

RESPONSE FORM: 2022-2023 Marin Civil Grand Jury Report

Report Title: BUILD MORE ADUS - AN RX TO INCREASE MARIN'S HOUSING SUPPLY

Respondent/Agency Name: LAS GALLINAS VALLEY SANITARY DISTRICT

Submitter Name: CURTIS PAXTON Title: GENERAL MANAGER

FINDINGS

- Agree with the findings numbered: _____
- Disagree *partially* with the findings numbered: F7
- Disagree *wholly* with the findings numbered: _____

(Attach a **statement** specifying any portions of the findings that are disputed; include an explanation of the reasons therefor.)

RECOMMENDATIONS

- Recommendations numbered R4 have been implemented.
(Attach a **summary** describing the implemented actions.)
- Recommendations numbered _____ have not yet been implemented, but will be implemented in the future.
(Attach a **timeframe** for the implementation.)
- Recommendations numbered _____ require further analysis.
(Attach an **explanation** and the scope and parameters of an analysis or study, and a **timeframe** for the matter to be prepared for discussion by the officer or director of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This **timeframe shall not exceed six months** from the date of publication of the grand jury report.)
- Recommendations numbered _____ will not be implemented because they are not warranted or are not reasonable.
(Attach an **explanation**.)

Date: 09/08/2023 Signed: Curt Paxton

Number of pages attached: 2



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Collections/Safety/Maintenance, Greg Pease
Engineering, Michael P. Cortez
Administrative Services, Dale McDonald

DISTRICT BOARD
Megan Clark
Ronald Ford
Craig K. Murray
Gary E. Robards
Crystal J. Yezman

September 8, 2023

The Honorable Judge James Chou
Marin County Superior Court
P.O. Box 4988
San Rafael, CA 94913-4988
Via PDF file to: departmentb@marin.courts.ca.gov

Pat Shepherd, Foreperson
Marin County Civil Grand Jury
3501 Civic Center Drive, Room #275
San Rafael, CA 94903
Via PDF file to: grandjury@marincounty.org

Re: Response to Finding F7 and Recommendation R4 of Grand Jury Report ("*Build More ADUs – An Rx to Increase Marin’s Housing Supply*") dated June 15, 2023.

Dear Honorable Judge Chou and Foreperson Shepherd:

Please find the Las Gallinas Valley Sanitary District (LGVSD) response to the Grand Jury Report ("*Build More ADUs – An Rx to Increase Marin’s Housing Supply*") dated June 15, 2023.

Finding F7 – Impact, connection, and capacity fees vary considerably throughout the County and such fees can be a disincentive to homeowners considering ADU development.

LGVSD partially disagrees with the finding.

LGVSD agrees that "Impact, connection, and capacity fees vary considerably throughout the County . . . "

LGVSD disagrees that " . . . such fees can be a disincentive to homeowners considering ADU development." LGVSD has not received information or feedback from its customers that these fees are an obstacle that prevents them from developing ADUs. Furthermore, as noted below, the "Finding" does not specifically apply to LGVSD as the District does not charge impact and/or connection fees for ADUs that are 1200 square feet or less. It should also be noted, that "connection" and "capacity fees" are synonymous pursuant to the District’s Ordinance No. 186.

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.

This recommendation has already been implemented. LGVSD adopted Ordinance No. 186 on 05/06/2021 related to impact fees for ADUs. The Ordinance states that LGVSD will not charge impact and connection fees for ADUs that are 1200 square feet or less.

The LGVSD Board of Directors reviewed and discussed the Grand Jury Report and the LGVSD response at their Board Meeting on 09/07/2023. The Board appreciates the work of the Grand Jury and the opportunity to respond.

Please contact me at cpaxton@lgvsd.org or (415) 526-1511 if you have any questions or need any additional information.

Sincerely,



Curtis Paxton
General Manager