

# WHAT MAKES NORTH EL DORADO COUNTY SO SPECIAL?

*There are many qualities which make North El Dorado County a special place to be: rural lifestyle, fantastic outdoor recreation, natural beauty, running, hiking, horseback riding trails, sense of family, low traffic, home-based business, agriculture and animal raising to name a few.*

**Outdoor Recreation and Agriculture:** North El Dorado County offers world class natural resources and tremendous opportunity for recreation (e.g., hiking, biking, horseback riding, white water river rafting, kayaking and other water sports), award-winning wineries and agriculture. Exceptional local trails abound, for runners, hikers and horseback riders alike.

**Scenic Views:** People come to live or drive leisurely on the country roads for the sense of natural beauty.

**Close Proximity to Major Shopping and Business:** Close to large shopping centers such as Roseville, Folsom, and Sacramento. Sacramento is 45 minutes away and is the capital of California and seat of politics in California. San Francisco is three hours away and Reno is two.

# ALL SAID, EL DORADO COUNTY IS A PERFECT PLACE TO LIVE, WORK, AND PLAY. COME VISIT!

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# NORTH

## EL DORADO COUNTY

*Eureka! The Land of Gold and Good Life!*



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# WHY LIVE, WORK AND PLAY IN EL DORADO COUNTY?



**Rural Lifestyle and Home-based Business:** Most who live in El Dorado County say they value the rural lifestyle. For those who want to live and work from home, the County allows for a home-based business – no commute required and parents can be at home for their children.

**Low Traffic:** Traffic is relatively mild, especially in contrast to urban areas such as the Bay Area and Southern California, and even Sacramento.

**Early California History:** The Gold Rush started in North El Dorado County which brought life to California.

**Sense of Family:** A recent survey of County residents and business owners say the quality they especially value, and which can distinguish the County from highly urbanized and densely populated areas, is a ‘sense of family’ throughout the community. North El Dorado County does not have a highly transient population, and new folks are welcomed to the community.

**Something for All Ages:** With relatively affordable home prices and beautiful rural environments, there is great appeal to the young as well as those retiring and ready for the good life. When people move to El Dorado County, they tend to remain here.

**Agriculture and Wineries:** Agriculture and wineries are highly valued in El Dorado County. Agriculture of many types, including grape growing, cattle grazing, crops, and raising animals is highly encouraged. Agriculture may occur on larger as well as smaller residential properties.

**Reasonably Priced Housing:** In North County, close to Auburn and Highway 80, most of the housing is moderately priced, generally ranging from \$300,000-\$450,000 on small acreage. North County is a single family home community on rural acreage with a very high ratio of horses to residents. There are exceptional and vast riding and hiking trails nearby. Residential properties can range from small parcels and upwards to large acreage. Auburn Lake Trails is a gated community with a golf course, horse barn, and more.

**Opportunity to Work from Home:** A new zoning ordinance allows for operating a business from home. This ordinance even allows for employees, depending upon the size of the parcel. The following are examples of types of home-based businesses: student instruction, health resort and retreat center, bed and breakfast inn, agricultural homestay, guest ranch, crop production, animal raising, lodging facility, agricultural support services, vet clinic, ranch marketing and winery, to name a few.

**Timberland and Forest:** Fifty percent of El Dorado County consists of timber and forest. The County offers a breathtaking national forest with abundant opportunities to relax and play.

**Business:** Larger businesses, including large retail stores, typically operate in commercial centers along Highway 50, from El Dorado Hills up to Placerville. In contrast, North County, in closer proximity to Highway 80, tends to be more rural residential, with localized shopping in smaller rural

business centers. A recent Citizen Engagement Survey (12/2015) indicates many people ‘work in government, are self-employed, or retired’.

The 12/2015 survey of county residents also notes the rural nature of the El Dorado County is significant to both old-timers and newcomers. Industries which could promote employment, but not destroy the character of the region include: destination tourism/promote tourism, agricultural industries, technological industries, energy farming (solar), lumber and timber production, health care education/four year, home-based businesses, recreational industries, farming and livestock – small scale/organic, medical technology and boutique medicine, research and development, bio fuels/waste wood and brush/forest slash.

**Quality of Life:** As a local El Dorado County realtor of 37 years, writes: “Welcome to one of the prettiest “quality of life” rural small town areas in the entire country. This is the heart of “gold country” at its best with mountains, rivers, vineyards, forests, wilderness areas, lots of open space and excellent recreation. Only a few hours east of San Francisco; so driving to the ocean is always an option. At the same time, it is an easy drive west to Sacramento and a short drive to the east to gorgeous Lake Tahoe for skiing and wonderful wilderness hiking areas. This is the place to raise a family or retire with four moderate seasons. People are friendly here and the pace of life is a little slower.”

