

Greater Higgins Area Plan Update

South County Area Municipal Advisory Council

November 10, 2021



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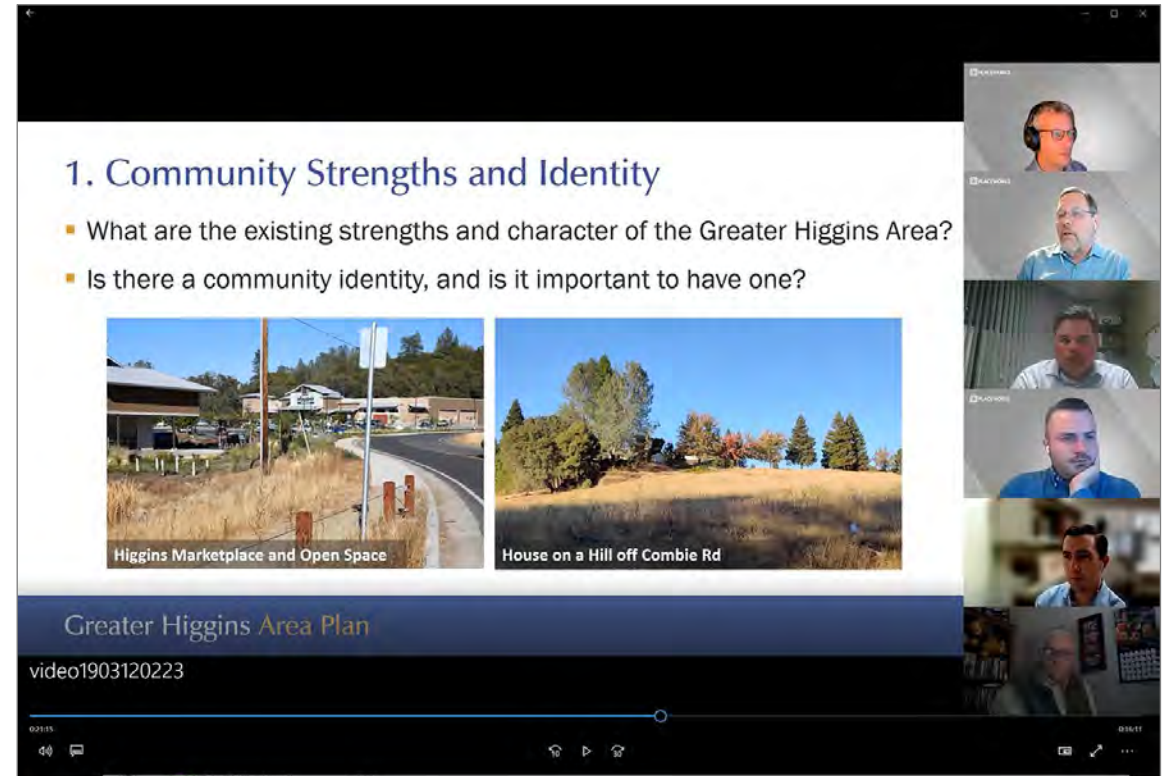
Community Workshop #1 – Community Vision

When: Thursday, October 21st, 6:00-7:30 pm via Zoom

Number of Attendees: Approximately 60

Workshop Agenda:

- Welcome
- Presentation
- Q&A
- Breakout Room Discussion
- Report Back and Next Steps



Workshop Presentation

Planning Background

- Higgins Area Plan (2000)
- Recent/ongoing updates to the General Plan
- Other recent plans serve as models:
 - Penn Valley Area Plan (2020)
 - Soda Springs Area Plan (2016)
- The Greater Higgins Area Plan is funded through a Local Early Action Planning (LEAP) grant.



Greater Higgins Area Plan

1. Community Strengths and Identity

- What are the existing strengths and character of the Greater Higgins Area?
- Is there a community identity, and is it important to have one?



Greater Higgins Area Plan

Timeline/Next Steps



Meetings of the South County Area Municipal Advisory Council (SCMAC) regarding the Area Plan will be posted to the "meetings and event" section of the project website.

Greater Higgins Area Plan

Greater Higgins Area Plan

Discussion Group Visioning Exercise

- 50-minute breakout room session
- Four topics of discussion
 1. Community Strengths and Identity
 2. Housing and Development Vision
 3. Recreation and Public Space Vision
 4. Transportation Vision
- “Visual Guide” with questions and images for each topic
- Participants also had an opportunity to ask questions and provide feedback on the preliminary Plan Area boundaries.



Plan Area
(NOT FINAL)

SEE THE PROJECT
WEBSITE FOR THE
FINAL PLAN AREA

SR-49 Scenic
Corridor

Bear River

Combie Rd

Area of
Influence

Area of
Influence

Lake Combie

Darkhorse Dr

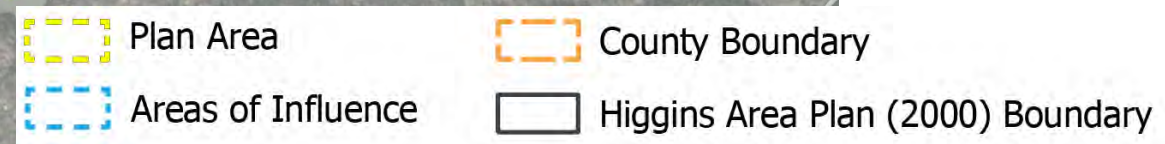
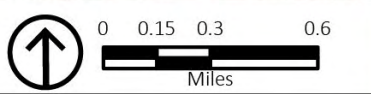
Lakeshore

Torrey Pines Dr

Combie Rd

Magnolia Rd

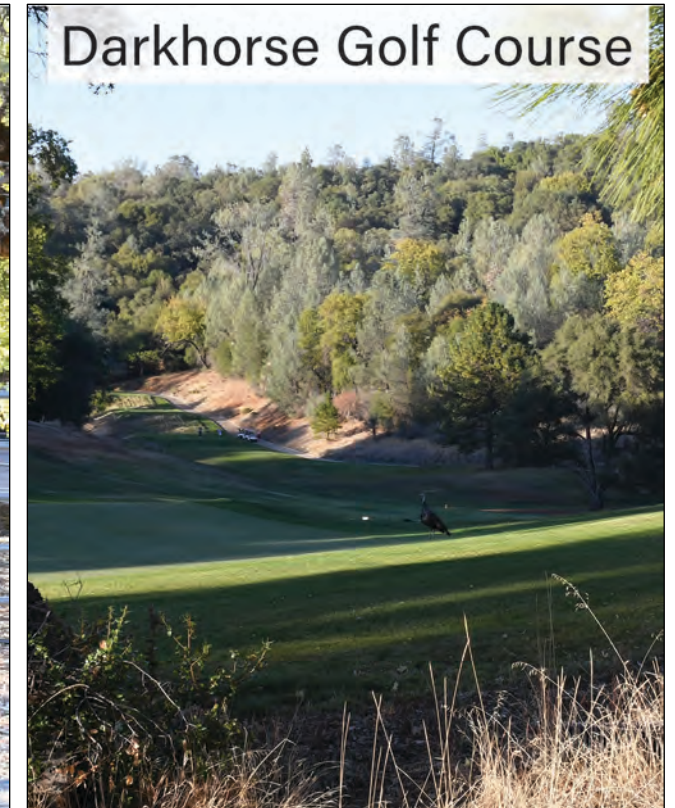
Retherford Rd



Topic 1: Community Strengths and Identity

Sample Themes/Takeaways

- Rural character and natural landscape has attracted many new residents and should be supported.
- Darkhorse, LOP, and other areas in the project area seem disjointed. It is hard to see what the community identity is.



Topic 1: Community Strengths and Identity

Sample Themes/Takeaways

- There is a need for more community public space to foster community identity and provide a good location for community events.
- Many residents feel they belong to the Auburn community rather than the South Nevada County community.
- Do we want to be more like a bedroom community for Auburn or Grass Valley, or maintain a more rural environment?



Topic 2: Housing and Development Vision

Sample Takeaways

- Keep higher density development in the Higgins Corner to make a walkable “village center.”
- Maintain agricultural and rural character of areas outside Higgins Corner.
- Housing is needed that is attractive to seniors (e.g., smaller houses, condos, assisted living, and near services).
- Reliable, high-quality internet service is needed.



Topic 2: Housing and Development Vision

Sample Themes/Takeaways

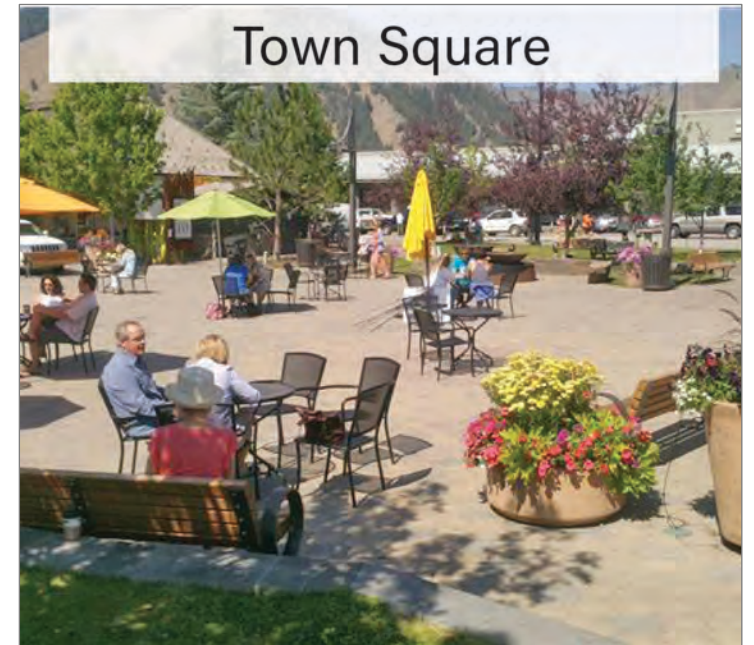
- Development should not exacerbate traffic or create wildfire safety issues.
- Infrastructure quality and capacity (e.g., water, power, and transportation) need to be ensured prior to development of an area.
- The design of Higgins Marketplace (Holiday Market) fits into the community and is a good example of suitable development scale and design.



Topic 3: Recreation and Public Space Vision

Sample Themes/Takeaways

- Prioritize multi-use trails and paths that can be used for recreation as well as getting to destinations.
- An outdoor gathering space like a town square is needed.
- Community spaces should be connected by walkable paths.



Topic 3: Recreation and Public Space Vision

Sample Themes/Takeaways

- A farmer's market would likely be well-supported by the community.
- School facilities and the Lions Club can be used for public recreation and gathering spaces today.



Topic 4: Transportation Vision

Sample Themes/Takeaways

- There is traffic congestion along Magnolia Road and Route 49, and traffic impacts of new development should be studied.
- There are general concerns over the safety of walking and bicycling in the area.



Topic 4: Transportation Vision

Sample Themes/Takeaways

- Trails/paths for walking, biking, and using golf carts are needed, especially from Lake of the Pines to Higgins Corner. A path could connect to the existing path along Magnolia Road (Higgins Trail – shown to the right).
- The existing sections of Higgins Trail could be enhanced, widened, and extended eastward to the Lions Club Community Center.



Timeline/Next Steps



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Timeline/Next Steps

**SEE THE PROJECT WEBSITE
FOR REVISED 2022 SCHEDULE**

2022

January  Community Workshop #2:
Challenges and Opportunities

February  Community Workshop #3:
Plan Concepts and Options

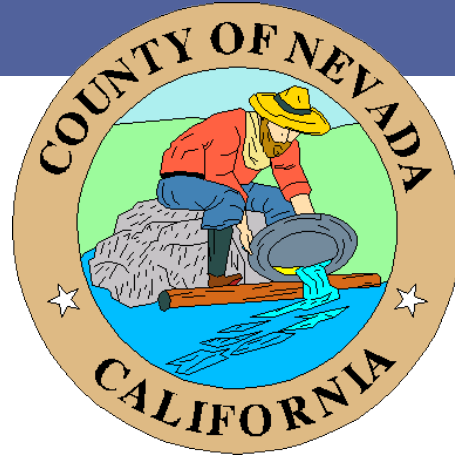
May  Public Review Draft Plan

May  Community Workshop #4:
Draft Plan and Prioritization

June  Final Draft Plan

August  Planning Commission and
Board of Supervisor Meetings

September  Final Plan



THANK YOU!

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