

MAXWELL COMMUNITY PLAN

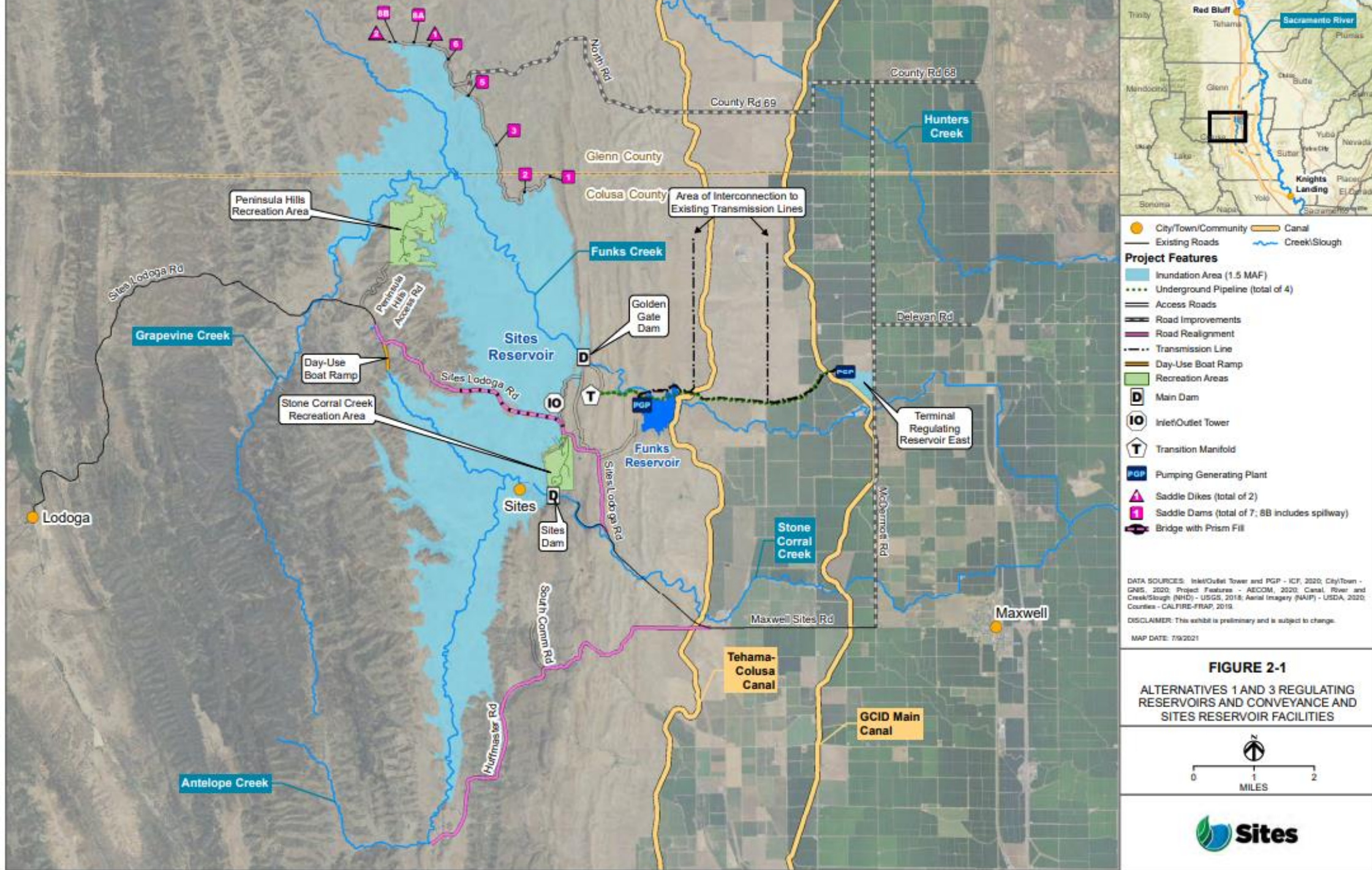
Community Workshop #2
July 24, 2024



Meeting Purpose

Identify objectives and key priorities for development of a Community Plan for Maxwell.

- Introductions
- Sites Reservoir and implications for Maxwell
- Review County General Plan Guidance
- Activity: Challenges and Opportunities
- Activity: Community Vision
- Activity: Community Land Use Mapping
- Next Steps



Project Overview

- The Sites Reservoir project is being led by the Sites Project Authority.
- In response to the pending reservoir, Colusa County has initiated this process to develop a Community Plan for Maxwell to help the community adapt and respond to the changes that the reservoir project will bring to the area.
- Construction of the reservoir is anticipated to begin in 2026, and run for 5-6 years. Operation is anticipated for 2032.
- We expect the Maxwell Community Plan to address both near term (construction timeframe) and long-term opportunities and challenges.
- Local community input is critical to the development of the Maxwell Community Plan.

General Plan Guidance

- Sites Reservoir has been planned for and discussed for years (decades!)
- When the Colusa County General Plan was prepared in 2010-2012, we included goals, policies, and actions that were to be implemented if/when the Sites project actually came to fruition.
- These policies/actions focused on future planning efforts around Sites Reservoir, and future planning efforts in and around Maxwell.
- The County General Plan calls for the creation of a Maxwell Community Plan.

Discussion of General Plan Objectives- Maxwell

County General Plan Guidance Related to Maxwell and the Sites Reservoir:

- Capitalize on economic development opportunities
 - Emphasize aesthetics and design
 - Support downtown and beautification of historic properties
 - Increase housing opportunities
 - Require connections to municipal services
 - Explore and establish funding mechanisms for revitalization and beautification
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- We expect to address all of these topics in the Maxwell Community Plan.
 - These workshops are intended to gather additional feedback on specifics and priorities from the local community.
 - The feedback received at these workshops will be used to help shape and develop the Maxwell Community Plan

Existing Conditions in Maxwell

- Maxwell is an unincorporated community in Colusa County with a population of approximately 1,100.
- Water and sewer services are provided by the Maxwell PUD.
 - Approximately 432 service connections
- Police services are provided by the Colusa County Sherriff
- Fire/EMS are provided by the Maxwell Fire Protection District
- Schools are provided by the Maxwell Unified School District
 - Maxwell Elementary and Middle School
 - Maxwell High School

Opportunities and Challenges

Near Term Opportunities and Challenges

- The construction of Sites Reservoir is anticipated to occur over a 5-6 year period, anticipated to be between 2026-2032.
- Construction may bring an influx of up to 1,000 workers at a time. Some may commute daily, some may seek local housing accommodations.

What do you see as the 3 greatest opportunities and 3 greatest challenges facing the community in the near term, during project construction?

Long Term Opportunities and Challenges

- Following construction, when the Sites Reservoir is fully operational, Maxwell will serve as a primary gateway for visitors and reservoir users.

What do you see as the 3 greatest opportunities and 3 greatest challenges facing the community in the long term?

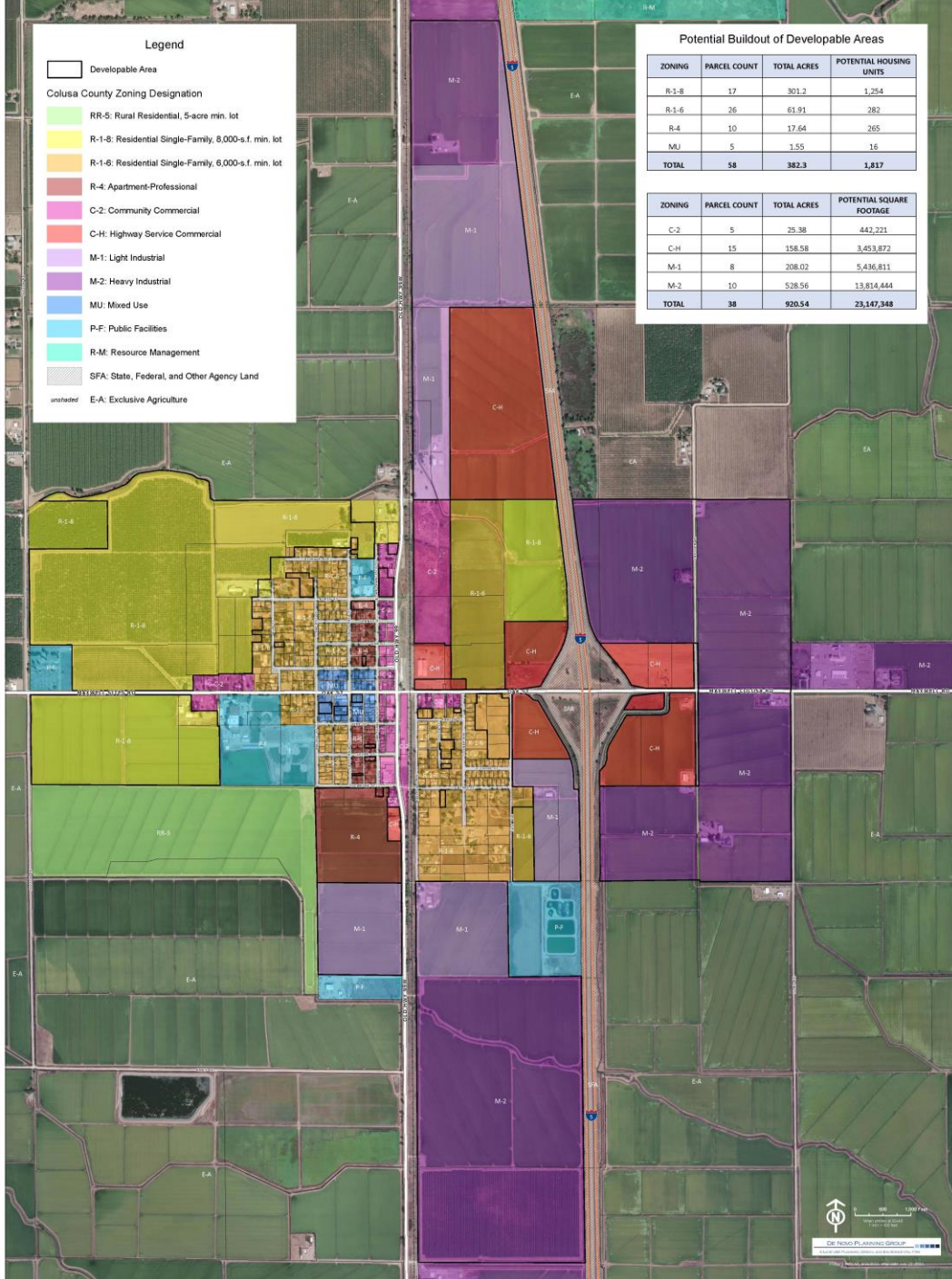
Please write your responses on the Post-Its, and place them on the corresponding board

Vision for Maxwell

What Are Your Visions for the Future of Maxwell?

- What is happening in the community?
- What has improved, or changed for the better?
- What do you hope stays the same?

Using the large paper at your table, as a group brainstorm key words/ ideas to incorporate into a vision.



Potential Buildout of Developable Areas

ZONING	PARCEL COUNT	TOTAL ACRES	POTENTIAL HOUSING UNITS
R-1-8	17	301.2	1,254
R-1-6	26	61.91	282
R-4	10	17.64	265
MU	5	1.55	16
TOTAL	58	382.3	1,817

ZONING	PARCEL COUNT	TOTAL ACRES	POTENTIAL SQUARE FOOTAGE
C-2	5	25.38	442,221
C-H	15	158.58	3,453,872
M-1	8	208.02	5,436,811
M-2	10	528.56	13,814,444
TOTAL	38	920.54	23,147,348

Mapping Activity

Working as a group, address the following questions on the map

- Where are the community's key destinations or community gathering places?
 - What are the greatest assets in these areas?
 - How can these areas be improved?
- Where should new community gathering areas or focal points be located?
- Are new uses or developments needed in Maxwell? What? Where?
- Are there certain areas in Maxwell that are in need of revitalization or change?

Next Steps/Path Forward

- Additional Community Outreach
- Refine Objectives
- Identify strategies and options
- Prepare Community Plan and implementation toolkits