

SITES AND MAXWELL COMMUNITY PLANS

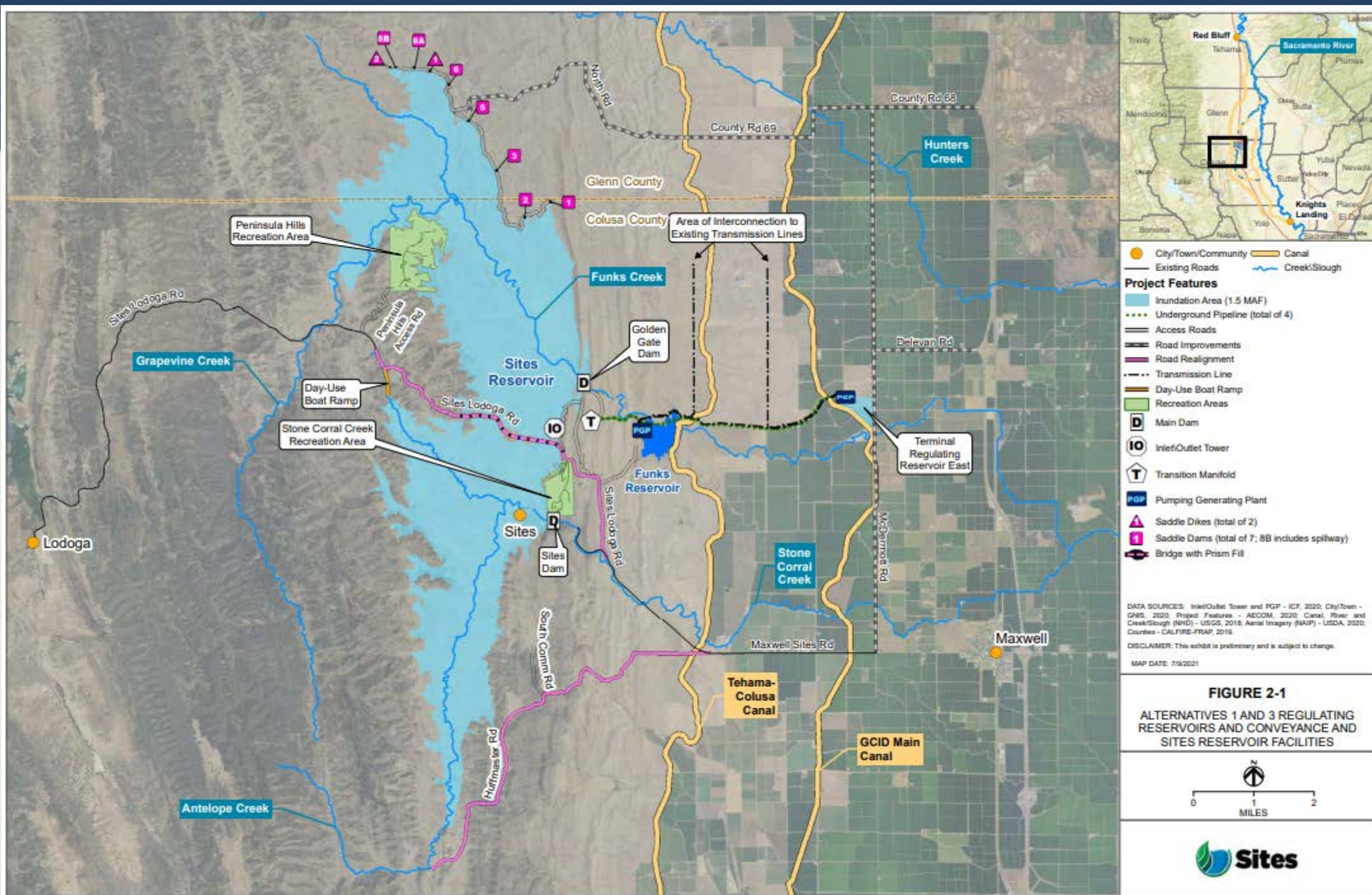
Community Workshop



Meeting Purpose

Identify objectives and key priorities for development of Community Plans for the Sites Area and Maxwell.

- Introductions
- Work Plan Overview
- Review County General Plan Guidance
- Discuss Objectives, Concerns, and Priorities
- Summary of Path Forward



Who is De Novo Planning Group?

- We are a professional planning firm, based out of El Dorado County
- We have been retained by the County to prepare Community Plans for the Sites Area and Maxwell
 - Work is being funded through the Sites Reservoir Authority MOU
 - Our client for this project is Colusa County
- De Novo's local experience includes preparation of the County's General Plan (2012) and preparation of the County Zoning Code (2014)
- We also prepared the Glenn County General Plan (2023)
- Ben is a Founding Principal of De Novo, served as the PM for the County's General Plan Update, and will personally manage this project

Scope of Work

- As of right now, our scope is quite vague: Develop two Community Plans.
- We anticipate that the end result, our deliverables, will be a “toolkit” of strategies and tools to achieve the County’s desired results. (examples may include: Maxwell Design Guidelines, changes to the County Zoning Code, Econ strategies, etc.)
- As we define and refine the Project Objectives, we will work with staff to develop and refine a more detailed scope of work.
- The initial work will focus on community outreach and engagement.
- All work on these projects will be completed before the end of 2024

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.
- All parcels underneath and surrounding Sites Reservoir are designated Agricultural Upland in the General Plan.

Discussion of General Plan Objectives- 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

Questions/Discussion Prompts

- What are the community's key concerns and priorities related to construction and then operation of Sites Reservoir?
- What are differing needs between short term (construction) and long term related to housing, commercial, services, etc in Maxwell? What do we know about magnitude of construction population?
- How to transition from short term needs to long term needs?
- How aggressive and/or permissive should we be in providing tools and flexibility to promote short term housing (mobile home parks, second units, long term RV use, etc)?
- What role should the County take in terms of facilitating economic development?

Discussion of Objectives- Sites

Sites GP Guidance Summary:

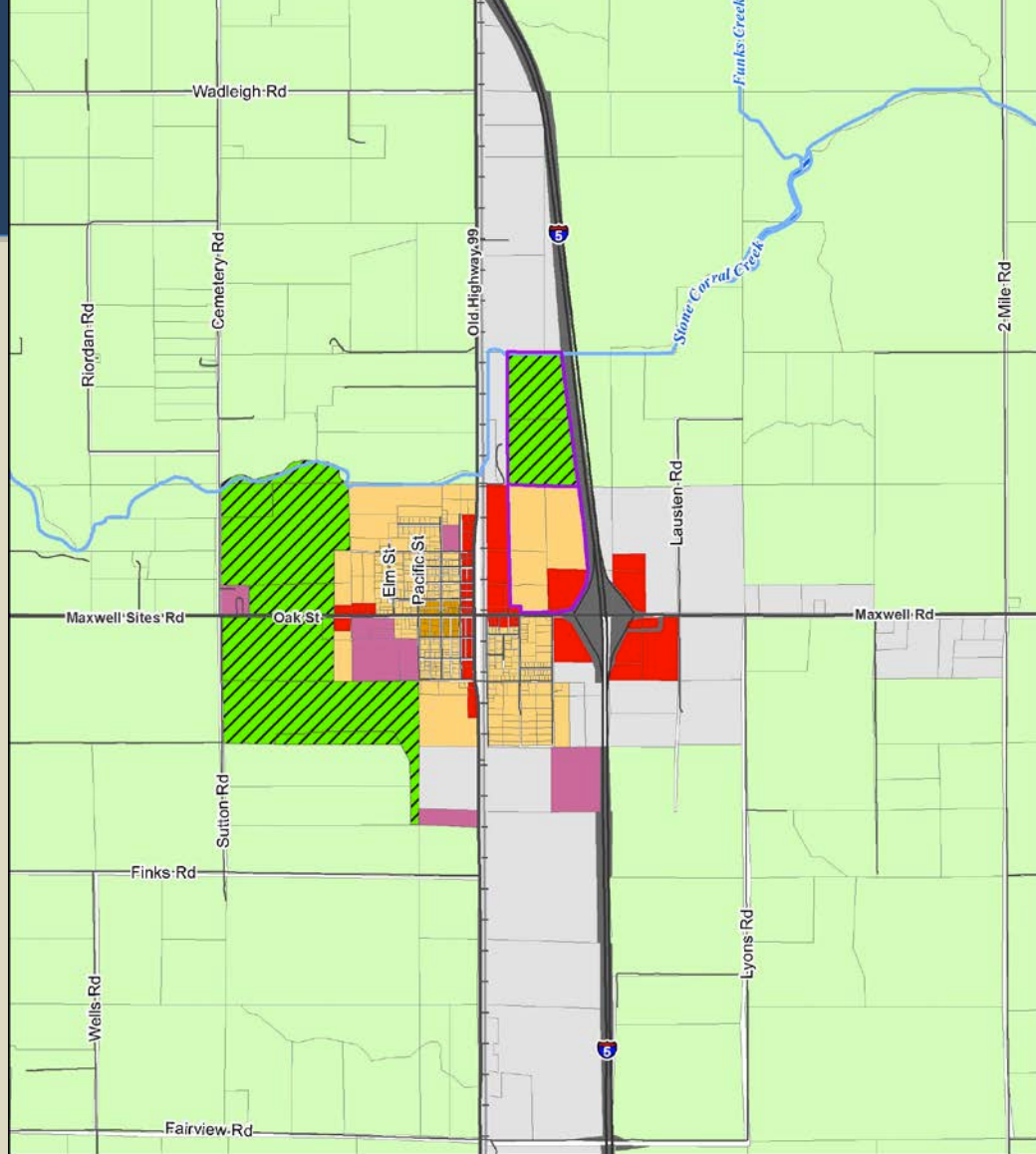
- Active and passive recreation
- Limited commercial oriented towards rec and tourism
- Ag lands
- Habitat
- Emphasis on economic and social viability and minimizing impacts (noise, traffic, etc)

Questions/Discussion Prompts

- To what extent should we plan for active recreational uses outside of identified recreation areas on the Sites Reservoir plans?
- What type, extent, and general location should be considered for commercial uses?
- Nearly all lands surrounding Sites Reservoir are designated Agricultural Upland by the General Plan. Do we need to consider additional designations?

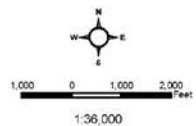
Next Steps/Path Forward

- Additional Community Outreach
- Refine Objectives
- Identify key tasks and deliverables
- Prepare Community Plans and toolkits



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| State, Federal, Other Agency Lands | DF - Designated Floodway |
| URA - Urban Reserve Area | I - Industrial |
| AG - Agricultural General | RC - Resource Conservation |
| AU - Agricultural Upland | TL - Tribal Lands |
| AT - Agricultural Transition | FL - Forest Lands |
| PR - Parks & Recreation | RR - Rural Residential |
| RSC - Rural Service Center | UR - Urban Residential |
| PS - Public/Semi-Public Services | MU - Mixed Use |
| C - Commercial | Specific Plan Area |

Figure LU-6
General Plan Land Use Map
Maxwell



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

