

MAXWELL COMMUNITY PLAN

Planning Commission
October 1, 2025

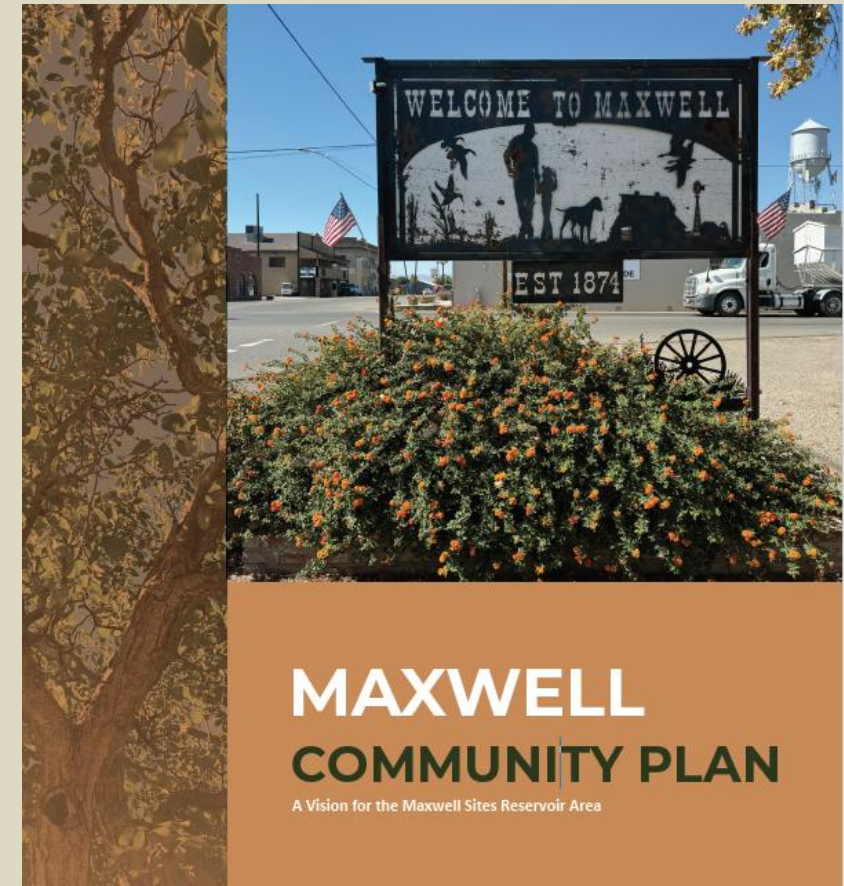


Meeting Overview

- Project overview
- Community outreach and feedback
- Planning Commission Direction and Plan Revisions
- Plan Implementation
- Recommendation – recommend Board adoption

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 Sites and Maxwell.
- Gather community feedback and input and reflect community priorities in the Maxwell Community Plan.



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



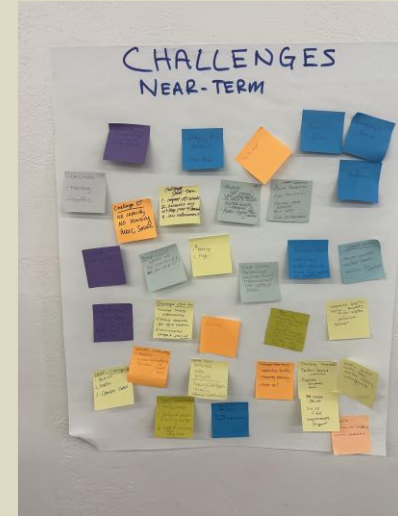
VISION STATEMENT

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.



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)
5. Board update meeting (12/17/24)
6. 3rd Maxwell Community Workshop (2/13/25)
7. Planning Commission Meeting (6/4/25)
8. Board update meeting (6/17/25)
9. 4th Maxwell Community Workshop (9/18/25)
10. Planning Commission Meeting (Today)
11. Board of Supervisors Hearing (10/21/25)



Most Recent Planning Commission and Board Input

- Efforts should be made to support the availability of basic essentials in Maxwell (i.e., grocery store, diesel fuel, etc.) – Many Maxwell residents are currently commuting out-of-county get their essentials.
- Prioritize early implementation of improvements.
- The County, special districts, and the Sites Authority should host a public meeting to discuss roles, funding and timing of implementation of improvements and mitigation.
- Plan maps should be enlarged and improved.
- The Plan has been updated to reflect this input and direction
- Most notably, a RACI Matrix has been prepared, which identifies roles and responsibilities for implementation.

September Community Workshop

- Provided an additional opportunity for public input and feedback in an informal setting.
- Emphasis on implementation (RACI Matrix) and how the plan will come together, who's responsible, etc.
- Positive meeting with support expressed for the Plan and the implementation strategy.

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 of funding obligations.
- Some will rely on outside funding sources or other agencies (Maxwell PUD, School District, Sites Authority, etc.)
- The RACI Matrix identifies Responsible, Accountable, Consulted, and Informed roles, and is the basis for the **Development Agreement** (next agenda item).

Responsible (R) - The agency or entity that performs the work required to complete a task, or has a role in implementation. Accountable (A) - The agency or entity that is ultimately answerable for the successful completion of a task. May also be the Responsible Entity. Consulted (C) - The agency or entity whose input is needed or desired before a decision or action is taken. Informed (I) - The agency or entity that should be kept up-to-date on the progress or outcome of a task.								
Maxwell Community Plan RACI Matrix for Implementation of Strategies								
Implementation Strategies	Colusa County	Sites Authority	Maxwell Unified School District	Maxwell Fire Protection District	Maxwell PUD	Sites Contractors	Maxwell Parks and Rec District	Notes
Housing Strategies								
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.	A	R	C	C	C	R	C	While the County is responsible and accountable for amending the Zoning Code, as applicable, the Sites Authority and Sites Contractors will also play a role in implementation.
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. This provision 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.	A	R	C	C	C	R	I	While the County is responsible and accountable for amending the Zoning Code, as applicable, the Sites Authority and Sites Contractors will also play a role in implementation.
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.	A	I	C	C	C	I	C	The County is responsible and accountable for amending the Zoning Code. ADUs are considered permanent housing, and while they could be used for workforce housing associated with the construction of the Sites Reservoir Project, that will not be the primary use.
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.	A	I	C	C	C	I	C	The County is responsible and accountable for amending the Zoning Code. Rental housing units are permanent housing, and while they could be used for workforce housing associated with the construction of the Sites Reservoir Project, that will not be the primary use.
H-5 The County should consider amending its Light Industrial Zoning District to permit the establishment of Mobile Home and Special Occupancy Parks.	A	I	C	C	C	I	C	The County is responsible and accountable for amending the Zoning Code. Mobile Home units are permanent housing, and while they could be used for workforce housing associated with the construction of the Sites Reservoir Project, that will not be the primary use.

Recommendation

- The Maxwell Community Plan, as amended, is presented to the Planning Commission for review, input, and approval.
- Staff recommends that the Planning Commission recommend Adoption of the Maxwell Community Plan to the Board of Supervisors.
- It is noted that the Development Agreement with the Sites Project Authority will be the primary implementation tool of the Plan. This DA is presented separately as the next agenda item.