



Community Meeting #2
Existing Conditions & Opportunities
Greater Higgins Area Plan

March 2, 2022



www.GreaterHigginsAreaPlan.com

WELCOME!

This workshop is to listen to you, the community of the South County / Greater Higgins Area, to discuss existing conditions and future opportunities for development and circulation.



DURING THE PRESENTATION,

QUESTIONS ABOUT THE PROJECT?

Send a chat message to “**1_Project Questions**”

Answers provided during Q&A

NEED HELP WITH TECH SUPPORT?

Send a chat message in Zoom to “**2_Tech Support**”

Zoom Meeting ID: [] Speaker View

How to Submit Questions on a Computer

Step 1: Access the chat window

Step 2: Choose "1_Project Questions" in drop-down menu

Step 3: Type Message Here

The screenshot shows a Zoom meeting window. The main area is black with white text. The top bar shows 'Zoom Meeting ID:' and 'Speaker View'. The bottom bar contains icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and a red 'Leave Meeting' button. On the right, a sidebar shows 'Participants (22)' with a search bar and a list of participants: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below this is a 'Zoom Group Chat' section with a 'To: Everyone' dropdown and a text input field 'Type message here...'. Three orange arrows point from the instructional text to the interface: one from 'Step 1' to the Chat icon, one from 'Step 2' to the dropdown menu, and one from 'Step 3' to the text input field.

Participants (22)

Find a participant

Janet Chang (Me)

Tammy Seale (Host)

Grant R

Sloan Campi

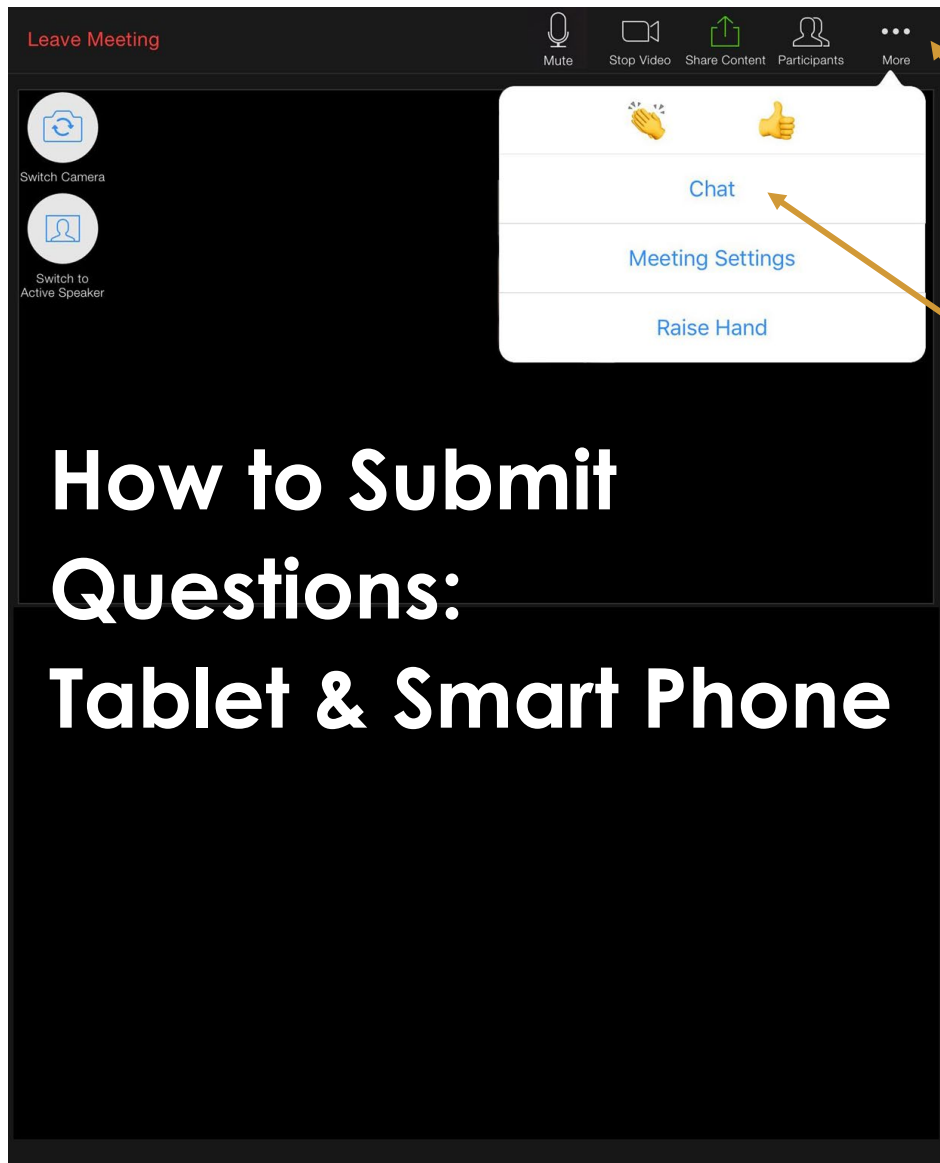
Mark Teague (Co-host)

Unmute Me

Zoom Group Chat

To: Everyone

Type message here...

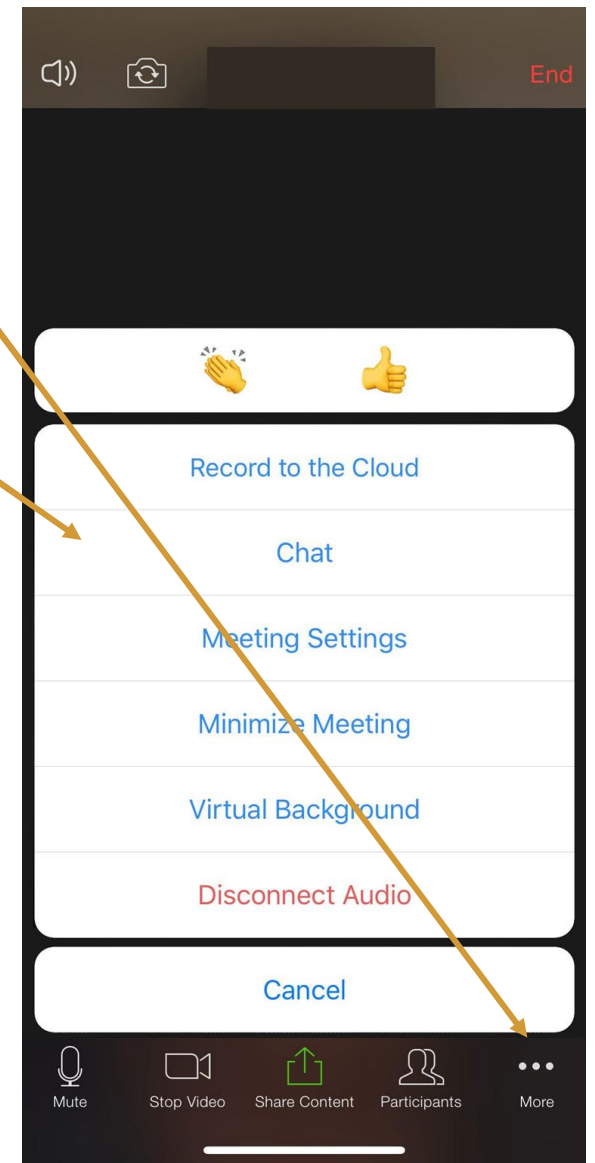


Step 1: Click “More”

Step 2: Access the Chat Window

Step 3: Choose “1_Project Questions”

Step 4: Type Message in Chat Window (not shown)



Tonight's Agenda

- Welcome
- Presentation
- Q&A
- Focus Group Exercise
- Report Back
- Next Steps

Tell us about yourself!

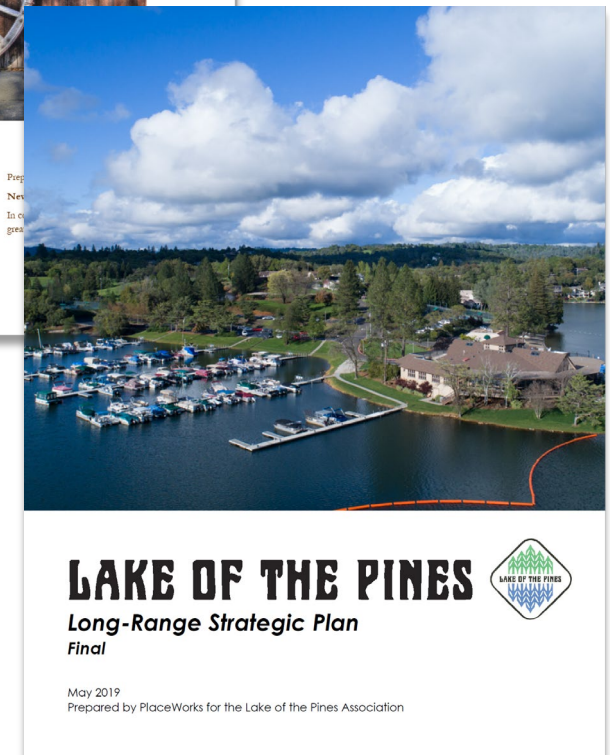
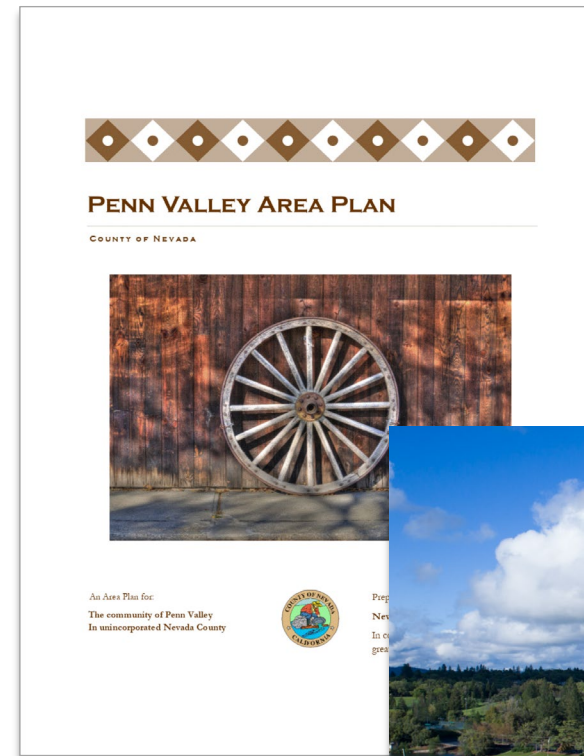
PROJECT BACKGROUND

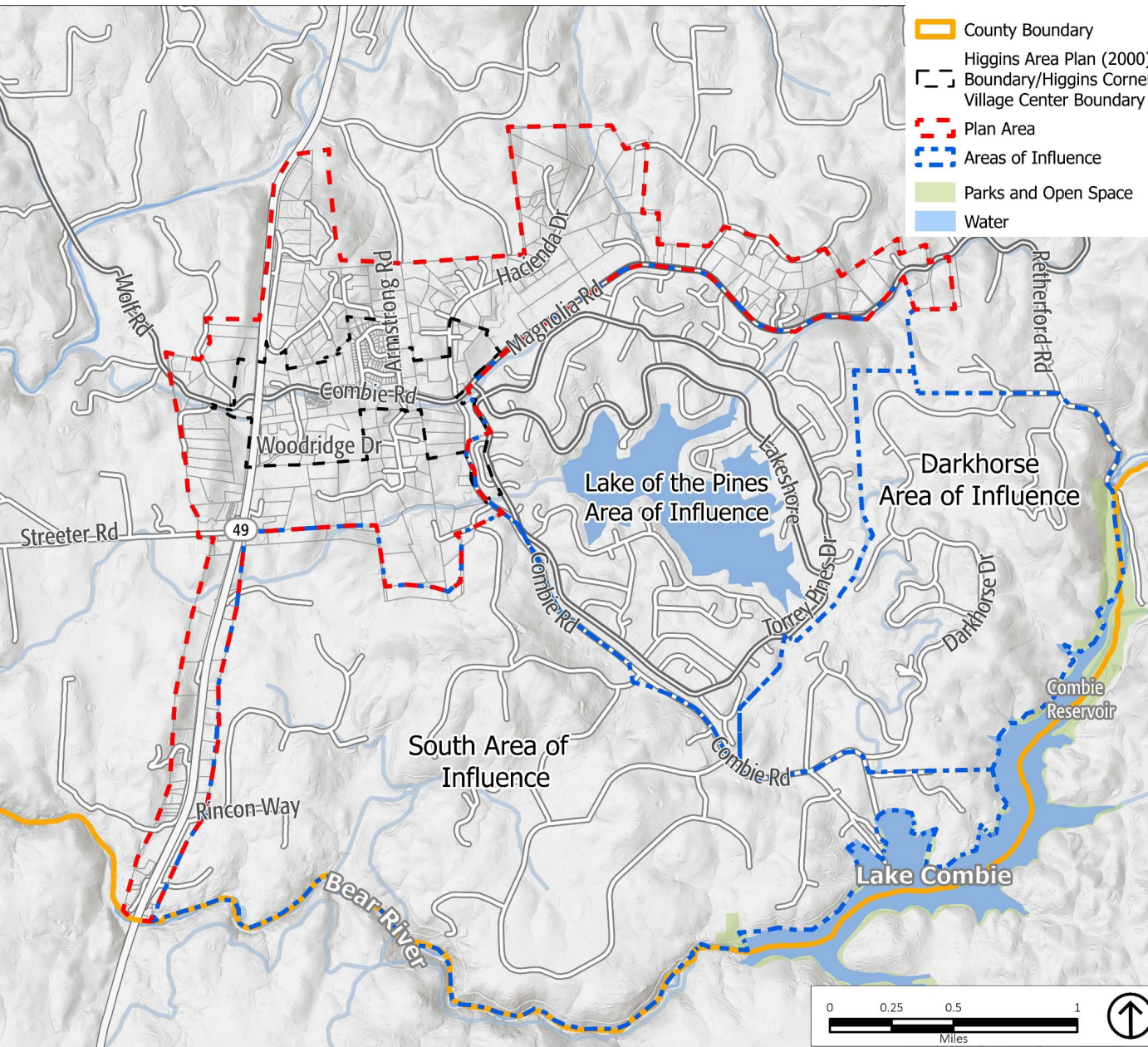
What is the purpose of the Area Plan?

- Establish a **comprehensive future vision** integrating housing, commerce and culture.
- Serve as a **blueprint for future development**
 - Land Use
 - Economic Development
 - Public Facilities and Services
 - Design Goals, Guidelines and Standards
- **Engage the community** in an inclusive visioning process

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.





Plan Area

- Expanded from the previously adopted Higgins Corner Area Plan
- Focus area for policies and recommendations.
- Engage residents from inside and outside the Plan Area
- Focus on areas that have potential for change, to guide future growth that contributes to community vitality

Project Partner:

South County Area Municipal Advisory Council (SCMAC)

- Helps engage the community and advises and informs on issues in and around the Higgins Corner/Lake of the Pines area.
- Advises the project team to ensure an inclusive participatory process and a final plan that promotes the community's vision.
- SCMAC meetings are open to the public, and you are invited to attend!

Timeline



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.

Community Workshop #1 Feedback

October 2021

Community Identity

- The rural character and natural landscape should be retained.
- Need for community space and more community activities/events.

Development and Housing

- Create walkable, village-type centers.
- Housing of increased density (e.g., townhomes or duplexes) should be centered in the Higgins Corner area, including for seniors.

Community Workshop #1 Feedback (continued)

Recreation and Public Space

- Community needs a town square where they can all meet and connect.
- Parks and trails are needed in the Plan Area for public use.

Transportation

- Traffic congestion in some areas, especially at Magnolia/Combie and along SR-49.
- New bicycle infrastructure is needed.
- Residents would like to use Combie Rd. to access Holiday Market via walking, rolling, and using golf carts.

EXISTING CONDITIONS ANALYSIS

Existing Conditions Analysis

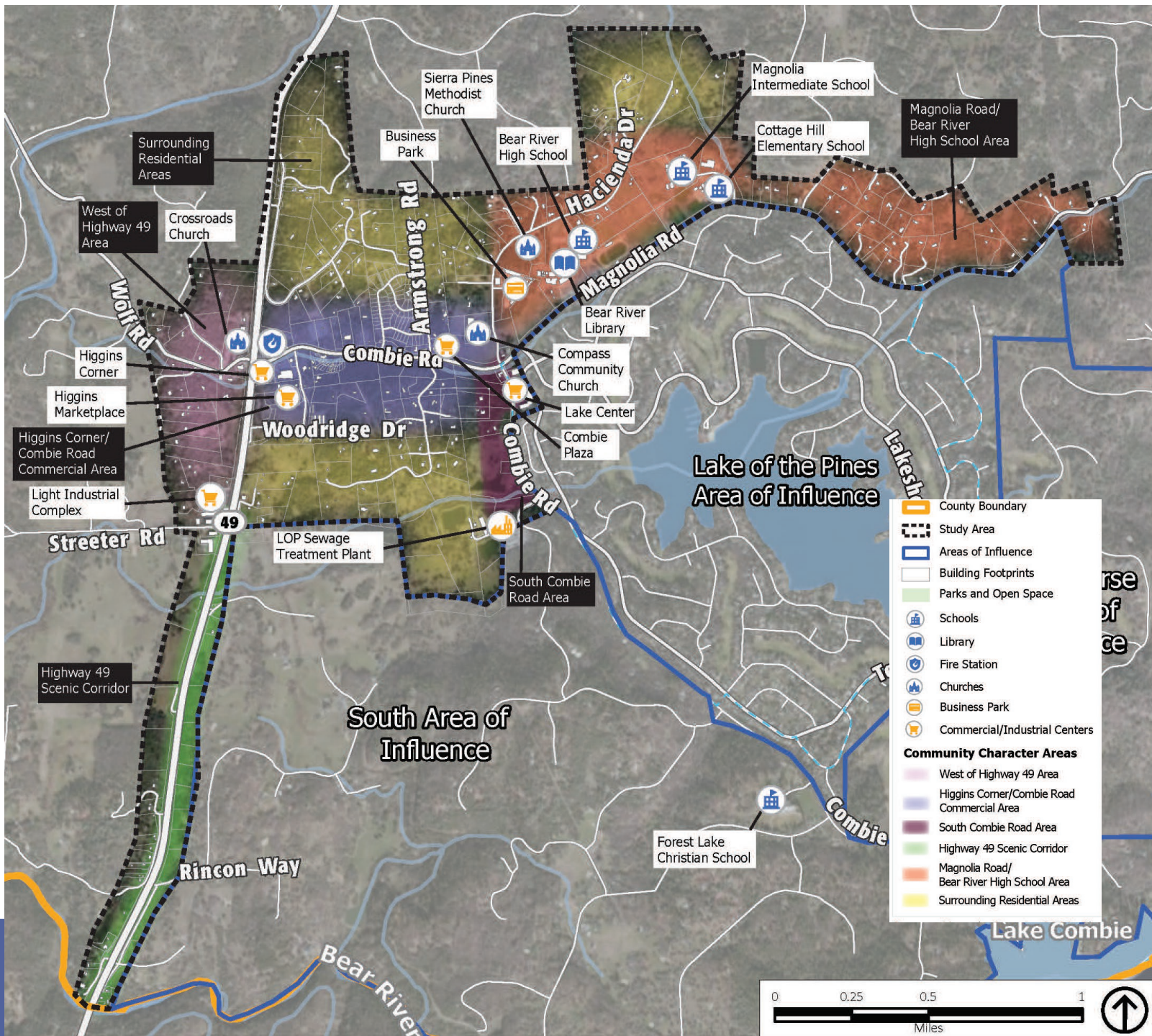
- Demographics
- Land use/Zoning
- Community character
- Environmental conditions
- Mobility
- Market analysis and development potential

Demographics

- Average household size in the study area is about **2.56 persons per household**.
 - Study area includes both the Plan Area and the Areas of Influence
 - Average household size is larger than the surrounding area.
- **Median age is higher** now than in 2010.
 - Up to 50 years old from about 46 years old
- Study area still has a **substantial number of households with children under the age of 18 (30-35%)**.
- 91% of the housing in the study area is single-family detached housing, and only 16% of households were renters.
- This data shows there are **fewer young adults and fewer newly formed households than in the surrounding areas**.

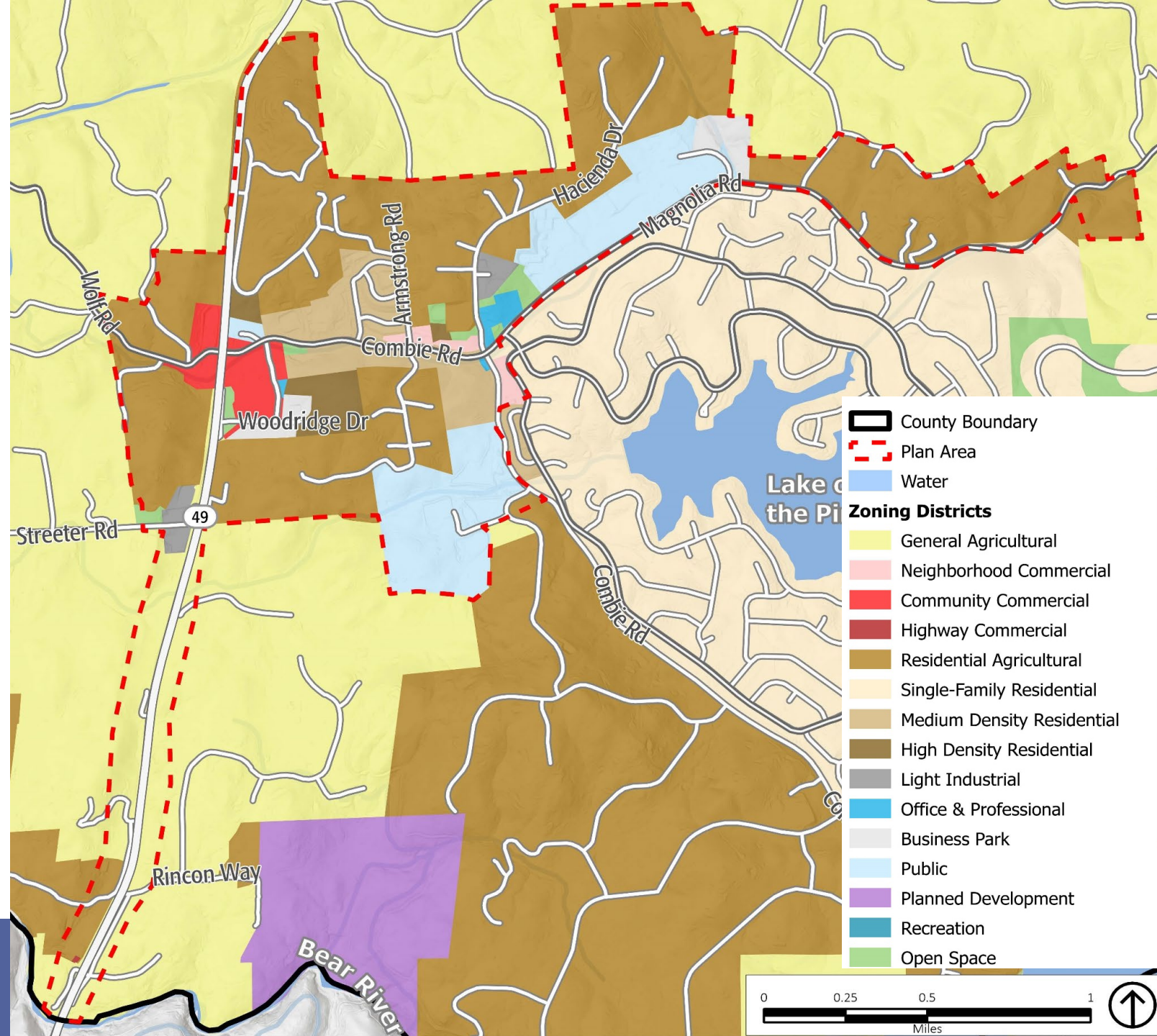
Community Character

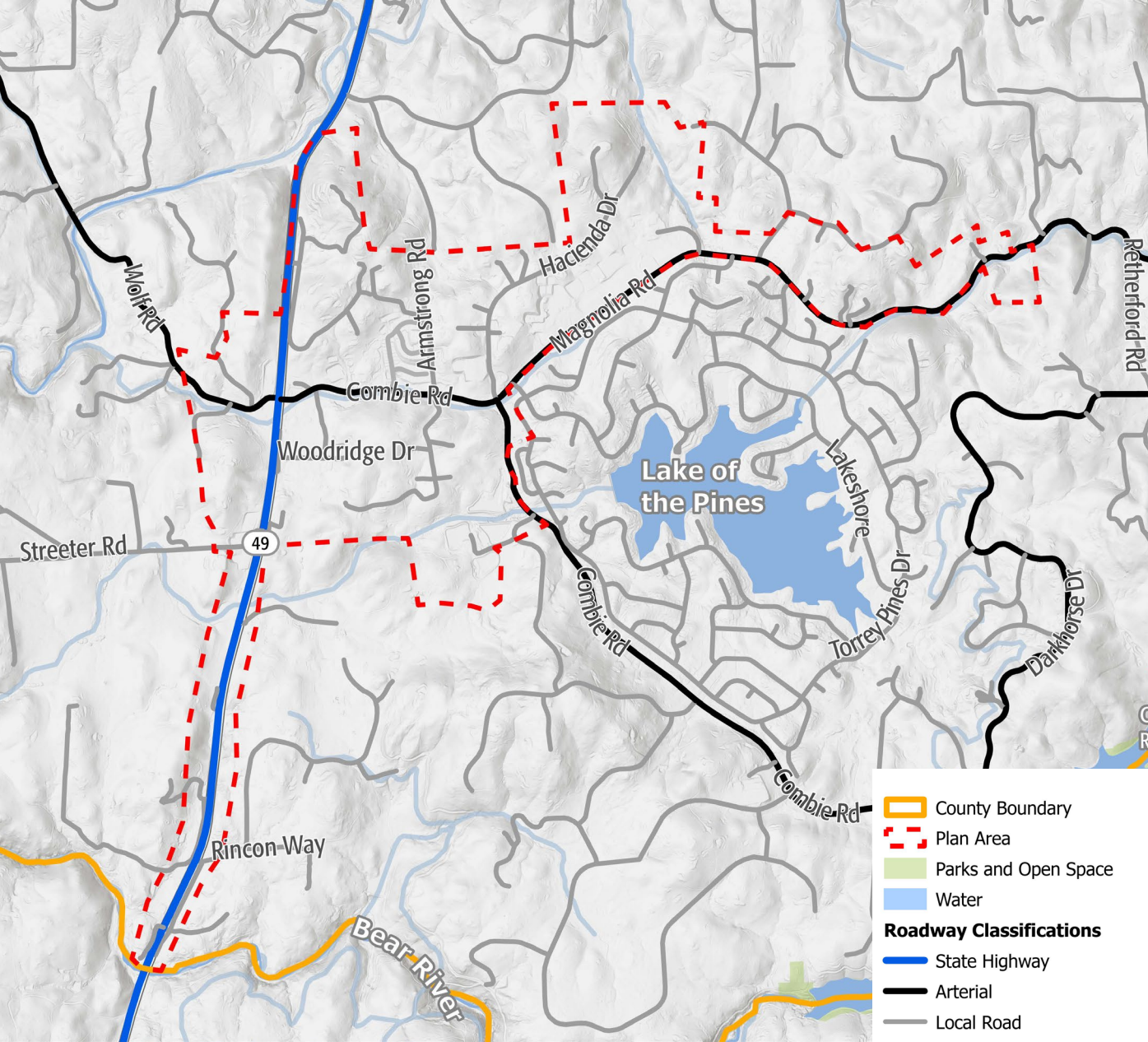
1. Higgins Corner /
Combie Road
Commercial Area
2. South Combie Road
Area
3. Magnolia Road / Bear
River High School Area
4. Surrounding Residential
Areas
5. West of Highway 49
Area
6. Highway 49 Scenic
Corridor



Zoning

Greater Higgins Area Plan





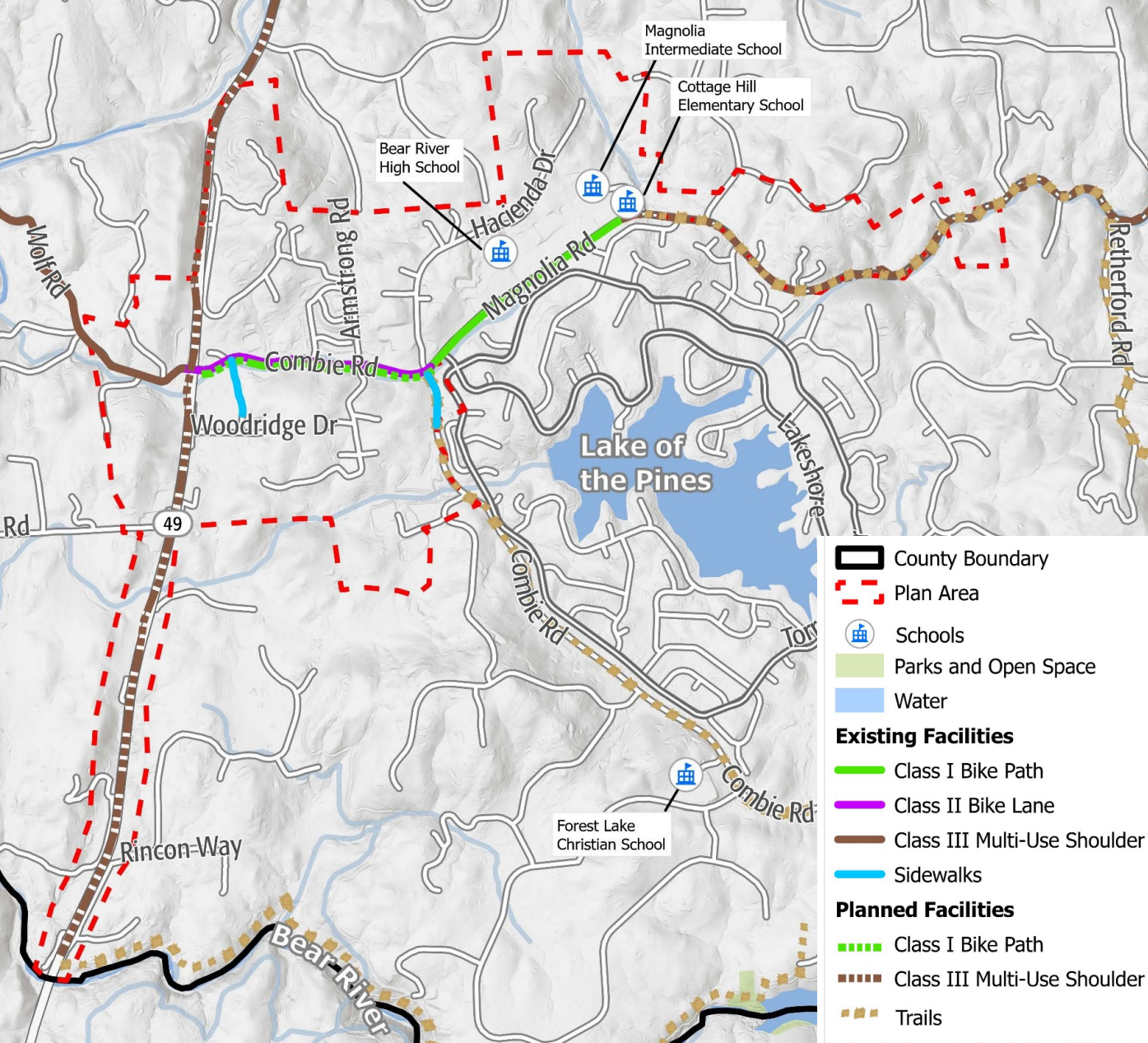
Vehicular Network

- State Highway
 - Highway 49
- Arterials
 - Wolf Road
 - Combie Road
 - South Combie Road
 - Magnolia Road
- Local roads: Other streets off the arterials

Traffic Analysis

- Counts conducted Tues, 2/1/22 and Thurs, 2/3/22. School was in session on these dates.
- Traffic counts were taken at 4 segments and at 10 intersections in Plan Area.
- Most of the studied roadway segments are operating at acceptable levels.
- Combie Road off Highway 49 is operating at a higher congestion level.
- There are delays on cross streets onto Highway 49 waiting for gaps in traffic.
- Completed traffic analysis will be posted on project's website when available.

Segments	Intersections
Combie Rd between Highway 49 and Higgins Rd	Highway 49/Wolf Rd/Combie Rd
South Combie Rd	Combie Rd/Magnolia Rd
Magnolia Rd between Combie Rd and Lakeshore Dr	Combie Rd/Higgins Rd
Highway 49 south of Wolf Rd	Magnolia Rd/Lakeshore North
	Highway 49/Woodridge Rd
	Highway 49/Cameo Dr
	Highway 49/Streeter Rd
	Highway 49/Rincon Way
	Combie Rd/Armstrong Rd/Rosewood Rd
	Rodeo Flat Rd/Combie Rd South



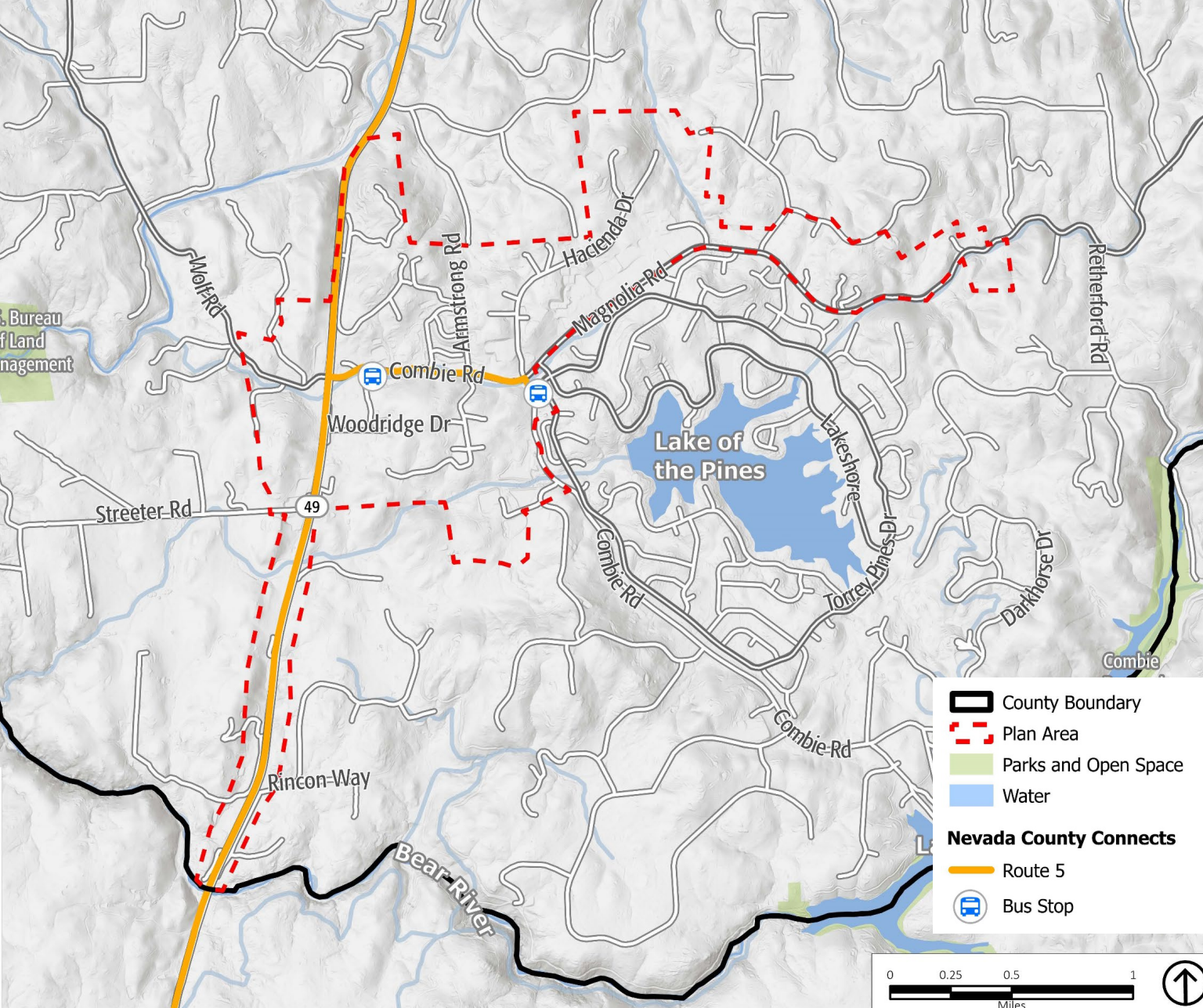
Bike, Ped, and Trails

2019 Nevada County Active Transportation Plan recommendations:

- Class II bike lanes on Combie Road
- Class I bike path (multi-use path) on Magnolia Road
- Limited sidewalks
- Plan to extend multi-use path on Combie Road
- Planned trails on Magnolia Road and south Combie Road

Public Transit

- Nevada County Connects' Route 5
- Bus stops
 - Higgins Marketplace
 - Lake Center



Market Analysis Summary

- Estimates for what the market would likely support for the Plan Area
 - Housing demand
 - Retail demand
 - Other non-residential development demand

Market Analysis: Future Housing

- Analysis looked at growth trends for housing for the overall area from 2010 to 2021 and applied those trends to the study area.
- It found there is demand for a wider variety of housing in the Plan Area than currently exists. Additional housing types to consider include:
 - Multifamily housing
 - Smaller unit sizes
 - Rental housing



Market Analysis: Future Housing

- Potential for **260 to 480 units of housing** over the next 20 years.
- Community should consider whether **housing opportunities for young adults and new households** would contribute to the community's quality of life.



Market Analysis: Retail

- Analysis looked at existing retail development in the market area (within 30 miles from the Plan Area) and determined growth trends for the study area.
- It found there is **some demand for additional retail that locals currently go elsewhere to find.**
 - These include general merchandise stores, restaurants, and smaller stores that would be developed in a shopping center or commercial building.

Store Type/Format	Low-Range Projection (s.f.)	High-Range Projection (s.f.)
Small Format Box Store	10,000	20,000
Gas Stations	2,000	4,000
Restaurants	8,000	12,000
Small Inline Stores	20,000	30,000
Total Additional Retail Building Space (s.f.)	40,000	66,000

Market Analysis: Other Non-Residential

- Analysis also looked at other types of uses that have potential for the Plan Area:
 - Along with office and employment uses, they include arts, entertainment, recreation, and personal services.
- The Plan Area could support approximately **21,000 to 38,000 square feet of office, light industrial and other non-retail businesses** primarily serving the local community and travelers on Highway 49.

Commercial Use	Low-Range Projection (s.f.)	High-Range Projection (s.f.)
Office	9,610	17,640
Light Industrial	6,570	12,060
Other Commercial	4,700	8,630
Total (s.f.)	20,900	38,300

Development Potential Summary

- Describes proposed development projects within or near the Plan Area
 - County applications
 - Facilities Management District
- Identifies potential sites for future development within the Plan Area
 - Vacant or underutilized sites
 - General Plan land use designations of commercial, office, or high density residential

Plan Area
 Areas of Influence
 Proposed Development Projects



Proposed Projects

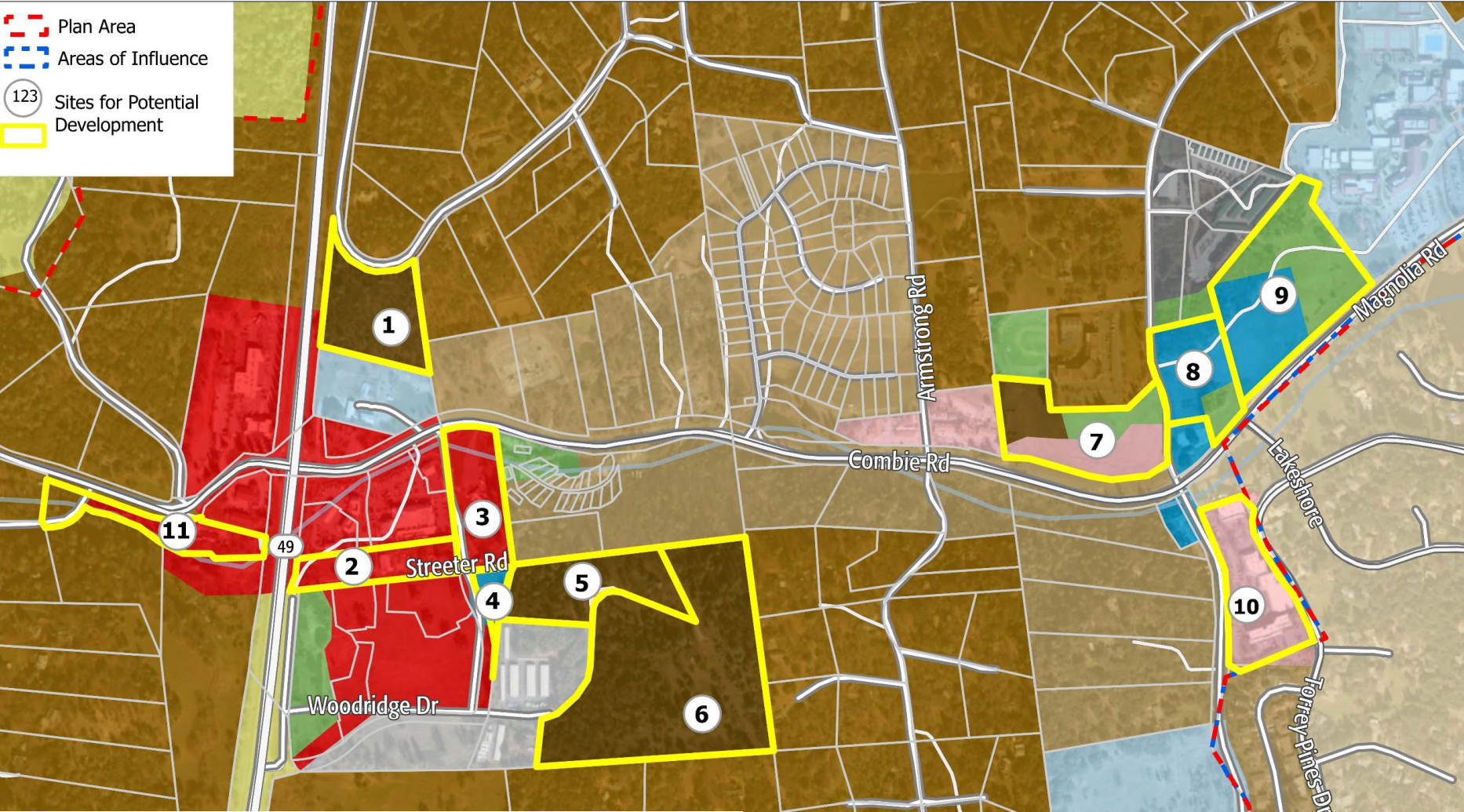
- A. Quick Quack Car Wash at Higgins Marketplace
- B. Higgins Fuel Station
- C. Bear River Library (relocated from Bear River HS)
- D. Hobby Condos
- E. Cameo Affordable Housing

Zoning Districts		
General Agricultural	Single-Family Residential	Public
Neighborhood Commercial	Medium Density Residential	Planned Development
Community Commercial	High Density Residential	Recreation
Highway Commercial	Light Industrial	Open Space
Residential Agricultural	Office & Professional	
	Business Park	

Plan Area

Areas of Influence

Sites for Potential Development



Potential Sites for Development

- Vacant or underutilized sites
- General Plan land use designations and Zoning Districts of commercial, office, or high density residential

Zoning Districts

General Agricultural

Neighborhood Commercial

Community Commercial

Highway Commercial

Residential Agricultural

Single-Family Residential

Medium Density Residential

High Density Residential

Light Industrial

Office & Professional

Business Park

Public

Planned Development

Recreation

Open Space

Q & A

FOCUS GROUP EXERCISE

FOCUS GROUP REPORT-BACK

Next Steps

April/May  **Community Workshop #3:
Plan Concepts and Options**

June  **Public Review Draft Plan**

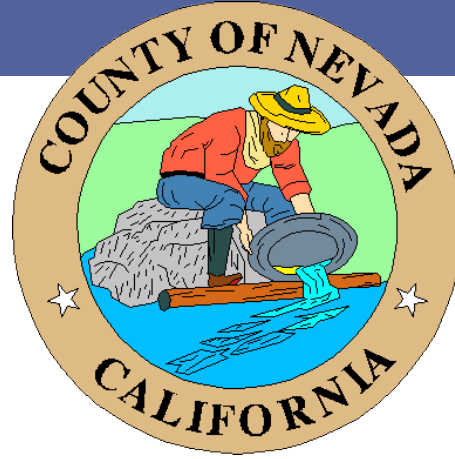
July  **Community Workshop #4:
Draft Plan and Prioritization**

August  **Final Draft Plan**

October  **Planning Commission and
Board of Supervisor Meetings**

November  **Final Plan**

The next SCMAC meeting on **Wednesday, March 9, 2022 at 6pm**. Visit <https://www.mynevadacounty.com/agendacenter> for updates on agenda.



THANK YOU!

www.GreaterHigginsAreaPlan.com

Contact Kyle Smith, Associate Planner at kyle.smith@co.nevada.ca.us
for questions and comments about the Greater Higgins Area Plan.