

Reservoir Committee and Authority Board Meeting

Agenda Item 2.3: Development Agreements

October 17, 2025



Summary

- **What does a Development Agreement do?:**
 - A development agreement provides assurances to an applicant (Sites Project Authority) of a development project that, upon approval, the project may proceed in accordance with the conditions placed upon it by the review authority (Sites Project Authority and County), as well as with existing policies, rules, and regulations.
- **Findings (Gov. Code §65864 et seq.):**
 - County Code establishes the procedures and requirements for the adoption of a development agreement in compliance with Gov. Code §65864 et seq.
- **CEQA:**
 - Within the scope of the certified Final EIR/EIS for the Sites Reservoir Project (SCH No. 2001112009), which the Sites Project Authority certified on November 17, 2023.
 - Development agreement commitments resulting in “projects” may be subject to environmental review, if necessary.

Key Commitments Across All Three Counties

- **Best Management Practices (BMPs)** County oversight for certain BMP implementation during construction and operation
- **Community Benefit Actions (see next slide)**
- **Impact Alleviation Agreements** with the potentially affected local agencies within the Counties
- **Roads and Bridge Crossings** improvement, repair and new road design, construction, and ownership transfer of any new roads and crossing structures that will be maintained by the County in the future
- **Property Taxes/Sales Tax** - No reduction in county property tax revenue due to annual payments in lieu of taxes (PILT), job permit reporting for sales tax
- **Fees and Charges** – Authority payment for county staff time, impact fees and processing fees associated with county permitting

Impact Alleviation Agreements

| | | Within County DA |
|----|---|------------------|
| a. | Maxwell Unified School District | Colusa |
| b. | Maxwell Public Utilities District | Colusa |
| c. | Maxwell Parks and Recreation District | Colusa |
| d. | Maxwell Fire District | Colusa |
| e. | Colusa County Sheriff | Colusa |
| f. | Colusa County Public Works Agency | Colusa |
| g. | Kanawha Rural Fire Protection District | Glenn |
| h. | Willows Rural Fire Protection District | Glenn |
| i. | Glenn County Sheriff | Glenn |
| j. | Glenn County Public Works Agency | Glenn |
| k. | California Highway Patrol | NA |
| l. | Interested Participants in the Lower Colusa Basin Drain Working Group | Yolo |

Sites Provides Concrete, Tangible Community Benefits as part of the Project Design

| | <u>Incl in DAs</u> |
|---|--------------------|
| • Jobs and Local Economy – | |
| – Construction Employment – 4,300 job-yrs, \$588M wages + benefits | Y |
| – Operations Employment – 35 positions, ~ \$5M/yr wages + benefits | Y |
| – Increased Local Commerce – indirect jobs, project use of locally sourced construction materials, equipment, trucking, and other support services | N |
| – The Authority’s adopted Construction Workforce Policy designates 50%/20% Local Area/Project Area hiring goals and local contracting opportunities | Y |
| – Increased Agriculture production from more reliable water supply to the North State | N |
| – New Sales Tax (~\$1.5M) and Property Tax Revenue (~\$3.5M) to County Governments | Y |
| • Local Infrastructure Improvements – | |
| – 46 miles of roads improved, 14ea bridge crossings improved, New Sites-Lodoga Bridge fully paid for by the Project | Y |
| – Reduced flooding risk | N |
| – “Leave Behinds” – implementation assistance for the Maxwell Community Plan, potential for temporary project housing to be converted to meet long term needs | Y |
| • Safety and Security Enhancement – working with local emergency services, fire, and law enforcement to strengthen capabilities for project worker/traffic influx | Y |
| • Recreation and Quality of Life - New Reservoir Recreation facilities covering ~ 500 acres, open access to all, new opportunities for tourism | N |

These aren’t future promises; they are core project tenants

County Specific Terms

- **Colusa:**

- Authority to provide \$600,000 over 7-year period towards funding a County Fiscal Analyst position and a Grant Writer, prioritized on Project and Maxwell Community Plan implementation
- Authority to provide 100% funding for the Maxwell Gateway Entry Park design
- Authority to provide 100% funding for the design, construction, and ownership transfer of Sites Lodoga Bridge
- Jointly evaluate assigning USDA Loan to County and Zone 3

- **Glenn**

- Minimum requirements for new roads and crossing structures
- Commitment of non-exclusive easement to north end reservoir maintenance road

- **Yolo**

- Authority agrees to not release Sites water past Wallace Weir without meet and confer with the County
- Authority to notify County prior to exercising eminent domain within the County.

Maxwell Community Plan – Strategies and Implementation

- Over 30 strategies and implementation actions have been included in the Maxwell Community Plan.
- The RACI Matrix identifies Responsible, Accountable, Consulted, and Informed roles, and is the basis for the **Development Agreement**.
- Some will be the responsibility of Sites Authority and Sites Contractors (housing, community facilities, community safety, economic development)

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 RUD | 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 lots, 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. The 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. | 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 2024 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. |

