

# The Future of Cobb Region is \_\_\_\_\_

Bright

Love the Small  
Community Feel.  
Love how we  
stick together up  
here.  
I would like it  
to stay small &  
vacation like mind

Thinking?  
Vibrant!

Green

# Q1: Assets

- ✓ Clean air
- clean Spring water
- 5 mountains
- Forest & Springs
- Quiet
- ✓ dark sky
- ✓ tight knit friendly
- small neighborhoods

- ✓ Cobb School!
- Cobble fest
- Lions events  
esp. in emerg. service orgs
- ✓ Local Business
- Grocery & Local  
Owned Business
- Community } Lock Lomond  
TOO.

- ✓ Resort feel / Vacation Vibe
- ✓ Trails - Hiking

Paved trails vs. Sidewalks

- helpful neighbors help each other
- ✓ Old Hobergs Golf Course
- ✓ Recreation: Pool, Golf, Bike, Hike
- ✓ Spiritual Communities

Q1: ASSETS - What do you like most about your region?

Supported, preserved, or enhanced as part of this planning effort?

- Peacefulness
- Recreation
- Preserve scenic roadway
- fire mitigation
- open space
- mountain forest
- Community
- Clean air
- Clean water
- Quiet development

Supported, preserved, enhanced w/ development

Sun biz locally owned  
ongoing trail/connection develop  
efforts to keep biz space filled

Vacation Homes  
of property owners  
(Not Air BnB)

Quiet

Mix of home occupancies

Night/Dark Sky

Including vacation homes for tourists

Kelsey Creek/creek walking  
~~vacation homes~~

↳ Roadway Clearance

Q1:  
What do you like most  
about your Region?  
What would you like to  
see supported, preserved or enhanced?

TREES

✓ SMALL TOWN

✓ LESS PEOPLE

VACATION VIBES

✓ SLOWER WAY OF LIFE

SMALL SCHOOLS

WILDLIFE

✓ CLEAN WATER & AIR

✓ PRESERVE PARKS - COBO MTA TRAILS

✓ HABITAT

VISITORS, AIR B&B'S TOURIST - TO SUPPORT ECONOMY  
COFFEE SHOP

VISION

## Q1: Assets —

What do you like most about the region? What would you like to see supported, preserved or enhanced as a part of this planning effort?

- Forest
- Environment
- Dark Skies
- Small Community, know everyone
- No traffic
- Oak woodlands
- Kelsey Creek
- Air / water / wildlife
- Loch Lomond fire house
- Hiking trails
- Boggs Lake & Boggs Forest
- Sound of helicopters during fire season.
- Mountain High Coffee Shop
- Hardesters
- Community events - Italian Village
- Mountain of Sanctuary
- Community Swimming pools
- Spiritual Centers
- Quiet
- Mandala Springs
- Cobb Alert Net
- Firewise Communities
- Caring local businesses
- Friends of Bogg
- Cobb Watershed Education & Restoration Program
- Pine Grove
- Whispering Pines
- Adam Springs
- Pizza
- Mountain Meadows
- Harbin Hot Springs

## Q2 Challenges

✓ Preserving Mountain Quality of Life ✓ absent Owner Accountability

- ✓ Walkability - more trails, sidewalks
- ✗ Livable for those over 60+
  - Services local & accessible
  - No Trader Joes, Comm. Center
  - Structures that support Summer events  
ex: MUSIC, PLAYS, P.A.

• Hwy 175 traffic to fast, Bottle Rock

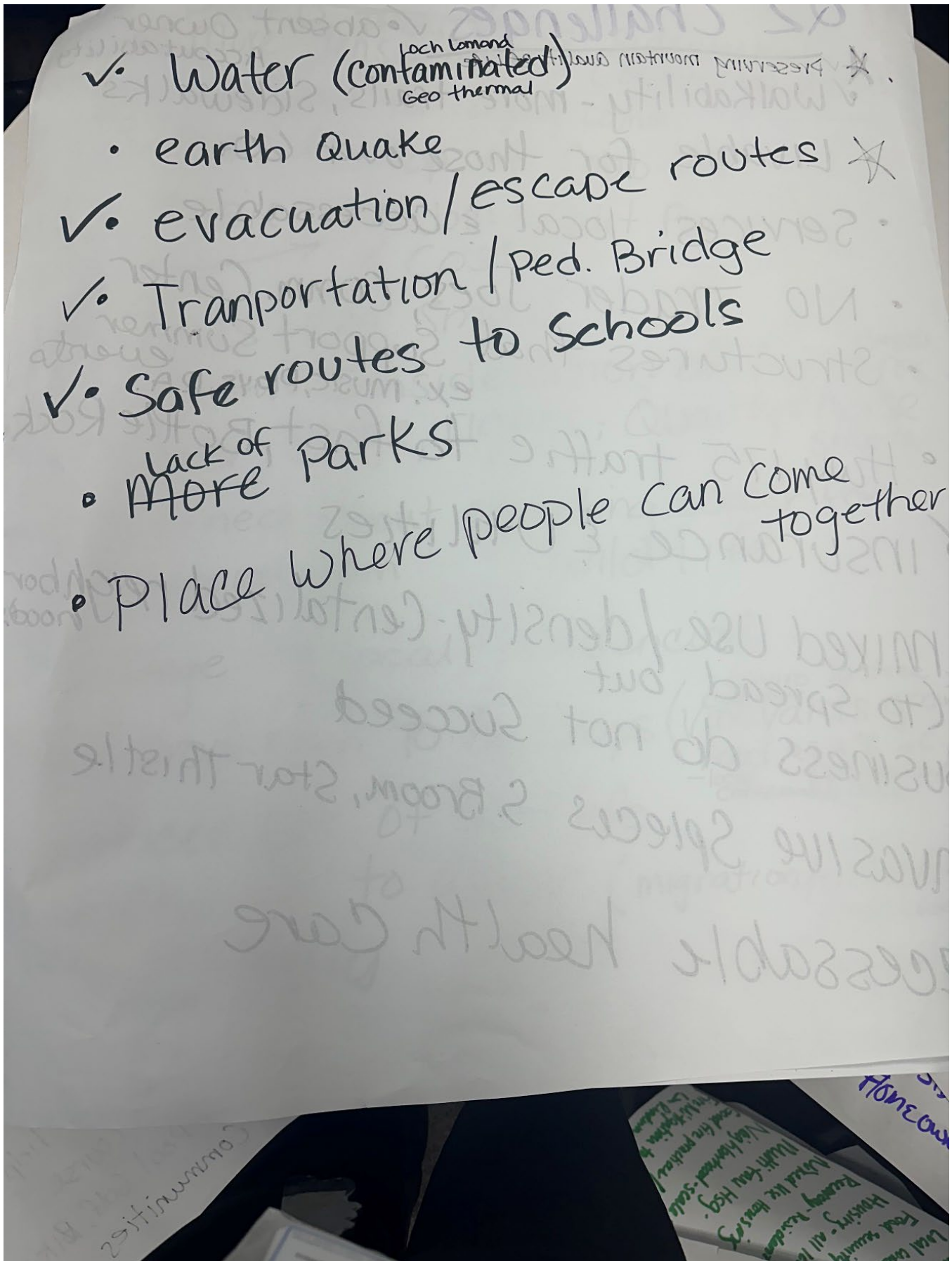
## ✓ Insurance & Utilities

✓ Mixed Use / density - Centralized neighborhoods  
(to spread out)

• Business do not succeed

invasive species S. Broom, Star Thistle

accessible health care



Q2: Challenges - What challenges is your region facing? What would you like to see changed in the region in order to make it a better place to live + work?

Roads Infrastructure  
Resilient Internet Infras

Forest Stewardship/ Mgmt

Collective Community Vision/Pride

Overall Infrastructure Improvement

Water - protect water source with development

Encouraging/sustaining sm. biz

Watershed Management

Local community from generation-sustainable

Valant Vacation homes

Food security

Housing - all levels-economic

Recovery - Residential Deve From VF 15

Mixed Use Housing

Multi-fam Hsg.

Neighborhood-scale - walkable commercial

Good fire practices / fire education / Grant Resource educ.

Fire Mitigation to include Cleanup/removal of fuels

↳ Roadway Clearance - Ingress/Egress



## Q2: Challenges

What are the challenges facing the region?  
What would you like to see changed in the region in order to make it a better place to live and work?

- Fire insurance
- Response time for law enforcement
- Roads - Bad roads
- Disease in forest - disposal of dead trees
- High Risk Area
- Challenge to keep dark skies
- Dead trees on side of road that State need to be cleaned
- Maintaining Firewise Community
- Noise w/ Cannabis operation
- Growing Cannabis in designated area
- Community Meeting Spaces that don't carry noise
  - ...deteriorating or too small
- Earth quakes & Damaging homes
- Community Center has limited open hours limited because of volunteers
- Loch Lomond school district change to Middle town
- Lack of education of new residence & homeowners
- Nothing for kids to do
- More activities for locals & visitors
- More monitoring for drought conditions & drought plans being enforced
- Code enforcement involved in fire safety.
- Undeveloped lots that are hazardous
- Lighted crosswalk by Cobb Mountain gas station  
T intersection Hwy 175 / Bottlerock
- Flashing light by Cobb Elementary School

new commercial  
~~children's~~ center  
- children's  
summer camps  
outdoor hand-  
made programs

Add to challenge  
No shuttle  
service to  
Sacramento  
airport

### Q3 Map Changes

~~PAVED TRAILS~~ vs Sidewalks

\* More density around Commercial areas  
Assessable for aging comm.  
Asses to top of Cobb Mt.

easier to Join & Split Parcels  
& Costly

Lots too Small

\* Careful Consideration of Ag vs res.  
& Water usage, rights; Quality & Noise  
Smell <sup>Commercial</sup>

Concerned about exporting water for  
Commercial gain Wild life

Challenge to local residential

- Food production to Ag Crops (enviro Justice  
canibus vineyards grow)  
Food as a % of Production  
- local consumable food.

- displacement of wild life

map changes to assist. (migration/wild life  
coord doors)  
DOG Friendly

HOMEOWNERS

Q3: Map Changes - Do you think changes are needed to the planned land uses shown in the General Plan land use map? If so, what?

Local Biz  
Light Forest/Industrial  
Remove 20 ac Planned Development Resid  
Community Center/MLM  
Youth Sports Areas

Exercise Circuit Park (Spring Lake South Park)

Trails - Connecting Subdivisions to Parks, Commercial Centers/

- What kind of things - housing, commercial, entertainment, or activities for youth - would you like to see more of?

- Are there any uses there might be too much of?

### Q3: Map Changes ↳ changes to planned map uses

- QUACKENBUSH      ZIP CODE CHANGE / SCHOOL DISTRICT
- COMMUNITY GARDEN      Garden Center / Wisery
- ✓ INDUSTRIAL GROWTH - MILLING / BIO CHAR
- ▢ MORE HIGH DENSITY HOUSING
- ▢ SR LIVING
- HEALTHCARE CLINICS
- TRADER JOES lol
- ▢ HOUSING FOR HOMELESS
- NEIGHBORHOOD PARKS
- DOG PARKS
- ✓ WALKING TRAILS
- ✓ SIDEWALKS
- ▢ ATHLETIC COMPLEX ON COBB
- ENHANCE CURRENT COMMUNITY CENTER -
- ✓ GRANTS FOR PARKS / COMM. CENTER

BIO MASS SUSTAINABILITY

not Springs

Q4 Boundary Changes

Match Cobb area council  
map

Q4: LAP Boundary Changes -

Do you think changes are needed to the Local Area Plan boundaries?

Amend to match CAC map

⑦ small water districts - consolidation  
incl community associations



