

MAXWELL COMMUNITY PLAN

Community Workshop
February 13, 2025

DE NOVO PLANNING GROUP



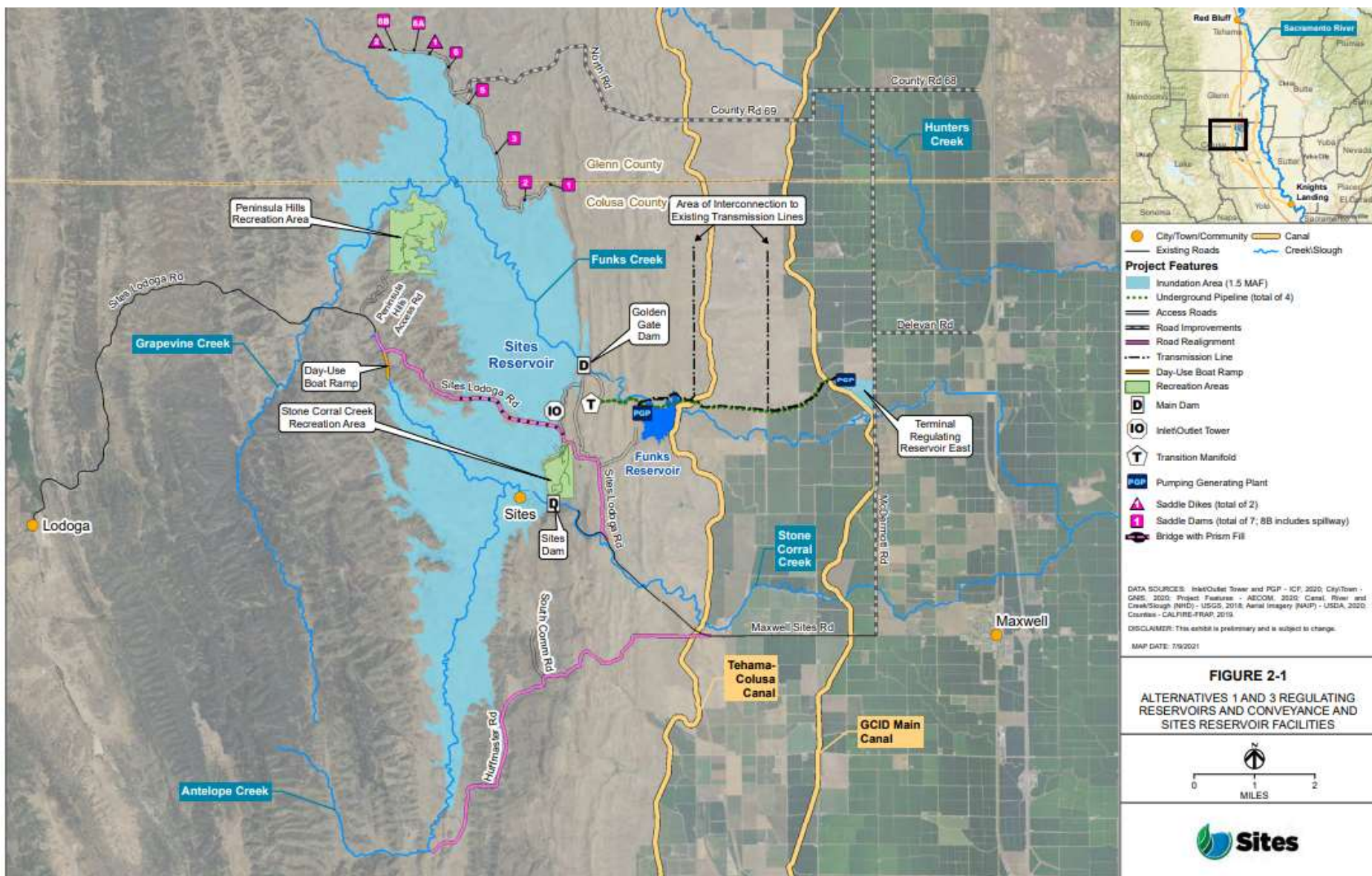
Meeting Overview

- Project status and overview
- Community outreach and feedback
- Objectives and strategies
- Feedback and questions
- Next steps

Purpose of the Maxwell Community Plan

- Provide guidance and strategies to help guide and shape the future of the Maxwell Community.
- Respond to challenges and opportunities presented by Sites Reservoir.
- Further implement guidance provided by the General Plan specific to Maxwell.
- Gather community feedback and input and reflect community priorities in the Maxwell Community Plan.





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.

Long Term Opportunities and Challenges

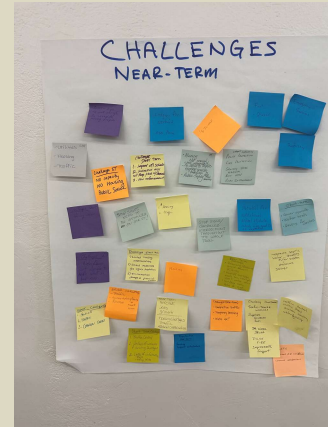
- Following construction, when the Sites Reservoir is fully operational, Maxwell will serve as a primary gateway for visitors and reservoir users.
- There may be changes in local housing demand, and increased opportunities for economic development.

Community Outreach

1. Board kickoff meeting (5/21/24)
2. Sites Authority presentation and workshop (6/20/24)
3. 1st Maxwell Community Workshop (6/20/24)
4. 2nd Maxwell Community Workshop (7/24/24)

During the two community workshops, participants provided feedback via open forum discussions, structured activities, and in writing.

This feedback was used to help craft the Maxwell Community Plan.



Community Feedback

- Concern over increased traffic, roadway safety, and pavement conditions.
- Opportunities to improve local utilities (water, sewer, drainage) to meet increased demand and better serve existing customers.
- Opportunities for more commercial businesses and economic development.
- Funding assistance for ADU construction, home rehab, and infrastructure upgrades.
- Assess increased demand on police, fire, and emergency services.
- Opportunities for short term and long term housing expansion, without adversely changing community character.
- Minimize any adverse impact to local schools.
- Expand recreation opportunities, including a new gateway park.
- Protect ag businesses and ag economy.

***See Outreach
Summary
Report for
details.***

General Plan Guidance: Maxwell

Maxwell GP Guidance Summary:

- 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

Maxwell Community Plan

- **Introduction & Purpose:** Provides an overview of the Maxwell Community Plan's goals and setting the framework for future development.
- **Sites Reservoir Overview:** Details the role and impact of the Sites Reservoir on Maxwell, including potential expected benefits for local and regional growth.
- **Existing Conditions in Maxwell:** Reviews Maxwell's current economic, and environmental conditions to establish a foundation for the proposed planning initiatives.
- **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.
- **Key Issues:** Identifies the primary challenges and directives Maxwell will be addressing through the community plan.
- **Goals, Strategies & Implementation:** Outlines actionable steps to achieve the plan's vision.

Vision and Objectives

- Flexible housing solutions and meeting housing needs
- Infrastructure expansion
- Community Parks and Schools
- Public Safety enhancements
- Transportation Network
- Economic Revitalization
- Downtown Improvements
- Funding Acquisition



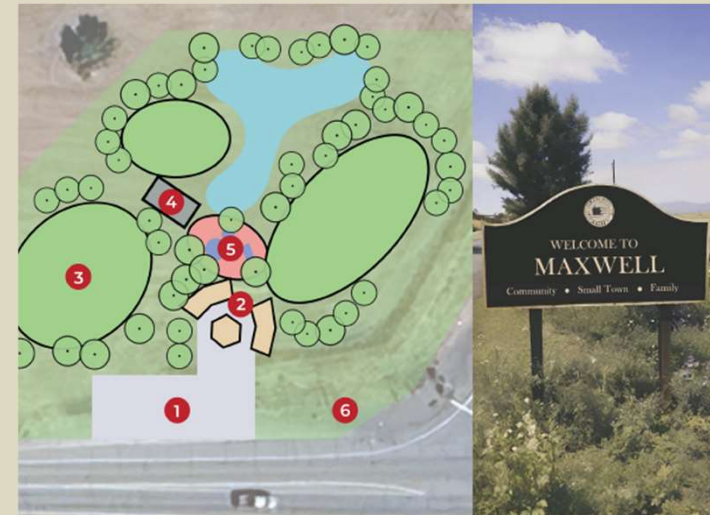
VISION STATEMENT

The community of Maxwell is steeped in history and grounded in its agricultural roots. Located along the I-5 corridor, in the heart of Colusa County, Maxwell is a family-oriented community comprised of a mosaic of families and individuals. As Maxwell looks to the future, it continues to value and promote safety, economic opportunities, civic pride, and rural independence. Maxwell seeks to preserve and build upon its historic roots, while capitalizing on opportunities to further improve and enhance the quality of life of all its residents and visitors.



Strategies and Implementation

- Over 30 strategies and implementation actions have been included in the Maxwell Community Plan.
- Some will be the responsibility of Colusa County (zoning revisions, permit streamlining, etc.)
 - Adoption of the Plan does not commit the County to any specific actions or funding obligations.
- Some will rely on outside funding sources or other agencies (Maxwell PUD, School District, etc.)
- The Plan calls for ongoing coordination with the Sites Authority to assist with implementation of some aspects of the Plan.



The Plan has been developed to be responsive to community concerns and priorities and implement direction provided by the General Plan.

Strategies and Implementation

Strategies in the Maxwell Community Plan have been organized into the following categories:

- Housing
- Infrastructure
- Community facilities
- Community safety
- Economic Development
- Downtown Maxwell



Strategies and Implementation

Housing Strategies

- Incentives, standards, and zoning provisions for temporary workforce housing.
- Provisions and streamlining for ADUs and rental housing on commercially-zoned parcels.
- Provisions for temporary mobile home and special occupancy parks.
- Financial assistance and resources for home rehabilitation.
- Tools to spur additional permanent housing in Maxwell.

Strategies and Implementation

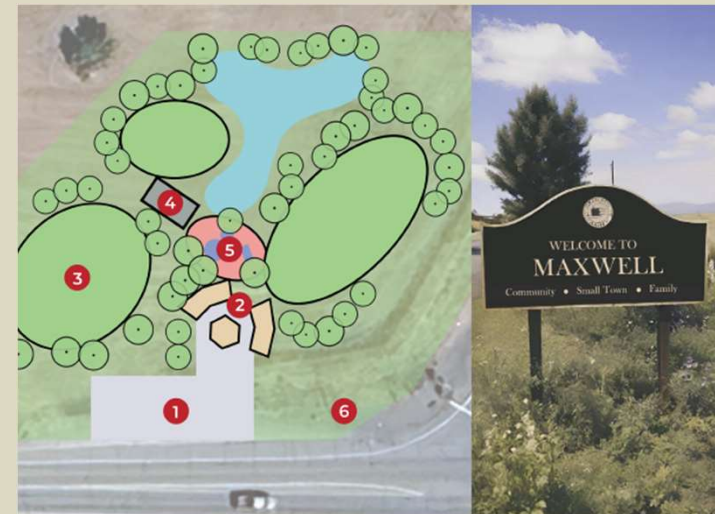
Infrastructure:

- Support the Maxwell PUD in meeting short term and long term community needs
 - Replacing antiquated piping
 - Extending infrastructure
 - Increasing capacity (Water and Sewer)
- Require new development to connect to municipal (PUD) services. Exceptions may be granted for temporary workforce housing, provided a plan for services is in place.

Strategies and Implementation

Community Facilities:

- Support the Maxwell Park and Rec District in constructing a gateway entry park.
- Seek opportunities to expand park and rec facilities through site acquisition and expansion of existing facilities.
- Support school beautification efforts and maintenance of joint-use facilities.



Strategies and Implementation

Community Safety:

- Prepare for increased law enforcement calls and provide increased staffing and patrol services as needed.
- Support the Maxwell Fire Protection District in providing fire and EMS services, and increase staffing to meeting demand.
- Collaborate with the School District to establish a Safe Routes to School program.
- Ensure that construction traffic utilizes roadways outside of Maxwell to access the Sites construction site.
- Monitor pavement conditions and encourage the Sites Authority to include provisions for roadway repair in construction bids.

Strategies and Implementation

Economic Development:

- Focus on both short term and long term solutions for economic development
- Zoning provisions for temporary businesses to serve workforce: food trucks, park-n-ride lots, etc.
- Collaborate with land owners to identify feasibility and location of a potential hotel.
- Encourage and support rehabilitation of existing commercial spaces for permanent business locations.
- Implement strategies to expand tourism and recreational businesses through marketing and branding.
- Strongly encourage local hiring requirements from the Site Authority.
- Encourage and facilitate energy-based jobs and economic expansion via Zoning Code updates and allowed uses.
- Seeks state and federal grants and funding.

Strategies and Implementation

Downtown Maxwell:

- Prepare and adopt Design Guidelines
- Proactively work on Downtown beautification and rehab
 - Consider various funding mechanisms
 - Facilitate façade and exterior enhancement programs and seek grants
 - Invest in landscaping and street improvements
 - Improve walkability and vitality



Next Steps/Path Forward

- Return to the Board to summarize community feedback and receive final direction prior to Plan adoption.