



LAGUNA SCHOOL

2657 CHILENO VALLEY ROAD, PETALUMA, CALIFORNIA 94952

Telephone: 707-752-6051

August 22, 2023

The Honorable Judge James Chou
Marin County Superior Court
P.O. Box 4988
San Rafael, CA 94913-4988

Pat Shepherd, Foreperson Marin County Civil
Grand Jury
3501 Civic Center Drive, Room #275
San Rafael, CA 94903

Dear Judge Chou and Foreperson Shepherd,

Attached please find the response requested by the 2022-2023 Marin County Civil Grand Jury from the **Laguna Joint School District Board** to recommendation (R4) and finding (F7) from the **Build More ADUs - An Rx to Increase Marin's Housing Supply** report.

Thank you for your continued interest in and support of our public schools and the health and wellness of our county's young people.

Sincerely,

Sam Dolcini, President
Laguna Joint School District Board

Laura Trahan,
Laguna Joint School District Superintendent

**Laguna Joint School District
Responses to the 2022-2023 Marin County Civil Grand Jury Report
Build More ADUs - An Rx to Increase Marin's Housing Supply**

Recommendation:

R4	By December 1, 2023, begin a feasibility assessment of waiving or significantly lowering impact and connection fees for units smaller than 750 square feet
Response	Select one: • This recommendation has been implemented. • This recommendation has not yet been implemented, but will be implemented in the future. • This recommendation requires further analysis. • This recommendation is not applicable (as the district does not assess impact fees OR waives fees for units less than 750 square feet). • This recommendation will not be implemented because it is not warranted or is not reasonable. [Insert district specific information here if applicable or desired] This recommendation is not applicable to the Laguna Joint School District. This recommendation is not applicable to the Laguna Joint School District as the district does not assess nor collect development impact fees.

Laguna Joint School District
Responses to the 2022-23 Marin County Civil Grand Jury Report
Build More ADUs - An Rx to Increase Marin's Housing Supply

Finding:

F7	Impact, connection, and capacity fees vary considerably throughout the County and such fees can be a disincentive to homeowners considering ADU development.
Response	Select one: • I (we) agree with the finding. • I (we) <i>partially</i> disagree partially with the finding. • I (we) <i>wholly</i> disagree partially with the finding. [District response is required, if you partially or wholly disagree. Specify portion in dispute, and provide reason] • I (we) <i>partially</i> disagree partially with the finding. The Marin County Civil Grand Jury Report "Build more ADUs – An Rx to Increase Marin's Housing Supply" builds a compelling case relative to the variability and associated uncertainty in fees faced by homeowners considering Accessory Dwelling Unit development. Nonetheless, we partially disagree with the finding as the report does not acknowledge that the government code cited as a basis for the report does not apply to public school districts. In 1986, the California Legislature authorized school districts to levy school impact or developer fees on residential and commercial/industrial development for the purpose of funding the construction or reconstruction of school facilities. The basis of the school facilities legislation is the relationship between new development, and the impact on school districts to provide adequate school facilities for the student population new development generates. The authority for a school district's assessment of developer fees is set forth in Education Code Section 17620, pursuant to Government Code 65995.