

RESOLUTION NO. 25-006

**RESOLUTION OF THE COLUSA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE COLUSA COUNTY BOARD OF SUPERVISORS
APPROVE A STATUTORY EXEMPTION
AND THE MAXWELL COMMUNITY PLAN**

WHEREAS, on March 26, 2024, the Colusa County Board of Supervisors approved Contract No. C24-034 a Memorandum of Understanding with the Sites Project Authority for the creation and implementation of the Sites Reservoir Area Plan and the Maxwell Community Plan per the requirements of the County's General Plan;

WHEREAS, on April 23, 2024, the Colusa County Board of Supervisors approved Contract No. C24-050 with DeNovo Planning Group to prepare the Sites Reservoir Area Plan and the Maxwell Community Plan with funding from the Authority;

WHEREAS, community engagement workshops were held on June 20, 2024, and July 24, 2024, to gather community feedback and input on community priorities to be addressed in the Maxwell Community Plan; and

WHEREAS, the administrative draft Maxwell Community Plan was presented to the Colusa County Board of Supervisors on December 17, 2024, for the initial review and input;

WHEREAS, a third community engagement workshop was held on February 13, 2025, to gather community feedback and input on the Administrative Draft Maxwell Community Plan for incorporation into the Final Draft Maxwell Community Plan;

WHEREAS, the final draft Maxwell Community Plan was presented to the Colusa County Planning Commission on June 4, 2025, and the Board of Supervisors on June 17, 2025, for their review and input;

WHEREAS, a fourth community engagement workshop was held on September 18, 2025, to gather community feedback and input on the revisions to the final draft Maxwell Community Plan in response to feedback received during the June 2025 review by the Colusa County Planning Commission and Board of Supervisors, and the Maxwell Community Plan RACI Matrix for plan identified implementation strategies;

WHEREAS, Colusa County is the Lead Agency under the California Environmental Quality Act (CEQA) for the project and has determined that a Statutory Exemption is appropriate for the proposed project;

WHEREAS, in accordance with California Government Code, the Colusa County Planning Commission conducted a public hearing on the proposed Maxwell Community Plan detailed in Exhibit "A" attached to this resolution; and

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Planning Commission, based on facts contained within the Planning Staff's report on the Project (including, without limitation, the final draft Maxwell Community Plan and proposed environmental determination), all public testimony, all other written and oral testimony, and totality of the public record of the Project makes the following findings:

1. The Maxwell Community Plan detailed in Exhibit "A" attached hereto and incorporated by reference is consistent with the General Plan, the County Code, and all other applicable plans or regulations; the Maxwell Community Plan is in conformance with the public convenience and general welfare of persons residing in the immediate area and will not be detrimental or injurious to property or persons in the general neighborhood or the general welfare of the residents of the County as a whole; and the Maxwell Community Plan will promote the orderly development of property or the preservation of property values in the Maxwell area.
2. That the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15061(b)(3) of the California Code of Regulations because there is no possibility that this project may have a significant effect on the environment.

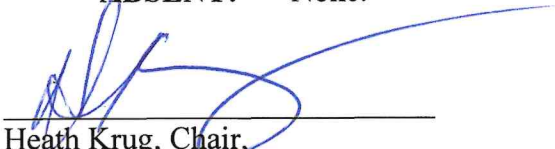
NOW, THEREFORE, BE IT FURTHER RESOLVED that based upon the findings of the Resolution, the Colusa County Planning Commission recommends to the Colusa County Board of Supervisors that the Board approve a Statutory Exemption pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15061(b)(3) of the California Code of Regulations because there is no possibility this project may have a significant effect on the environment and approve the Maxwell Community Plan, attached hereto as Exhibit "A" and incorporated herein by reference subject to any minor amendments by County Counsel.

PASSED AND ADOPTED by the Colusa County Planning Commission on the 1st day of October, 2025, by the following vote:

AYES: Commissioners Dave McCullough, Heath Krug, Gerry Nall, Kirk Pendleton and Elizabeth Yerxa.

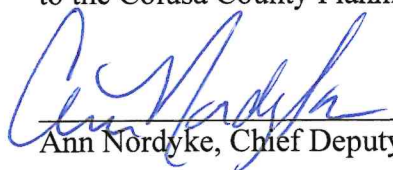
NOES: None.

ABSENT: None.



Heath Krug, Chair,
Colusa County Planning Commission

ATTEST: Xzandrea Fowler, Secretary
to the Colusa County Planning Commission



Ann Nördyke, Chief Deputy Clerk

APPROVED AS TO FORM:



Jennifer Sutton, Sr. Deputy County Counsel

EXHIBIT A



MAXWELL

COMMUNITY PLAN

A Vision for the Maxwell Sites Reservoir Area

Prepared for:

Colusa County
Community Development
Department
1213 Market Street
Colusa, CA 95932
530.458.0480



COLUSA COUNTY
— CALIFORNIA —

Prepared by:

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El Dorado Hills, CA 95762
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September 2025

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Provides an overview of the Maxwell Community Plan's goals, setting the framework for responsible development.

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Reviews Maxwell's current economic, and environmental conditions to establish a foundation for proposed planning initiatives.

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Summarizes the engagement efforts with local residents, stakeholders, agencies and other stakeholders to ensure the plan reflects community needs and priorities.

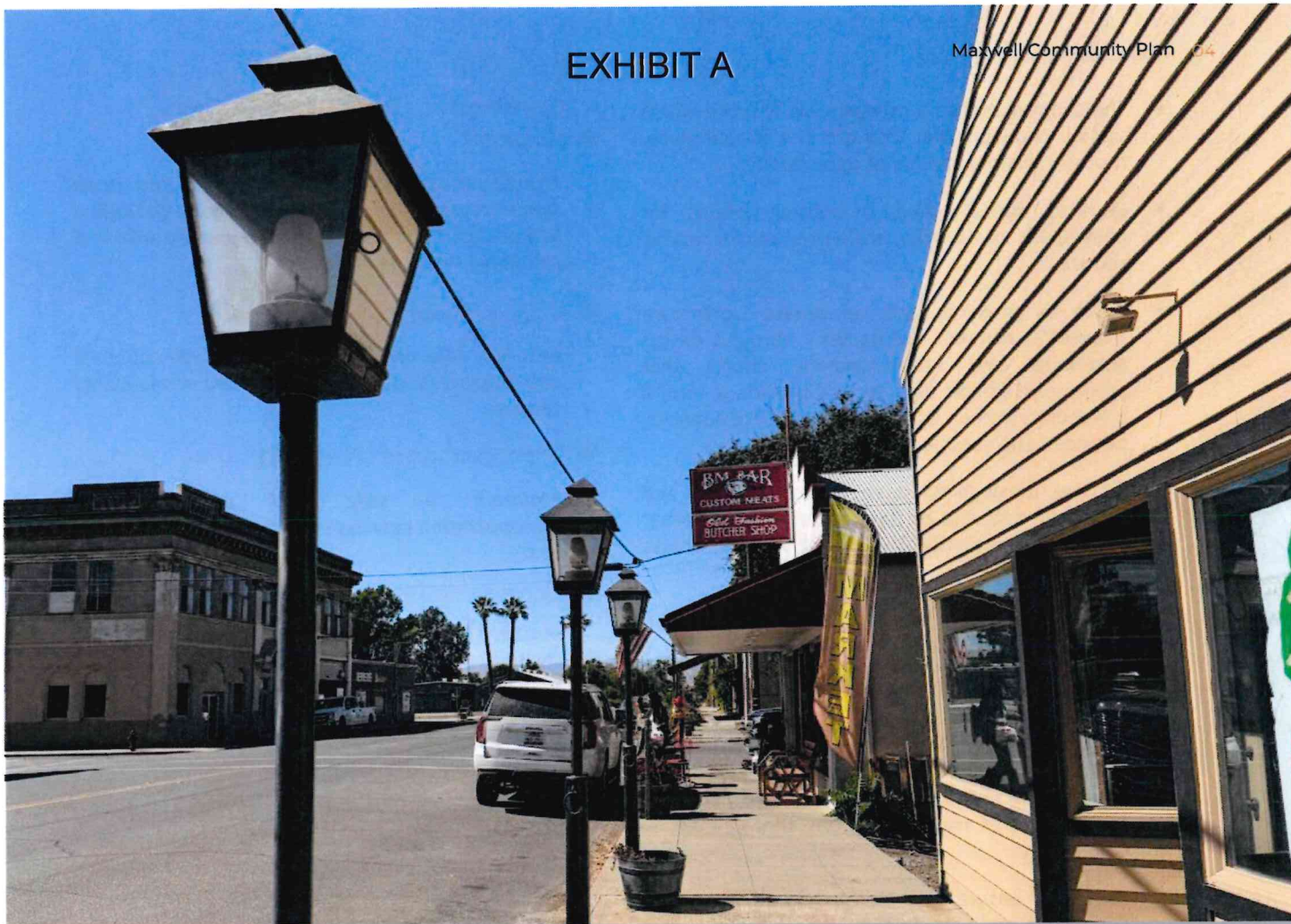
23 | Key Issues

Identifies the primary challenges and directives Maxwell will be addressing through the community plan.

25 | Goals, Strategies & Implementation

Outlines actionable steps to achieve the plan's vision.





INTRODUCTION & PURPOSE

1.0: Executive Summary

The Maxwell Community Plan has been developed in order to help guide and shape future conditions in Maxwell, and is spurred in part by the pending construction and operation of the Sites Reservoir Project.

This community plan has been prepared to reflect the guidance and direction for the Maxwell community articulated in the Colusa County General Plan, and responds to the vision and local priorities expressed by Maxwell residents and local agencies.

The chapter is organized into the following sections:

- 1.1 Vision Statement
- 1.2 Objectives

1.1: VISION STATEMENT

This vision statement is an aspirational description of how the Maxwell community should look and feel when the Maxwell Community Plan is implemented incrementally in subsequent years.

- Ensure that Maxwell has effectively capitalized and responded to the opportunities and challenges afforded and posed by the construction and operation of Sites Reservoir.
- Support Downtown Maxwell as the historic heart of the community where the past is celebrated, and the future is embraced.
- Maxwell remains grounded in its agricultural roots, while providing expanded economic development opportunities related to tourism, services, alternative energy, and construction/manufacturing.



SITES RESERVOIR OVERVIEW

2.0: Summary

The Sites Reservoir, a proposed off-stream water storage project located west of Maxwell, offers critical water storage potential for California's water supply challenges, aiming to capture excess runoff in wet years to provide reliable water resources during dry periods. This project promises economic, environmental, and community benefits, including improved water security, job creation, and increased recreational opportunities. This overview introduces the reservoir's anticipated role within the community, aligning with long-term sustainability goals for the Central Valley and beyond.

The chapter is organized into the following sections:

- 2.1 Sites Reservoir Context
- 2.2 Sites Reservoir Description

2.1: Sites Reservoir Context

2.1.1: PROJECT HISTORY

The concept for a surface water storage facility at Sites originates in the 1950s where the location was proposed as a reservoir location to meet growing water demands throughout the State. Sites was not officially considered by developers until 1995 when the CALFED Bay-Delta Program (CALFED) initiated the evaluation of expanded surface water storage in the Sacramento and San Joaquin Valleys as a part of a long-term plan to restore the ecological health of the Sacramento-San Joaquin Delta and its watershed. CALFED initially identified and analyzed over 50 potential surface water storage locations across the state during the development of its environmental impact report and environmental impact statement. This screening of potential locations indicated a preference for offstream surface water storage to avoid redirected impacts on aquatic species in the primary tributaries in the Delta.

Figure 1. Vicinity Map

EXHIBIT A

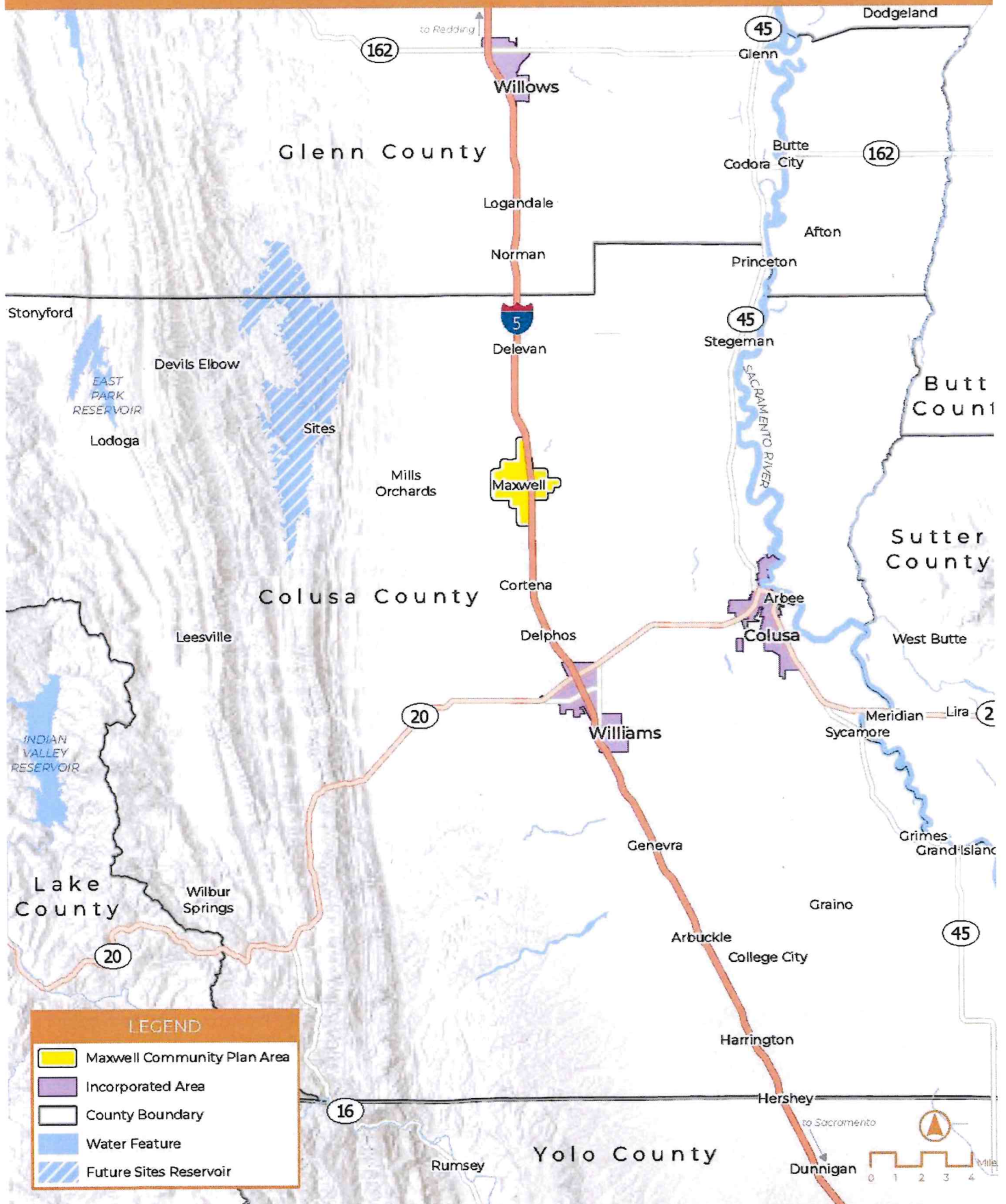


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2.2.4: SITES RESERVOIR CONSTRUCTION AND EMPLOYMENT

The construction of Sites Reservoir is anticipated to occur over an approximately 7-year period and may ultimately employ or use the services of 4,000 or more persons. Total employment needs will vary year by year throughout the duration of project construction, with years 2 and 4 projected to have the highest employment levels. At peak employment during year 2 of construction, 1,000 or more workers may be employed during construction operations. Year 7 is projected to have the lowest employment levels at approximately 158 workers employed.

The Sites Authority has projected that project jobs such as laborers, haulers, carpenters, and other trades have the potential to be sourced primarily from the local area, while more technical jobs such as operating engineers, would be sourced from outside of the local area. The Authority's analysis identified the "local area" as consisting of the counties of Colusa, Glenn, Yuba, Yolo, Butte, Placer, Sacramento, Shasta, Sutter, and Tehama.

Once construction of the reservoir is complete, the Authority estimates that approximately 35 people would be employed annually to oversee and manage operation of the reservoir.



The nearest regional rail access stations are the Amtrak Stations along the “Coast Starlight” route, located to the south in both Davis and Sacramento, and to the north in Chico. Maxwell is served by the Colusa County Transit Agency, which offers a dial-a-ride system and one half-day trip per month to Yuba City. Transit service from Maxwell connects residents to surrounding communities, including Williams, Colusa, and Yuba City, on a limited basis.

3.1.2: LOCAL CONTEXT

Maxwell is an agricultural community within the Northern Portion of California’s Central Valley. The town was officially recognized sometime between 1874 and 1877. The first mention of Occident (later to become known as Maxwell) occurred in the Weekly Colusa Sunday newspaper in the issue of March 17, 1877 when it reported that “a new town had been laid out on the survey of the Northern Railroad about 10 miles north of Williams called Occident. Then, on September 14, 1878, the Weekly Colusa Sunday Newspaper reported that “the Railroad Company had decided to call the town formerly known as Occident, Maxwell”.

The community is largely composed of single-family residential neighborhoods with commercial uses located throughout the community, primarily along Old Highway 99W and Oak Street. Commercial, with industrial uses on the same road both in the outer areas of the community. Highway-serving commercial and additional industrial uses are along Maxwell Road concentrated near the on/off-ramps for I-5. Public and community uses in Maxwell include a community park, little league field, Maxwell Elementary School, Maxwell Middle School, and Maxwell High School.

As of 2022, Maxwell had population of 1,181 residents, which represents about 5.4% of the broader Colusa County population (21,811 residents). The median age of Maxwell residents is 30 years old. Maxwell has an estimate of 438 housing units and an average of 2.91 persons per household in owner-occupied units, and 3.17 persons per household in renter-occupied units. As of 2022, just about 11%, or 48 of the housing units in Maxwell are vacant. Of the occupied units, some 58% are owner-occupied while 42% are renter occupied. The median annual household income as of 2022 was approximately \$64,000 with some 15.7% of households below the poverty level.

Maxwell’s economic characteristics are dominated by local agricultural operations with 42% of the working population employed by the agricultural sector. Other significant sectors include manufacturing (15% of workers) and public administration (14% of workers). Other employment sectors with a lesser percentage of the larger employment stock are educational services, transportation, utilities, construction, retail, and wholesale trade. The total number of employed residents in Maxwell, as of 2022, was 827, approximately 70% of the population.

Within the community itself there are few commercial uses including the Maxwell Inn, Bar, and Grill, Caldwell’s Mini Mart, BM Bar Custom Meats, Herreras Bakery, Cy A. Hawkins Insurance, Grow West, and Pacific Metal Buildings . There are several public administration and utilities services operating out of Maxwell including the Maxwell Public Utility District, the Colusa County Road Department, the EnviroPro Energy Company, and the Sites Project Authority. The community is also served the Maxwell Branch Library of the Colusa County Library, and the Maxwell Parks and Recreation District.

According to the most recent employment data provided by the United States Census Bureau, approximately 220 of those employed at jobs in Maxwell live elsewhere and commute into the community for work. Approximately 298 of residents who live in Maxwell are employed elsewhere and commute to other areas for work. Approximately 18 people both live and work in Maxwell. The average commute time of workers living in Maxwell is approximately 21 minutes. These disparities are likely impacted by the large percentage of workers employed by agricultural operations, and the industrial/construction sector, that typically require commuting outside of the community. The relative lack of jobs for those who live in Maxwell can also be attributed to its small size and location in Colusa County.

3.2: Utilities & Infrastructure

3.2.1: WATER

Water supplied to Maxwell comes from two sources: groundwater and surface water. As with all of Colusa County, domestic water is supplied with groundwater, while most irrigation systems are supplied with surface water. Water supply and distribution is managed by the Maxwell Public Utilities District (MPUD). The municipal water uses in Maxwell are supplied by three groundwater wells that have a total combined capacity of 1,225 gallons per minute (GPM). The District serves over 400 residential connections with a maximum daily pumping capacity for the three groundwater wells is 2,016,000 gallons per day (GPD) compared to an average daily pumping demand of 326,483 GPD, which is more than enough to support existing demand.

3.2.2: SOLID WASTE

Solid waste services in Maxwell is provided by Recology and coordinated in cooperation with Colusa County. The nearest solid waste facility is the Maxwell Transfer Station located just south of Maxwell on Old Highway 99. The facility’s existing capacity, in conjunction with other nearby facilities, is adequate to support the solid waste needs of Maxwell and Colusa County as a whole. Currently, there is no program in Colusa County to handle and dispose of hazardous waste.



Figure 2. Land Use Map

EXHIBIT A

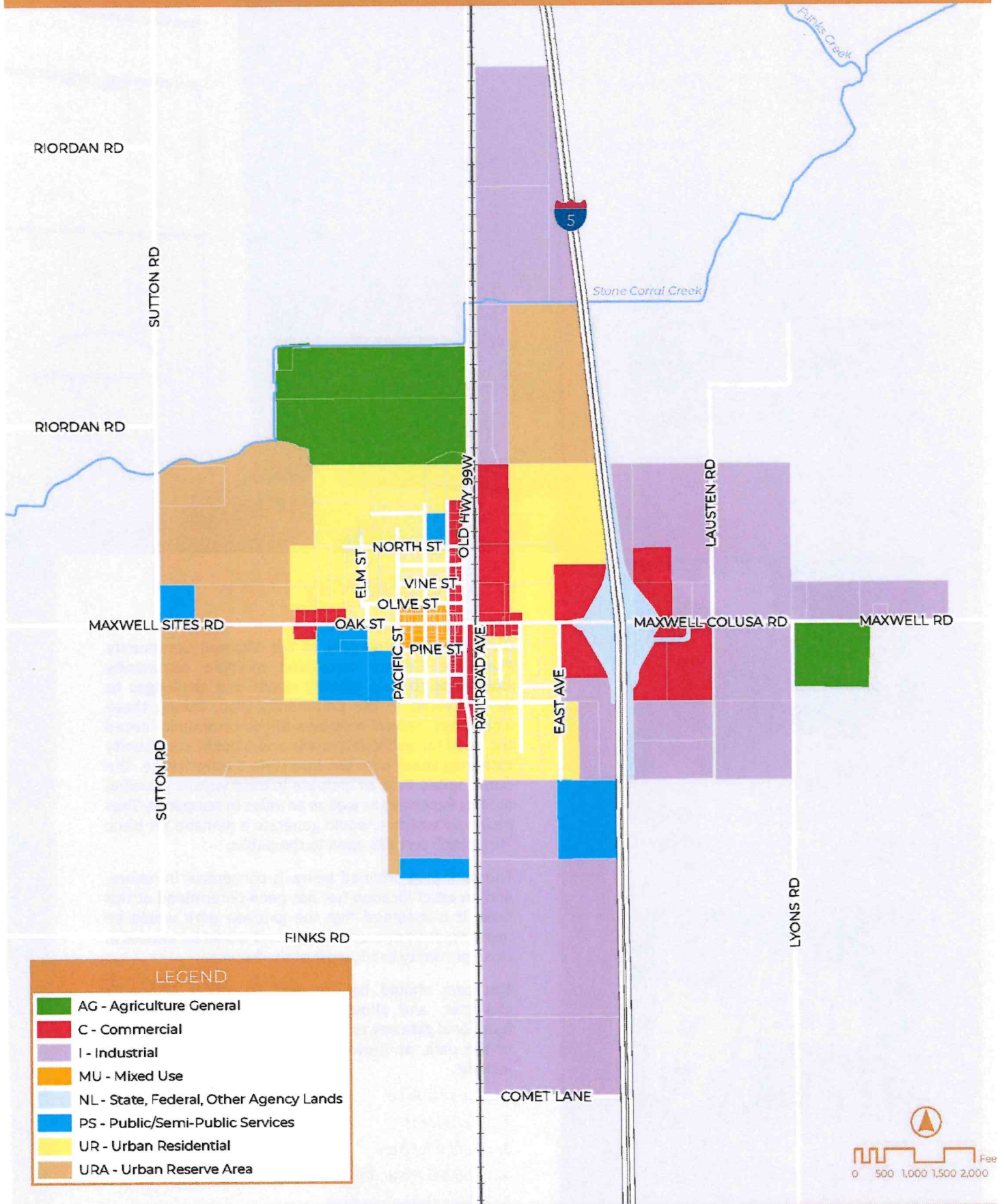
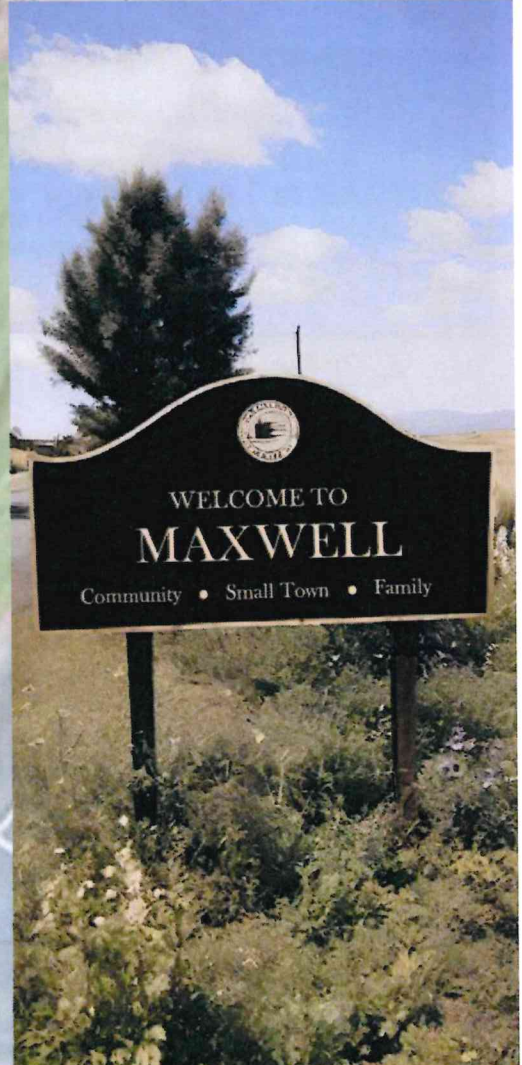
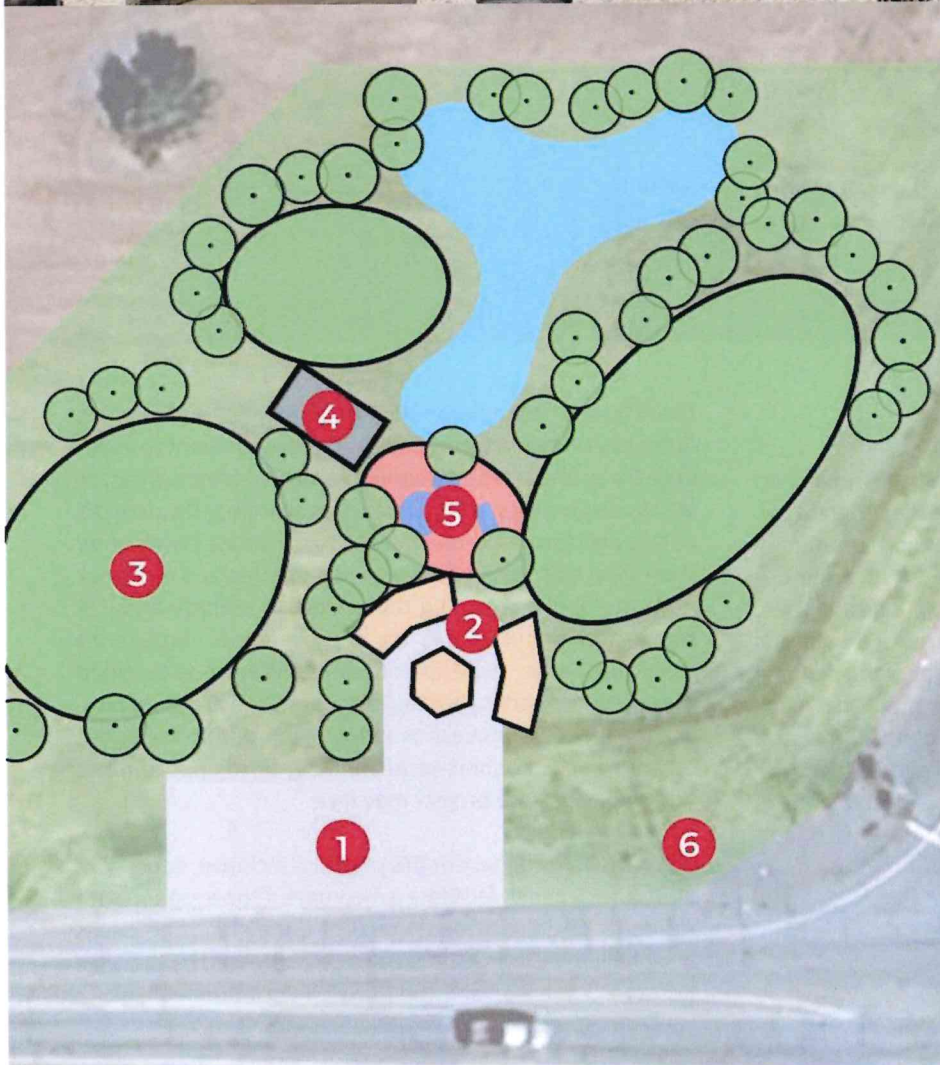
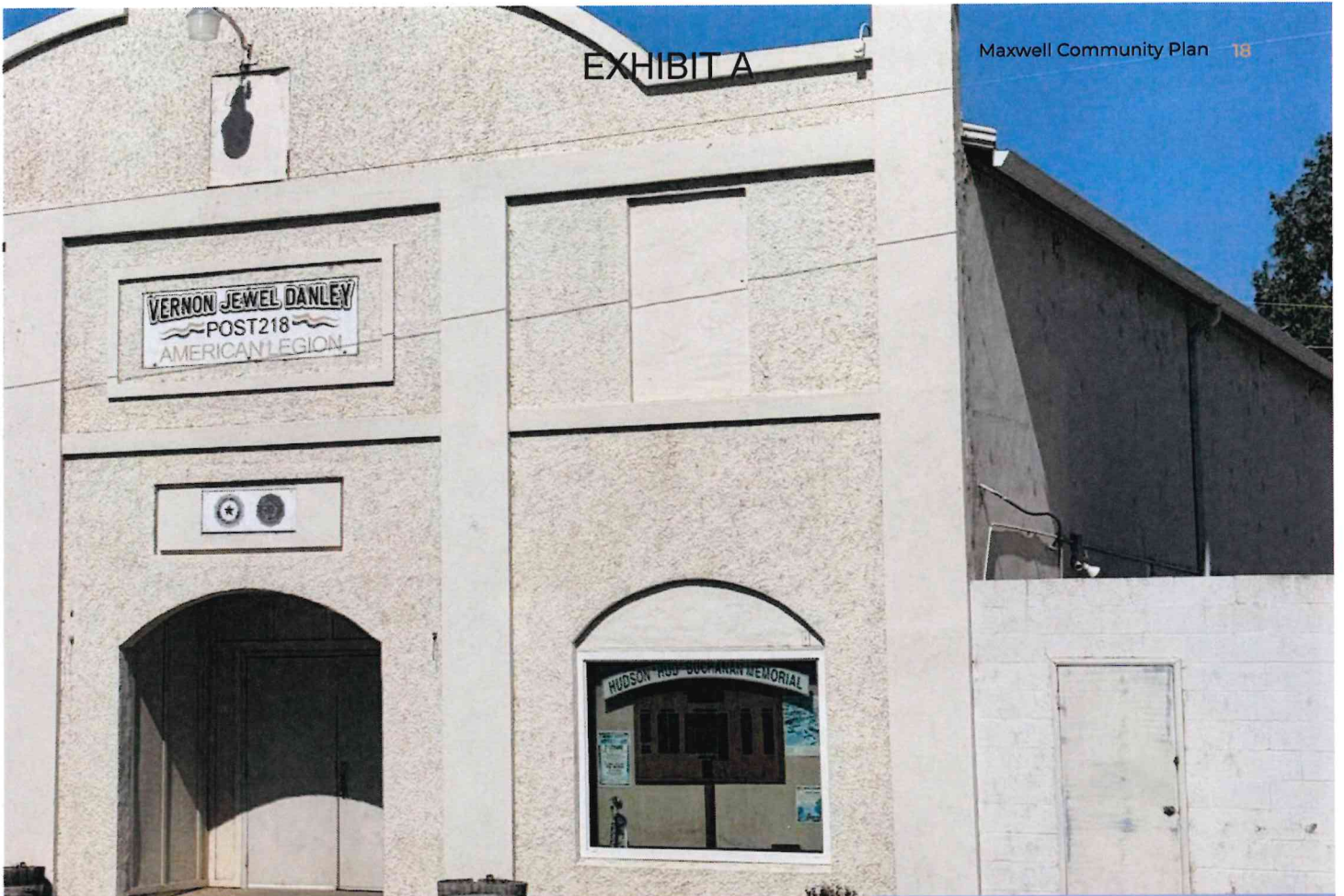


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Community Outreach Efforts

Workshop details and feedback received are described below.

The Outreach Summary report is included as Appendix A.



Board of Supervisors

The Board of Supervisors held a kickoff meeting for the Maxwell Community Plan to introduce the planning efforts for the Maxwell Community Plan and detail the overview of the Sites Reservoir Project.



Sites Authority Workshop

The Sites Authority Meeting served as an introductory session to inform the Maxwell community and interested stakeholders about the Sites Reservoir Project, providing an overview of project details, anticipated benefits, and upcoming outreach opportunities to encourage community engagement and feedback.



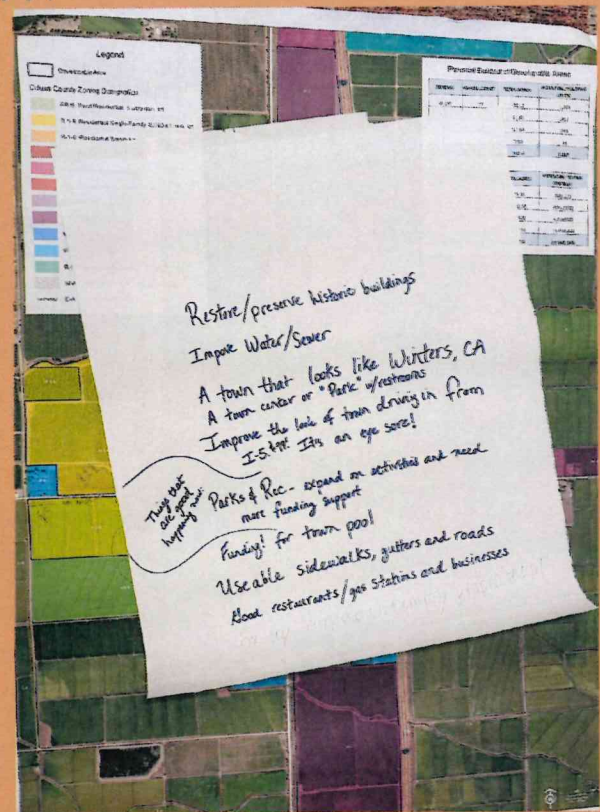
Maxwell Community Workshops

De Novo Planning Group hosted two informational community workshops, along with Colusa County. These meetings were intended to gather feedback and comments from residents of Colusa County, local agencies, and other stakeholders regarding the Maxwell Community Plan and the Sites Reservoir Area Plan.



Visioning Boards

The public was encouraged to provide feedback and comments on the project through a visioning board activity that displayed a map of the site, with space to attach post-it notecards with comments. Five vision boards received comments, with board four having two sets of comments (4A and 4B). This activity allowed members of the public to provide broad feedback on the project that can be considered by both De Novo Planning Group and Colusa County. The responses from this informational meeting were collected and are stated in the Outreach Summary Report which can be found on the project website.



Goals for economic development throughout Maxwell are multi-faceted; emphasizing the expansion of industrial, highway commercial, and agricultural uses along the I-5 corridor and revitalization of the downtown area through the use of underdeveloped and vacant lots. Pursuing these goals can support economic diversification and long-term growth and stability of Maxwell while also solidifying the downtown area as the commercial and social core of the town. Improved pedestrian and active transportation connections between the downtown and residential neighborhoods can be supported through infrastructure improvements to sidewalks, pedestrian pathways, and the development of bicycle lanes.

The General Plan also provides a framework for pursuing funding opportunities for community beautification and economic development. Applications for Community Development Block Grant/Technical Assistance and Economic Development Allocation funds, as well as partnerships with local businesses and interested parties can provide needed funds to support existing/new opportunities. Further exploration into Main Street Programs and the establishment of business districts also provides additional funding for broader goals set forth in the General Plan.

Appendix B details the Colusa County General Plan policies.

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If the Sites Reservoir project is approved, develop a Maxwell Community Plan to capitalize on economic development opportunities, including lodging, shopping, dining, and other tourism uses, created by increased visitors and County residents using Sites Reservoir. The Maxwell Community Plan shall emphasize aesthetic and design standards that recognize the historic character of Maxwell and importance of the area as the gateway to recreation opportunities in the western County.

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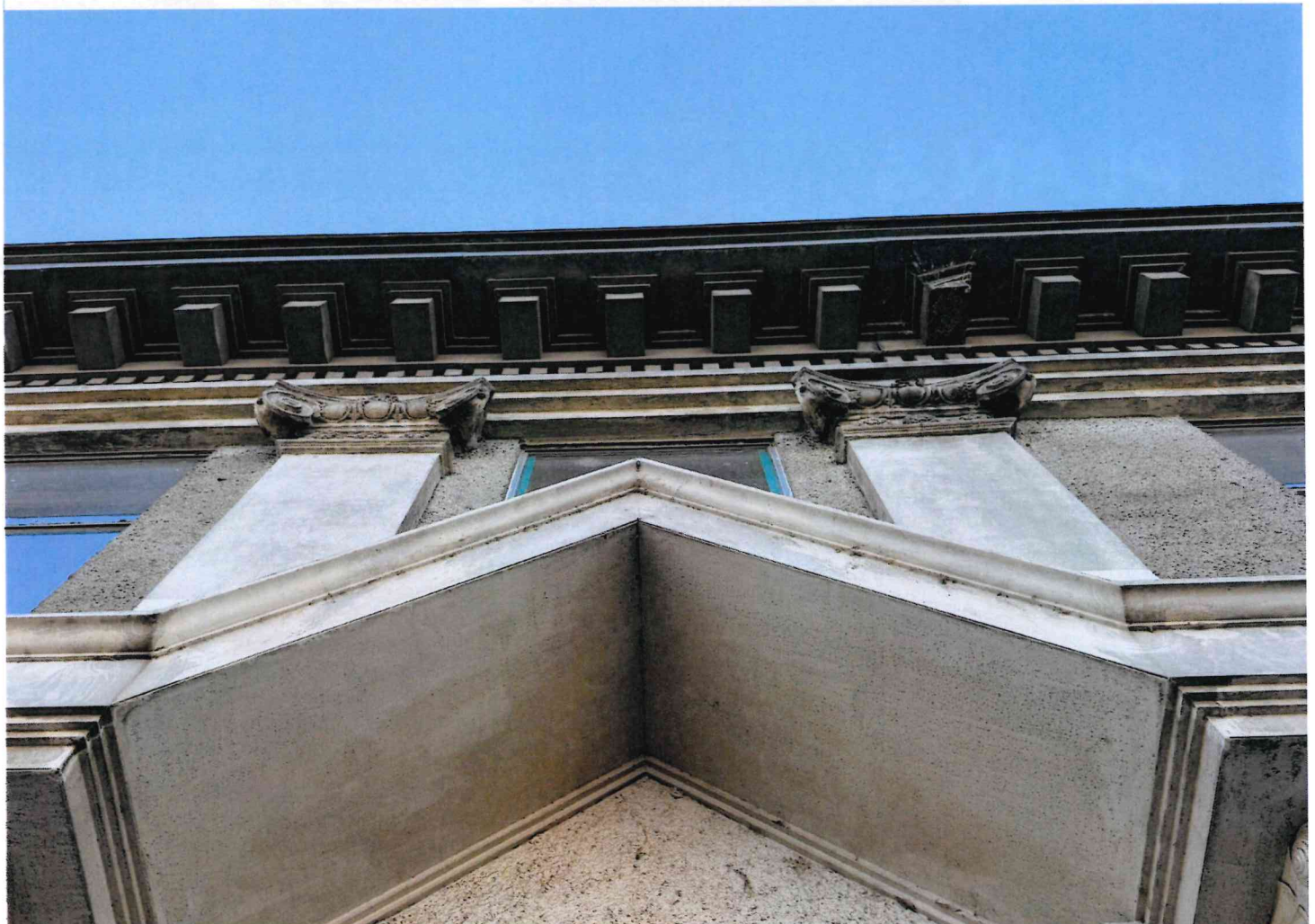


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◆ Housing

H-1 The County should consider amending the Zoning Code to provide for the ability of local landowners to establish temporary workforce housing utilizing recreational vehicles. The Zoning Code amendment should consider such factors as the permit process, appropriate locations and zoning districts, development standards, temporary utility provisions, the need for transit occupancy tax, and post construction restoration requirements.

H-2 The County should establish standards and provisions that ensure that any properties used for temporary workforce housing during the construction of Sites Reservoir are not permitted to provide ongoing temporary housing following reservoir construction. These provisions should include standards and requirements that ensure any trailers or other temporary housing units are removed, that the site is cleaned of all waste and housing remnants, and that any temporary support infrastructure such as fencing or restrooms are removed.

H-3 The County should consider amending the Zoning Code to allow residential properties that were re-zoned to commercial uses in the County's comprehensive 2014 Zoning Code update to construct accessory dwelling units (ADUs) under similar requirements as residential zoned properties.

H-4 The County should consider amending its Zoning Code to allow rental housing units to be established on commercial zoned property in the downtown Maxwell area, and potentially the downtown areas of the other unincorporated communities throughout the County of Colusa.

H-5 The County should consider amending its Light Industrial Zoning District to permit the establishment of Mobile Home and Special Occupancy Parks.

H-6 The County should explore how to further streamline its ADU permit process which could include the development of a set of pre-approved building permit plans for ADU's.

H-7 The County should seek to stabilize and improve housing conditions in existing residences and neighborhoods in Maxwell by seeking state and/or federal funding through CDBG, HOME, BEGIN, and/or Cal HOME for housing rehabilitation and/or home ownership activities on a regular basis.

H-8 The County should explore a range of tools and strategies to spur additional permanent housing development in Maxwell. Strategies may include, but are not limited to, streamlined development permitting, reducing permitting fees, assistance with infrastructure costs and extensions, and other strategies to reduce the cost of housing unit construction.

H-9 The County should encourage the Sites Authority to include provisions in their contracting requirements to encourage Site Reservoir construction firms to provide assistance to the local community to rehabilitate existing housing units to be used for both short term and long term permanent construction workforce housing.

H-10 The County should consider expanding code enforcement activities in Maxwell to identify dilapidated and sub-standard housing units, and connect owners with resources that provide financial assistance to improve the condition of their housing units.

◆ Infrastructure

I-1 The County should support ongoing efforts by the Maxwell PUD to help ensure sufficient municipal services and infrastructure to meet short- and long-term needs of the community. This may include, but is not limited to, proactively pursuing funding opportunities, including State and federal grants, fees, taxes and assessments, and other funding sources to:

- Replace antiquated concrete wastewater conveyance piping with modern PVC pipes.
- Expand water treatment capacity and/or secure new land to drill a new water well to replace Well #6.
- Extend water and sewer conveyance lines east of I-5.

I-2 The County should require new urban development (commercial, residential, and industrial) to connect to municipal water and wastewater services provided by the Maxwell PUD, consistent with the requirements established in the General Plan. Exceptions may be granted for temporary or short-term workforce housing, provided that it can be demonstrated that adequate water and wastewater services can be provided.

◆ Community Facilities

CF-1 The County should support the Maxwell Park and Recreation District in constructing a gateway entry park west of I-5 along Maxwell Colusa Road or Old Highway 99. The gateway park should have distinct and well-designed signage, signaling to visitors that they have entered the community of Maxwell, and should include public restrooms and a pet relief area. The gateway park should also include features such as lawn areas, shade, and picnic tables.

CF-2 The County should support the Maxwell Park and Recreation District as it seeks opportunities to expand parks and recreational facilities in the community through the acquisition of additional lands and the improvement and expansion of existing facilities.

CF-3 Support the Maxwell Unified School District in campus beautification efforts and maintenance of joint-use recreational facilities.



EXHIBIT A

Appendix A: Outreach Summary Report

EXHIBIT A

Site's Reservoir Area Plan & Maxwell Community Plan

area to be addressed by the Sites Reservoir Area Plan and the Maxwell Community Plan. Workshop details and feedback received are described below.

MAXWELL COMMUNITY WORKSHOP #1



Activity: Community Discussion

De Novo Planning Group hosted an informational community workshop, along with Colusa County staff, on June 20th, 2024 at the American Legion Building located at 250 Oak Street in Maxwell, CA. This meeting was intended to be an informational session for members of the public to learn about the upcoming development of the Maxwell Community Plan and the Sites Reservoir Area Plan. Approximately 100 members of the public attended this meeting. The public was encouraged to provide feedback and comments on the project. While there was no formal activity undertaken at the meeting, there was an opportunity for the community to provide their input. The responses from this informational meeting were collected and sorted according to the broad project category to which they apply.

The community feedback can be broadly categorized into multiple issues and topics: traffic concerns, public utilities, economic development, funding, emergency services, and general community concerns. Throughout the discussion, many respondents expressed concerns about how increased traffic and changes to roadways may affect broader public safety. Participants expressed a desire for re-routing roadways towards commercial centers to improve economic development.

Another prominent concern raised was the potential to improve local utilities (water, sewage, drainage, etc.) to better meet both existing service demands, as well as potential increased service demands. Broader community concerns were raised about pedestrian safety during the construction process, especially regarding children near schools. Additionally, members of the community expressed concerns about temporary housing during the construction process and permanent housing to improve housing stock throughout the area.

EXHIBIT A

Site's Reservoir Area Plan & Maxwell Community Plan

COMMUNITY WORKSHOP #2



Activity #1: Visioning Board

De Novo Planning Group hosted an informational community workshop, along with Colusa County, on July 24th, 2024 in Maxwell, CA. This meeting was intended to gather feedback and comments from residents of Colusa County regarding the Maxwell Community Plan and the Sites Reservoir Area Plan. Approximately 50 members of the public attended this meeting. The public was encouraged to provide feedback and comments on the project through a visioning board activity that displayed a map of the site, with space to attach post-it notecards with comments. Five vision boards received comments, with board four having two sets of comments (4A and 4B). This activity allowed members of the public to provide broad feedback on the project that can be considered by both De Novo Planning Group and Colusa County. The responses from this informational meeting were collected and are stated below, verbatim.

Community Feedback	
Map 1	Map 2
• Add stop signs on Oak St. at high school/ at Elm St. • Put grocery store where old blue grocery store was?	• Restore/preserve historic buildings • Improve water/sewer • A that looks like Winters, CA • A town center or "park" with restrooms • Improve the look of town driving in from I-5 & 99! It's an eyesore! • Things that are good happening now: Parks & Rec – expand on activities and need more funding support • Funding! For town pool • Useable sidewalks, gutters and roads • Good restaurants/ gas stations and businesses • Fix up run down & empty properties!!!

EXHIBIT A

Site's Reservoir Area Plan & Maxwell Community Plan

Sites Reservoir Area Map and Maxwell Community Plan Project Site

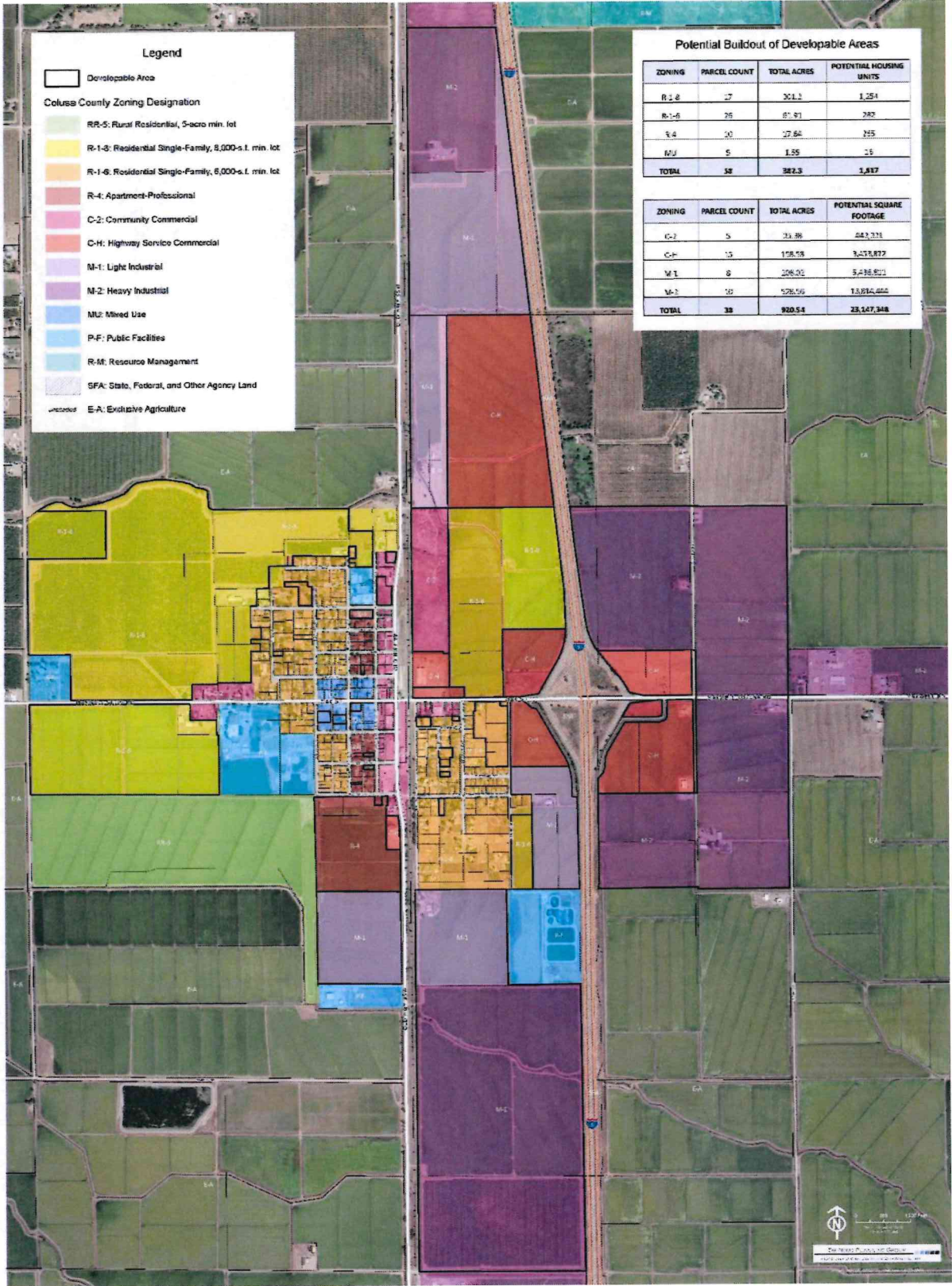


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Site's Reservoir Area Plan & Maxwell Community Plan

Vision Board #2

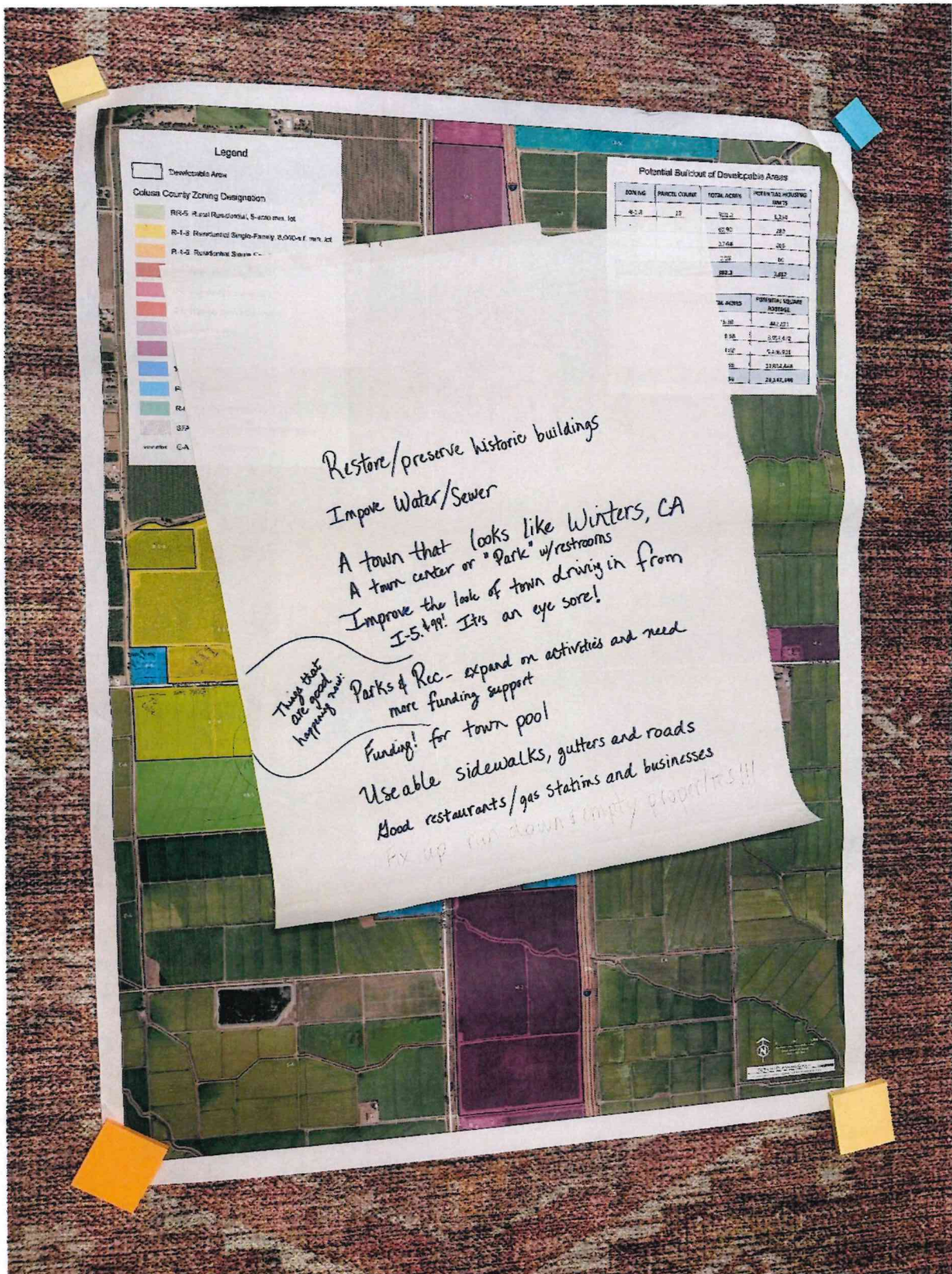


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Site's Reservoir Area Plan & Maxwell Community Plan

Vision Board #4A

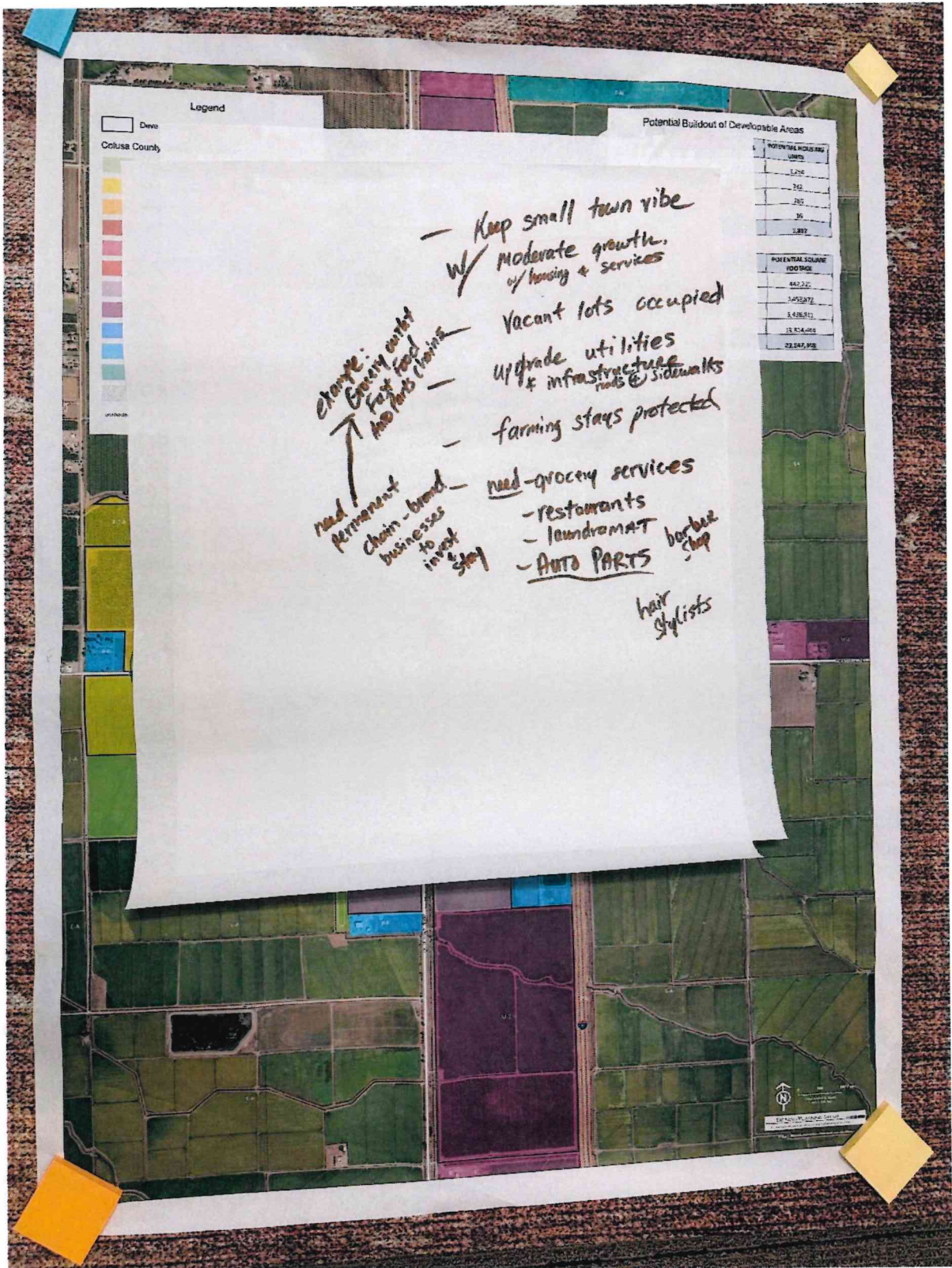


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Site's Reservoir Area Plan & Maxwell Community Plan

Vision Board #5

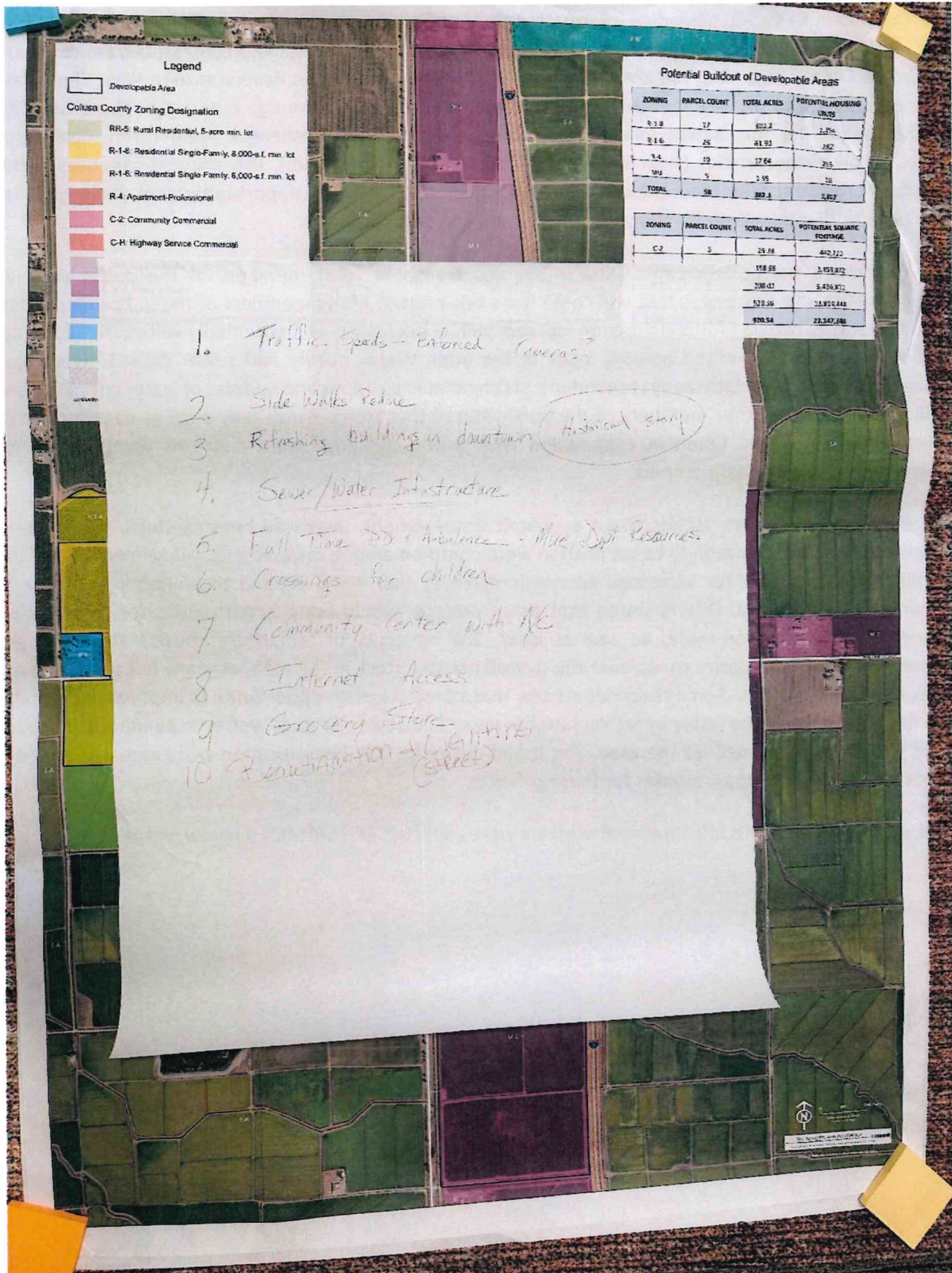


EXHIBIT A

Site's Reservoir Area Plan & Maxwell Community Plan

Community Feedback	
Challenges (Near-Term)	
	• I have a 1 acre parcel with a home built in the 1950s. it is zoned commercial. I would like to be able to put an ADU for additional income but it would have to be rezoned. • Time – 2 years is not enough to complete many projects • Lodging for workers • Storage • Fuel – diesel • Emergency services • Rest stop • Utilities – housing – traffic • No capacity – no housing – public service • Impact on schools – businesses may not keep pace with demand – law enforcement • Housing (not enough) – poor infrastructure – no money to improve existing services and buildings or add new services – public services • Police protection – fire protection – grocery store – medicine – rest stop – road improvements • Housing near • Stop signs need to be installed on Oak St. • Housing – traffic • Stop signs/controlled intersections throughout the whole town • Potential for additional school students – schools may need to be expanded • Sewer upgrade – water needs – housing for workers • Water/sewer isn't capable to handle what we have now • Limited housing accommodations – limited resources for influx population – environmental damages & financial burden • Housing • Preserving/restoring original Maxwell Building • Housing shortage exists now, even without 1000+ worker influx • Foot/bike traffic paths & street lighting • Upgrade septic – water quality filter system +pressure – zonings • Housing – traffic – grocery stores • Traffic – accommodations/housing – services • Revenue – jobs – growth – housing shortages – traffic – school overcrowding • Traffic control – influx of workers & housing shortages – lack of infrastructure ◦ Stores ◦ Eating joints • Housing – support infrastructure • Construction traffic – temporary housing – water use? • Traffic (trucks and workers) – supplies (groceries – fuel) – water/sewer – police – fire – improvements support • Traffic control – traffic flow – available housing – water quality • Traffic – current road conditions – current infrastructure

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Site's Reservoir Area Plan & Maxwell Community Plan

- Retail stores?
- Schools
- Infrastructure – roadways/sidewalks – planning housing
- Housing – traffic – businesses + services
- New housing construction – crime – more business – restaurants – gas
- Permanent housing – lack of stores/hotels – infrastructure (roads, pipes, power)
- Stores + service
- Population after dam built? Continued funding sources for the town if maintained – traffic control
- Commerce – improve aesthetics
- Improve city beautification
- Safety (fire + law enforcement) – sewer capacity – housing
- Police/safety – road maintenance

schools
community
infrastructure
service area services
housing gas roads
city restaurants
businesses maxwell
system stores traffic
water

Opportunities (Near-Term)

- First, new HVAC for this hall (and PA system). Second, new sewer lines
- Remodel 64 Oak Street as a visitor's center and basketball court for the kids
- First, a full time police dept. and ambulance service
- Short-term housing – supply (support food, fuel, internet)
- Jobs – restoration of businesses and services – investments & improvements in infrastructure
- More growth towards economy contribution of the county/city – employment opportunities – benefits from the government for initiating this project
- More commerce, food, stores
- Town services improved
- Local business sales support – tax increase
- Housing – temporary trailer parks to accommodate construction workers
- Make money (business & services make money) – employment for members of community
- Grow stores/restaurants – town park/facility stop – town beautification

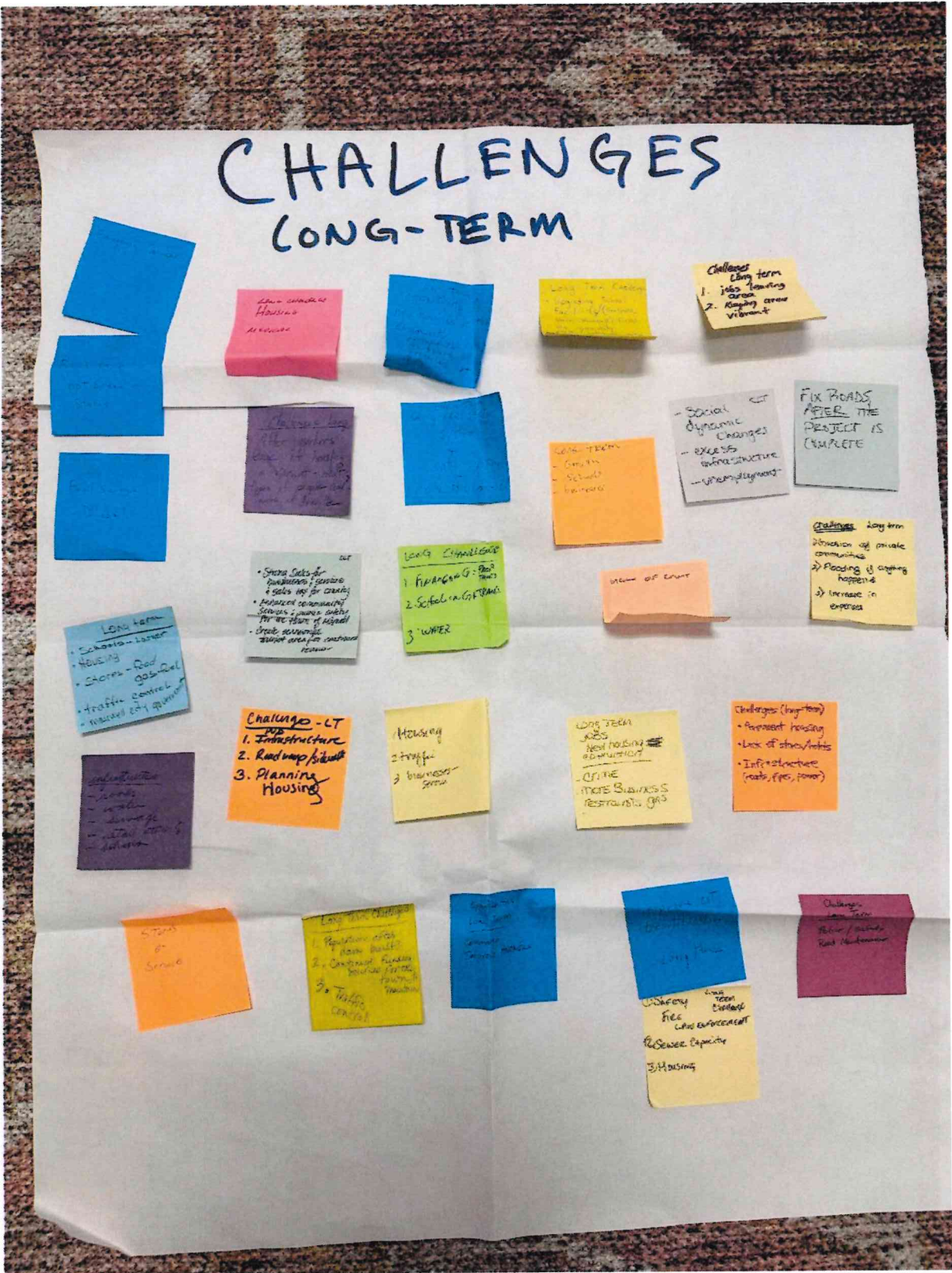
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Site's Reservoir Area Plan & Maxwell Community Plan

Opportunities (long-Term)
• Housing opps. – revenue • Increased ADA for schools (more \$\$\$) – businesses that stay open after construction • Parks, playground – more businesses • Expansion of tourism economy – larger residential population – long awaited utility updates • More jobs in county – more resources in Maxwell – more commuter resources • Diversity in the community – growth of city – tourist attraction and increasing Maxwell city name • Too many houses built remaining empty – infrastructure (roads, water, sewer, community services from county) – all are limited needs improvement • Beautification of town – bike path – park • Sheriff substation – more deputies in town – traffic lights – sewer • Develop recreation – supply support services for recreation – develop support services for the committee housing for support personnel • Recreational support services – storage space for boats and services • Town services updated (water/sewer) – town beautification/town center/park • Update old stores – have people be able to open new stores • Grocery store – small sports complex for kids pool, baseball field, gym – sheriff substation • Improve commerce – benefit from improved infrastructure + parks • Rebuild/renew Main Street + sidewalks • Financial growth/job opportunities – fast food (high school kid employment) • Reservoir jobs – more public services – rezoning/more housing • Business opportunities for seasonal use of reservoir • To improve water in community – better streets – grocery stores – improve streets + roads


EXHIBIT A

Site's Reservoir Area Plan & Maxwell Community Plan



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EXHIBIT A

Chapter 8. Land Use Element

Policy LU 1-10: Concentrate future development within or adjacent to the communities that provide urban services, including Arbuckle, College City, Colusa, Grimes, Maxwell, Princeton, Stonyford, and Williams, with an emphasis on placing large-scale and more intense development projects in these population centers as opposed to other rural and remote areas that lack public services and amenities or are not connected to an exiting community.

Policy LU 1-15: To conserve open space and agricultural lands outside of planned urban areas and provide the efficient use of public services, make land use decisions that reinforce the cultural and economic viability of unincorporated community centers of the County, including Arbuckle, College City, Grimes, Maxwell, Princeton, and Stonyford.

Policy LU 3-17: Ensure that zoning and land use designations at the Interstate 5 freeway interchanges at Arbuckle, Maxwell, and the unincorporated area near Williams are used for highway-oriented commercial use. These uses, which include hotels, restaurants, and service stations, should be oriented to interstate travelers, tourists, and visitors to the County's various open space recreation and agricultural opportunities. Development at these interchanges should be planned to minimize traffic and safety hazards on local streets and regional transportation facilities to the extent feasible.

Action LU 3-C: *Revise the Zoning Ordinance to include updated design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage "green" design construction; and address the following provisions:*

- 1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places.*
- 2. Building rehabilitation and modification to improve existing structures.*
- 3. Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.*
- 4. Passive and active solar elements and use of efficient heating and cooling systems.*
- 5. Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture and similar features.*
- 6. Landscaping and design elements to screen unsightly elements from public and neighboring views.*
- 7. Standards for adequate off-street parking and alternatives to on-site parking in downtown and historic areas.*
- 8. Standards for exterior lighting, signage, and trash/recycling containment facilities.*
- 9. Gateway concepts for entryway treatment for Arbuckle, Maxwell, Princeton, Grimes, and Stonyford.*

EXHIBIT A

support through efforts to create a district and assist with securing State or Federal funds for improving the buildings, streetscapes, and public areas within the community.

Action CC 2-F: *Assist the Maxwell Parks and Recreation District in updating their development impact fees to provide additional funding for the expansion of parks facilities in Maxwell.*

Action CC 2-G: *If the Sites Reservoir project is approved, develop a Maxwell Community Plan to capitalize on economic development opportunities, including lodging, shopping, dining, and other tourism uses, created by increased visitors and County residents using Sites Reservoir. The Maxwell Community Plan shall emphasize aesthetic and design standards that recognize the historic character of Maxwell and importance of the area as the gateway to recreation opportunities in the western County.*

Chapter 6. Economic Development Element

Action ED 2-A: *Apply for Community Development Block Grant/Technical Assistance and Economic Development Allocation funds and coordinate the preparation of a business incentive program, sign program, and development of marketing materials and a marketing strategy. Other programs should include preparation of economic development strategic and downtown revitalization plans for the communities of Arbuckle, Maxwell, Princeton, College City and Grimes.*

Action ED 2-C: *Assist businesses and interested parties in establishing Main Street Programs and business districts in established communities, particularly in Arbuckle and Maxwell.*

**NOTICE OF PUBLIC HEARING:
FOR THE MAXWELL COMMUNITY PLAN**

NOTICE IS HEREBY GIVEN THAT that the Colusa County Planning Commission will conduct a Public Hearing on Wednesday, October 1, 2025 beginning at 9:00 a.m. in the Board of Supervisors Chambers located at 546 Jay Street, Suite 108, Colusa, CA, to consider the following:

Public Hearing: The Planning Commission will hold a public hearing to consider the Maxwell Community Plan and whether to adopt a resolution that would recommend that the Board of Supervisors adopt an Ordinance approving the Maxwell Community Plan and General Rule Exemption (Section 15061(b)(3) pursuant to CEQA Guidelines, which provides that a project is exempt where it can be seen with certainty that there is no possibility of a significant effect. The adoption of the Maxwell Community Plan will not directly result in any development. All persons are invited to attend and be heard.

Project Description/Location: The Maxwell Community Plan is intended to respond to the challenges and opportunities presented by the future development of the Sites Reservoir Project by providing guidance, strategies, and implementation actions to help guide and shape the future of the Maxwell Community in accordance with the Colusa County General Plan specific to Sites and Maxwell areas.

If you have questions or concerns regarding this matter, or would like to submit comments, you may do so to the following: Secretary to the Planning Commission, 1213 Market Street, Colusa, CA (530)458-0480, or by e-mail at xfowler@countyofcolusa.gov.

If you challenge the proposed project or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Dated: September 12, 2025

By: ORIGINAL SIGNED
Ann Nurdyke, Clerk

09/19/2025 · CCPR

WILLIAMS PIONEER REVIEW: Please publish on
Friday, September 19, 2025
POSTED: At the Colusa Courthouse on Monday, September 15, 2025

**NOTICE OF PUBLIC HEARING:
FOR THE MAXWELL COMMUNITY PLAN**

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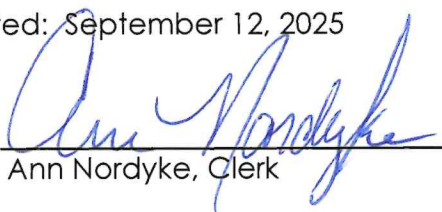
Public Hearing: The Planning Commission will hold a public hearing to consider the Maxwell Community Plan and whether to adopt a resolution that would recommend that the Board of Supervisors adopt an Ordinance approving the Maxwell Community Plan and General Rule Exemption (Section 15061(b)(3) pursuant to CEQA Guidelines, which provides that a project is exempt where it can be seen with certainty that there is no possibility of a significant effect. The adoption of the Maxwell Community Plan will not directly result in any development. All persons are invited to attend and be heard.

Project Description/Location: The Maxwell Community Plan is intended to respond to the challenges and opportunities presented by the future development of the Sites Reservoir Project by providing guidance, strategies, and implementation actions to help guide and shape the future of the Maxwell Community in accordance with the Colusa County General Plan specific to Sites and Maxwell areas.

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Dated: September 12, 2025

By: 
Ann Nordyke, Clerk