



Meeting: **Reservoir Committee & Authority Board**
Agenda Item 1.6

February 16, 2024

Subject: **Colusa County Memorandum of Understanding (MOU)**

Requested Action:

Reservoir Committee and Authority Board consider authorizing the Executive Director to enter into a Memorandum of Understanding with Colusa County committing the Authority to pay County costs for performing land use planning needed to support County and local agency permits and approvals for the Project. The requested action includes a transfer of \$250,000 from the Engineering Subject Area Contingency to be committed to Colusa County for the above services.

Detailed Description/Background:

The Colusa County General Plan identifies the Maxwell Community Plan and the Sites Reservoir Area Specific Plan to be developed when the Sites Project was approved and when the project boundaries were sufficiently established. With the Authority's certification of the Final EIR, the Project has reached a point where the completion of these studies and the local land use policies that they will establish are vital to current and future planning and development of the project.

The Colusa County General Plan identifies the needed land use evaluations to include:

General Plan Action Item 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.

General Plan Action Item LU 4-A: When the final boundaries for the proposed Sites Reservoir are determined and approved by the California Department of Water Resources, develop a Sites Area Plan to guide land uses in the Sites Reservoir Area. The plan shall include policies and actions to promote the economic and social viability of the area and shall designate a variety of land uses. Land uses in the plan shall include provisions for active and passive recreation, limited commercial uses oriented toward recreation and tourism, viewing points of the main scenic areas of the reservoir and any bridges, and

seasonal housing and campgrounds in the areas immediately adjacent the reservoir. Additionally, the plan shall identify agricultural land to accommodate the needs of existing landowners and farmers and habitat land for displaced species. Access, noise, water, wastewater, and emergency services shall be considered in the designation of land uses.

After consulting with County staff, LU 4-A is implied to also include an analysis of existing public service delivery (i.e. staffing, capital assets and resources) and their capabilities or limitations in supporting the Project.

Colusa County would be the lead for both studies - using county staff and hired consultants. The Authority would pay all costs for the work. The estimated cost of the studies is \$250,000, with a planned completion by the Fall of 2024.

These two studies are consistent with the Local Community Working Group's (LCWG) policy recommendations 2, 3, and 4 which were adopted at the January 19, 2024, Joint Authority Board/Reservoir Committee Meeting.

The key terms of the proposed MOU would consist of the following:

- Sites Authority will pay 100% of consultants cost related to performing this work plus County staff time incurred in directing the work of consultants.
- Sites Authority to deposit funds to be drawn by County to cover actual cost with any excess deposited funds returned to the Authority upon completion. County to provide regular accounting reports of actual cost to Sites Authority.
- Cost of work not to exceed \$250,000, unless otherwise agreed to by both parties.
- County will complete all necessary work to accomplish land use planning actions as stipulated in General Plan Item CC 2-G and LU 4-A which are required to proceed with the permitting and approvals of the Project.
- Schedule is to complete all work related to CC 2-G, the Maxwell Community Plan, including the adoption of any necessary land use changes by the County Board of Supervisors with a target date of September 2024.
- Schedule is to complete all work related to LU 4-A including adoption of any land use changes by County Board of Supervisors with a target date of December 2024.
- County to direct the work and be in responsible charge of consultants and regularly coordinate with Sites Authority as needed for project related input.
- County to consult with Sites Authority and the LCWG prior to finalizing recommendations to the Board of Supervisors.

Prior Action:

None.

Fiscal Impact/Funding Source:

The estimated cost to complete the Maxwell Community Plan and the Sites Reservoir Area Specific Plan is \$250,000. Funding to support this effort would be allocated from the Engineering Subject Area Unrestricted Contingency since the Real Estate Subject Area Contingency does not have sufficient funds to cover the anticipated expenses. The above mentioned services will be performed under the Real Estate Subject Area.

Staff Contact:

Kevin Spesert/Jerry Brown

Primary Service Provider:

None

Attachments:

None