



Request For County Board of Supervisors Action

MEETING DATE: December 17, 2024

DEPARTMENT: Community Development Department

FROM: Greg Plucker

SUBJECT: Receive a presentation on the current Draft of the Maxwell Community Plan and provide any desired input.

Receive a presentation on the current Draft of the Maxwell Community Plan and provide any desired input.

Detailed Description/Background of request

In March, 2024, the Board approved an MOU with the Sites Reservoir Authority Board detailing the County's and the Authority's obligations to prepare a Sites Area Plan and a Maxwell Community Plan per the requirements of the County's General Plan. In April, 2024, the Board approved a contract with the DeNovo Planning Group to prepare these plans with funding provided by the Authority. In May, 2024 the Board received an initial presentation on the development of the community plans.

To-date, plan development has focused on the Maxwell Community Plan. Efforts on developing the Sites Area Plan will begin following refinement of the resultant configuration of the private properties surrounding the reservoir and confirmation of access limitations to the reservoir from these properties. The outreach for the Maxwell Community Plan included two in-person workshops and community polling exercises to provide community members, public agencies, and stakeholders an opportunity to discuss their concerns and potential opportunities for the Maxwell area in light of the pending Sites Reservoir Project. The first Community Workshop was meant to receive comments and feedback regarding the Sites project in order to identify areas of concern or opportunities for improvements throughout the Maxwell area. The second Community Workshop included a vision board activity and a post-it note activity to stream-line the feedback process and receive input from the public regarding specific short-term and long-term opportunities and challenges that the Maxwell community may face as a result of the Sites project.

As a result of the information gathered at these meetings, a draft of the Maxwell Community Plan has been developed. This draft is being presented to the Board for your initial review and input. Subsequently, any input will be included in the draft plan and distributed for community review. It is anticipated that a community meeting would be held in order to obtain any input directly from the Maxwell community, effected agencies, and stakeholders.

Plan Overview

The draft community plan consists of six sections as follows:

1. Introduction & Purpose: Provides an overview of the Maxwell Community Plan's goals and setting the framework for future development. This section provides an executive summary, identifies a vision statement, and provides overall objectives of the plan to address a wide range of issues including housing, infrastructure, parks and schools, public safety, economic development, and funding.
2. Sites Reservoir Overview: Details the role and impact of the Sites Reservoir on Maxwell, including potential expected benefits for local and regional growth. In addition, this section provides an overview of the Sites Reservoir project, its history, planned features, construction and expected short- and long-term employment.
3. Existing Conditions in Maxwell: Reviews Maxwell's current economic, and environmental conditions to establish a foundation for the proposed planning initiatives. This chapter provides information on the regional and local context; utilities and infrastructure; land use and zoning; development capacity; existing site inventory; and a potential gateway park.
4. Community Outreach Efforts: Summarizes the engagement efforts with local residents, agencies and other stakeholders, and agencies to ensure the plan reflects community needs and priorities. Information is provided on community engagement and discussions, and information gathering exercises.
5. Key Issues: Identifies the primary challenges and directives Maxwell will be addressing through the community plan. This section also provides an overview of pressing issues such as balancing growth with agricultural land preservation, managing water resources, enhancing transportation networks, and ensuring access to services and amenities.
6. Goals, Strategies & Implementation: Outlines actionable steps to achieve the plan's vision. This section identifies specific actionable items addressing a range of issues including: housing; infrastructure; community facilities; community safety, economic development, and downtown Maxwell.

At the Board meeting, the project's consultant (Ben Ritchie of the DeNovo Planning Group) will provide a detailed presentation on the draft plan for additional information and solicit Board input.

Prior Board Action

At the Board's March 26, 2024 meeting, the Board approved an MOU with the Site's Reservoir Authority Board regarding the preparation of Sites Area and Maxwell

Community plans and their funding.

At the Board's April 23, 2024 meeting, the Board approved a contract with the DeNovo Planning Group for the preparation of Sites Area and Maxwell Community plans and their funding.

At the Board's May 21, 2024 meeting, the Board received a presentation on the initiation of the development of the Sites Area and Maxwell Community Plans.

Fiscal Impact/Funding Source

The consultant costs would be paid pursuant to the provisions of the MOU with the Sites Reservoir Authority Board.

Action for the Clerk

No action at the present time.

ATTACHMENTS:

- DRAFT Maxwell Community Plan (PDF)