1388	No
1390	Keep BLM open and promote open spaces, not housing or commercial use.
1391	No
1399	Continue to support our wonderful pool facility. New dog park on Stephanie also terrific.
1402	I would like to see some type of free transportation surrounding the Heavenly ski resort to reduce daily vehicle trips by visitors
1403	Offer music, arts, and theater events on a regular basis.
1419	Services for low wage workers and the elderly
1427	Make facilities more affordable to use , if we bring the price down some we will be able to host more activities , \$2000 for use of the rodeo arena for a non profit seems high
1437	None
1440	when would you be willing to start trying?
1446	More parks and green spaces where people can gather

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1455	Keep the lands that are designated forest service as forest service and don't trade them for development!
1470	no
1474	No
1479	No
1482	More bike paths and widen centerville bridges to accommodate pedestrians and bicyclists.
1490	Less government. Each program you start is more government works, lack of oversight and cost overruns.
1492	Re goal 4; there are plenty of outdoor resources and activities in the county, plus the resources in the surrounding counties.
1493	Eliminate internal combustion engine use in recreational vehicles (motorcycles, quad runners, etc) on public land. Eliminate internal combustion engines on all yardcare devices.
1496	More funding for the Regional Transportation.
1497	Question 15 Goal 4: Please remember that the outdoors and public lands use isn't strictly for hiking. Too many areas across the country are being taken away from OHV users, mountain bikers, hunters, and others because a very vocal minority do not want to share because activities other than hiking frighten them or their dogs. I'm being o early broad here but just because you or your dog want to walk/run/hike in an area where someone else is enjoying a different activity doesn't mean we should leave or lose the right to be there.
1498	quality of water in wells, community wells, and public should all be tested and provided regularly.
1501	I would like to stress number 3. New developments should pay their way especially as regards school facilities.
1504	General goals well stated as overall objectives going forward. That said lots of specifics will be necessary to fill in the empty spaces.
1524	Keep forests clean to prevent fires
1525	I'd like to see the path and bridges completed connecting Heybourne Meadows to Heritage Park and the nearby church.
1528	I would like to see bike lanes from the Ranchos into town and to Hwy 88 to make it safer to bike into Gardnerville and Minden from the Gardnerville Ranchos.
1529	No thank you

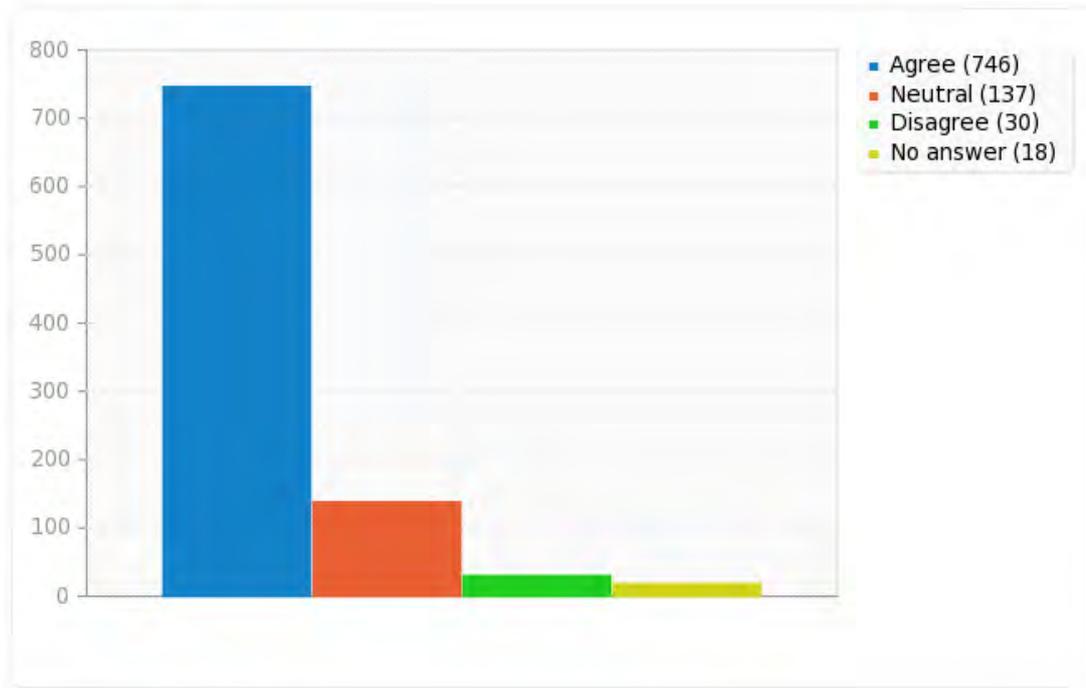
Field summary for PublicSafety(GOAL1)

Public Safety [GOAL 1: Provide the community with increased safety from natural hazards through compatible design and development practices that protect ecosystem values and minimize damage to life, property, and fiscal resources.]

Answer	Count	Percentage
Agree (A)	746	80.13%
Neutral (N)	137	14.72%
Disagree (D)	30	3.22%
No answer	18	1.93%

Field summary for PublicSafety(GOAL1)

Public Safety [GOAL 1: Provide the community with increased safety from natural hazards through compatible design and development practices that protect ecosystem values and minimize damage to life, property, and fiscal resources.]



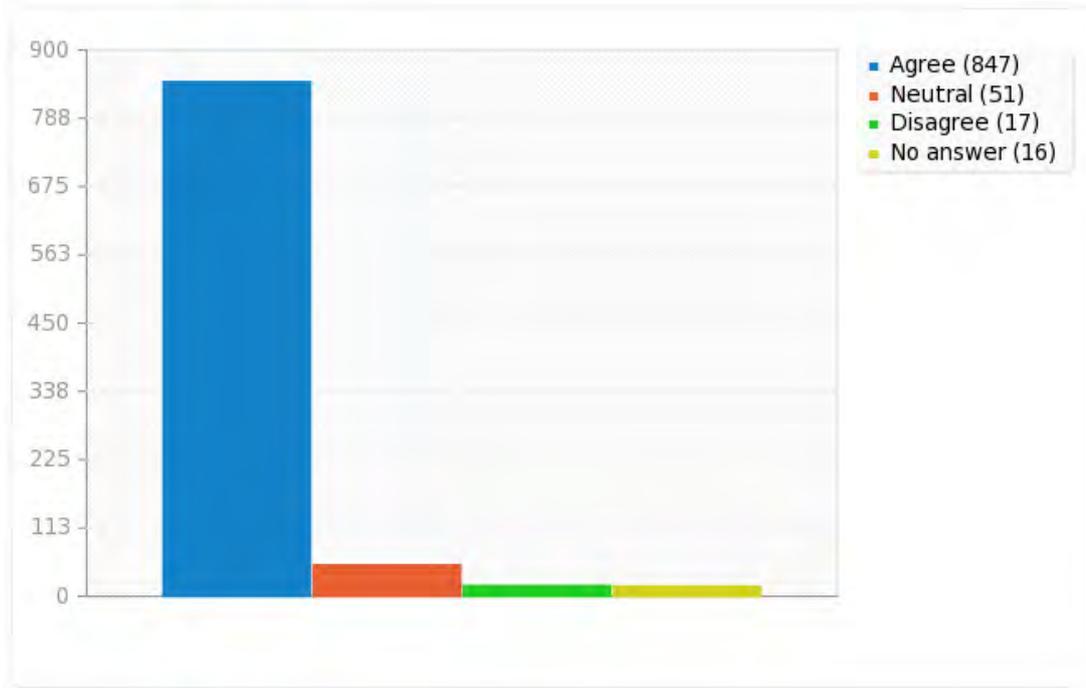
Field summary for PublicSafety(GOAL2)

Public Safety [GOAL 2: Protect the public health, safety, and welfare by providing adequate professional law enforcement, fire protection, and emergency medical services.]

Answer	Count	Percentage
Agree (A)	847	90.98%
Neutral (N)	51	5.48%
Disagree (D)	17	1.83%
No answer	16	1.72%

Field summary for PublicSafety(GOAL2)

Public Safety [GOAL 2: Protect the public health, safety, and welfare by providing adequate professional law enforcement, fire protection, and emergency medical services.]



Field summary for PubSafetyComment

Are there additional Public Safety goals, or changes to the above goals you would like to add?

Answer	Count	Percentage
Answer	243	26.10%
No answer	688	73.90%

ID	Response
12	We do not / cannot live in a risk free society. 105 police officers in the 50,000 people in this County are too many. And, we do not need a police tank!
16	More communication during incidents and disasters.
17	Goal 1 sounds expensive, and potentially drives up the cost of development.
20	I am strongly in favor of a well funded Douglas County Sheriff's Office!
23	We need a Sheriff and Police Force that will serve and protect ALL its citizens, no matter what their beliefs, affinities or associations. Many of us have lost our faith in the department and do not believe our safety is truly being held as the first priority, especially if we are not letting ourselves be victims of the propaganda out there. If our Police Department cannot represent ALL of the county, they should not be able to defy the honor of the Sacred Duty police have. This community was harmed with the harmful actions and words of the Sheriff and the staff. Its appalling knowing that he and his staff blatantly ignored violence, assaults, spitting against our sacred right to peaceful protest, and using hateful, bias words against people who are trying to promote positive change in this country.
32	I would pay a small county tax to increase the number of Law Enforcement Officers on patrol, BOTH for the Valley and the Lake Tahoe area. I would like to see where we could file a police report online for small issues, and not to waste a deputies time.
34	No
39	I am all for the police protection, the fire department and EMT's, etc, but I deplore Sheriff Coverley's language indicating the he would not do his job in providing law enforcement services to the library as a publicly elected county officer when the library board had not even had the opportunity to discuss the language proposed by the American Library Association.
45	More people means more crime.
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Don't build this monstrosity of a mistake.
54	Make sure that the Sheriff: 1) gives equal protection to residents no matter what their political views. 2) does not collude, cooperate, and conspire with armed white vigilante militia groups. 3) never deputizes members of white vigilante groups. 4) protects non-white protesters from armed white vigilante militias. Also see my comments for #19.
61	Public safety is for everyone, not just some. Levels of service should be the same even if you live south of 7-11
83	We need to make sure our law enforcement is not only NOT defunded, But defended and given more rights to do their job without confrontation. Also, these towns do not want BLM terrorist organizations to come and harass our small businesses and others who don't support their terrorist acts. We need to keep these towns peaceful and patrolled by police and our officers need more support and funds to adequately do their jobs.
84	Need to get the ambulance staffed in TRE , this end of town is not taken care of in this county . I'm double spring and feel completely unimportant
86	Public safety should be the highest priority for Douglas County
101	You can stop wildfires, but you can place more water towers in areas contually hit to give fire fighters and residents a chance. Fish springs and Pine view area need a tower every 5000 feet. Johnson lane needs a couple by sunrise pass. TRE community needs one where BIA and private lands meet. Topaz lake needs one by the lodge.
103	Put in lighted cross walks
117	Do Not defund the Sheriff department period!
119	See previous comments

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150	I ABSOLUTELY agree with these things. I just don't believe you'll do anything about them. Also, are you insinuating we don't already have "professional law enforcement"?
160	Create Volunteer Citizen Law Enforcement force to help professional law enforcement, fire protection and emergency medical services that includes training for all volunteers
163	More law enforcement to protect and serve the community and to crack down on the drug abuse going on in this county. Stricter punishment for drug abusers.
165	Appropriate funding mechanisms for the Sheriff and the fire districts including additional development assessments and property tax levys should be considered. The sheriff's office in particular needs to move beyond 1980s patrol levels.
168	No
173	Strongly agree with Goal 2
177	We need a Sheriff and deputies that will protect ALL of our residents not just those that think like him. I am appalled by recent events here in Douglas County and have considered moving even though this has been my home since 1976.
178	We don't need a gravel pit anywhere in our county. It is not safe for human health. We already have enough dust.
180	Many of my 'neutral' responses are do to lack of clarity on the goals and what the results would look like. For example, I don't want to spend dollars on alternative energy resources that don't work well enough yet (solar, for example, which generates large carbon cost to create yet many times is implemented in an unusable way (left as DC, requiring too much energy to convert it for AC use. People who receive credit to their bills for this are actually taking our tax dollars and doing nothing positive.
183	Hire adequate staff to enforce existing laws and building regulations
186	Do not take even \$1 from our police!
192	no
207	Increase the speed limit in town to 35 people go that fast anyways
228	Build a public golf course north of Buckeye and east of Monterra
231	Law enforcement overhaul
235	Improve and fund social programs which reduce the need for police intervention such as the MOST and FASST teams.
242	None come to mind.
246	Look into why east fork gets so much in tax dollars while also being for profit and charging 1000s of dollars for their services. They should get one or the other. Dcso needs to go back to black and white cars so we can find them when we need them and know they are pulling us over at night. Those light kits can be bought online to make any vehicle look like a police vehicle.
254	Yes support all local safety, protection police fire!!
260	Increase Law Enforcement Budget to allow for better training opportunities, replacement of old or broken equipment, and establishment of additional community outreach programs to foster a relationship with Douglas Residents.
265	We support our Police Departments!
268	Blue lives matter. Support the police and increase funding.
269	I am an avid supporter of law enforcement and hope no such Black Lives Matter occurs here by their pushing or promoting BLM ideation.
272	Promote the creation of relationships between insurance carriers and medical providers in Douglas County, ultimately leading to more "in-network" medical providers.
274	Pay our law enforcement the wage that is comparable with other like size communities
277	Goal 12, keep our law enforcement, fire and emergency medical fully funded and supported regardless of national political agendas. Ensure ALL public agencies are not influenced by or show support for ANY movements, political groups, or national political agendas. Publicly funded agencies should support their community and tax base and community needs independent of political influences, and NOT engage in any movement where the public perception may interpret such actions as alliance with a political movement.
278	no
289	Provide education for law enforcement to effectively handle mental health issues
296	instead of spending tax dollars on rda2 et al, or ANY private development, Tax money should be going to our law enforcement and first responders to pay them a decent wage! NOT allowing developers to use our tax dollars for their own benefit!
298	Enforce the existing posted speed limits on 395 through town!
302	Ensure the 14th amendment is upheld in this community.
307	I would like Coverley to apologize to the librarians. And will he be investigated too?
308	Tell the sheriff not to pick fights with librarians.
	Makes him look weak

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318	Please increase training requirements for local law enforcement. It's imperative law enforcement is trained to de escalate situations and can also properly handle situations involving mental health crisis.
326	We need NHP to have a substation in Douglas county.
327	Our police no longer set the example. The standards have fallen mightily and it's a shame to see. Our cops cut it close in traffic, speed, don't use turn signals and I personally had an experience where I was almost hit head on by a cop with no lights on in town going at least 65, it is sad to see and I hope that order can be restored.
333	No
334	Give our local DCSO Deputies a much needed raise to be competitive with other local agencies.
347	More mental health resources for teenage females, were one of the worst.
351	No
366	I support our police force
371	need to promote the volunteer fire fighters again to help save the county money. don't need any more paid guys.
372	Prohibit the the Sheriff from administering "public safety" goals based on his personal, political preferences
385	Solar and wind energy—why aren't we making more use of these abundant resources? Public safety through policing is very important. However, it should be policing for all of us, not just those the sheriff agrees with. Loss of community trust is so easy, and recently I have had doubts that it is unbiased and for us all. Not because of national protests but because of comments by our Sheriff and community members with guns taking on militia duties (inappropriately). Scary. Not right! The behavior of elected officials can also be improved. Those elected must serve us all, even those they don't agree with.
392	There are very few through streets which are jammed in emergencies such as the recent Numbers fires when people and livestock needed to evacuate. Speeding is a problem in this area.
394	No
403	No, not right off!
411	More funding for the Sheriff.
418	No
424	Protect from flooding by not allowing development of ranches and east valley developments that will increase flow to those downstream.
427	None
434	No
436	We need our sheriff, fire protection and medical more than ever.
444	Provide enough funding to insure that adequate police, fire, and medical services are available.
445	need more aggressive traffic laws enforcement. Our increase in traffic generally promotes unsafe driving habits of our population.
451	Sheriff Coverly needs to spend some time in a large city to get a better understanding of large city unionized police departments.
463	NA
468	Allow protesting and First Amendment rights WITHOUT the use of private militia. Ban them.
470	Goal 1: Our history of allowing unmanaged building has resulted in neighborhoods such as Johnson Lane, where the addition of newer homes uphill from existing homes has diverted watershed flow in ways that has caused damage. We need to STOP allowing such construction in order to prevent making the situation worse. Goal 2: As an EFPD volunteer, I am strongly in favor of supporting our law enforcement, fire protection and emergency medical services. Still, as much as I appreciate DCSO and the excellent job that they do most of the time, I think Sheriff Coverly's recent knee-jerk reaction to Amy Dodson's draft diversity statement was unfortunate, and it indicates that he could personally benefit from some honest introspection. To me, it indicates that even in our not-very-diverse rural county, there is still some ingrained "systemic" prejudice that deserves to be addressed.
479	Assure Full and Continuing Funding of the Douglas County Sherrif's Department. Assure proper planning to TRAFFIC issues, especially on 2-lane streets (Like Foothill and Jacks Valley).
491	Keep the police force well funded. You can find a lot of excellent candidates from outside jurisdictions looking for a favorable place to work. When fire broke out at James Canyon in 2018, the resources brought to bear were impressive; please maintain these capabilities!
493	No

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498	Law enforcement is critical!
501	The professional law enforcement, fire protection, and emergency medical services MUST: 1. Enforce all state federal and local law. 2. Adhere to Hatch Act standards to remain unbiased politically. 3. Be immediately terminated for violation of the above requirements.
518	Keep the local law enforcement out of bed with self-fashioned citizen militia activity as was demonstrated in the recent BLM protest.
519	The amount of traffic and especially speeding traffic needs to be addressed. Even law enforcement exceeds posted limits and this is becoming a real issue especially in residential areas.
536	The county fire protection districts should receive equal property tax proportions (ie raising east fork to Tahoe Douglas) and the sheriff's office should look into separating it's funding from the county general fund to a proportional property tax line item to ensure consistent funding & increasing daily patrol deputy staffing to adequate levels.
538	Defund the police by it's true meaning and not the twisted misunderstanding that backwards conservatives take it as
539	Promote Douglas County as a Law & Order place to line.
542	Do not spend dollars that are not economically justified.
550	No
555	No
558	People building in flood plains should be on their own. Allowing development in those areas should be discouraged b
559	Social services including mental health
560	Restricting development in flood planes would help keep those natural hazards from damaging property, life and fiscal resources.
565	VERY impressed here with fire, sheriff at North County, also airport facilities for wildfire response!
575	Do not defund our law enforcement. Target road rage and aggressive drivers
578	There is already way too much traffic on 395. We need either an East side or West side by-pass, with right of way to expand in later years. We need this open up multiple ways for emergency services to reach areas through out the county
580	none
582	More services available for the youth mental health, or places to partner with for resources. We also need to make education available for the elderly and those with chronic illness.
598	Ban short term rentals
602	Slow/no growth improves public safety.
610	Add more social workers
616	Ban vacation home rentals
618	VHR enforcement.
624	Goal 2 does not belong in a Master Plan. They are a budgetary component of County Administration.
626	no
629	none
646	Get a sheriff that will actual implement the laws and protect the public instead of rallying his person militia to implement his personal agenda.
648	The flood damage that has been done from the Sun Ridge development in Johnson Lane project was obviously not looked at in the beginning . Better engineering needs to be done before a project is approved.
649	Consider reallocating law enforcement monies to services that can address mental health issues more adequately.
660	Sheriff Coverly has been a divisive leader that sends the wrong message from a supposed apolitical position. He and his department need to understand and demonstrate the importance of treating all people in Douglas county, whether visiting or residing, with equality and respect.
669	Not sure
672	We have the best Sheriff already in place. Let's trust him to do what's best for all of us.
677	Hopefully these mean what they say.
682	I feel public safety / law enforcement is a very high priority.
684	Douglas County needs to take steps to ensure that public safety includes EVERYONE.
685	natural hazards are a part of life. mitigating it all for safety will sterilize and kill it.
703	We can always use more law enforcement (Deputy's) to patrol our beautiful county.
705	No
714	Absolutely. Help our citizens understand that services cost money, and when we refuse to pay our own fair share, nobody else is going to jump in and pay for things like adequate safety equipment and training for our firefighters, more paramedics, sensitivity and mental

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	health training for our sheriff's department (and he himself), and to take care of our roads, as well as connect us to Carson City and the rest of Northern Nevada by more than just 395.
717	A community based on law and order and the personal to keep the growing community as is .
719	support our people in Goal #2!
722	our sheriffs department is awesome as well as our fire services... we owe it to them to provide the right tools and people for them to execute their jobs ... our police force has especially been nothing but fair and honest with the public through these very very trying times
724	We need all of our public safety personal so pay them well and make sure we have. Adequate funding to keep our communities safe .
743	Our EMS and Fire services have been excellent. However DCSO has been problematic, and their response during the BLM protest was disappointing and rather gross. Reno Riot demonstrated professionalism while the DCSO deputies did not. They reaaaaaalllly need to work on how they as a group work with the community.
747	The county should consider a property tax assessment to properly support the Douglas Sheriff to improve daily patrol staffing which has not changed since the 1980s. Also, the Tahoe Douglas & east Fork FPD should consider merging and applying Tahoe Douglas's property tax rate county wide.
756	We have enough law enforcement and fire protection the fire house by our house hardly ever go out to a fire or accident.
758	WE NEED MORE LAW ENFORCEMENT. KEEP RIOTERS OUT. STOP TRYING TO MAKE DOUGLAS COUNTY INTO A CALIFORNIA TOWN. ONLY HAVE TRUE NEVADANS ON THE BOARD
779	Funding should be spread equally in Public Safety . If there is a growth need by departments these increases should be for actual services not increased benefits , there needs to be a balance. In NO manner should there be DEFUND the police/law enforcement , but where possible where non-sworn personnel can be used for basic non safety or enforcement procedures it should be done. Local and regional health specialists should play a greater role in family disturbance related to mental health issues and disabled community members.
782	Strongly support our Police, fire and first responders. Ensure we always have the best
787	There is a beautiful, fully equipped fire station at Topaz that is not being used. They took the ambulance away from the station in TRE. This is a safety issue...
803	Goal 2, what does adequate mean?
808	Limit growth that puts strain on existing services. Avoid expansion when the infrastructure cannot handle it and services ant respond.
810	Goal 2 is important but to balance against cost don't think it should be expanded.
817	Public safety seems to be under attack nationwide. Douglas County needs to be clear and unequivocal in its support for public safety, and terminate eg librarians who think their public employment gives them a platform to spout extreme left wing hate.
845	Public Safety should be enhanced by using social services instead of police for calls concerning drugs or mental illness.
846	In regard to public safety insist on limits of Armed militia being encouraged to openly display their guns. Limit the number of armed individuals that can be in public parks normally populated by children . Discourage law enforcement from openly welcoming armed militia into our community. Promote peaceful assemblies where open discourse of minority populations can feel safe and hear. Actively reach out to minority populations so they feel seen and accepted. Encourage diversity into our community.
858	more more and more of the type of crosswalk crossing lights that are bright flashing yellow lights (like at the high school crossing)
865	Steps need to be taken to address the real and pressing problem of hate-speech and divisive fear-mongering in our community. Public positions of power (and authorized lethal force), such as those in law enforcement, hold our sacred trust by design. Therefore the need for professionalism and a respect for equal rights and protection of all members of the community, regardless of any personal opinion, is of paramount importance and must be reinforced across all levels of government.
869	I have never lived in an area with so many police. It seems excessive, and I'm not just saying that because of the recent national focus on police brutality. It was one of the first things we noticed when we moved here a few years ago.
872	I would like to see some of the police requirements changed. They are having to do to much. There should be social services involved and more things like MOST to help cary the burden of providing a safe community.
875	MORE LAW ENFORCEMENT!! THEY ARE AWESOME.
876	People should learn to be self-sufficient, not dependent on government. See above: the less government, the better.

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885	I think the public needs to know that law enforcement will respond, no matter your political affiliation. This was compromised completely by our sheriff this summer and has resulted in the loss of some very fine citizens here and loss of respect for that office. It was woefully mismanaged and embarrassed us nationwide. That needs to be addressed, not ignored. There needs to be some accountability from the Sheriff's office. That was completely unacceptable. The BLM protestors were not protected by our Sheriff's office and the mob rule ensued, it was completely out of control - so I do not trust our law enforcement to handle any problems anymore. Trust is gone. The next insult to the citizens of our county was by allowing a Trump political rally here which defied the ban against gatherings of 50 or more. People came from all over in close contact with no masks. This has endangered our citizens and school children. All the work of trying to keep everyone safe just went out the window to appease one political party. The schools have had a hard time keeping open, yet you authorized that unlawful gathering. This citizen is very unhappy with the above items.
894	No
897	No statement of balance of other factors against protecting the ecosystem values so that seems to be a problem to me.
899	Demilitarize sheriffs department and repurpose funds to community services, mental health, education, affordable housing, job placement , drug treatment, etc.
905	Yes, let's find ways to celebrate, thank, and adequately reward our first responders to ensure they feel valued and are sufficiently compensated for the risk they take every day on our behalf to make Douglas County a safe and great place to live.
906	Keep our town SMALL, it's why we live here. We are not interested in becoming another California!
911	no
913	Implement adequate safety measures in our community to allow for freedom of speech without the threat of physical harm
916	law enforcement should NOT be polarizing this community as is has been recently. abhorrent
921	I think we should adopt the Wildland-Urban Interface code. Our wildfire-safety plans are dismal. Pre-suppression needs to be emphasized. Neighborhood-wide evaluation of fire danger and mitigation plans should be implemented. Evacuation drills should be planned and implemented. Hazardous fuels (ie sagebrush/bitterbrush/juniper) disposal should be more available.
925	Keep the police, fire department and EMS!!
930	Change any antiquated laws that prevent maintenance to the public lands that prevent fire mitigation
935	Fund our law enforcement!
939	Fire safety
950	Limit housing being built around chemical plants. Do not allow public facilities to be part of someone's personal public platform.
955	no
973	The ambulance and care flight should be a "free service".
978	Need more police ?????
992	We called 911 a couple years ago with an incident happening at neighbors house. It took over 25 minutes for the Sheriff's office to respond. Her son was a meth head and was trying to kill her. My husband kept telling them what was going on while we waited for patrol to show up. We know that they have patrolled more out here since. Ty
993	continue to expand medical services availability locally
1025	There's been a car parked at Walmart for months it has no plates like it's stolen... it's a green for explorer two rows from the entrance closer to the grocery side.
1032	You can protect the community from all natural disasters. It rains...it floods. Lightens strikes and it burns. You CAN actively work with BLM and home owners to blade 50 feet fire breaks every 5-7 years around housing developments like pine view, ruhenstroth, johnson lane area, and start putting 50 foot fire breaks in the land and turning them into equestrian and mountain bike areas. This would greatly protect the eastern slope of the sierra's by placing wide breaks like these ever 1000 yards. Some landscape architect engineer could figure a nice over hill and dale path follows certain contours so it looks more natural
1033	All for LEO and all other first responders
1046	N/A
1052	Ensure that mental health, education and substance abuse funding is high enough to meet needs of residents. Prevention is always better and less expensive than paying for public services after the fact.
1053	Social services Should be funded appropriately so they can respond to non violent 911 calls and police encouraged to request social service response when deemed appropriate
1055	No
1056	Safe, walkable community

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1061	Must grow law enforcement, fire protection and emt services in proportion to any increases in development, new housing, new businesses etc.
1063	Fire prevention
1077	Instigate wildfire inspections and enforcement codes.
1079	More traffic lights installed where accidents frequently happen because of their absence.
1083	Agree, but I have witnessed the degree to which our police are armed locally, and; would like more transparency on "what our community actually needs armored vehicle for?" What is Adequate? Are we using our money to best serve the community around policy and policing keeping the social needs of many types of people and economic levels in mind?
1088	More Deputies on the streets in our neighborhoods
1091	Not at this time.
1094	No
1099	Support all of our local police, sheriff and fire officers and departments by acknowledging their need and good work publicly.
1100	Require the county to follow state and federal directives.
1121	Tahoe basin receives more visitors than can be adequately serviced and policed. Inadequate, seasonal only toilet facilities at and near beaches is creating a health and safety issue.
1123	The recent defunding of police services is completely unwarranted and foolish. We should not follow this trend in any manner.
1127	Continue to provide support to 1st responders training to work with mentally ill, developmentally disabled, seniors and people from various back grounds and cultures.
1133	Remove the Sheriff from office and make a national apology statement to amend the worldwide disgrace he and the Library Board has brought onto Northern Nevada. https://www.washingtonpost.com/nation/2020/07/29/nevada-sheriff-911-blm/
1140	County sheriff staff should help enforce the governors safe COVID practices and should be apolitical. Don't waste \$ on investigating the library!
1145	Make the ambulance services available to the communities away from town toward the Ca stateline. We have to wait way to long for service out here by Lake Topaz since the took service back to GARDNERVILLE . We all deserve that service as quick as possible.
1148	Please modify the traffic circle at 88/Centerville Rd. Too dangerous! Traffic on 88 is treating it like a right-of-way, probably because it is too small in diameter.
1152	Ban building in floodplain and fire prone areas.
1153	Continue with sensible forest and ecosystem management to ensure the heath of or forests and wildlife, Do not let the forests grow wild and overgrown.
1155	we do not need more law enforcement. i do not like living in a police state which too many law enforcement agencies create. more law enforcement does not equal greater safety. People learning to live in a community and understanding what their responsibilities as citizens creates greater safety
1164	Let's do what we can to support law enforcement in DC! I think EFFPD has completely forgot who they are paid to serve!
1170	do not let the developer get away with doing thier share and putting it back on the existing tax payers
1174	I would like to see a merge lane added on 395 north when you are entering from Genoa Lane
1176	Thank you While I support local law enforcement, fire protection and emergency medical services, i DO NOT support the increased militarization of local law enforcement, and prefer that local law enforcement training and administration emphasize fair and equitable treatment of all people. Above all, local law enforcement should serve the public, including all residents, regardless of race or ethnicity. The recent response of the Douglas County Sheriff to the library board in response to the library board's support of the national Black Lives Matter movement was short-sighted and inappropriate in that it caused more trouble than it prevented. In the future, DCSO should not respond to any such public statements until the DCSO response is reviewed by the County Commission for its long-term and national implications.
1180	Allow a competitive marketplace of police and fire protection. As a monopoly, they have no incentive to perform.
1183	Goal 2 Amendment: Protect the public health, safety, welfare and equal rights of all citizens by providing adequate and balanced professional law enforcement and social/mental health services; fire protection; and emergency medical services.
1196	No unreasonable burdens on the citizens. Smart additions.
1202	FIRE THE LIBRARIAN

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1215	None
1217	No
1223	The only way to meaningfully increase our safety from natural hazards is by reducing our carbon footprint.
1226	Ensure that at no time a public safety entity can be defunded without the consent of an affirmative ballot vote
1237	No
1243	I agree with the above goals.
1248	No
1267	Need more investment in mental health services.
1273	GOAL 2 ABOVE IS TOUGH BECAUSE WE CANNOT COMPETE WITH SURROUNDING DEMOCRAT RUN JURISDICTIONS FOR SALARIES AND BENEFITS GIVEN THE HIGH PROPORTION OF FIXED-INCOME RETIREES THAT LIVE HERE AND THEIR ANTI-TAX, ANTI COUNTY EMPLOYEE MINDSETS
1275	<ul style="list-style-type: none">- The sheriff's office is not the military and should not have military gear including vehicles- The sheriff's office is not a substitute for mental health services.+ Mental health and family services should be available so that those professionals may respond, instead of the sheriff's office, to those types of situations- This valley needs race education and needs to not react against 1st amendment protests and outsiders with such a racist attitude.- Militias are not legal in these United States and we need an anti-militia task force to educate the population and disband militias+ We need a Sheriff that is not corrupt, incompetent, and is willing to protect all of the citizens of Douglas County. The current one is not fit for office and the citizens deserve better. Either leash that dog and train him or fire him.
1281	It is important to keep a balance of of population to services.
1286	No
1289	No
1290	Supply more affordable wheelchair transportation for doctor visits to Carson City .
1313	Do not build housing developments on high wAter tables.
1321	DO NOT DEFUND THE DOUGLAS COUNTY SHERIFF'S DEPARTMENT
1325	No
1327	Protect all parts of Goal 2. Emergency medicals services need more county support.
1332	Wildfires must be highlighted as a public safety goal particularly regarding development expansion.
1348	No
1362	Add trained mental health professionals who can/will respond with the sheriff. Expand understanding of and provide assistance for those needing mental health care
1367	Increase salary of all Sheriff, Deputies, Officers and all Fire personnel. None of you would do what they do! PAY THEM !
1370	No
1384	Increase public safety funding.
1388	No
1391	No
1403	Always publicly show support of our services.
1419	I'm concerned about racial bias and open support for white supremacist groups in our county public services officers. That has to change if we want to attract and retain investment. The August 8th events and the issues around the library are an embarrassment that has put us on the national map.
1435	Research and assess effective systems to provide public health, safety and welfare and implement changes that better utilize the skills of our various professionals, while simultaneously provide services equitable access to resources by all subpopulations in our community (racial, ethnic, age, gender).
1437	None
1440	Dan coverley is out of control. Dcso needs to be gutted and send back to basics, no tanks, no taking county vehicles home, turn of body/dashcam.
1442	Increase in law enforcement budget to provide more positions with competitive pay in relation to surrounding agency to help hire and retain quality professionals, equipment and training. With the increase in population and development of more housing in is extremely important to also increase law enforcement. Living in Douglas County I have never seen an increase in law enforcement presence even though the amount of people living here has increased.
1446	No
1470	no

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1474	Ni
1479	No
1481	Concerned about the Over Regulated thru Environmental regulations and that proper land and forest management will be used correctly, not like what California has been doing for the past 40+ years..
1490	There is a PAINT plant off of East Valley between Pinenut and Fish springs. THAT IS NOT ENVIRONMENTALLY SAFE NOR IS THE EXCESS NOISE. WE COMPLAINED AND THE COUNTY DID NOTHING. So your goal seems meaningless already.
1496	Allow East Fork Fire and Paramedic District to continue to grow and support the EFFF Board in their decisions.
1504	Overall a good presentation. Now on to follow up with, hopefully, the County actively encouraging public participation.
1525	N/A
1526	Terms are undefined. What is meant by adequate professional law enforcement Providing the community with increased safety should include an economic value and who pays.
1528	No
1529	No thank you

Field summary for AnythingElseToAdd

Are there development or quality of life issues that need to be addressed in your community or the County in general? If so, please add a comment below.

Answer	Count	Percentage
Answer	302	32.44%
No answer	629	67.56%

ID	Response
12	Quality of life is too subjective and individual to try to run an entire County on such an esoteric term.
16	No
19	Yes, I would like to see more opportunities for younger families to stay here and raise their families including affordable housing between \$100k-\$200K with no additional HOA fees. If that were an option-we would be a bit more of diversity with hardworking Americans.
20	Yes, we have a one of a kind asset here in Douglas County. Let's not destroy it by overbuilding at the behest of developers who have their own interests at heart.
32	A dog park for the Ranchos. A better transportation bus system, a 395 bypass, so people can bypass town to cut down on traffic through town. The 18 wheelers don't need to go through town since they are not stopping here.
34	Slow, Intelligent growth. Everything else will follow behind.
42	Quite giving in to land swaps.
44	Slow down development !!!
45	What happens if the development is built and those 2500 homes with a couple thousand or more people implode and destroy the infrastructure? What happens when crime increases and the local area is no longer deemed safe? What happens when more schools and big box businesses are built and now there is always traffic jams and accidents several times a day? When does eminent domain stop with the developers?
46	All of these are written in a linguistically seductive manner to trick people into thinking the developer will do anything more than build a giant community, take their money, and run. They have no interest in protecting anything but their potential cash flow. Don't build this monstrosity of a mistake.
54	The wildfire smoke is often unbearable here. Most of it comes from out of county. But we need better air quality monitoring and a warning system when it becomes very unhealthy or hazardous. A better and coordinated system of wildfire protection for all county land --federal, state, county, and private--needs to be developed. If I knew what the wildfire smoke would be like here, I would never have moved here. Find a way to get better and cheaper Internet service.
61	Consolidate GID's into the County to provide more centralization with effective use of funds. Do we really need a separate swimming pool district or should that be part of parks and rec? Does the Town of Minden deserve better streets than Gardnerville? Towns are subserviently to the County - the county should adjust this
63	Need an additional connection road between 395/88
78	Add bike lanes on Foothill and Jack's Valley roads.
86	The town of Genoa continues to suffer from speed violators and excessive noise from motorcycles, especially on the weekends. Our HOA has requested enforcement but the problem has only gotten worse. Most of the speeding occurs as people are leaving town, east on Genoa Ln or South on Foothill, after patrons leave Genoa Bar. We would love to see some extra enforcement on the weekends
88	Countywide: Ensure the man made environment doesn't detract from the natural environment eg architectural design, landscaping, sign standards and enforcement of these standards.
90	Indian Hills/Jacks Valley has already been assaulted with future maps being allowed to change zoning designations to increase density. ALL COMMUNITY PLANS MUST BE UPDATED DURING THIS MASTER PLAN UPDATE to ensure community input for desired future is accounted for and incorporated
101	No more 3500+square foot homes. The county need only entertain developers with a clear vision for starter homes with a price point less than \$150k. Douglas county has yet to create affordable housing. All talk... No action...
103	Reduce speed limit on 395 the entire length of both Minden and Gardnerville.

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- 111 The quality of life in Douglas county needs to be preserved. Values and family are rich and important! Please stop hiring people from out of state that desire these values but have no insight to promoting such values.
- 117 No growth as to new housing. The roads, sewer and water infrastructure can not accommodate. You will decrease the small town quality and demeanor that the residents cherish about in the valley. NO new taxes or rate increases.....
- 119 Transportation system is most important to address for current use and any further expansion of Douglas county.
- 150 Johnson Lane has consistently suffered flash flooding because the county leaders REFUSE to actually do something about it, something that will fix the problem long term. You guys are all talk right after a flood but then push it aside and do NOTHING! This area needs to be fixed BEFORE the next flash flood!
- 158 We need affordable housing!
- 160 create volunteer group to help monitor air and water quality in Douglas County
- 161 Keep industrial vehicles away from residential areas.
- 165 County road property tax and fuel tax assessments should be implemented.
- 173 DON'T DEFUND LAW ENFORCEMENT...
- 175 carefully controlled growth. I do not agree with no growth.
- 177 I like most aspects of living in Minden but as a cyclist this is NOT a bicycle friendly area. I'm hoping that it will get more consideration in the future.
- 178 Burn code needs to be enforced and burning times shortened. A lot of new comers don't know how to safely burn
- 180 How about keeping the blue rock gravel transport out of Johnson Lane area for starters. Make them build private roads that stay OUTSIDE OF RESIDENTIAL AREAS. Using Johnson Lane as their transport is 1) unsafe-children/school buses, atvs, walkers all use this RURAL road, 2) Expensive - breakdown of roads, broken windshields, etc, 3)Noise and traffic increased with negative impact to our community, and 4)so on, etc.
- 183 Enforce traffic and building codes
- 188 The consideration of a slaughter house at the location proposed was a bad idea and should have been stopped without all hassle.
- 192 We need more affordable housing up at the lake.
- 193 Keep it rural , open and a fun place to live PLEASE !
- 209 let residents in a neighborhood decide what changes they want to their master plan person's submitting for changes must live in that neighborhood, not be a friend to a developer that wants to make changes to a neighborhood they do not live in
- 228 Build a public golf course north of Buckeye and east of Monterra
- 231 Need more commercial development in the ranchos
- 242 It's important that the goals related to housing are implemented to provide obtainable housing for all.
- 246 Yes start helping out the families and working people of douglas county. We need an updated library, we need better public transportation that isnt specifically for the elderly and our kids need things to do around the community. Families are getting shafted in this valley while the elderly are over provided for.
- 247 Transit
- 254 Yez speed bumps on Riverview drive between Fairway drive and golf course to many pedestrians and high speed traffic

25 speed limit is always ignored
We have had 3 people drive into our yard!

Put speed bumps up! Get through traffic back on the freeway out of our neighborhood

Keep 5g out!

Keep rural support local residents slow growth build our away from gardnerville.

Support local farming
- 259 Seniors need more medical/ social services in southern Douglas County. I often hear there is difficulty finding in home and end of life services.
- 260 More traffic lights along 395 for cross traffic- sitting 20 minutes at a stop sign with traffic out of Carson City and Gardnerville or Minden is not fun or safe. Residents shouldn't have to make a right turn and drive further down the road to make a U-turn in order to turn left because of unsafe vehicular traffic.
- 264 Generally speaking growth needs to be consistent not only with the ability for the County and service providers to provide the necessary services, but also the ability for the County to

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	maintain the infrastructure and services. If the ability to do so is not there, then no development should occur.
265	Again, please do not turn our beautiful rural area into California! We love our open spaces, nature and peace. And ... why did Gov. Sisolack approve the "beautification" of Carson Street? What was he thinking? The entire process is a waste of money. He wanted to create a "gateway" to the state capitol? Walking paths? That money could and should have been used to update the DETR process!
268	See previous comments.
269	There are seniors who have macular degeneration who can not see current phone numbers or worm through the complicated method of looking up numbers such as RSVP for a driver, DART etc. Pretend you can't see and try and find a phone number. Something needs to change to simplify access for them. Many have no family to help them. I know this for a fact as one lives on my block and another out of state who are legally blind. How do they call? Meanwhile, these questions on this survey ask about parks and development but nothing about current residents with sight issues. They are being forgotten because they are older. NOT right!
271	Limit VHR's in residential areas. (R1) Don't forget about the Lake Tahoe Township people. There are not a lot of use but we need to feel important
272	Reduction of fire danger along Edna Wilslef ditch.
274	Public transport More apartments
277	Most important: affordable housing for the primary work force. Encourage families to move into our community, and create incentives for young professionals and working class people to locate here.
278	YES.... we need to be a community with common sense growth.... we have to have the water and sewer facilities. We need parks and open space to keep our area from turning into a Big City feeling with all its problems.
289	No
293	If the housing situation isn't addressed those of us in the work force are not going to be able to afford to live here. Please consider all age groups and not just the retirees when targeting your urban/rural plan.
296	Enough of the special interest/developers getting out tax dollars! If they don't have the money to support their own infrastructure then the project is a big fat NO. We don't need 2500 homes! We are a retirement/ranch community. People know what their zoning is when they buy. Enough of special use permits to change AG19 to residential, enough of land swaps of receiving area. If you buy in an AG 19 zone, no special variances permits to allow to be subdivided smaller than what their original zoning was. Ag 19 should be the smallest on Ag land..NOT turned in to residential because of their name and their money!
298	Kim Merlin got gets far more traffic than Centerville to Foothill. Prioritize repairs according to the needs of users.
302	Drunk driving is a big problem here yet I see no efforts to do anything about it. No education, checkpoints, safe rides home, nothing. Maybe put the cost of replacing all those smashed guardrails into efforts to keep drunks off the road.
307	You need to foster diversity and differing opinions.
308	No
321	Traffic congestion on 395 in town makes visiting any business on the 395 corridor a miserable chore. The timing of the lights between Airport and Carson is amongst the worst I have ever seen. You are almost guaranteed to hit every light. This increases traffic, pollution and places additional wear and tear on vehicles.
322	All communities need to grow or they become stagnated which leads to revenue decline and ultimately a decline in public services. Future growth should be directed to more compact locations where services and employment centers are located. This will save on the cost of new infrastructure and future maintenance. Our water aquifer will be protected by limiting large lot development in rural sections of the Carson Valley. There will be less strain on public safety (police & fire) resources. Through the utilization of the TDR program, development in areas closer to the towns will actually preserve our open space and ag lands.
329	The over development of housing tracks throughout the county is counter to what makes Douglas County what it is. We need to slow down the housing tract developments. Allowing builders all over the county to have their share of the profit will change the dynamic of our

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	community and increase the traffic. Are the resources available to withstand the growth? Is there enough water and community resources?
333	Neutral
334	Stop building new houses and neighborhoods. Don't even think about and extension of 580 into Douglas County.
347	The mental health community.
350	Yes. The new gravel pit above Johnson Lane threatens our property values, noise levels, and streets which will have trucks barreling down the road. We may need to reduce the speed limit on Johnson Lane to 25 to protect our residents and children.
351	Approve the slaughter house now
352	minimize new residential development without first providing infrastructure and jobs that would lend to an in-county economy, not a commuter economy.
354	Having observed the arguments over the slaughterhouse, I'm a little dismayed that so much of the community that wants ranches to prosper and thrive doesn't seem to want to live with the consequences. If we expect our ranching culture to keep going, we have to make it as easy and inexpensive as possible for them to do their business. When I moved to a rural county, I didn't expect to impose urban values on my new neighbors.
358	There should be a long term plan to set aside right of ways for a future HWY 395 by pass around the towns. It may not happen for 30 years but people need to know where it will go to plan our future development and growth.
365	We need to ensure that the people who work here are able to live here in order for our county to continue to be prosperous. No growth = stagnate economy which will inevitably kill our community. The people who have moved here in the past 10 years that now want to stop all growth now that they are here. This is the thing that will kill our community. Basically, the Good Governance Group needs to realize they CANNOT run this county and that those of us who have lived here for decades and raised our families here, still deserve to be here despite their need for it to be a retirement community with closed gates. We need law enforcement, fire protection, teachers, health workers, service workers, etc. to be able to afford to live in the county. This doesn't mean "low income" housing it means attainable housing which the GGG is against.
367	The roads are inadequate now, they need to be upgraded before new developments not after
371	use the existing developed lands instead of opening up more too much sprawl
372	Prohibit the the Sheriff from administering "public safety" goals based on his personal, political preferences
385	Are we doing enough to make sure everyone in our county has internet, food, and a place to live?
392	Mitigation is needed for flooding in the Fish Springs area. Speeding is a problem on Fish Springs/Jacobsen Lanes. There are very few through streets which are jammed in emergencies such as the recent Numbers fires when people and livestock needed to evacuate
394	No
403	See Question 16 my reply.
411	No
412	Stop building
418	The Bypass Road .
426	Foothill has a severe flash flood problem. Its only a matter of time until many of the roads are washed completely out. The county needs to maintain the shoulders (ditches) better and install better underground water shed infrastructure.
427	None
434	Please refer to question 10.
436	Development should be slow growth.
444	The amount of vehicular traffic, overcrowding at retail services, and not enough service businesses is already exceeding the ability of existing resources to meet the needs. Every new residence that is built just adds another straw to the camel's back.
447	Zoning should require new businesses and housing development to aesthetically fit into the county. This will insure Douglas County stays unique and avoid looking like every other city within the country.
451	The county must provide the infrastructure for developers to get to the designated receiving zones.
463	NA
479	Unknown
481	Genoa needs USPS delivery to homes or street mailboxes! The current post office is far too small to handle the growth Genoa is experiencing.
491	Oddly, high speed Internet is difficult to get in Genoa, at least in Eagle Ridge. It would be nice if it were readily available.

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493	Not now
500	Over expansion of housing causing overdraw of our ground water and ground water infrastructure. Continual problems with traffic through town and inability of public roads to handle increased traffic flow.
501	Too much uneconomic development is occurring in the Indian Hills area. Too many variances have been granted to the builders which decrease the quality of life in the area. Few of these projects provide tax revenue positive funding for the County.
502	Please consider home mail delivery to Genoa. 20+ minutes a day to get your Mail is an issue and given the senior population, it's a safety issue as well.
505	Fix the large quantity of "expansion ditches" in the roads. Bicycles and personal walkers can get caught and will eventually hurt someone.
518	Would like to see more active involvement with negotiating limitations on trucking activity on Johnson Lane for the gravel pit Knox Excavating is opening east of the Johnson Lane area.
532	Mentioned above
535	We all located here and reside in these rural areas for the quality of life the area provides. Unchecked growth destroys that reason to live here and is a drain on water and air quality as well as public services like police, fire, and schools.
536	Growth is not the enemy. Affordable workforce housing is not a bad thing. Alfalfa and cows will not lead to a sustainable county budget. We need growth to survive much less thrive as a community.
538	Actually enforce current policies and laws having people properly take care of noxious weeds on their property, enforce noise ordinances in loud vehicles, and end the use of harmful pesticides in the county. Douglas County is a prime example of why HOAs pop up.
542	Do not spend dollars that are not economically justified.
550	No
555	No
559	Turn off the siren in Minden that is a hurtful reminder of sundowner times
565	Bus service perhaps. I think it fell off since I have lived here.
578	There is already way too much traffic on 395. We need either an East side or West side bypass, with right of way to expand in later years
580	none
582	Before we build new businesses we should fill the buildings that are vacant.
594	Too many vacation rentals at Lake Tahoe have changed neighborhoods into commercial venues. Reduce the number allowed and let the hotels and motels serve that purpose.
609	WE need to support and encourage younger families who want to live and work here. Our population is aging and we have way too. Ugh of a 'not in my back yard attitude' in this county. We need a more diverse and less conservative demographic.
616	Ban vacation home rentals
618	The County's VHR program, where it will be allowed, how will it be enforced, limits. How do VHR's impact the County's housing, schools, safety in our neighborhoods.
624	Medical/healthcare accessibility.
625	The view that that this is a town unaccepting of people from "California" or with different views needs to be addressed - e.g. the debacle with the sheriff. If we want a vibrant area we need to be open and welcoming to everyone, not just those who think or look like the majority or who have lived here 3 generations or more.
626	Approving 2500 homes in an area that will make traveling through town awful needs to be redressed.
629	none
640	Raise the speed limit on Jacks Valley Road to 55 to match the other roads in the area. It has become a speed trap for our highway patrol and the sheriff department. We do not like speeders but that road at 45 miles per hour is ridiculous!
646	Protection of open areas and more interconnected trails.
649	Growth is not necessarily a good thing, it needs to fit and be accepted within the community to be allowed.
651	Limit growth, keep the natural environment, encourage the preservation of ranching and celebrate the history of ranching culture. Preserve open space!
660	The schools at the Lake need to be treated as peers to those of the Valley rather than constantly being left behind.
667	Stop allowing the developers to buy up open land to build housing tracts on. That's why we left California ~ they were greedy and just wanted more income at the expense of lifelong residents.
672	Yes, when are we going to complete Drayton Blvd.? Or better yet, if we are NOT going to finish Drayton Blvd., when are we going to rebuild Marianne Way or handle all the newly increased traffic???

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677	I think I have covered these above. DO NOT just jam more houses/housing and more people into our area.
684	I think Douglas County overall caters to an older community. I understand that is a major percentage of the community but it would be great to offer more things in terms of development that appeal to a younger crowd. I know many are concerned about growth and development but our approach just seems stale. We do have younger people in the community but we don't do much to keep them here. We also aren't doing enough to entice younger people here. If people want to retire here, they are going to need younger people working in the local industries to support the community.
685	large retirement community here....these people should have continued options for recreation and community. at least post covid.
701	Too many houses being built without proper infrastructure. Traffic will continue to get worse!!
703	Do not build any facilities that treat with mental health. If you do, they will come from California and infest our community like they do in Carson and Reno.
704	Stop the development that has no open spaces , fly zones and wildlife habitat within that development
708	Keep Douglas County more on the agricultural side, rather than urban. Ranches and agriculture need to be preserved, not developed for houses.
712	Workforce and affordable housing. Job creation in growing industries instead of dying industries.
714	I support the Buckeye Farms at Park Ranch agrihood development as smart, sustainable development. We need to stop kicking the can down the road and get Muller Parkway built to help offset traffic through town.
719	The whole business of the Tahoe Event Center sickened me. To obligate us to pay for such a wasted project when we are Fiscally in a negative COVID environment was risky, ridiculous, dangerous, and only profitable to those involved in supporting it. Let the Casinos pay the bulk of it. There is NO BLIGHT in that immediate area. Our monies can go to supporting more worthwhile projects than that. It could easily have been put on the back burner for perusal at another time. Ignoring what your constituents want is deplorable. Big Money wins again!
720	QUIT BUILDING NEW DEVELOPMENTS ON AGRICULTURAL LAND. RESIDENTIAL AND COMMERCIAL!!!
722	we don't need any more flipping casinos... and the jackass who approved another dottys by the walmart should be tarred and feathered... those casinos never add anything good to the community.
724	Keep our towns small don't let them explode so they don't have that small town community anymore .
727	Some way of addressing speeding in residential areas as well as the use of non-commercial routes being used by commercial vehicles. Many are using Dresslerville as a by pass through Gardnerville between Hwy 88 and Hwy 395.
747	Taking an anti growth stance is the quickest way to ensure the county stagnates and is chronically sort of funds. Growth is crucial for the county to provide the services (via increased tax revenue without raising taxes) so many of the California transplants expect and are accustomed to but refuse to pay for.
749	Tahoe seems like an after thought to Douglas County. I understand that TRPA controls land use, but there are thousands of Tahoe community residents who pay county taxes, support county businesses and work for county-based employers. We should be included in this master plan as a distinct community with specific needs. If I'm calculating correctly, Tahoe community residents number more than 5,000--significantly more than Genoa and Minden which are referenced in the Plan. even if there is not much Douglas County can do for its Tahoe residents, you should at least explain why on your website in the text of the Master Plan.
758	STOP TRYING TO MAKE DOUGLAS COUNTY INTO CALIFORNIA
779	I need more time in the community to evaluate those items.
780	If the County management cares about our quality of life, the issue of the Painted Rock Mine would never even be considered.
782	Do not let Douglas County be controlled by what California does. Do not californicate Nevada!
807	Douglas County is replacing many water lines in the Glenbrook & Lakeridge developments. The Master Plan should address coordination between our public utilities / service providers such that during such work, power lines and communication (i.e., phone, cable TV and internet) lines could be relocated underground to (hopefully) minimize outages due to weather and prevent the start of disastrous wild fires such as PG&E experienced in CA.
808	Stop the wide-spread growth of housing in Carson Valley and limit the growth of commercial/industrial development.

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810	More trails. Love the Ag land but to only view it from a car isn't the best. Currently many people ride bikes on Jacks Valley/foothill but not the safest. Should have multiuse trail along side it. As we preserve Ag land be nice for all to benefit by having a way to walk or ride next to it or through it.
817	California needs to compensate Douglas for very poor air quality and smoke caused by California's negligent forestry management practices.
833	Limit new housing developments
838	STOP-CAP THE DEVELOPMENTS. Your decisions are ruining the valley. Developers that are gobbling up parcels and being approved for hideous cement paved places can not be reversed. Water-Sewer issues as well. Open space-sustainable environment-small town life-KEEP US THAT WAY.
846	Because of recent events with the local Sheriff in Douglas County quite a number of county residents are very upset, agitated, frustrated with the Sheriff. Have open and safe places for true dialogue to take place and create peace back into the Carson Valley. 2020 has been a year of division partly promoted by our Sheriff who has openly stated he will not support public safety for all residents by not enforcing state mandates on masks, public gatherings. All residents need to feel they belong and are accept and will be protected by law enforcement. There is a definite mistrust of our local law enforcement because of statements and action by the Sheriff. Major healing is needed to bring our community back together, let neighbors understand neighbors, and know all are equally protected by the law.
855	Need sidewalks in the older neighborhoods. More Dog parks. Too many dog owners allow their unleashed dogs to poop.
865	Public health needs to be made a top priority for the safety of us all, but there's been a recent politicization of these topics such that we are all now at risk. Our county does not exist in a vacuum, nor do any of us individually in our lives. If we don't work together for the collective good, we will all suffer (some feeling the results earlier than others, but all of us impacted nonetheless). The current divisiveness needs to be addressed more strategically as a community, with deep empathy pushed to the forefront: concern for your neighbor should be as important as concern for yourself. Working together is the only answer.
871	Too much growth=too many people=reduced quality of life! There is no good solution. You can NOT have it both ways. I've been here 40 years, and am sick at what I see occurring. You want California? Then move there, or better yet stay!
872	I have been very disappointed in the recent actions that make some of our community feel unwelcome. I would like to see efforts to unify our community and make everyone feel safe so they can appreciate the beauty of this area with respect for each other.
874	I would like to see more walk paths in Minden. The one from Winhaven on Buckeye to 395 is nice but we need the connector from Buckeye to Chichester completed. Also, have you ever tried to walk on the south side sidewalk from 395 & Rte88 to Buckeye. There are telephone polls in the middle of the side walk which provide roughly 12 inches to get around them & create a risk falling into 395. Try to do this on a bike and it's even worse. This should be noted as a major safety concern especially due the the amount of traffic and no bike lane.
875	N/A
876	The county does a very good job on road maintenance and most other duties. But more government is not an improvement and more people imply more government. Keep Douglas County an AG county.
883	Walkable community
885	We need to stop the hate speech I am seeing and hearing here. I'm hoping your can be part of an understanding between the factions, but the blantant use of hate words against people of color, or "go back where you came from" needs to stop immediately. Investigations into death threats needs to happen and be penalized, and reported, not applauded. Talk of defunding our library is completely out of order. Taking sides in these issues is not in the public interest. The sight of citizens carrying around AK15's in stores and public buildings, on sidewalks and driving around neighborhoods "to protect the police" is not acceptable, but there is no enforcement against it. These vigilantes don't have training or under the control of the law and could easily start another mass shooting. I don't trust them and I am more fearful of the vicious citizens here than I have ever been. And I am white.
890	Living in Genoa on a dirt road and people seem to think their freeways. Sick of it
894	No
897	No
898	Why are you trying to make changes to benefit more development. The public wants to keep our rural character.
900	Roads, especially through roads, have to be added to make sure that our quality of life is maintained. Housing development has to be limited to slow growth instead of many housing developments being added all at the same time which is happening now. How many houses have been approved already?

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- 905 Yes, I'm concerned about the increase in crime in Douglas County. It is extremely important to me that we have an adequately staffed Douglas County Sheriff's Office and East Fork Fire Protection Office to ensure the continued safety of all our citizens. I think they do a wonderful job and hope that you, the Planning Commission, understand their value and importance to this community. Without our dedicated law enforcement, fire fighters, and emergency services, we turn into Oakland, CA...and trust me, none of us want that.
- 908 Stop short-term rentals in residential neighborhoods!!!
- 909 Plowing and Paving roads In Johnson lane. Stopping the building of homes here as well, we already have overcrowded schools and lack of internet system and well issues.
- 913 Yes. As evidenced recently in our community on August 8th, there is not adequate attention focused on eliminating hate speech and allowing for more tolerance in our community, with consequences for those who engage in hateful rhetoric and violence. I love Nevada but it is not the Wild Wild West any longer. Show some civility and humility.
- 920 Continue to protect those of us who live in the TRPA owned Tahoe Basin from California's encroachment and unreasonable property management efforts.
- 923 Keep our rural character. Keep our rural character. Keep our rural character.
No more approvals of developments outside existing towns and GIDs until infill is mostly completed.
Eliminate pro-development parts of this draft that never appeared before.
- 925 The speed limit on 395 from Topaz to Minden needs to be raised or the roads widened with more passing opportunities
- 930 In TRE many of the roads are still in disrepair even after completing the new water/ fire hydrant systems. We need the counties assistance in repacking our streets
- 932 Douglas County needs to prioritize connected multi use trails that provide access within and between communities.
- 935 Keep Californians OUT of Nevada!
- 939 Poor air quality from unchecked fires. Some of the worst air quality in the nation. This is compromising the health of the population. Ruins the tourist industry.
- 950 GID should only be able to tax you once. At this point we are taxed with our property tax and each bill.
- 952 better Weed control services. County is always booked or something and can't support residents with proper weed control.

Fires. The area continues to endure large fires and smoke year after year. We need to do more with fires and stopping them faster and preventing them to take over a whole summer. I got it. Most of this is out of our hands with US forest and BLM etc but our people are the ones who have to deal with this shit year after year. Smoke is terrible and the fires destroy people's homes. Are we doing everything we can? Need better forest management and air assets to reduce the amount of fires and length of them.

- 955 ?
- 973 Rural areas need more more policing...active policing and code enforcement. I am sick of looking at Sandford and Sons properties out in TRE. Just because it is rural living doesnt mean it needs carte blanche willy nilly fire hazard hoarder collectors that let their properties shamble everyone elses.
- 993 n/a
- 1003 I have concerns about the apparent rapid expansion of housing in the Gardnerville area. We moved here two years ago because we loved the grand vistas of agricultural land and the clear clean air. The major development on Buckeye and Heybourne, the 51 units on Gilman at Chichester Drive, as well as at the development at the Hwy 395/I 80 intersection seem to be flooding the area with new houses well beyond what I have been told is limited 300 new houses per year. Nevada is essentially a desert, and as such will always require residents to be vigilant about water consumption. Over building now could easily have dire consequences in the near term if we have a drought that lasts for more than a year.

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- 1006 Regarding quality of life issues- The community's hostile response, both in writing and in person, to the Black Lives Matter statement from our librarian was, in my opinion, a black-eye for the valley. We live in a beautiful valley. The response from some people was less than beautiful. The scene downtown Minden was something out of Frankenstein. Instead of angry villagers with rakes and pitch forks angered by a monster, there were people with firearms protesting a few black people from Reno. Is that the image we want for our valley? There is room at the table for everyone and people don't need to be so afraid of Change. It isn't that scary when it's done breaking bread and sharing ideas and smiles. There are so many good people here that I am proud to call friends.
- 1008 "Keep our rural character" is the priority expressed in the Master Plan. All decisions on new developments should honor that.
Do infill before expanding urban services any further.
- 1011 Please stop rezoning huge tracts of agriculturally zoned land to residential housing. Our community cannot handle exponential growth. Please stop approving multi-unit luxury condominiums that cost as much of a single family residence and are changing the rural character of our neighborhoods while blocking all views.
- 1012 We need more support of the arts and culture in our valley, we need better facilities and more support of the arts, and arts in schools.
- 1018 The Douglas County Master Plan needs to have an Arts and Cultural Element. An Arts and Cultural Element in the Master Plan can ensure that the arts are part of revitalizing our downtown areas. An Arts and Cultural Element in the Master Plan can ensure that our town centers will feature cultural facilities, have a full annual events calendar, and integrated arts programming.
- Goals and Policies of an Arts and Cultural Element should include:
- + Create and Enhance Arts and Cultural Facilities
 - + Create Arts Districts
 - + Make Art More Visible
 - + Increase Opportunities for Public Art
 - + Emphasize the Importance of Arts and the Economy
 - + Create Artist Studio Spaces
 - + Promote Cultural Tourism
 - + Increase Support for the Arts, Museums and Historic Amenities
 - + Develop Public Funding and Partnerships
 - + Engage the Arts Community in Planning
 - + Increase Arts Awareness and Education
- 1027 DON'T OVERPOPULATE, IT'LL COME BACK & BITE YOU REAL HARD & TAKE AWAY THE TOWN EFFECT
- 1029 VHRs must be addressed and regulated. The valley wants open space and a tax increase. I would like to see my community a community again rather than a resort with new neighbors every week.
- 1032 Reopen TRE/Holbrook sherrif substation.
Give TRE and Topaz lake residents a break in use fees at topaz lake. We should NOT pay more than \$20-25 for an annual use pass. \$75 to nevada residents. \$200 for out of state...non Topaz, coleville or walker residents. They can have a good neighbor rate of \$100 annual pass
- Increase out of state day use to \$40 and overnight camping to \$60.
Charge an impact fee of \$200 for trash or dirty campsite. Send them a bill.
- tired of damn Californians trashing our lake and not caring because they don't live here.
- 1033 Yes, stop trying to make us like CA. Slow development.
- 1041 Let's take advantage of our outdoor recreation opportunities for the purpose of creating healthy lifestyle options.
- 1046
- The Douglas County Master Plan needs to have an Arts and Cultural Element
 - An Arts and Cultural Element in the Master Plan can ensure that the arts are part of revitalizing our downtown areas
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1047	Arts need to be included within the plan. To not include it would be detrimental to our creative community and the enjoyment by all.
1052	The Douglas County Master Plan needs to have an Arts and Cultural Element. An Arts and Cultural Element in the Master Plan can ensure that our town centers will feature cultural facilities, have a full annual events calendar, and integrated arts programming
1053	Highway 395 should be made more pedestrian friendly, landscaping and wide sidewalks like they have done in downtown Carson City.
1054	The public library is a vital part and service to any community. It is an integral component of any community
1055	Dna
1056	Excellent public education opportunities
1057	Art and cultural elements...annual art centered events...art tours, districts and open studios
1059	Please continue to support local arts programs, including community theater, music events at the CVIC, summer concerts in the parks, Dangberg Ranch and the Parade of Lights.
1061	Traffic in and around Zephyr Cove, Round Hill and Stateline has at times increased to the point where driving Highway 50 west is a nightmare especially on holiday weekends.
1063	Promote the arts and cultural opportunities.
1077	Stop with rampant development particularly on good quality fertile land. Develop in non-arable lands.
1079	None
1080	The Douglas County Master Plan needs to have an Arts and Cultural Element An Arts and Cultural Element in the Master Plan can ensure that the arts are part of revitalizing our downtown areas An Arts and Cultural Element in the Master Plan can ensure that our town centers will feature cultural facilities, have a full annual events calendar, and integrated arts programming Goals and Policies of an Arts and Cultural Element should include Create and Enhance Arts and Cultural Facilities Create Arts Districts Make Art More Visible Increase Opportunities for Public Art Emphasize the Importance of Arts and the Economy Create Artist Studio Spaces Promote Cultural Tourism Increase Support for the Arts, Museums and Historic Amenities Develop Public Funding and Partnerships Engage the Arts Community in Planning Increase Arts Awareness and Education
1084	Promote the Arts and Theatre in the community. They provide valuable outlets for the parties involved as well as the attendees.
1086	The city needs to support the arts provided here in our town.
1090	We currently do not have a facility locally to proses small animals from local farms for local consumption. I see we will have a need in the coming future for such a facility, we should strive to consume locally and not import are food.
1091	I have lived in Summit Village HOA for nearly 19 years. The VHRs are destroying our community and continue to grow at an alarming rate. The main issues are excessive noise (parties and foul language until 1 to 3 am), trash (left outside of dumpsters and left on open spaces), too many vehicles which creates parking problems for those who live here full time and during winter months people ignore rules for clearing and moving their vehicles during snow storms thus making it impossible for snow removal. Please, please, make some rules and start enforcing them!! The County seems to be more concerned with what is happening down in the Valley and not with the top of Dagget Summit area. We are suffering up here and desperately need the County to help with these problems!

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1094	No none
1095	the ARTS. we are not a community with out the arts Goals and Policies of an Arts and Cultural Element should include Create and Enhance Arts and Cultural Facilities Create Arts Districts Make Art More Visible Increase Opportunities for Public Art Emphasize the Importance of Arts and the Economy Create Artist Studio Spaces Promote Cultural Tourism Increase Support for the Arts, Museums and Historic Amenities Develop Public Funding and Partnerships Engage the Arts Community in Planning Increase Arts Awareness and Education
1099	Enforce the 40mph speed limit from Spooner Summit to Stateline. Prohibit or install parking meters in HW 50 between Skyland and Zephyr Cove lodge.
1108	Please include art and music as part of preservation and development plan
1110	Consider the arts, all areas including music, theater, cultural exhibits, galleries, education and workshops when thinking about providing a high quality of life to young families as well as those in retirement. It's expected as a county that is so different from Washoe or Clark.
1112	I am an artist and see nothing in your master plan that provides encouragement for those involved in the arts. Please consider this as an important part of any community.
1115	No more Master Plan amendments. No development outside existing areas with urban-type services. No more development approvals until most (say 80%) of existing ones have been built.
1123	Our children need to go to school more days and more time. I cannot believe that we are allowing their education to be controlled by an interest group that has their personal lifestyle placed above the good of our children.
1127	transportation, bike lanes which I already said. Help with senior home owners to upkeep their homes. Real affordable housing for the lower middle class and poor. Support the arts and the development of a venue for plays, music, concerts.
1129	Lack of diversity in general is an issue, especially socially and economically .
1133	Remove the Sheriff from office and make a national apology statement to amend the worldwide disgrace he and the Library Board has brought onto Northern Nevada. https://www.washingtonpost.com/nation/2020/07/29/nevada-sheriff-911-blm/
1140	Do not further expand development beyond town and Urban Service Areas boundaries of 2018. Encourage infill development.
1145	Lack of concern for the rural areas away from town. More concern an interest should be given to those communities .
1152	Ensure water and sewage capacity. Upgrade public education quality.
1153	Insure more development and resources for the lake that are provided or proposed for the valley.
1155	see the ranchos community plan - it is a good model
1164	Go back to Question 16!
1165	Again, do not let Painted Rock Mine to ingress/egress the Johnson Pane Area. There are too many conflicting uses in the area, land values will depreciate, noise, Increased traffic, water consumption etc. the BoCc needs to do their job.
1166	Retain the rural character of our county. Build already approved projects before approving more.
1170	do not let the developer get away with doing thier share and putting it back on the existing tax payers
1173	We have far too few art opportunities, centers, activities and public art. There doesn't seem to be a sense that art have value...if we don't consider this in the master plan we might just continue down this road. Art is one of the few activities, focuses that help people think bilaterally...using both sides of their brain at the same time. It's not just a fluffy, empty waste of time. Art appreciation comes from seeing and experiencing it...without that as a community goal (and trust me...our parks and rec is almost impossible to penetrate as an art teacher...I've tried many times over the past 6 years...can't even get them to put FREE art demos on the calendar, so I show to teach FOR FREE... and no students. It gets worse...I've just given up.)
1175	Enjoy all that the Carson Valley Arts Assoc. does. Music concerts are a big plus for our community and need more support and more concerts. Would like to see more of the involent in the schools. Also enjoy the conterts in the Minden Park and in Genoa in the summer.
1183	The County should affirm its commitment to science and evidence-based decision-making in

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	the development of all goals and policies/plans. The County should strive to address structural racism and inequities in all of its institutions and services.
1198	Keep our roads paved.
1203	Traffic is a huge concern. New developments need to address their impact on traffic so that we don't flood the main roads with too much traffic
1207	Yes. The Painted Rock EA rock quarry is contrary to the nearby residential homes and residential level of infrastructure. Giant gravel trucks driving up and down Johnson Lane will result in hazards to people and other vehicles, tear up our access to Hwy 395, reduce our home values, and result in danger to our children riding school buses. Plus much more negative impacts to our rural community of homes.
1214	Painted Rock Gravel Pit. Expected congestion, road degradation and traffic from industrial trucking on Johnson Lane, Sunrise Pass Rd and Fremont Rd. Degradation of the aquifer and resulting loss of well water by the mining operation pumping 24,000 gallons of water per day. Fire abatement, as Knox mining proposes to control any fires of their 10,000 gallon diesel tank with hand-held fire extinguishers.
1223	Reduce our carbon footprint. We need community solar.
1226	Hold meetings with various home owners associations to discuss prospective master plan changes affecting their immediate neighborhoods within a 5 mile radius.
1229	"Keep our rural character" should be top priority. Too many developments already approved. Should have a moratorium of additional approvals.
1232	I'm in Jack's Valley just north of the golf courses. I moved to this valley because it was rural and life was a little slower. But continued development of the golf course properties is going to negatively impact the rural aspects of this valley. The noise from traffic on Jack's Valley Road is getting to be an issue. Folks are driving over the speed limit and with tire noise, I can hear the traffic a half mile away. It's like living next to highway 395. Who wants to live in that environment? I don't. I left Denver and the Bay Area to get away from traffic noise and pollution. More homes is not the answer.
1243	I would like to see how Douglas County can attract younger families to make their homes and raise their families here. What can entice more families to settle in any or all of our communities?
1248	No
1252	Discourage more light pollution. Protect dark skies. Do whatever necessary to keep rural character. No more giveaways to developers.
1253	Safer roads for bicycles--paving the shoulders to make it more safe to bicycle into town from outlying areas. Separate bike/pedestrian lanes for transportation and recreation. Each time a road is repaired, consider incorporating a safe way for bicycles and pedestrians to use the roadway. More traffic circles to slow down traffic.
1254	Restrict/Limit housing development north of Jack's Valley ranch in an attempt to preserve habitat for wildlife and maintain the natural beauty of the area.
1255	please allow for time for public input on proposed projects and keep the growth in check.
1264	There is nothing mentioned about arts and culture. GOAL XX: Encourage and support a vibrant arts and culture community.
1267	Need a comprehensive plan to deal with transportation especially as it deals with US395 and US50 through our towns.
1268	There are far too many approved developments that are not yet constructed. There should be a moratorium on further approvals until most of them are built. We need an updated water study to show the annual recharge, and how much we are using. Must take into account climate change.
1273	NA
1275	I don't see anything about arts and culture? The Douglas County Master Plan needs to have an Arts and Cultural Element! Supporting and promoting local arts and culture has to be a key part of community development. There should be a plan for public art and beautification. Art should be more visible in the community. There is a need for art studio spaces and small business market spaces. Art tours and open art studios will bring more tourists and have economic benefits. There should also be increased support for galleries, museums, and historic places that should involve developing public funding and partnerships, engaging the arts and patronage community, and increasing awareness and education.
1276	Low impact lighting please. Reduce light pollution, preserve our night sky.
1281	The empty lot on main street in genoa could be used as a parking lot for the town hall and all

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	of genoa businesses. The town should purchase this from the landowner for public parking.
1285	My quality of life has deteriorated over the years because of the huge increase in government involvement in my life from all levels. And this involvement comes from those who are more interested in power and control that sticking to the limited role of government .
1286	No
1288	Ban VHR's countywide.
1289	No
1290	I was hoping to see the Slaughter house be used on Centerville. I think it is important to keep the livestock in the valley. I would rather see open land and livestock rather than more houses. I know we need more affordable first time homes for young families with decent size backyards but we also need to keep the cattle ranches. Do we really need a lot of big expensive homes without any yards, if so than we definitely need more parks ?
1293	Overuse of community access roads by heavy vehicle traffic. (i.e. Johnson Lane)
1303	No more tracts of homes in Johnson Ln
1308	Social and recreational activities that respect Covid precautions
1313	Commissioners should listen to the people. We want very slow growth.
1316	A plan for arts and music, including a theater or concert hall would be an excellent addition to the community and is sorely lacking currently. More diversity of culture should be embraced.
1318	Concerned about the KNOX pit at the end of Johnson Lane and the small amount of thought about the impact that has gone into it. Glad to see the neighborhood trying to provide input and make a change before it advances too far to stop it.
1325	No comment
1332	Maintain high level of development standards were appropriate.
1348	No
1352	The County needs to focus development to "in-fill" and not permit or allow expansion of the community boundaries. Development needs to be limited to lands entirely suitable for development. Lands "marginally" suited must be protected and preserved. The County should look to "hard" boundaries, such as roads, to set the limits of development.
1362	Add trained mental health professionals who can/will respond with the sheriff. Expand understanding of and provide assistance for those needing mental health care
1363	Rents way too high. Personally, I think the wall they put around the new "Cottages" development on Kimmerling is incredibly ugly and really ruins the aesthetics of this area.
1370	Stop the Painted Rock disaster.
1373	Being so close to Tahoe and Reno tourism draws, Douglas could piggy back on some of those tourist dollars and create the arts and culture draws that we sorely lack. Community drama groups and Carson Valley Arts Council provide some but we need more.
1375	Stop the development of the Painted Rock Quarry because it is too close to the Johnson Lane residential area and will have a negative impact on the environment due to dust, noise, truck traffic, and water consumption.
1388	No
1392	Knox Mining does not give quality of life to Johnson Lane residents
1402	Just to reinforce the need to not allow VHR's in areas zoned for single family residences. These are commercial ventures-why would they be allowed in a SFR zoned area?
1403	Diversity needs to be supported and encouraged.
1419	The sheriff needs to shift his messaging and we need a disavowal of discrimination to promote an environment that will attract investment.
1422	As a resident of Alpine View Estates, I'm concerned about additional development along Jacks Valley Rd and above us at Clear Creek. Traffic has increased significantly on Jacks Valley Rd with development of Genoa, and I fear that with expansion at Clear Creek and additional development west of my neighborhood, many cars will be traveling through my residential area on Bavarian. If this development is all approved, what will be the traffic flow? Will there be more thorough fares? This additional traffic is a significant change and may disrupt the quality of life my neighbors and I have enjoyed for decades. I'm hoping that Clear Creek entries and exits will remain off Hwy 50.
1435	Provide community opportunities that promote understanding and and goodwill and that discourages policies, language, behaviors that are divisive.
1437	We need to keep our county rural and not let developers/development take over.
1441	I really believe that we need to focus on improving our infrastructure...it seems that those improvements are back loaded on any new construction when I'd rather see it front loaded. Charter is really dropping the ball on providing quality high speed internet...would love to see other options become available...especially for the commercial centers.
1446	No

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1455	We live near wildfire prone areas. It would be nice to know if there was a fire that we would be aloud back in to evacuate animals. My parents also live on the street and it would be nice to know we could get back in and help. Last fire behind us in jacks valley they would not let us come down jacks valley road
1474	No comment
1482	Make Minden and Gardnerville bicycle friendly communities
1490	See above - yes.
1496	More funding for Parks and Recreation.
1497	Better mental health resources and resources for the homeless. Luckily, I do not need child care but the lack of affordable or subsidized child care is an issue everywhere. Not every new home needs to be a McMansion. Starter homes have all but disappeared. There is nothing wrong with a cookie cutter tract home for young people/first tome home buyers/anyone. Mandating that a certain percentage of new construction be built smaller/less extravagant/you know what I mean so that are more affordable would go a long way.
1501	Before we encourage new commercial development we should encourage the use of what we already have. There have been many buildings standing empty for years.
1504	Priority must be given to the adequacy of the county's water supply going forward. It is not inexhaustible!!!
1512	A flourishing public library and public parks/playgrounds is very important to me.
1522	I cannot believe that the trucks coming and going from the Painted Rock Quarry are going to be allowed to use Johnson Lane. Makes this entire questionnaire worthless. There must have been something the county could of done to stop this activity approved by the BLM/BIA. It is extremely worrisome.
1525	How will Douglas County deal with homelessness as there community developes.
1526	One concern is identifying the cumulative aspects in a master plan. This can be the only central place where all community values can be addressed. when individual projects are proposed for development, their incremental impacts cannot be measure, but after many development occur they can be seen. The master plan needs to address this and manage it or our quality of life will not likely be improved.
1527	Emphasize to existing and developing businesses the importance of paying their employees a "living wage" so that the workforce may live a higher quality of life and thus the tax revenues for Douglas County.
1528	No.

Field summary for AdditionalComment

Do you have any additional comments?

Answer	Count	Percentage
Answer	244	26.21%
No answer	687	73.79%

ID	Response
12	There are too many "No-growth" initiatives. We need growth in this County. We need less police and we need police that are here to serve and protect, not control and dictate.
16	No
32	Stop fighting in the county commissioners meetings.
34	Goals are general; objectives are specific. Did they get confused or mixed?
39	No
45	no amount of money is worth what this so-called master plan community would do to our area. It would ruin in and then be regretted and no-one would suffer except the residents. When the day comes where overgrowth is more important than saving or keeping a tight knit community is when we need to not call us a community but a city of strangers.
46	Don't ruin the reason for which many people moved here. Be smart. Tell the developers to go to ... somewhere else.
50	Please seek a reasonable balance in development that fits the infrastructure of the town. Hwy 395 is crowded and unpleasant so much of the time. We cannot keep adding homes without changing our roads. No one wants anymore strip mall development like 395. What a nightmare.....30 different malls with no architectural common ground. The older houses and buildings are charming. The strip malls are ugly. I am thankful for all the beautiful parks we have!
54	Get better and cheaper internet service for the county. Provide bus service between north Douglas County and Carson City. Protect residents from wildfires and wildfire smoke. Protect residents from armed white vigilante militias.
60	We will need to grow our communities for the betterment of our area, however we must do it conservatively and not overwhelm certain areas. We have 300 homes going in at Genoa lakes Ranch course area which seems to be a little on the heavy side. There are plenty of other places to grow. Maybe we should look at structuring the builds to space it out a little more.
83	Fund and Protect our sheriffs/officers/ law enforcement. Our beautiful towns cannot be ruined by the extreme leftists.
84	I don't mind small growth as voted on but stop giving variances and get money from developers for infrastructure
86	No
88	Maintain and establish a distinctive character for each neighborhood.
90	THIS SURVEY IS USELESS. THE DEVIL IS IN THE DETAILS !!!!
97	Yes those who represent our County need to keep their political opinions to themselves they don't speak for me and they should use our tax dollars to platform their views! Hence the Douglas County Library!
98	Grow slow. Don't forget or remove our counties history. Protect it for future generations
100	The present board majority- walsh, penzel, rice- pay no attention to the master plan anyway. They, all 3, are handmaidens for the casinos and developers and make such changes to the master plan as the casinos and developers want, when they want it. It will be good when all 3 are no longer in office; perhaps then our commissioners will represent the people and not the casinos and the developers who finance their campaigns and the healing can start. So much damage by three arrogant men- what a shame.
103	Put in more bike lanes and multi use paths
111	Please save Douglas county!
119	Keep the rural lifestyle for the areas that are rural because that is why we moved there.
122	Fund improvements to pay for and mitigate the costs of heavy visitation use at Lake Tahoe. Keep our open spaces ,beautiful farm lands from over development of track homes. Open a recreation, community center,town hall ? for our youth, Seniors,others to gather in

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	the Johnson Lane community .
134	Offer more access points to our rivers for recreation without disturbing our wildlife. I am a transplant from California. I came here to get away from California, it's politics, it's insane ideologies. Please do not make Nevada like California. I came here for sanctuary and normalcy.
150	There is not enough room. Please resign all of you!
161	Keep Douglas County small, rural, quiet. We don't want to be anything else. We like it like it is.
163	Rid the county of the meth producers and addicts and improve road infrastructure
165	Growth is not the enemy. It is critical to keeping the county vibrant and competitive.
168	No
173	nO
180	No use of Johnson Lane area roads for gravel transport. Make them build their own expensive roads OUTSIDE of our residential areas. It is unreasonable to expect taxpayers to bear all the negatives I listed above AND see the value of their property negatively impacted. Get smart. THIS sort of thing is what we really elect you to protect us from.
183	Stop building more houses and apartments. Traffic is getting unbearable. Everybody is speeding.
186	Keep it rural. I've seen what happens to towns that prioritize development over the preservation of open space...no more natural habitat or animals and angry people that live too close together.
191	Consider a plan to lower taxes on the people of Douglas County by eliminating unnecessary expenses, such as large legacy debts like swimming pools. These sorts of enterprises can be better financed willingly by businesses and voluntary funding from members of the community who use them or find them to be beneficial.
209	let residents in a neighborhood decide what changes they want to their master plan person's submitting for changes must live in that neighborhood, not be a friend to a developer that wants to make changes to a neighborhood they do not live in
221	We absolutely love living in Douglas County and moved here for the beauty and peacefulness of the area. I am open for change but not too much so that it takes away from what we ran from in our last residence.
228	Build a public golf course north of Buckeye and east of Monterra
231	No
235	For a wealthy county, I am dismayed at the lack of housing and social supports (childcare, after school programs, reliable public transportation , etc) available to the less affluent of our community.
242	Good luck and stand tall.
246	Get an outside agency to audit the county every year. We are tired of paying for wmbzelement and mismanagement of funds from your self policing.
254	Get our speed bumps done!!! Someone going to get killed if this county keeps ignoring all the requests all of us has made in regards to slowing the through traffic speeding on Riverview / golf course pedisterans children walking up n down our street all day a bikes
260	Rethink the 3 Dogs Per Parcel code. Someone with 1/10th of an acre can have the same amount of dogs as someone with 3, 5, 10, or more acres and that isn't right. The codes were established to prevent puppy mills, but some updating is required.
264	A Master Plan should guide where growth can occur in the County. While strong Goals and Policies are an important part of the Master Plan, the Board of Commissioners must be willing to tell developers NO when they request a Master Plan Amendment, unless there is a preponderance of evidence outlined in the findings of fact that can make the case for approval. The Master Plan is only as strong as the Board that is elected to uphold the Master Plan.
265	Support Nevada and do not follow in the footsteps of California!
269	Included in other boxes.
272	Thank you for considering my comments.
277	Thank you for providing the opportunity to comment.
278	We need to have the commissioners to be non partisians - all vote... not just one part y. It does not make sense to have land and policy issues that are any particular It is a community issue not politics!!!!
283	I want to see very slow growth in Douglas County. We do not need to be the Carson Valley's answer to cheap housing, or increased business, unless proper roads are developed that don't impact Highway 395 and Highway 88. We need common sense solutions- not just caving in to someone who has \$\$\$. Highway 395 is so screwed up in town right now. Most of the day it's very difficult to get across the massive traffic flow in town to patronize businesses! Highway 88 continues to have accidents due to speed and impatient drivers who want to

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	pass. I also want to see the speeds dropped on Foothill. There have been so many close calls with crazy people passing both cars and bikes! And we need to have better laws to keep bikes in line! (ESPECIALLY on the Kingsbury Grade!!) They hog the road when riding double so cars are impeded. I strongly support more law enforcement!
289	Freeze population and housing growth
296	PLEASE STOP destroying our county with all these homes. so many of us dreamt of moving here to enjoy our golden years. Keep douglas county rural for generations to come.
298	If you could only find a way to blow the smoke back to California.....
301	I really think the focus needs to be on quality of life. There are fewer and fewer "bedroom" communities. Everyone seems to feel the need for extreme growth . This is a farming community. I've been coming to Douglas county since I was a kid for its fresh air, pastures, wild horses, open lands, friendly people and simple goodness., and now I'm lucky enough to live here. There are plenty of other communities close by if you need a more modern crowded life.
302	Ever thought of a tunnel under Main Street instead of a 395 bypass? Technically feasible, might be cheaper than developing all the land needed to go around Downtown, plus it'd be a lot less noisy and offensive to residents.
307	Yes. Do not waste 30,000 on an investigation. There is nothing to investigate. Use that money for books instead.
308	No
321	Keep our community great. There is a reason people want to come here and leave their old communities behind. It has to do with the small town atmosphere.
322	No.
333	No
350	NO or LOW growth. Only allow a minimal amount of building permits. Those big developers should have no more chance of getting a permit, than an individual who owns a lot. I am so appalled that they approved all these new developments approved. It's going to ruin our valley, before you know it we will be like Carson city.
351	No
356	We're a rural community. Lets keep it that way. Agriculture, small business, community support and less subdivisions.
365	Get the GGG out of our elected offices and all will be fine. We need smart growth, not no growth.
372	Prohibit the the Sheriff from administering "public safety" goals based on his personal, political preferences
382	Vacation Home Rentals are causing huge problems for residents in the Tahoe Basin, particularly after SLT changed their rules. The existing planning, approval, location, and management of these in Douglas needs a complete overhaul.
394	No
403	Thanks for the opportunity to provide our input. Good job!
411	No
412	Stop building
427	No
434	No
437	The bottom line for me, living in this still somewhat rural place, is to preserve the small bit that is left. It makes no sense to me to build more housing in the outskirts, such as South of Gardnerville Ranchos, when there are still so many open lots within already developed areas, and land that is closer to the big city where people work. What sense does it make to build (somewhat) more affordable housing, when people commute to Reno for work? There is a cost associated with a daily commute, a lot of time spent on the road, not to mention added pollution. If nature in all it's splendor is not enough for people, they truly should live in the city to get their entertainment and amenities there.
444	Limit further residential growth!
459	It seems like you already have a direction in mind. I have written a number of surveys and this one seems to be trying to direct responses to pre-planned goals.
461	stop las vegas from taking our water in northern nevada
463	No
468	The police need to respond to issues regarding the elderly without prejudice and free of bias.
471	What does question 9, goal 2 mean? What does "place" mean?
479	No. Thank you foer asking.
481	Would love to see something similar to the Summit Shopping center but on a smaller scale in Douglas County. Many of us are tired to driving to Reno, Sacramento or the Bay Area for quality goods.
491	Thanks for asking questions and seeking input!

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493	No
501	The County Commission does not provide existing residents a voice, or listen to our ideas to reduce this crowding in the Indian Hills area.
502	Keep Nevada Nevada
521	Increase out door restaurants Make our down town clean Preserve our HISTORIC BUILDINGS AND RENOVATE THEM.. don't turn them into parking lots... Upgrade them make them useable... Create a Theme...
535	Find me an area or city that underwent rapid, excessive growth and the water was more plentiful, the air was improved, and traffic congestion and crime went down. Thanks for letting me express my concerns.
536	The "I've got mine" attitude of so many loud political voices needs to be overruled. The master plan should not be used as a weapon to prevent property owners from putting their land to the most profitable uses. Blocking this via the Master Plan or other means is un-American and anti free market. Hardly the positions the majority political party of Douglas County espouses.
538	Douglas County is a disgrace. It has been as I grew up there and continues to be so now. It's a backwards culture full of racism and bigotry. The town will get what comes to it when it crumbles around itself should it not take active efforts to change
539	People live in the Carson Valley because of it's quality of life. In the planning process, that concept should be first and foremost!
542	Do not spend dollars that are not economically justified.
550	No
555	No
565	We are happy we do not live in a flood zone and, alert to Commission, please do not approve more housing in flood zones!!!! Johnson Lane Area probably needs more retail sources. Fire danger open space needs community awareness and mitigation.
577	I do not want water meters on residential rural wells.
578	There is already way too much traffic on 395. We need either an East side or West side by-pass, with right of way to expand in later years
580	no
616	Ban vacation home rentals
618	The County needs to understand how much weekend tourism the Tahoe Basin infrastructure is able to handle without impacting the overall safety of the full time residents.
626	no
629	none
631	Monitor adherence to Master Plan! Make exceptions to plan subject to public scrutiny and do not allow variances for favorite developers.
633	growth in the past was accomplished in a large part by being exempted from many requirements of the existing plan it is time to get serious about what will be allowed and enforce it
640	I appreciate the opportunity to contribute to this survey. I appreciate the work that our County employees do for all of us. My hope is that you will truly consider our input.
642	Don't forget that in 40+ yrs some of us may still be alive but won't really care. What you do now to this valley will be a forever thing. Don't lose sight of this beautiful valley and it's resources. We are depleting them in the name of "growth".....
646	Managed population and building growth must be regulated to maintain the relaxed and safe community we enjoy now.
648	I'd like this valley to stay as rural as possible. That os why I fell in love with it back in 1972 while passing through on vacation with my parents. I don't like the high density housing. It justs brings crime and people that are not contributing to our rural area.
651	Thank you for providing this survey.
658	These carefully worded questions may not reflect our opinions. Please keep the current rampant growth under control. Our neighboring communities are going crazy and it is heartbreaking. Let's not become the next silicone valley. Anyway, thanks for asking.
672	Yes, the county has collected \$11,500.00 from all the property owners in Rain Shadow Estates to complete Drayton Blvd.. Where did that money go, Douglas County??? If you are not going to finish Drayton Blvd., then why not put the money into rebuilding Marianne Way. All the very expensive, newly-developed, tax-paying properties that makes up RainShadow Estates has already paid for the development. What are we waiting for!
677	That is it.
685	don't have high hope that any of the surveys will be seriously considered.
689	Make sure that we work in harmony with the BLM to preserve the Wild Horses in our area.

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703	Stop building roundabouts.
705	No. Thank you!
717	keep our county safe , clean , historical . While meeting the growing demands .
720	See 19
722	This area needs to stay rural. Further expansion will only strain the community worse... Random comment.... these stupid ass lights at Johnson and Stephanie need to be better thought out so traffic can more efficiently merge ... on a daily basis i either witness a near accident or nearly involved in one because of the idiotic way these merge lanes are setup.
724	If you expand too much too fast then we are not a quaint friendly little town anymore then more crime comes in and we are no longer a safe little town .????
727	Growth is only beneficial when it is done thoughtfully. Keep in mind most of your current residents live here because they enjoy the rural lifestyle.
736	Please support your local pine nut wild horse advocate group and there agreement with the BLM. Require developers who are building near BLM land and our fish spring wild horses to install fences around the development as part of there infrastructure.
747	I can overstate the importance of adauquate workforce (affordable) housing in attracting businesses to the county. It is probably the number one reason businesses do not relocate to the county with the second reason being the onorus building approval process created by the anti growth types.
758	STOP STEALING FROM US UNDER THE GUISE OF YOU'RE TRYING TO HELP US. CALIFORNIAN'S. TELLING US TO CHANGE OUR HOLIDAY, TAKING AWAY MY WATER RIGHTS SO SOME CALIFORNIAN CAN HAVE IT CAUSE THEY HAVE A BIGGER PURSE???
769	We need to start addressing traffic. We need to expand our roads or create new ones. I think a HUGE help would be to pave Vista Grande from Jacks Valley to behind Walmart and do the same across the highway by making N. Sunridge connect to Topsy. That would keep a TON of cars from even entering the highway. Everyone who lives in Indian Hills, Sunridge, or the new housing development on N. Sunridge could easily access their goods and services. A LOT of the older population would probably appreciate not having to get out on 395. Thank you.
779	Quality of life and the support of healthy lifestyles that benefit the Community as a whole should be the priority. Priorities should not be controlled by political mandates or agendas of political parties or dark money groups.
780	If the County management believes this potential disaster should be undertaken, I propose a published list of all the staff voting for it. If these staff members are proud of their belief, how could they not want all the residents know who they are?
786	I don't agree with continuing to increase water/sewage cost for a select community (Johnson Lane) to pay for projects in other parts of the county or at the Lake. I hope continuing to gouge Johnson Lane residents is not part your "Master Plan".
787	Protect the wild horses. Keep BLM away....
808	We need to protect that which makes Carson Valley such an incredible pace to live ... the open spaces and lack of crowds. Don't destroy it by allowing developers to come in ... develop existing open spaces, then leave town with the money and leave the residents with traffic, insufficient services and crowded public spaces.
817	I think that is enough.
833	Keep it Rural!!!
845	Please try to address the systemic racism in all county government. With the 6pm siren not so long in our past, we have a long way to go. Thank you
846	I would like civility brought back to our public officials. I would like elected officials to respect the minority populations in out county. We need more leaders willing to bring people together for common benefit instead of negative responses to community actions. Being in Ag I support an animal processing plant be encouraged to develop in Douglas County. It could offer additional diversified employment and be supportive to livestock producers in the area.
847	I request that a new survey be created with open ended questions.
855	We need more new homes and new home subdivisions with spectrum.
858	Arts- in all of its myriad forms needs to be more encouraged and allowed to thrive in the county
863	Preserve infrastructure so future generations are not suck with the bill. Might need to raise revenue
871	No
875	N/A
883	Excellent public education and walkable community
885	The law enforcement community needs to learn how to deal with people much better. They need to get some training instead of instigate trouble. They accept "help" from gun-toting

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	vigilantes who have no control, no training, no respect for other citizens, and did nothing to protect the public from these thugs aggressively confronting law-abiding citizens where we work and live. I was not at the BLM protest, but what I saw there and later in my own neighborhood was out of control. It is unacceptable. Members of our county commission should take in consideration of ALL of the citizens, not just those whose political party they agree with. Having a rally during a pandemic was irresponsible.
889	NO NEW TAXES
894	No
897	No
898	See answer to question 19.
900	Most of the goals in this survey are not clearly stated. They are almost meaningless. For example, Question 15, Goal 2: What are "County values"? To make the question meaningful you have to state what those values are! Are those values your values or my values? Another example: Question 15; what input does the County have on BLM land? Isn't it beyond your control? Won't BLM land be preserved as long as it remains BLM land? So what does that question really mean? You are almost purposely being non specific in these questions. Most people will answer "agree" because of the way the question is written. If you truly wanted our input you would be more specific.
905	I love living in Douglas County. There is no other place on earth I'd rather be. We moved here because the people were so friendly, the scenery is so beautiful, the roads were not congested, there was no crime (at least not in Minden), and it was so quite. We were excited to become Nevadans and live a more rural life. But all of that is changing because of all the increased residential development, the influx of Californians trying to change our way of life, and the increasingly lax leadership at the Governor level. Please, please, do not let our beautify county fall victim to the curse of California. Let's us be proud rural Nevadans again. Thank you for the opportunity to provide input to the County Master Plan.
911	no
913	I have lived in this Valley for 45 years and served as a Registered Nurse for 25 years. This Valley is no longer a place where I feel safe from the ever increasing hatred and threats from those who feel they can do and say whatever they want as long as they wave the American flag and drive a suped up pick up truck. Sad that our conservative values have gone unchecked and now we are dealing with militia groups and white supremists in our own community. And no one with any decision making power seems to want to address this ever growing threat. I don't feel our local lawmakers are doing anything to protect us. They have their own good ol boy agenda.
923	This update should be done more thoroughly with in-person input in all communities. What's the rush? Wait until next year. Master Plan should be about what the residents as a whole want. It shouldn't be political, as it appears this year.
935	Do your jobs don't be Lazy Bumbs!
	* Beware the Peter Principales
939	If you want our opinions drive the 20 miles from your offices to TRE. Come to GID meetings and movies in the park.
944	when we have a Master Plan we need our commissioners to stick to it
950	Wish this would be heard.
955	no
966	I truly appreciate the County's employees working so hard on this project to provide our citizens/residents with as much information as possible as we move forward with a plan that would best serve us all. I appreciate the fact that you reach out to all of us for input. Thank you.
973	Yes I believe Douglas County at the Lake needs to be a different county than down in TRE. Period
982	We don't want to be a "Vibrant Economy"aka, growth, crime and gridlock.
993	no
1008	Not happy with parts of this draft plan that seem to favor more development. That is not what our citizens want. Not enough time to get full public input into this update this year, due to COVID-19 and other problems. Should wait until next year.
1012	Please take into consideration the upgrade of existing building or new facilities for arts, we need them in our valley.
1018	The arts need to be covered in any Master Plan going forward. They have been omitted from the Douglas County Master Plan. The arts strengthen the community socially by enticing residents to come together. They strengthen the community economically by branding the region as a known center for culture

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	and they bring jobs to the community.
1027	Don't California our Nevada. You'll be sorry in the long run if you do & there is NEVER TURNING BACK & WILL NEVER BE FIXED.
1031	Again, I am really appalled at how bad this survey is. Filled with far too many meaningless questions that do not give the Board of Commissioners good information.
1034	Disagree strongly with current master plan, especially with regards to the Chichester area expansion
1041	The questions were leading...
1046	This county needs to incorporate and support more culture like the arts.
1052	An Arts and Cultural Element in the Master Plan can ensure that our town centers will feature cultural facilities, have a full annual events calendar, and integrated arts programming that can promote tourism, as well as a higher quality of life for locals.
1054	So, I think the arts and the library need to have more attention in the survey and in our development as we plan for the future.
1055	No
1056	Excellent public education and walkable community.
1059	Thanks for asking!
1063	No
1077	We've been here 40yrs and have seen the changes to the Master Plan all in favor of development without regard to open spaces and lifestyle. When we moved here 40 yrs ago the Carson Valley was called the "garden spot of Nevada". That is almost no longer applicable.
1079	I lived in Douglas County for five years and Reno for five. Loved Douglas and still come back to enjoy the area.
1084	Don't lose the small town, community feel of our county. We don't want to be like our neighbors next door in California.
1090	We as a community should strive to integrate art as well as are culture in with are historic use of agriculture. More local food, access to local goods and foods, in a beautiful town full of culture and art, While being connected to are agricultural roots that feed and sustain us.
1091	No
1094	No none.
1106	As renewable energy resources are explored we need to remember the climate is warming and we need to encourage more solar collectors and wind farms.
1110	Travelers from all over the world will once again come into Carson and Minden because they provide a unique experience. They come down from Lake Tahoe and fall in love with the talented rural community. Build on that.
1115	Keep Douglas County rural.
1127	Thank you.
1128	Please be sure to include more and continued development of Arts and Culture in the master plan for the community.
1129	The goals are good and laudable but the devil is in the details. Many of these goals will have little attention paid to them and financial resources will be lacking to reach others.
1140	Strictly follow letter and intent of the current Master Plan in regards to amendments A Master Plan should reflect the long-term will of the people (rural character), not the short-term whim of some politicians or special interest groups (development).
1147	I feel the goals offer a common-sense approach for each element. I would think the overall results of this survey will be positive.
1164	I get financing all the pie-in-the-sky projects (After all, it's not your money, is it!?!), but things are seemingly out-of-control financially-speaking in DC! I've made numerous telephone calls regarding the deposits parcel owners paid (like \$500,000) for the completion of Drayton Blvd., but nobody has any answers. No more money for you until you start spending our tax money like it is your money!!!
1166	Again: Retain our rural character. That is what most residents want and what Master Plan should state.
1170	no
1173	We have far too few art opportunities, centers, activities and public art. There doesn't seem to be a sense that art have value...if we don't consider this in the master plan we might just continue down this road. Art is one of the few activities, focuses that help people think bilaterally...using both sides of their brain at the same time. It's not just a fluffy, empty waste of time. Art appreciation comes from seeing and experiencing it...without that as a community goal (and trust me...our parks and rec is almost impossible to penetrate as an art

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1175	<p>teacher...I've tried many times over the past 6 years...can't even get them to put FREE art demos on the calendar, so I show to teach FOR FREE... and no students. It gets worse...I've just given up.). Sorry, just exhausted from trying and getting nowhere.</p> <p>Slow, controlled growth with much consideration for open spaces, agriculture and our valuable history.</p> <p>Not happy to see that the gravel pit was approved by the commissioners. Something more should be done to intervene.</p>
1180	<p>These questions make me nervous. I implore you to maintain a hands off approach to much of what is being proposed here.</p>
1200	<p>Need adequate work force housing for police, fire dept, teachers, locals. They shouldn't have to live outside our County.</p>
1225	<p>Please preserve our beautiful way of life. Most of the jobs being developed are in Reno/Sparks so concentrate your development of homes there. I think we have enough housing on the books to last for a long time.</p>
1229	<p>Thank you for asking our opinion.</p> <p>Master Plan should be about long-range goals of population as a whole, not what lame-duck County Commissioners want.</p>
1232	<p>Clear Creek golf course development should not be allowed to encroach further down the southern slope of Jack's Valley. We don't need to see mega mansions dotting the hillside. This isn't California, don't let them turn it into California. We don't need those problems here. If the developers see a payday, they will exploit the situation or condition every time.</p>
1238	<p>Downtown Minden / Gardnerville will eventually need a highway bypass. Although construction will not start for many years, the route should be decided and the necessary right of way should be acquired.</p>
1243	<p>I would like to see how we can incorporate a more dynamic approach in including Arts and Culture into Douglas County either via tourism, the private sector, the County or even through the schools.</p>
1246	<p>The current master plan, as amended, had done a pretty good job of carrying out its goals as originally stated. The pitfalls in carrying it out lie mainly with the politics of the Board of Commissioners, who have the power to ignore the plan and the recommendations of the Planning Commission to approve development that flies in the face of its most basic tenets. I guess that will never change and can't be changed unless by voting in people who vow to uphold it. It has been a factor since I moved here in 1977, and I live adjacent to the egregious Clear Creek development which is a poster child for bad planning.</p>
1248	<p>No</p>
1252	<p>What's the rush? Master Plan update meetings need to happen in every community, including Topaz. Do it right, not fast.</p>
1255	<p>We are proud to call Douglas county our home. I volunteer locally and I am involved.</p> <p>Our COVID task team has done an outstanding job.</p> <p>Be fiscally responsible as we all are; a lot of people here live on limited incomes and can not afford tax increases.</p> <p>live within our means.</p>
1263	<p>We, as a County, need to not only look at new ways to serve our community and dedicate resources to such services but also place increased value on those services that already exist. Our leaders should not be looking at other Districts for money but rather celebrate, value and take time to understand the role they play in bettering our community and the overall health and wellness opportunities they provide.</p>
1267	<p>We need a long term reinvestment plan to support our local economy (Events and Arts Center for example).</p>
1268	<p>Do more public outreach.</p> <p>Master Plan must be consistent with values and desires of residents, not politicians or staff.</p> <p>Preserve our rural character.</p>
1273	<p>I'M THANKING STARS THAT I'M NO LONGER ON THIS BOARD.</p>
1275	<p>I am from the South, the actual Southern part of the US, so am not fooled by false rhetoric justifying the sundowner whistle everyday at 6p. Anyone in the know can not help but cringe everyday at 6p. The local American Indian community has asked that this stop. Listen to them! Cut that out now or risk becoming known as "Racist Valley." Leave the noon one, but you don't have to warn the undesirables to get out of town every evening anymore.</p>
1286	<p>No</p>
1289	<p>No</p>
1293	<p>This has always been a rural/agricultural area and should not aspire to be another overcrowded city/county. This is why we have a Minimal Growth Plan to preserve our way of life and natural resources.</p>
1294	<p>I repeat No wind or solar energy projects No smog checks No more building of residential or</p>

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	welfare housing Fox the potholes in the streets Master Plan shall be law Any changes to it must be voted upon
1298	It does concern me how to answer some of these general statements without more information.
1308	If we are asked to consistently provide input for the Master Plan, I expect elected officials to refer to the Master Plan during their deliberations and decision-making.
1325	No
1327	Do not allow the County Departments to become overstaffed.
1332	Thanks for the opportunity to participate
1348	Don't allow development in flood planes
1362	I find individuals dressed in militia outfits to be threatening and confusing. Can they have a separate playground?
1370	Look at why the cost of water is much too high.
1382	For all of the goals, I would like to see each responsible agency set annual metrics and then publish annual achievement against those metrics. We need more transparency with what is expected to be accomplished and what actually is accomplished.
1388	NeXT time add question whether or the person completing the survey may be contacted about
1390	I moved to this area like most people I have met for the charm and open land. I would hate to see it overdeveloped and become like California or even Reno or Carson. I would like to see it's open spaces, farmland and BLM land kept as it is currently. Let those who want the city life and crowds move to other places. The country charm is what makes this place special and the people special. Never lose that!
1402	Just to reinforce the need to not allow VHR's in areas zoned for single family residencies. These are commercial ventures-why would they be allowed in a SFR zoned area?
1406	I agree with the goals. The issue is the competency and "touch" required to achieve them without turning current farm/ranch land into additional housing tracks and keeping industry in appropriate areas as well as affordable housing.
1419	Thank you
1425	Please stop the increase of VHR' s in residential neighborhoods in all of the Lake Tahoe basin. It's becoming a safety issue for all residents not to mention the housing shortage for most of our local fulltime working residents.
1427	More support for our Ag community
1430	As mentioned above, we want LIMITED and sustainable growth in our County. We want to maintain our rural quality. Even right now, you not only can't easily turn left onto Hwy 395 around town, now you can't even easily turn right, there are SO MANY cars. We DO NOT want to look like Carson City or Reno and do not want developers and construction businesses to rule the roost and build something on every piece of open land. Thank you for asking!
1437	None
1439	It sure would be nice to see some money spent down here in south Douglas county, especially on roads. Topaz lake park brings in a small fortune , but the money does not go to improving the park The county assessor acts like we are lake Tahoe lake front property down here. That crazy tax assessor KENYA calls me every month and ask if I have any improvement's on my property, AT WHAT POINT DO I CONSIDER THIS HARRASMENT !!
1444	I love our community as it stands today - it is small, it is friendly, we don't need any more "box" stores, just keep the small "ma and pa" places so we can continue to support them.
1446	No
1455	We live near wildfire prone areas. It would be nice to know if there was a fire that we would be aloud back in to evacuate animals. My parents also live on the street and it would be nice to know we could get back in and help. Last fire behind us in jacks valley they would not let us come down jacks valley road
1459	When I moved to Douglas County more than 20 years ago, I was impressed by the area's natural beauty, wide open spaces, sense of community, and civic pride. I was hopeful that it would stay that way. Over the last few years, I have noticed some disturbing changes, including developments that put profit above people, a loss of community, incompetent leadership, a strain on our infrastructure, and increased crime in my neighborhood (after the opening of the COD Casino, I have had multiple drug busts in my front yard - I was told by the sheriff that these were people who were walking home from the casino). When Minden/Gardnerville started to grow, I was hopeful that we would attract local business that would bring vibrant restaurants and culture to our town. Instead, we have seen the addition of Walmart, Sonic, another car wash, the COD Casino. I am saddened by the direction we are moving, and hope that a new set of leadership, one that has a vision for a

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	more carefully, respectfully planned Douglas county, will prevail before it is too late.
1474	None
1481	Stay Conservative and use common sense..
1491	Too many trick questions
1496	None
1497	Yes please tell people who are getting pulled over not to stop on Main Street. There are plenty of places turn in so that they're not putting there's, the officer's, or my safety in danger.
1498	there should be crosswalks at the Mitch and Dresslerville intersection (near Mitch park) and pedestrian sign or light. There should be a stoplight or roundabout at ironwood and 395, also Muller and 395. The entire area lacks sidewalks and bike lanes...especially on the dresslerville, riverview, centerville, waterloo roads which are main roads into/out of town...
1501	I think it was a good idea to have such a survey.
1523	No welfare housing
1525	Thanks for a survey.
1528	No.

*some offensive or derogatory language such as curse words has been removed