

DOBBINS/OREGON HOUSE

**COMMUNITY ACTION
PLAN**

August 13, 2001

Table of Contents

Climate and topography	Page 3
How the process started	Page 3
Vision statement	Page 4
<u>Vision Point #1</u> - We are a friendly community which values and preserves the natural beauty and lifestyle of a rural environment.	Page 5
<u>Maintain Rural Environment</u> subcommittee review	Pages 5-7
<u>Signs</u> subcommittee review	Page 7
<u>Vision Point #2</u> - We promote the health, welfare, and safety of our community members.	Page 7
<u>Community Center</u> subcommittee review	Pages 7-10
<u>Medical Center</u> subcommittee review	Pages 10-11
<u>Beautification/Tree Removal</u> subcommittee review	Page 11
<u>Transportation</u> subcommittee review	Pages 11-12
<u>Vision Point #3</u> - We appreciate our rich history, traditions, and recreational opportunities.	Page 12
<u>Historical</u> subcommittee review	Page 13
<u>Recreation</u> subcommittee review	Page 13-15
<u>Vision Point #4</u> - We plan for balanced growth to meet the needs and facilities required for all residents and visitors.	Page 15
<u>Town Center</u> subcommittee review	Page 15
<u>Support Cottage Industries</u> subcommittee review	Page 16
<u>Public Relations</u> subcommittee review	Page 16
How the group will sustain itself	Page 17
How to measure success	Page 17
Appendices	
Minutes of meetings	

Although geographically separated, the two neighboring rural communities of Dobbins and Oregon House came together to create this Community Action Plan. They share many values, services and civic groups. Reference to a 'community' in this document applies to both Dobbins and Oregon House communities.

Climate and Topography

The community is located in the heart of California's Gold Country in the foothills of the Sierra Nevada Mountains of Central California. It is spread along both sides of Marysville Road, which runs North by Northeast between Highway 20 to Highway 49. The geography is hilly and heavily-forested, and is bordered by Collins Lake and Bullards Bar Reservoir. The lower elevations are primarily forested with oak trees, some ponderosa and digger pines, and manzanita. The higher elevations are primarily forested with ponderosa pines, cedar trees, madrones, manzanita and a wide variety of oak trees.

The area's climate is typical of California's Gold Country, with the elevation ranging between 1,200' to 2,500'. Summers are hot and arid with highs in the upper 90's & lows in the low 60's. Winters are wet, with most of the year's rain falling from late October through early April and with highs in the mid 50's and lows in the upper 20's. We are usually below the winter snow and above the valley fog.

How the Process Started

This Community Action Plan was created through the combined efforts of the communities of Dobbins and Oregon House, the Yuba-Sutter Economic Development Corporation, Yuba County, and the U.S. Forest Service (USFS). In August 2000, the USFS awarded a grant to assist the Dobbins/Oregon House community to identify its goals for the future. Two public meetings were held and a planning committee of residents was formed. Therefore, this Community Action Plan represents a unified voice of the Dobbins/Oregon House citizens. It was created through a grass roots organization, which included a wide spectrum of the diverse people living there and intended to exclude no one.

VISION STATEMENT

As the residents of Dobbins/Oregon House, we have agreed that we share the following core values and goals for the future of our community:

- 1. We are a friendly community which values and preserves the natural beauty and lifestyle of a rural environment;*
- 2. We promote the health, welfare, and safety of our community members;*
- 3. We appreciate our rich history, traditions, and recreational opportunities; and*
- 4. We plan for balanced growth to meet the needs and facilities required for all residents and visitors.*

These four points of this Vision Statement guided the committee through the planning process.

Vision Point #1 - We are a friendly community which values and preserves the natural beauty and lifestyle of a rural environment.

One of the main reasons people live in the Dobbins/Oregon House area is its beauty and rural atmosphere. The area is heavily forested, and there are four lakes and a number of streams. Yuba County's General Plan calls for parcels to be at least five acres in size, giving residents the option of interacting with neighbors or protecting their privacy as they desire. This option is very important to the community.

A **Maintain Rural Environment** subcommittee was formed with the challenge of describing clearly what aspects of our rural community we have grown to cherish and want to preserve in the future. The following statements paint an image of what we want to preserve:

- Our community represents a traditional rural environment.
- We live in a foothill area of scenic beauty. We value this and want to preserve it.
- We have chosen to live in an area relatively untouched by urban sprawl, and desire to see it remain that way.
- We value low density housing and population, where one notices few people and where there is relatively little traffic on the roads.
- We value having our homes secluded and separated, part of the environment, such as low-density single family dwellings that blend well with the surroundings.
- We prefer structures and utilities which blend into the environment, not dominate it.
- Our people are diverse, but represent a frontier attitude of freedom and individuality.
- Our people value the serenity and slower pace of the area, which encourages the development of strength of character and freedom of the individual.
- We love our land and know our relationship with the land is vital to living a wholesome, uncluttered way of life.
- We value being able to own our own land and use it in individualistic ways.
- We value our forests and prefer they not be removed to plant food crops or to support commercial development.
- We value the recreational aspects of the area, where people can live or visit to get away from the din of urban development.

- We recognize that certain governmental regulations are necessary to protect basic health, safety and cleanliness, and to prevent landowner abuses which might damage our rural environment, but desire a minimum of regulation consistent with basic protections.
- We want to keep low-density land zoning.
- We do not want to see increased traffic, urban types of business and "development".
- We prefer unhurried simplicity, privacy and quiet over having a nearby mini-mall, service station, rushing autos or service trucks.
- We value our clean, fresh air. We wonder at vast starry nights without night lights obscuring their brilliance.
- We value our clean surface and ground water sources and want to see our water resources protected.
- We value quiet, except for the sound of birds during the day, crickets at night, frogs croaking, and the occasional winds and rain of a storm.
- We like seldom hearing the sound of a siren or of noisy neighbors.
- We prefer the landscapes of nature and unfettered open space; and value the silhouette of oaks against winter sunsets, rather than rooftops.
- We value leaves beneath our feet, not pavement.
- We prefer varied agricultural uses such as farming, cattle, orchards and vineyards.
- We value seeing wild animals roam our lands.
- We value our rich diversity of plant, insect, and animal life and want to see a balance achieved between fire mitigation and the preservation of wildlife.
- We wish to retain buildings in our community which remind us of our ancestors, history, and times gone by.
- We like being able to exchange ideas and advertise our needs and services at a community bulletin board.
- Preserving our precious rural environment encompasses a keen, conscious awareness of what we do in our daily lives that may affect our very private, quiet and simple traditions.
- We prefer that all development in our community is done in a manner which sustains and improves this rural environment.
- We know more is not always better.

FURTHER ACTION planned by the Maintain Rural Environment subcommittee: None at this time.

The **Signs** subcommittee was formed to promote both a sense of place and a friendly, welcoming image for the two communities. In keeping with this mission, the subcommittee members developed a list of signs to erect and decided on the locations for them. The committee worked to develop a design for the signs, and also asked for permission to erect signs on both private and public property. Currently, the subcommittee is finalizing locations & design, and expects to have signs up within a year.

FURTHER ACTION planned by the Signs subcommittee: Erect pleasant, welcoming signs entering our community.

Vision Point #2 - We promote the health, welfare, and safety of our community members.

The residents of Dobbins/Oregon House care about their neighbors and support the construction of a new community center for the area. We also want to ensure that everyone has access to sufficient transportation and health care. We want to make our community more fire-resistant and promote fire-safety awareness. These considerations have guided the *Community Center*, *Medical Center*, *Beautification/Tree Removal*, and *Transportation* subcommittees efforts.

NEED FOR A NEW COMMUNITY CENTER

There is strong support within the community to build a new community center as a central location for public gatherings. Our Committee feels that a community center is an important component to the well being of our rural community. It will serve as a center for dissemination of information and recreation which does not currently exist. Quality of life would be improved

as a result of an investment in developing such community resources. A non profit organization has been formed to build this project. It is called the Dobbins Oregon House Improvement Foundation, Inc. (DOHIF), which is sponsored by the local Lion's Club. This group has begun the groundwork for this project. The Community Center subcommittee was formed to assist the DOHIF with their ongoing efforts to finance and construct a community center.

There are only two small community meeting halls: the Agnes Deen Community Center in Oregon House and the Grange Hall in Dobbins, both of which are over 100 years old. These aging building are inadequate, their size is too small to support the population and they don't meet current and future needs.

POSSIBLE EXPANDED USES FOR A NEW COMMUNITY CENTER:

1. A library operated by volunteers, assisted by the Yuba County Library.
2. A Sheriff's Sub-station.
3. A tourist information center.
4. An emergency evacuation center and fire staging area.
5. Multiple meeting areas that can be used by several different groups simultaneously.
Organizations currently needing a place to meet include Boy Scouts of America, Girl Scouts of America, 4-H Club, Yuba Feather School, Home School network, Yuba County polling location, Dobbins/Oregon House Volunteer Fire Department and Auxiliary, Dobbins Elementary School, Church Youth Groups, Maidu Indian meetings, community planning meetings, fund raisers, craft shows, private weddings and funerals.
6. Community dances, social gatherings and public forums.
7. Community plays.
8. A place for activities such as an educational or cultural center could be provided. This could include continued education classes, home schooling meeting place for special programs, group times, arts and crafts.
9. A location for exercise programs.
10. A community park & baseball field.

THE COMMUNITY CENTER PROJECT HAS ALREADY BEGUN:

As of summer 2001, the following has already been accomplished by the DOHIF to pave the way for this project:

1. 20.15 acres of land has been purchased, which is centrally located between Oregon House & Dobbins, directly off Marysville Road.
2. Engineered plans have been prepared for a 10,000 square foot, metal framed stucco building with interior rooms.
3. The zoning has been changed and building permits have been paid.
4. Mitigation of negative declaration has been approved with zoning.
5. Rough grading has been started on the road and building site.
6. A water well has been installed.
7. The septic system is being installed.
8. PG&E service has been installed.
9. A 33,000 gallon water storage tank has been installed.
10. Miscellaneous outside lighting and kitchen equipment has been obtained.

THE REMAINING CHALLENGES FOR COMPLETION OF THE COMMUNITY CENTER PROJECT ARE AS FOLLOWS:

As of summer 2001, the remaining steps needing funding are as follows:

1. Cost of the metal framed, stucco building.
2. Foundation and erection of the building.
3. Finishing the kitchen and meeting areas.
4. HVAC system installed.
5. Insulation installed.
6. Final grading and paving the access road and parking areas.
7. Future projects such as a park, Little League baseball field, jogging trails and sports courts need to be built as funding becomes available.

The projected budget for this project is \$750,000, of which approximately 62% remains unfunded. To date, the DOHIF has continued with the project, step by step, as they have obtained funds without incurring any debt. This marks a substantial commitment on behalf of our community. We are currently seeking available grants or donations to aid in the completion of this project.

FURTHER ACTION planned by the Community Center subcommittee: Continue raising funds for the completion of this project through grants & donations. As funds become available, support DOHIF in organizing volunteer labor for it's construction.

In addition to the Community Center, three remaining subcommittees which worked on issues related to Vision Point #2 were the *Medical Center*, *Beautification/Tree Removal*, and *Transportation* subcommittees.

The **Medical Center** subcommittee was formed to investigate unmet medical needs existing for our residents and the feasibility of desired changes. The area is served by a small medical clinic in Oregon House, medical centers 12 miles North in Brownsville and 20 miles East in North San Juan. The nearest hospitals are about 30 miles away in Marysville, Oroville & Grass Valley. The subcommittee canvassed the existing medical community to look at the feasibility of a new medical center in Dobbins/Oregon House community.

Our area needs a clinic with a family practitioner who can handle routine office visits, minor emergencies such as stitches & X-Rays, dispense routine prescriptions and can also accept Medi-Cal or Medi-Care patients. Although the nearest clinics in Oregon House, Brownsville & North San Juan meet many of these needs, there are still unmet needs:

- Oregon House currently has a doctor only on a part time status.
- Brownsville doesn't currently accept new Medi-Cal or Medi-Care patients.
- The area doesn't currently have a facility to dispense routine prescriptions.

The Committee is not recommending that the community pro-actively pursue building a medical center at this time, nor has any site been considered for such a project. In the future, however, if a private interest is proposing a medical clinic, they should be encouraged to meet the needs specified above.

FURTHER ACTION planned by the Medical Center subcommittee: Meet with the management of the existing health care providers in our area (Rideout-Fremont Medical Group & Sutter North Medical Foundation) to present our need and discuss the feasibility of a local family practitioner's clinic in our community which serves the unmet needs shown above.

The **Beautification/Tree Removal** subcommittee focused its efforts on the urgent need for removal of trees killed by two recent major forest fires our community experienced over the past 4 years. These dead trees represent more than a blemish on the scenery; they represent a severe fire risk. Removal of the remaining dead trees is a high priority for the safety of our community. The subcommittee found federal and state grants that subsidized property owners who wished to remove fuels from their property. Seven contracts in 2001 were approved for a total of \$55,000 for this purpose. Substantial work remains to be done.

FURTHER ACTION planned by the Beautification/Tree Removal subcommittee: Continue searching funding sources and remove the dead trees in our community to reduce the existing fire hazards. Once funding sources become available, communicate these sources to our community.

A **Transportation** subcommittee was formed to investigate our transportation needs. They focused on ways to increase the ability of Dobbins/Oregon House residents without a vehicle to get to Marysville and Yuba City. It especially focused on people trying to get to Yuba College, go shopping, and get to the valley's medical facilities. Currently there is a limited bus schedule from Yuba Sutter Transit. The subcommittee concluded there was not enough of a market at this time to expand public transportation. Presently, transportation of the elderly are limited to volunteer organization, such as the Hilltop Gang. Although the population can't sustain expanded public transportation at this time, commuters are encouraged to car pool and we recommend they utilize public billboards to find suitable matches.

Until public transportation becomes more feasible, the primary mode of transportation remains the automobile. The road system consists of Marysville Road carrying the primary flow of traffic to and from the Sacramento Valley, being fed by numerous smaller county roads. Recent Federal construction projects have improved Marysville road to a condition which is adequate for the volume of traffic; however the condition of most of the smaller county roads are in poor shape and in urgent need of substantial maintenance. Our county is poor and claims they are doing the best they can to maintain these roads with their limited budget. Since these smaller roads aren't thoroughfares, State or Federal funding isn't likely. Therefore, we must continue to communicate which roads are in the most urgent need of maintenance to Yuba County's Public Works and to the Yuba County Board of Supervisors. Our area continues to grow in population and these roads need more appropriate levels of maintenance.

FURTHER ACTION planned by the Transportation subcommittee: Continue lobbying for better road maintenance of our county roads.

Vision Point #3 - We appreciate our rich history, traditions, and recreational opportunities.

Beginning as gold rush communities in the 1850's, Dobbins and Oregon House both have rich histories and a mix of old and new residents. Much of the land is dotted with old mining claims and the occasional old mine. It is important for us to recognize and cherish our history, as well as the traditions of our native peoples and pioneer families. Further, its physical setting provides a wealth of outdoor recreational opportunities such as hiking, biking, fishing, boating, hunting, horseback riding, and even panning for gold. These considerations guided the *Historical*, and *Recreation* subcommittees.

The Dobbins/Oregon House area has been inhabited for thousands of years, first by the Native American people (primarily the Maidu), and more recently by participants in the Gold Rush, their descendants, and others who wanted to enjoy life in the area. Many of the area's residents wish to preserve the record of this history, so the planning committee formed the **Historical**

subcommittee to address the issue. The members of the subcommittee researched historical documents and worked with some historical societies, namely the Yuba-Feather historical society, to ensure that the Dobbins/Oregon House area's history is being documented and preserved. In addition, the subcommittee plans to offer occasional historical tours to help raise community awareness of the rich historical context in which they live. In addition, a historical map is being considered as a leisurely way to visit some little known historical sites, mines & memorabilia in our community as long as permission to access these sites can be obtained from the various property owners. Once the new community center project is completed, it is the desire of the committee to restore the Agnes Deen Community Center. Originally established as a two room schoolhouse in 1870, this building should become a museum.

FURTHER ACTION planned by the Historical subcommittee: Prepare a historical map of our local historical sites after obtaining permission from the various landowners to allow the public on their property to view these sites. Continue preserving our historical records & sites whenever feasible to do so.

The Dobbins/Oregon House area is a nature-lover's wonderland, and the **Recreation** subcommittee was formed to identify the recreational needs and opportunities for the community's residents and visitors.

We acknowledge the need for additional recreational facilities in our community. Many of these needs will be met with the planned Community Center, which will include a park, Little League baseball field, jogging trails, sports courts, in addition to the meeting hall and library.

We currently have four lakes which provide excellent facilities for outdoor recreation: Collins Lake, Lake Francis, Lake of the Springs and Bullards Bar Reservoir. Each lake offers unique facilities, but cumulatively offer camping, RV hookups, fishing, water skiing, rental boats (including houseboats), cabins, rental trailers, meeting halls, swimming, dining and hiking. These lakes currently provide excellent facilities for our local residents and tourists. It should be noted that the community appreciates and supports these tourism-based businesses. They represent a substantial source of local employment, based on income from outside our community, which has a positive effect on many residents and local businesses.

Hiking, biking, skateboarding, horseback riding and off-road motorcycling are some of the activities in our community; however, there are currently no public areas set aside for these activities except for some trails at Bullards Bar. To increase recreational opportunities, the subcommittee focused on the possibility of opening more hiking, mountain biking & horseback trails in our surrounding areas. The following are some locations:

- The Ponderosa Way. This was built in the 1930's by the federal government as a fire break and extends the length of California, North & South. The road is disappearing in certain areas as right-of-way questions raised are not resolved. Maintenance of the Ponderosa Way seems to have been abandoned, but holds potential to be reclaimed for recreational trails.
- California Hiking Trail. This trail is used to link Fountain House & Merriam Roads in Dobbins, but the signage was destroyed in the 1997 Williams fire. The signage should be restored to preserve this trail as the forest is reclaimed.
- Bullards Bar Reservoir Trails. There are several trails at Bullards Bar Reservoir open to hiking, mountain bike riding & horseback riding; however, few people know about them. Multi-use trails can work with cooperation of clubs. An example is the Stillman Horse Trail which shares motorcycle, mountain bike & horseback riding through a cooperative alliance between clubs that respects each others' use of this area.
- Possible new trail locations. The goal of any new trails would be to link two sites, such as two communities, lakes, historical places, etc.. New trails should be multi-use trails and it would be best to consider locations on public land vs. private land. Our community has public land managed by Bureau of Land Management (BLM), USDF, CDF & Yuba County Water Agency. The following are possible locations:
 1. A trail linking Bullards Bar Reservoir to Colgate Powerhouse, and then to Lake Francis.
 2. A trail linking Dobbins to Oregon House.
 3. A trail linking Dobbins to Bullards Bar Reservoir.

FURTHER ACTION planned by the Recreation subcommittee: Continue pursuing the possibility of converting existing trails & abandoned roads into hiking, mountain bike & horseback riding trails for public use. And to continue with possible new trail locations. If feasible, obtain an easement from the land agency or owner, then coordinate volunteers to restore these trails to a usable state, and to maintain them. Once the trails are complete, maps should be prepared showing these trails for our community & visiting tourists.

Vision Point #4 - We plan for balanced growth to meet the needs and facilities required for all residents and visitors.

While we recognize that growth will inevitably occur in our area, we wish to influence and direct that growth in order to retain our community's rural atmosphere. Our community should provide for the social and economic needs of its residents without excessive and undesirable effects.

The **Town Center** subcommittee was formed to review the concept of a town center.

As our area grows, there will be a need for some service & sales businesses to accommodate the population. The concept of a town center was reviewed since it promotes an attractive, pedestrian environment where the visual impact of parking areas and buildings would blend into the surroundings.

After investigation, the committee agreed that such a concept is possible and could be complimentary to our goals of retaining a rural environment. However, the Committee is not interested in advocating the creation of a town center at this time, nor has any site been considered for such a project.

FURTHER ACTION planned by the Town Center subcommittee: None at this time.

Because of our rural nature, some citizens prefer to live and work within this community. This work may include earning a living from our homes instead of traditional workplaces. Recognizing that many of the area's residents have talents that could be used to earn a livelihood from their homes, the committee formed the **Support Cottage Industries** subcommittee to investigate barriers to such businesses. Anyone interested in conducting a business out of their home is encouraged to educate themselves regarding Yuba County's Zoning Ordinance, Chapter 12.95 on the issue.

FURTHER ACTION planned by the Support Cottage Industries subcommittee: None at this time.

FINAL NOTE ABOUT BALANCED GROWTH: Although balanced growth is desirable, the goals of the **Maintain Rural Environment** subcommittee shown in Vision Point #1 are more desirable to our community than growth.

A **Public Relations** subcommittee focused on keeping the entire Dobbins/Oregon House community abreast of the Planning Committee's activities. They did this by creating a newsletter which was distributed to area stores, post offices and bulletin boards. A website was also created to serve as an information center for the entire community. The subcommittee focused their initial efforts on increasing communication and understanding in the Dobbins/Oregon House area. After the Community Action Plan is completed, the PR subcommittee could be a resource presenting the contents of this plan to potential grant sponsors. The committee will continue to operate the website, www.dobbins-oregonhouse.org over the long term.

FURTHER ACTION planned by the Public Relations subcommittee: Complete and update newsletters and the website. Prepare a visual presentation of this Community Action Plan for any needed presentations. A bulletin board should be located the new Community Center.

HOW THE GROUP WILL SUSTAIN ITSELF

The Dobbins/Oregon House Community Planning Committee does not intend to continue to meet monthly after this Community Action Plan is completed. However, the subcommittees will continue to work on the actions planned throughout this document. The Committee will meet on a quarterly basis to review each subcommittee's progress. This Community Action Plan will be reviewed and updated as necessary at these quarterly meetings.

HOW TO MEASURE SUCCESS

Each subcommittee will work on their "Further Action Plan" which appears at the end of each subcommittee report shown above. The Committee will hold quarterly meetings to review their progress and to layout future goals. These quarterly meetings may also include a review of the Community Action Plan and revise as needed to ensure that it continues to remain relevant. The public relations subcommittee will be responsible to maintain the Dobbins/Oregon House website for at least five years.

APPENDICES

Dobbins/Oregon House Minutes: November 16, 2000

Regarding: Creation of Community Action Plan for Dobbins/Oregon House
Next Meeting: December 7, 2000, 6:30 p.m.
Location: Lake Francis Resort Clubhouse

Minutes: On November 16, 2000 the Yuba-Sutter Economic Development Corporation (YSEDC) and Yuba County held a meeting for the community of Dobbins/Oregon House. The purpose of the meeting was to select a planning committee that would create a Community Action Plan, and to work towards creating a preliminary vision statement. YSEDC hired a professional facilitator, Marie Griffith, to lead the meeting, which was held at the Lake Francis Resort in Dobbins, California. After a discussion on how the planning committee would be selected, Ms. Griffith asked the attendees to get comfortable, close their eyes, and envision what they would like to see and hear when walking or driving around their community. She then asked that the attendees break up into groups of six or seven people, and to make sure that they did not know a few of the other people in the group. The groups then came up with a list of characteristics that they would like their community to have ten or fifteen years from now. A spokesperson from each group then stood up and shared the list with the rest of the attendees while Ms. Griffith wrote them down for all to see. The following is a list of the characteristics named by the various groups. The asterisks note each additional team to name a specific characteristic.

Environment

Raise children
Natural environment
Scenic; no junk on the streets or in yards

Safety and Health

Clean air*
Drug Free***
Crime Free*
Clean water**
Additional fire protection/fire break*
Fire hydrants

Children

Something constructive to do*
Organized activities such as sports, theater
Transportation for teens and children
Daycare

Open Space

Park
Agriculture*
Organic Farming

Trees***

Wildlife*

Economic Development

Business district/town center*

Coffee and donut shop

Encourage cottage businesses

Done with respect for nature

Higher standard of living

Facilities

Better roads/access****

Community center**

More service industries

Senior center

Library*

Pharmacy

Bank

Retreat center

Minimal traffic

Rural Atmosphere

Peace and quiet

Friends of rural environment

Pride*

Maintain rural atmosphere

Clean the burned area*

Small town

Friendly

Working together

Harmony within community

Simplicity of life

Recreation

Tourism*

Golf

Theater*

Community center*****

Bicycle/walking paths**

Park*

Horse trail*

Historical

Museum**

Historical landmarks

Housing/Land Use

Maintain 5-acre lot size**

No sprawl

Community Design

Welcome signs

Pride in community

Recreation area/playground that incorporates nature

After listing each group's desired characteristics, Ms. Griffith worked with the attendees to develop a vision statement for the Dobbins/Oregon House community. The group developed the following two possibilities before deciding to table the discussion until the planning committee could take it up at a later date.

1st vision statement

We are a friendly community who values and preserves the natural beauty and lifestyle of a rural atmosphere. We value the health, welfare, and safety of our children and all residents. We are a community which values its rich history, values, traditions, and recreational opportunities. We plan for proper growth to provide needed facilities and economic support.

2nd vision statement

We are a community which values and preserves the natural beauty and lifestyle of a rural atmosphere, open space, trees and wildlife, community safety and health...

Lastly, the attendees selected a planning committee. They did so by returning to their groups and selecting two people from each group to be on the committee. The committee's first meeting will be on December 7 at the Lake Francis Resort, at 6:30 PM. The planning committee is made up of the following people:

Jim Ackles
Douglas Binderup
Walter Butcher
Dalia Cahill
Shirley Crompton
Pat Dahms
Dee Garland
Ron Harmon
Hanns Heick
Val Middleton
Larry Moller
Edward Moran
Sue Muths
Larry Newell
Ted Pearson

Teresa Royat
Gene Scheel
Charles Sharp
Dave Wilson
Lincoln Young

Dobbins/Oregon House Notes: December 7, 2000

Regarding: Creation of Community Action Plan for Dobbins/Oregon House
Next Meeting: Monday, January 8, 2000, 6:30 p.m.
Location: Lake Francis Resort Clubhouse

On December 7, 2000 the Yuba-Sutter Economic Development Corporation (YSEDC) and Yuba County held a meeting for the community of Dobbins/Oregon House. The purpose of the meeting was to seat a planning committee that would create a Community Action Plan. YSEDC hired a professional facilitator, Marie Griffith, to lead the meeting, which was held at the Lake Francis Resort in Dobbins, California.

During the meeting the committee approved seven rules of conduct:

- 1) Committee will only discuss agenda items.
- 2) Committee will follow an informal version of *Robert's Rules of Order*.
- 3) Committee will establish credentials for voting members.
- 4) No one will use the committee for their own personal agenda.
- 5) Committee will meet at least once a month.
- 6) Committee members will show respect towards each other.
- 7) Committee must approve all meeting minutes and media releases.

After approving these rules, the committee voted to add three members. As it now stands, the committee is composed of:

Jim Ackles
Edward Moran
Sue Muths
Larry Newell
Ted Pearson
Teresa Royat
Gene Scheel
Charles Sharp
Dave Wilson
Lincoln Young
Clark Anthony
Douglas Binderup
Walter Butcher
Dalia Cahill

Larry Moller
Bernadette Cardoza
Pat Dahms
Henry Davis
Dee Garland
Ron Harmon
Hanns Heick
Cheryl Hott
Val Middleton

The committee then elected two co-chairs. They are Jim Ackles and Douglas Binderup. The co-chairs directed the committee's staff to write-up notes from the meeting and send them to all committee members. Further, the co-chairs directed the committee's staff to take the meeting minutes at all future meetings.

Next, the co-chairs mentioned some general house-keeping items, and the committee established Monday, February 5, 2001 at 6:30PM at the Lake Francis RV Resort as the day, time, and location of its next meeting.

The co-chairs adjourned the meeting at 9:20 PM.

Respectfully submitted by James Connell, Yuba-Sutter Economic Development Corporation.

Dobbins/Oregon House Notes: January 8, 2001

Regarding: Creation of Community Action Plan for Dobbins/Oregon House
Next Meeting: Monday, February 5, 2000, 6:30 p.m.
Location: Lake Francis Resort Clubhouse

On January 8, 2001, the Dobbins/Oregon House Community Action Planning committee held a meeting to further the process of creating a Community Action Plan. The Co-chairs Douglas Binderup and Jim Ackles called the meeting to order at 6:40 PM. After welcoming the group, they asked Marie Griffith to lead an exercise. Ms. Griffith asked that each committee member pair off with someone unfamiliar, and asked the groups to search for a common experience, then share that with the rest of the committee. These experiences ranged from having houses saved from a recent fire, to eating exotic foods in foreign countries, to growing up on a dairy farm.

After completing the exercise, Ms. Griffith asked the committee to finalize its vision statement. With the help of Sue Muths, the committee wordsmithed the two draft versions until it reached a vision statement that everyone could agree on. Gene Scheel made a motion to accept the vision statement. Val Middleton seconded the motion, and it was unanimously approved by voice vote.

The approved vision statement reads:

We are a friendly community who values and preserves the natural beauty and lifestyle of a rural environment. We promote the health, welfare, and safety of our community members. We appreciate our rich history, traditions, and recreational opportunities. We plan for balanced growth to meet the needs and facilities required for all residents and visitors.

A question about alternates was raised by Ron Harmon. He asked if having one alternate for each committee member was too many. Noting that it would be difficult to have smooth meetings if each committee member and each alternate were to attend, he asked whether a small group of about five alternates wouldn't be more efficient. Douglas Binderup responded that the decision was up to the committee. He mentioned that it is up to each committee member to designate an alternate, and stated that doing so is optional. Because of this, he did not expect the meetings to become overcrowded. Committee staff then re-circulated the sign-in sheet, and asked that each committee member who had designated an alternate write the alternate's name next to their own so that staff could develop a list of the alternates.

The committee then addressed the minutes of the December 7, 2000 meeting. The committee made two changes to the minutes. Clark Anthony then made a motion to approve the minutes as corrected. Walter Butcher seconded the motion, and it was unanimously approved by voice vote.

The co-chairs then brought up the issue of establishing credentials for membership on the committee. Gene Scheel began the conversation by noting that credentials are often used to exclude people, noting that this occurred more often in the past than in the present. He put forth his own ideas on what credentials are needed for committee membership.

"Committee members must be willing to:

- work with others;
- be non-combative;
- lay prejudice aside;
- follow Yuba-Sutter Economic Development Corporation's "do not" rules;¹ and
- put effort into the process.

Mr. Scheel then read a section from the handout that Yuba County and YSEDC had prepared for the first Community Action Plan meeting. That section reads:

The Community Action Planning grants obtained by the Yuba-Sutter Economic Development Corporation (EDC) are designed for the following purposes:

- ✓ To give community members the opportunity to develop a Community Action Plan.
- ✓ To provide neutral facilitation at planning meetings.
- ✓ To provide staff to write a professional Community Action Plan document for each participating community.
- ✓ To establish a planning process will be driven entirely by members of each participating community. They will establish a Planning Committee and sub-committees.
- ✓ The committee and sub-committee members will be responsible for identifying the goals and objectives that will make up the Community Action Plan.
- ✓ Once completed, the community will be able to use the Action Plan to help it apply for grants to implement its vision.

¹ These state that the Community Action Planning grants obtained by the Yuba-Sutter EDC are NOT designed for the following purposes:

- To become involved in the local community political process.
- To make amendments or changes to the Yuba County General Plan.
- To become involved in rezoning or land-use issues.
- To cause division or dissent in the local community.
- To incorporate goals and objectives that do not have strong local support.

The Community Action Planning grants obtained by the Yuba-Sutter EDC are NOT designed for the following purposes:

- ✓ To become involved in the local community political process.
- ✓ To make amendments or changes to the Yuba County General Plan.
- ✓ To become involved in rezoning or land-use issues.
- ✓ To cause division or dissent in the local community.
- ✓ To incorporate goals and objectives that do not have strong local support.

Mr. Scheel concluded by stating that no one would make the time commitment to be involved in the Community Action Plan process unless they cared deeply about the Dobbins/Oregon House community.

Dave Wilson shared a concern with the rest of the committee. He noted that, although the planning committee is officially not political, it is quasi-political. This is because if the community speaks as one through this process, the county will probably listen. Therefore, the committee should be directed by people who are strongly committed to the community, not by anyone who is passing through.

Hanns Heick asserted that those who had attended all the meetings so far are committed to the community.

Sue Muths suggested that, if a committee member does not attend 2 or three meetings, then the committee as a whole should look at that.

Following on this, Ron Harmon made the following motion:

Everyone who has been selected for the committee, who has attended the meetings, and who is dedicated to the process is qualified to be a member. However, if a member does not participate in three consecutive meetings, he or she can be eliminated by the committee as a whole, unless an alternate has attended in his or her place.

The motion was seconded by Clark Anthony, and was unanimously approved.

Dee Garland then asked that the principles read by Gene Scheel be incorporated into the committee's code of conduct.

The committee then returned to the list of possible goals it had developed at the November 16, 2000 meeting. YSEDC staff handed out a list of the possible goals. Each committee member took a few minutes to decide which of the goals were his or her top five priorities. Each member was then asked to share their priorities with the rest of the committee, while staff wrote each goal for all to see. Each time a committee member mentioned a goal that had already been listed, that goal was marked with an asterisk.

The following is a prioritized list of goals:

12 mentions:

Community Center, which would include:
Park, Sports fields, Theater, Library, Senior Center, Museum

11 mentions:

Welcome & Historical signs

7 mentions

Public Relations/Tourism Brochure
(Including a website, bulletin board, and community logo)

5 mentions:

Community Beautification (clean burned areas)
Maintain Rural Environment (avoid sprawl)

4 mentions:

Maintain 5-acre lots
Convenient transportation to valley for all ages
Town Center (Bank, Donut Shop)

3 mentions:

Better Fire Protections
Bike/Foot Paths

2 mentions:

Better Roads and Access
Encourage Cottage Businesses

1 mention:

Clean Water
Daycare
Define the Community
Drug Free Community

New Business

During this portion of the meeting, the committee discussed their thoughts about a website hosted by one of the committee members. After a few minutes discussion, Sue Muths proposed that the website issue be on the next meeting's agenda. Gene Scheel seconded the motion.

Dobbins/Oregon House Notes: February 5, 2001

Regarding: Draft Minutes of February 5, 2001 Dobbins/Oregon House
Community Action Plan Meeting
Next Meeting: Monday, March 5, 2000, 6:30 p.m.
Location: Lake Francis Resort Clubhouse

On February 5, 2001, the Dobbins/Oregon House Community Action Planning committee held a meeting to further the process of creating a Community Action Plan. The Co-chairs Douglas Binderup and Jim Ackles called the meeting to order at 6:40 PM. After welcoming the group, the co-chairs asked if anyone had any changes to the minutes from the January 8, 2001 meeting. One member stated that whoever writes each meeting's minutes should attach his or her name to them. Pat Dahms then made a motion to approve the minutes as amended. Katie Light seconded the motion, and it was approved by unanimous voice vote.

Jim Ackles then brought up the topic of a website. He asked the group if the website established by Charles Sharp, <http://www.northyuba.org>, would be a good place to start the group's efforts. Mr. Sharp followed up by stating that he would be willing to work with others in the group to decide the content of the site, but that it is still his site. The committee then discussed such issues as what purpose a website would serve, whether there was a need for one, whether the committee should develop a brand new website, and whether the whole discussion should take place in a subcommittee. At this point, Dee Garland moved to table the discussion until it could be taken up by a public relations subcommittee. Clark Anthony seconded the motion, and it was unanimously approved by voice vote.

Next, Jim Ackles gave a short presentation on the efforts to build a community center for Dobbins/Oregon House.

Dobbins/Oregon House Improvement Foundation has been formed to provide the Community Center project to the Dobbins/Oregon House area. The Yuba Feather Lions Club is sponsoring the Dobbins/Oregon House Improvement Foundation. The Yuba Feather Lions Club is an affiliation of Lions Clubs International, a world wide service organization.

The goal of the Dobbins Oregon House Improvement Foundation, Inc. is to provide Dobbins and Oregon House area residents with a Community facility large enough to promote community activities. Estimated Funding required for all the facilities is estimated at \$710,000.00.

Phase 1: Provide 20.15 acres of land, and change the zoning for the Community Center site, at 9185 Marysville Road, through Yuba County Planning Department from Agriculture Rural Residential to Community Facilities. This phase was completed in June 1996.

Phase 2: Preparation of a General Site Locations plan for the other phases of the project is underway. A Community Development Block Grant for \$45,000.00 was received from Yuba County for the new well installation; this has been completed. Installation of the septic system and electrical system to the building site, along with the rough grading of the road and building site pad, is also underway at this time.

Phase 3. Design and build a new community building, fully equipped for handicapped persons, with rest room facilities, kitchen facilities, a large meeting room and other smaller rooms, for the many communities activities.

Phase 4. Build a regulations size Little League Baseball field with bleachers and night lighting.

Phase 5. Build a 5 acre park planted with grass, shade trees, tables and BBQ area.

Phase 6. Build 6 Horse shoe pits , 2 Shuffle Board courts, 4 Sport Courts (Sport Court is a multi purpose area, for Tennis, basketball, etc.) with night lighting capabilities.

Status Report

Completed Actions:

A pump and pressure tank has been installed.

The Sewer system design and Yuba County permits have been obtained.

Alternative building design review was completed by the building committee and community input. A square Building Design was recommended by the Committee and the community advisory committee.

A Square barn style Building has been designed and plans are complete.

Permits are in the final stages of being issued. All plans and fees have been submitted to Yuba County and permits will be issued.

Building permits have been filed with the County Building Department.

Power line Right of way has been cleared.

Area has been cleared of dead brush and trees.

PG&E contract signed for installation of Electric facilities.

Main 600 amp Electric Panel on site.

Misc. outside lighting and some kitchen equipment obtained.

Grant obtained for Sewer installation

Grant obtained for Electrical site installation

Grant obtained for installation of approved well.

Additional Funds Required:

Funding required for fabricated building.

Funds needed for foundation and erection of building.

Funds needed for finishing kitchen area

Funds needed for finishing meeting areas

Funds needed for Heat Ventilation and air conditioning.

Funds needed for Insulation of building.

Funds needed for final grading and paving road and parking area.

Funds needed for 2 10,000 gallon water storage tanks for area fire protection.

Funds needed for future park.

Funds needed for future Little League baseball.

Funds needed for future jogging trail.

Funds needed for future sports courts.

After Mr. Ackles' presentation, Gene Scheel noted that a large percentage of the committee wished to serve on a community center subcommittee. Because the community center will be built and owned by the Lions Club, he wondered what purpose such a subcommittee would serve. Another committee member noted that the group had included a number of other items under the community center subject, and suggested that the subcommittee could address those issues.

The committee further discussed the issue of subcommittees. Ron Harmon made a motion to establish five subcommittees:

- public relations;
- community center;
- signs;
- planning and safety; and
- beautification/recreation.

Lincoln Young then suggested a three-part framework into which all possible subcommittees could fit:

- one committee would look into what aspects of Dobbins/Oregon House should be maintained;
- one would look into new projects that might be desired; and
- one would define the community, and address public relations and the community's history.

The committee then voted on the possibilities. The five-subcommittee suggestion received 6 Yeas, 8 Nays, and 5 Abstentions. The three-subcommittee suggestion received 12 yeas, 1 Nay, and 3 Abstentions. The committee also decided that alternates will be included in the subcommittees if they wish.

At this point, however, the committee could not decide what subcommittees should be formed. After more discussion on the issue, YSEDC staff asked if he could lead an exercise. With permission, he asked each member to say which subcommittee(s) he or she would be willing to serve on. The exercise created the following list:

Beautification/Tree Removal

Pete Hammontre
Ted Pearson

Public Relations

Clark Anthony
Walter Butcher
Dahlia Cahill
Donna Corson
Sue Muths
Charles Sharp
Lincoln Young
M.J. Young

Community Center

Jim Ackles
Margaret Binderup
Walter Butcher
Bea Cardoza
Shirley Crompton
Pat Dahms
Dee Garland
Ron Harmon
Sheryl Hott
Val Middleton
Sue Muths
Gene Scheel

Maintain Rural Environment

Donna Corson
Charles Sharp
Bob Young
Lincoln Young
M.J. Young

Town Center

Pete Hammontre
Charles Sharp

Historical

Margaret Binderup
Dee Garland

Transportation

Bea Cardoza
Ted Pearson

Support Cottage Businesses

Dahlia Cahill
Shirley Crompton

Signs

Pat Dahms
Ron Harmon
Sheryl Hott
Val Middleton

Recreation

Bud Davis
Sheryl Hott

Pete Hammontre then made a motion to accept the committees as written, and Gene Scheel seconded the motion.

With that, Douglas Binderup turned the meeting to new business. He asked YSEDC staff to find an expert who has already gone through the community action planning process and who would be willing to speak with the committee at the next meeting. No other new business was discussed.

Bob Young then made a motion to adjourn the meeting, Sue Muths seconded the motion, and the meeting ended at 9:10 PM.

--Respectfully submitted by James Connell, Yuba-Sutter Economic Development Corporation.

Dobbins/Oregon House Notes: March 5, 2001

Regarding: Minutes of March 5, 2001 Dobbins/Oregon House
Community Action Plan Meeting
Next Meeting: Monday, April 2, 2000, 6:30 p.m.
Location: Lake Francis Resort Clubhouse

On March 5, 2001, the Dobbins/Oregon House Community Action Planning committee held a meeting to further the process of creating a Community Action Plan. The Co-chairs Douglas Binderup and Jim Ackles called the meeting to order at 6:40 PM.

After welcoming the participants, Mr. Binderup asked each subcommittee to summarize its actions for the whole group. The subcommittee reports are as follows:

Beautification/Tree Removal

Dobbins/Oregon House EDC Beautification Sub Committee Report
Members: Ted Pearson & Pete Hammontre
2/12/01

The committee prioritized the various inputs received regarding the needs of this community as they relate to Beautification and decided that the major item that needed to be addressed first and foremost had to do with the remnants of the past fires – i.e. the dead trees that are part of our local landscape.

Conversations have been held with members of the Prop 204 committee regarding the possibility of getting funding assistance for the purpose of removing the trees (Prop 204 committee is the "Yuba Watershed Protection and Fire Safe Council"). While there has been some interest in our problem, we have been told that most of the money that has been allocated to date is already dedicated and we would probably have to try for future funds. Contact has also been made with CDF and we were advised that there are funds available for fire safety program grants and that might well be an avenue that we should pursue. Also, we were told that we should be able to expect assistance from CDF in the area of getting certain requirements waved in order to harvest the wood since it will relate to safety as well as beautification.

The committee met with Gordon Bauer, Manager of Wood Fuel Procurement for Power Pacific Inc. Mr. Bauer discussed with us, the concept of removing the dead trees and chipping them for the purpose of utilization as a fuel for bio-mass power generation. His organization is presently working on Indiana Ranch Road for two individuals in the area. He suggested that we consider trying for "CFIP" funds. Neither members of the committee are familiar with this program but we will attempt to check it out. Mr. Bauer express great interest in helping us as their plant is located in Oroville and the logistics are very inviting to them. He told us that they can break even if the contents of a their truck load is at least 15 "bone dry tons." If less, then there will need to be some form of subsidy. He suggested that we get a map of the burn area and that the committee, his forester, Clint Walker as well as himself, tour the area as soon as the weather permits. They are capable of clearing 3-5 acres a day and usually prefer to limit their harvest to trees that are at least 6" in diameter and 10’ tall. He stated that the standing dry oak is very desirable from their point of view.

We also have some leads concerning a possible U.C. Extension program as a possible source of funds to augment the process. These will be investigated as soon as possible.

Heather Shore 1-800-738-TREE (8733) of the Grass Valley CDF office will be sending grant source material concerning California Forestry Incentives Program (CFIP). This is a 90%/10% program. Calls are into Chris Waters, the local administrator. New funds will be available in July, 01 with request for grants due ASAP.

Jim Johnson, who is associated with the USDA grant program was contacted and has provided applications for local residence. The provide a 75%/25% program and have \$50K available for this area. He and his associates are willing to come up and speak to the citizens about their program. Applications for funds are due in by April 1st. Funding is contingent upon inspections of area.

Community Center

Historical

Maintain Rural Environment

Public Relations

Agreed: Effective PR campaigns need to have: (1) a clearly focused message, and (2) a defined target audience to communicate this message to. (Who will be looking at our work?...What are we trying to accomplish by them looking at our work?... What is the most effective media choices to reach that audience with our limited resources?... etc...).

Our Message: At this early stage, the message is undefined. We agreed that it will basically be the results of the other committees, which will result in the final Community Action Plan for Dobbins & Oregon House. We agreed that the work of the PR committee is not to create this message... but rather to communicate the message of the entire Community Action Plan effectively.

Our Audience:

- 1). Our initial audience is internal (within our own community). This will have the goal of unifying our community around a clearly focused vision of where this community is going and the specific plans being implemented to meet that vision.
- 2). Our primary audience will be the grant writers. If we can effectively communicate our vision of a desired future for our community, then we will be more effective in persuading potential grant writers to support our plans.
- 3). Our secondary audience will be visitors (tourists) and people interested in moving to our area.

Media Choices Available:

Note regarding the following media choices: None of these will be implemented until a clearly defined message has been agreed upon... so don't expect action in the next month or two. It is being shown below as a realistic "game plan" for how this message will be communicated over the various media once the message has been defined.

1). Free press. By utilizing carefully written press releases, we can draw interest of our local papers in writing feature articles about what Dobbins & Oregon House would like to become. This is the best way to reach our internal audience to better unify our own community around a common vision of a preferable future.

2). Bulletin Board Posters. Another inexpensive way to communicate internally within our own community.

3). Internet Website. Although this can help with our own community, this would be our primary way of reaching the grant writers. (If we apply for a grant, we can refer them to look at our website for more information). We agreed the internet website needs to be owned by the Community Action Plan Committee to limit unexpected outside influence & commentaries. Nothing gets posted to the website unless the general group has reviewed it and supported by majority vote. No links to other websites will be added unless it compliments the intent of the website and is supported by the general group by majority vote. It is intended on being the voice of the entire Community Action Plan Committee and not simply a stage to conduct political debates & commentaries. If, in the future, there is no need for the website, the general group can decide together to have it removed. The hard costs of the website (register domain name & hosting the site at a local ISP) will need to be shared by everyone on the Community Action Plan Committee equally, unless those costs can be picked up with the grant money given to the EDC from the forestry grant. (Estimated cost: approx. \$200). The time to create & update the website will be volunteered by the PR committee members at no cost. The internet website will also be our primary way of reaching tourists & people interested in moving into our area.

4). Printed Brochures. Limited quantities of professional quality full color brochures will be made to project the vision of the Community Action Plan. The target audience will be the grant writers (something to accompany the grant application), unless we obtain additional funds for printing higher quantities for mass distribution. The cost of developing the brochure & printing up a limited quantity for release with grant applications will be donated by the PR committee. If additional funds are obtained, more brochures can be printed for distribution to potential tourists and/or people interested in moving into our area. There can be more than one brochure made... some possible examples are:

- A). Our vision as a community (Our Community Action Plan)
- B). Our history as a community
- C). The things we value as a community and want to preserve.

5). Tourist publications. Issue press releases to be included in annual publications, such as "99 & more things to do in Yuba-Sutter" (a publication of the Appeal Democrat)... or "Nevada County Gold" (a publication of Hardie publishing) which are intended on creating public interest in things to do in our community.

6). A tourist information site. This can begin as an informational center for visitors. This may be something which isn't accomplished in the initial campaign, but might be worth looking into for the future. When the time is right, it could start out simple (such as a Visitors Information turnout off Marysville Road, which would include an informational sign with a local map and some brochures for visitors to pick up). Additional wall maps could be posted at local businesses frequented by tourists (such as Unocal 76, Collins Lake, Gold Eagle Markets, Ace Hardware, Lake Francis Resort, Bullards Bar Resort, etc...) If successful, it could grow into a staffed visitor's center. (Realistically speaking, we would have to see substantial growth in interest to consider that... but who knows?... It could happen).

Recreation

This subcommittee had not yet held any meetings.

Signs

The signs subcommittee reported that Pat Dahms had spoken with Gary Lippincott in the county's public works department and was told that the new "Dobbins" signs are in the process of being made by the county. These signs will be placed along the new section of Marysville Road which bypasses Dobbins to tell motorists where to turn to get to Dobbins. The county will bill the cost of these signs to the account which paid for the bypass.

Although the county will erect new street signs, it will not erect a sign for Lake Francis. Further, the county will not erect any signs about the post office, telephones, or recreational opportunities available in Dobbins.

As for naming the section of Marysville road through Dobbins which has been bypassed, Mr. Lippincott stated that he had chosen "Dobbins Circle" as the new name. This name will go before the Board of Supervisors on March 20, 2001.

Lastly, the only help available to the Dobbins/Oregon House community for putting up signs advertising what's available in Dobbins comes from the Board of Supervisors, which will waive the encroachment fees for any signs the community decides to erect.

Support Cottage Business

This subcommittee had not yet held any meetings.

Town Center

This subcommittee had not yet held any meetings.

New Business

After the subcommittee reports, the committee discussed the issue of naming the bypassed section of Marysville Road that runs through Dobbins. A few members asked how the County had come up with the name "Dobbins Circle." One member who has property along the road informed the group that the county had mailed all the property owners along the road asking for name suggestions, and that "Dobbins Circle," which he supported, must have been the most popular. He also stated that in the letter soliciting ideas for names, the county had laid out its opposition to dubbing that stretch of pavement "road," due to the fact that it intersects Marysville Road twice. Other members of the committee shared their displeasure with this, noting that the road lies only to the South of Marysville Road, making it a half-circle at best. After further discussion, ?? made a motion that the committee write a letter to the Yuba County Board of Supervisors requesting that it not support "Dobbins Circle," but support "Old Dobbins Road" instead.

Once the committee had finished with new business, the meeting adjourned at 8:50 PM.

Minutes respectfully submitted by James Connell, YSEDC, on March 22, 2001.

Dobbins/Oregon House Notes: April 2, 2001

Regarding: Minutes of April 2, 2001 Dobbins/Oregon House
Community Action Plan Meeting
Next Meeting: Monday, May 7, 2001, 6:30 p.m.
Location: Lake Francis Resort Club House

On April 2, 2001 the Dobbins/Oregon House Community Action Planning committee held a meeting to further the process of creating a Community Action Plan. Co-chair Jim Ackles called the meeting to order at 6:35 p.m.

After welcoming the participants, Mr. Ackles asked the committee to review the last meeting's minutes. Ron Harmon moved to approve the minutes, and the motion carried. Betty Riley, Executive Director of the Sierra Economic Development District then spoke to the group about the rural issues these are involved with the Community Action Planning process. Her first project was Forest Hill near Auburn. The Community Action Plan involved siting a high school, improving the community's image, and addressing targeted cottage industries in their downtown. Forest Hill then got a grant from the Forest Service to design a streetscape. Forest Hill got road improvements by going directly to its congressmen, developed a watershed group, and successfully passed a bond to build a local high school.

Betty also has worked with Sierra County, which is losing its employment base with a mill closure. Sierra County is moving through the first steps of community action planning, and formed an Innkeepers' group. Betty has also worked on cottage industries in Camptonville. Camptonville's web site was funded through a grant, and the town has worked to build relationships between small business. Betty believes there is potential to develop agri-tourism in the Dobbins-Oregon House area.

Betty recommends working with social services towards the goal of providing a meeting facility or community center. She also recommended an Arkansas hike guide trail book as an environmentally friendly, how-to example. Two web sites that Betty recommends are www.sedd.org and www.californiahardwoods.org.

Subcommittee Reports

Beautification/Tree Removal

This subcommittee has held three meetings over the last month. Dobbins/Oregon House residents are eligible for a 90% match for tree removal, but the program requires a 10-year lien on your property to ensure that its current use doesn't change, and a registered forester to implement a completed plan. Both federal and state forms for property cleanup were discussed. The Federal Form is due April 13, 2001, with funding decisions made in June, 2001.

Community Center:

This report defines a need and how the committee is going to address the comments of a community.

Historical:

A list of historical places of interest was circulated with a request for committee members to review and provide input into the list. Committee members offer a number of suggestions for further research.

Maintain Rural Environment:

The sub committee has been working defining the "rural environment" of Dobbins/Oregon House. A draft of ideas on how to define such an environment was circulated to the committee for input.

Public Relations:

The first draft of a newsletter was distributed for committee input. The goal is to create and distribute a monthly newsletter providing the direction of the committee and to the community. A request was made to print 500 color copies of the newsletter monthly. The creation of a website was also discussed, and a web domain name will be purchased, with the preference being www.dobbinsoregonhouse.org.

Signs:

Placement locations were researched, and the type and construction of signage was considered. Swimming, boating, fishing, camping, food, and the post office were signs recommended for Dobbins/Oregon House and Lake Francis. Three signs will be provided by the County. Ron Harmon made a motion recommending that the community ask the county to put the three "free" logos (camping, food, and fishing) on one sign, and then pay for additional logos as needed. This motion was seconded and approved.

Support Cottage Businesses:

A recommendation was provided by the sub-committee using language from the Yuba County zoning ordinance. A vision statement was created to encourage cottage industries in Dobbins/Oregon House. A final report will be provided at the May meeting.

Town Center:

Strip malls and large shopping centers are of no interest to the community. The sub-committee provided general guidelines for a potential, future, town center. A town center might include a medical facility, such as an extension of Sutter North. A motion to accept the report as presented was carried, and the subcommittee was disbanded.

Transportation:

No report. More issues will be brought back to the committee in May.

New Business

A motion was carried to pursue and distribute a monthly newsletter with a minor deletion of the first issue's draft.

Next meeting May 7, 2001.

Minutes respectfully submitted by James Connell, YSEDC.

Dobbins/Oregon House Meeting Minutes: June 4, 2001

Regarding: Draft Minutes of June 4, 2001 Dobbins/Oregon House
Community Action Plan Meeting
Next Meeting: Monday, June 25, 2001, 6:30 p.m.
Location: Lake Francis Resort Club House

On June 4, 2001 the Dobbins/Oregon House Community Action Planning committee held a meeting to further the process of creating a Community Action Plan. Co-chair Douglas Binderup called the meeting to order at 6:30 p.m.

After welcoming the participants, Mr. Binderup asked the committee to review the last meeting's minutes. After two changes were suggested, Dee Garland moved to approve the minutes, and Gene Scheel seconded the motion. It passed by a unanimous vote. Mr. Binderup then directed the subcommittees to report on their activities.

Beautification/Tree Removal

Ted Pierson delivered this report. He stated that the USDA would begin ranking applicants for its land clearing grant before the end of June. Because there is only \$55,000 available for the Dobbins/Oregon House area, and since the average contract price will run between \$4000 and \$7000, the total number of contracts will be 10 or 12 this year. Those not selected will be put back into the applicant pool for next year.

One committee member responded to this report by stating that she had not been able to find anyone to bid on her land, and therefore could not apply for the USDA grant since she had no bid price to show them.

Mr Pierson then reported that the California Forest Improvement Project (CFIP) does not look like it will be funded anytime soon because it is funded logging profits on state lands. Most logging on state land has been halted and the governor has not identified any other source of funds. Therefore, for all practical purposes, the program has been shut down.

Lastly, a chipping company has begun making contact with members of the community on an individual basis. The size of the available bio mass will drive their efforts. Contracts will be between the chipping company and individual property owners.

Community Center

Jim Ackles delivered this report. He stated that the septic tanks and leech fields would be finished by the end of the month, and that the Lions Club is still looking for funding to complete the project.

Douglas Binderup then updated the committee on negotiations with the Ponderosa Theater. He stated that Mr. Ackles had drafted some bylaws for the community center and theater group's future relationship. The theater group members had some concerns about these bylaws, so they will soon deliver a counter-proposal. The group's concerns included the fact that they don't want to lose autonomy should they locate on the community center's property; they want to have a separate fiscal account from the community center; and they don't want to be a subcommittee of the community center. Mr. Binderup reiterated that both parties think the idea of the Theater locating to the new community center, and the parties will continue to work towards a mutually-agreeable solution.

Historical

Margaret Binderup delivered this report. She stated that the subcommittee had developed a list of goals to guide its future activities, and shared those goals with the planning committee. The subcommittee also found a map of the area from 1861, and Mrs. Binderup passed that around the table. Lastly, the subcommittee researched the cost of hanging banners to advertise community events.

The planning committee as a whole felt that it should find a way to hang banners at no cost.

Medical Center

The Medical Center Committee (MCC) met and discussed the following topics: Questions that might be included in a survey, methods of distribution and collection, and rumors of current effort to establish a facility by the Oregon House Clinic.

Each member had been tasked to bring questions for review by the entire committee. After reviewing those questions presented, it became apparent that everyone had similar ideas; i.e. age, gender, present insurance status, desire to change, etc.

Several methods of distribution and collection were discussed. A strong desire on the part of the committee to maintain privacy of those responding as well as how to protect the integrity of the survey was discussed. A sample of at least 200 was suggested as a minimum for any validity to the effort. Using the EDC newsletter with prepaid postage for return seemed to be the concept most favored by the group.

A member of DOACT had informed a committee member that an effort to expand the current clinic located across from the Oregon House post office was underway. It was decided to attempt to meet with the doctor in charge; Thomas Neuschatz M.D. It seems that Dr. Neuschatz plans to construct a new facility with or without the help of the community. Dr. Neuschatz did state, however, that he would much rather work with the community on this issue.

He informed the subcommittee that his clinic is already bursting at the seams, and that now that there is a grant to bus in patients in the area who are homebound, he will definitely need additional space.

The planning committee passed a resolution requesting that the subcommittee continue to gather a wide scope of information on both Dr. Neuschatz' facility and other health care organizations.

Public Relations

Lincoln Young delivered this report. He stated that the PR subcommittee was on hold while the planning committee decided how to go about writing and approving the Community Action Plan. The PR subcommittee recommended that it work with James Connell to create a draft for the next meeting. The planning committee approved this idea.

Recreation

The members of this subcommittee were unable to make the meeting, but the asked through a representative that the planning committee do something to commend area residents who are already cleaning up their property.

One committee member then raised the question of whether the subcommittee had fully addressed the opportunities to improve the recreational facilities in the area. Another suggested that the subcommittee add a mention of all the recreation facilities in the Dobbins/Oregon House area into its report. The planning committee as a whole agreed with these two sentiments, and asked a few more members to temporarily join the subcommittee.

Signs

Pat Dahms delivered this report. She stated that there was not much new to report. The wood for the signs is ready, and the subcommittee has made some tentative decisions for the signs' locations and dimensions. Currently, the subcommittee plans to erect three 6'-8' signs. One will be along Marysville Road just before its intersection with Rice's Crossing Road. One will be located on Marysville Road as it enters Dobbins from the Bullards Bar area. The subcommittee is unsure where to place the double-sided sign that will mark the border of Dobbins and Oregon House.

The planning committee requested that the subcommittee bring the designs to the next meeting.

Housekeeping

After the subcommittees finished their reports, Mr. Binderup asked if there was any new business. Hearing none, he asked the committee to decide on a date for the next meeting. The committee chose Monday, June 25, 2001. Because Mr. Connell is leaving the area, he had asked the committee to complete as much of the Community Action Plan as possible before his departure on July 3, 2001. The committee therefore asked the PR committee to work with Mr. Connell to complete and distribute a draft Community Action Plan which the committee could then review. Mr. Connell thanked the committee for changing their schedule for him. After this decision was made, Mr. Binderup adjourned the meeting.

Minutes respectfully submitted by James Connell, YSEDC.

Dobbins/Oregon House Meeting Minutes: June 25, 2001

Regarding: Draft Minutes of June 25, 2001 Dobbins/Oregon House
Community Action Plan Meeting
Next Meeting: Monday, August 6, 2001, 6:30 p.m.
Location: Lake Francis Resort Club House

On June 25, 2001 the Dobbins/Oregon House Community Action Planning committee held a meeting to further the process of creating a Community Action Plan. Co-chair Douglas Binderup called the meeting to order at 6:30 p.m.

After welcoming the participants, Mr. Binderup asked the committee to review the last meeting's minutes. Pat Dahms moved to approve the minutes, and Dee Garland seconded the motion. It passed by a unanimous vote.

Mr. Binderup then asked the committee to review the draft Community Action Plans that had been written by James Connell of the Yuba-Sutter Economic Development Corporation and Lincoln Young of the PR subcommittee. Because the two drafts differed from each other, and because many of the participants had not seen either draft until just before the meeting, this request caused some confusion and consternation among the committee members. To end the confusion, Clark Anthony made a motion to table the discussion until everyone on the committee gets a copy of both draft versions. The PR committee would then set a date to discuss the two drafts and create a second draft. Pete Hammontre seconded the motion, and the committee approved it. Douglas Binderup then suggested that each subcommittee work with the PR subcommittee to ensure that their section of the document reflects their efforts, and Sheryl Hott suggested that each subcommittee consider the views of the entire committee when doing so.

The PR subcommittee members decided that their next meeting would be on Monday, July 16 at 6:30 PM at Lake Francis.

Mr. Binderup then asked for committee reports.

Beautification/Tree Removal

Pete Hammontre delivered this report. He stated that the USDA had awarded seven land-clearance contracts with a value of \$48,000 are being sent out this week. An eight contract will be implemented if the local agency can secure an additional \$2,000 from their parent body.

Letters to those selected will be in the mail with the sign up procedure to follow shortly. Those not selected will receive notification when the next calendar year process starts. This reminder to resubmit will be automatically sent to anyone who has applied but was not successful this year. It is anticipated that this area

will receive a larger base funding for next year and that many more applicants will be successful.

If anyone who has applied would like further information on where they fit in the final ranking process, they can call Paul at 530-674-1461 ext. 3.

Some individual who applied had documents sent to their street address. The USDA had set up the entire program based on physical address and was not aware that the majority of the local residents receive their mail at a P.O. Box. The Dobbins post office sent the letters back to USDA as undeliverable and this may have caused some people to fall out of the system. USDA has since been advised of the problem and will make an effort to correct this in the future.

As for the State's clearance program, Mr. Hammontre mentioned that he had spoken with many people who had signed contracts with the State, then signed contracts to have their land cleared. When they went to the State for reimbursement, the State broke the agreement, and now a number of people are on the verge of bankruptcy. Shirley Crompton then suggested that maybe Mr. Hammontre should share that story with the media.

Community Center

Jim Ackles delivered this report. He stated that the septic tanks grease traps had been installed. They are now working on the leech fields, and need people to help drill holes in the leach field pipes.

Douglas Binderup then updated the committee on negotiations with the Ponderosa Theater. He stated that Mr. Ackles had drafted some bylaws for the community center and theater group's future relationship. The theater group members had some concerns about these bylaws. The group's concerns included the fact that they don't want to lose autonomy should they locate on the community center's property; they want to have a separate fiscal account from the community center; and they don't want to be a subcommittee of the community center. They hadn't made much headway on the proposed bylaws, so, the theater company is mulling Mr. Binderup's suggestion that they lease property from the community center.

Historical

This subcommittee had no new news to report.

Medical Center

The committee met with William Hoffman, M.D. of Sutter North. Dr. Hoffman advised us that he wears three hats in his organization. He is the Chief Medical Officer, The Chief Recruiter, as well as a practicing physician. He stated that Sutter North was open to any medical business concept that made sense. We outlined our investigations to date and asked him whether his organization had considered expanding into our area.

He approached the concept from a different angle. He informed us that the major problem with medicine in this area is the recruiting and retention of quality personnel. He told us that the Wheatland facility may have to be closed down because the only doctor they have staffing it has decided to leave and even though they have put substantial effort into recruiting a replacement, to date, they have not had any success.

He stated that it is the Sutter North philosophy that their medical facilities are part of a network and this concept best serves the communities. This approach allows support from each of the member units and best addresses their type of medical practice which is necessary for the rural area. He said that this type of doctor could be categorized as a "Dr. Welby" country physician. He told us that a primary care physician hired by their organization would be expected to do hospital rounds and be on a rotating call for off hours. This same doctor could take a position in the Sacramento area at an increase of \$40,000 per year and would not have near the workload.

He told us that a major benefit of Sutter North was their ability to connect their doctors to the local hospitals. Hospital privileges are not extended to all doctors and many of the local clinics would not be able to do follow up treatment of a patient if that patient required hospitalization.

He then informed us that the Brownsville facility has been working on the Rural Health designation for about a year and this effort will be completed by next month. They are adding a nurse practitioner in Brownsville in July 2001, and , a chiropractor, an acupuncturist and several other members to their staff. At the time of their official recognition as a Rural Health facility. they will then be taking any and all patients including new Medical and Medicare. He told us that prior to the Rural Health designation, they would receive about \$14 for a Medical patient office visit. After the new designation, this will jump to \$61 per visit.

The concept of a pharmacy was discussed. We were informed that a pharmacist had been recruited and had attempted to restart the Brownsville Pharmacy. The capital outlay loan was refused by the small business administration based on the business previously at the former pharmacy. To make a go of the facility, it is anticipated that there is a need to fill about 150 prescriptions a day. The old business was doing about 120 per day.

We were informed that Sutter North has a continuous business plan and they monitor the demographics of the area on a constant basis. They estimate that official numbers released by such agencies as the census bureau are consistently low by 25% - that is, the population of the area is much higher their official estimates. Sutter North is presently working on future plans for the year 2006.

Their best advice to us is that as the population grows, a coordinated effort between the community and the medical organizations might best be the proper means to determine if additional facilities are warranted.

We were given two examples of how to, and how not to put this concept into action.

A Sutter North / community effort in the Feather Falls area produced a clinic. A doctor was recruited and he built up a business with the understanding that as soon as he could manage it, the whole process would be turned over to him. When the doctor deemed that the time was right, he approached the community and asked to exercise his option. The community turned him down so he left and now the clinic is out of business. Brownsville started their clinic in the same basic manner but when the medical organization felt that they had sufficient resources to take over, the community stepped back with the only requirement being that the organization take over the lights, gas, taxes, etc. Basically, this gave the clinic a rent free position other than standard expenses. With this advantage, the clinic is now able to maintain a financial position close to break even.

Public Relations

Clark Anthony delivered this report. He stated that the subcommittee had produced two newsletters so far, but he had heard rumors that other committee members were receiving negative feedback, though he had heard no direct feedback himself. He then asked the committee to assess the value of producing a newsletter and to decide if he should continue his efforts. After the committee assured Mr. Anthony that the newsletter should continue, one member suggested that each article have a byline so that members of the community could know who wrote it. Another member disagreed with that suggestion, stating that the newsletter was supposed to come from the entire committee, and attribution would therefore undermine that purpose. The majority of the committee agreed with this last statement. Lastly, Mr. Anthony asked that each subcommittee submit an article to him one week before the monthly committee meetings so that he could have a draft ready in time for the whole committee's review.

Recreation

Sheryl Hott delivered this report. She stated that the subcommittee had received the following input as a possible addition to the subcommittee's final report:

Those who visit the Northern portion of Yuba County for the purposes of recreation usually come in a RV or pulling their boat, their jet skis, or their snow mobile. Others might head our way in search of hunting or fishing.

The major recreational aspects available to those who visit the Dobbins / Oregon House area are centered around the four lakes located in the area. They are: Collins Lake, Lake of the Springs, Lake Francis, and Bullards Bar Reservoir. Each of these lakes has its own unique characteristic as it applies to recreational opportunities.

Collins Lake is a "For Fee" recreation area that is open to the public. It contains full RV hook-ups, equestrian and hiking trails, trophy fishing, water skiing, jet skiing, swimming, boat rentals, day use picnic grounds and a host of other activities.

Lake of the Springs is the home of Thousand Trails, a private members only camping facility that caters to family type camping with boating, fishing, swimming, hiking, and planned recreation, etc.

Lake Francis is a lake that is owned by the Yuba County Water Agency and is open to the public without cost. No gas motors are allowed but canoes, sail boats, etc are acceptable and can be put on the lake at no charge. Swimming and fishing areas also are free to the public. The lake has adjacent to it, the Lake Francis RV resort that provides full hook ups, tent camping, swimming pool, as well as a restaurant and other recreational facilities.

Bullards Bar Reservoir is our largest body of water. It has private camp grounds that are available to the public for a fee. There are boat ramps that are free to the public and give great access to some of the finest Kokanee Salmon fishing in the area. There are also boat camping sites that are available only via the water.

All of the above lakes have excellent picnic facilities and can be used as day use picnic areas in addition to the RV or boating facilities. The middle and north forks of the Yuba River provide excellent sources for both stream and river fishing with small mouth bass, trout, steelhead, brown trout and other types of fish available. A newly opened 4,200 acre public hunting area contains some excellent bird hunting opportunities. In addition, there are numerous hiking and equestrian trails available to the visitor as well as the locals.

One committee member responded to this suggestion by saying that she thought the original report had been more community oriented and focused on things that could be done in the future as opposed to concentrating on selling the area's businesses. After some back and forth over this statement, Mr. Binderup suggested that the recreation subcommittee look at the suggestion and consider incorporating some of it into the subcommittee's final report.

Signs

This subcommittee had no new news to report.

Housekeeping

After the subcommittees finished their reports, Mr. Binderup asked if there was any new business. Hearing none, Mr. Binderup informed the committee that Jim Ackles would be moving away from the Dobbins/Oregon House area before the next meeting. The committee thanked Mr. Ackles for his dedicated service, and wished him well in his new home. Mr. Binderup then adjourned the meeting.

Minutes respectfully submitted by James Connell, YSEDC.

**Dobbins / Oregon House
CAP Meeting**

Meeting Minutes: August 6, 2001

The meeting was called to order at 6:40 p.m. Chairman Douglas Binderup presided no minutes were available to approve.

Beautification Committee

The committee identified several chipping companies. Committee reports were given, unfortunately no one illustrated any interest. The Timber Preserve Zone (TPZ) has been reduced from 160 to 40 acres. All properties must have a Timber Management Plan. It is a tax savings opportunity for property owners.

A motion was made to send a diplomatic solution to Siller Bros. Inc.

Ted Pearson made a motion to have dead trees cut and removed. Pat Dahms asked whether the county had sent out a letter to property owners. As related through this committee, citizens of Oregon House and Dobbins are concerned about the burnt wood on the properties and are strongly encouraged to join with them to clear the timber. The motion was seconded by Clark Anthony.

Community Center

Ed Starr reported on the Oregon House and Dobbins Foundation Board. He told the committee about a group of names of non Lions Club members for the Foundation Board. He requested to the committee to submit names.

Historical - Margaret Binderup

No major actions have taken place. Margaret reported that they had worked on putting up signs. They will initiate putting up signs upon permission in the Dobbins Area.

Medical Center - Charles Sharp

A meeting was scheduled for Friday, August 10th to try to get a medical doctor for the community.

Recreation

The committee met to go over the Community Action Plan document. Postponed meeting.

Signs

Designs were presented and everyone liked the one in front of the store in Brownsville. The subcommittee is still unsure where to place the signs that will mark the border of Oregon House and Dobbins. Gene Scheel made a motion to have the signs read: Welcome to Dobbins/ Oregon House Community. The motion was seconded and passed.

Sue suggested to separate signs for Oregon House and Dobbins. One at Rice's Crossing Road and others at Williams, Glen and Marysville Road.

Charles Sharp will bring maps for next meeting.

Public Relations

A motion was made by Donna Carson and seconded by Bob Young to meet on a quarterly basis.

The committee decided to have the next meeting: August 13, 2001 at 6:30 p.m.

Minutes respectfully submitted by Tim Johnson.

Revised 8-15-01

