

August 18, 2023



The Honorable Judge James Chou
Marin County Superior Court
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Pat Shepherd, Foreperson
Marin County Civil Grand Jury
3501 Civic Center Drive, Room #275
San Rafael, CA 94903

Board of Directors:
Sivan Oyserman
President

Re: Marinwood CSD Grand Jury Report Response

Lisa Ruggeri
Vice President

Dear Judge Chou and Foreperson Shepherd,

Christopher Case
Kathleen Kilkenny
Bill Shea

Please accept the included response from Marinwood Community Services District Board of Directors to the recent Marin County Civil Grand Jury report "Build More ADUs – An Rx to Increase Marin's Housing Supply."

District Manager
Eric Dreikosen

The included response was discussed and approved by the Marinwood Community Services District Board of Directors during open session at their regular meeting conducted August 8, 2023.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Dreikosen", followed by a horizontal line.

Eric Dreikosen
District Manager

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: Marinwood Community Services District

Submitter Name: Eric Dreikosen Title: District 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 _____ 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 R4 will not be implemented because they are not warranted or are not reasonable.
(Attach an **explanation**.)

Date: 08/18/2023 Signed: Eric Dreikosen

Number of pages attached: 1

Marinwood Community Services District
Responses to Grand Jury Report “Build More ADUs - An Rx to Increase Marin’s Housing Supply”
Findings & Recommendations:
Discussed and Approved in Open Session on August 8, 2023

Marinwood CSD was requested to respond to finding F7 and recommendation R4

Report Finding F7:

Marinwood CSD Response: Disagree partially

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

Marinwood Community Services District does not impose any impact, connection or capacity fees applicable to ADU development. As such, Marinwood CSD has not conducted a comparative analysis of such fees imposed by other similar agencies and thus has no direct knowledge of fee amounts imposed by these agencies beyond the research presented by the Grand Jury in this report. However, Marinwood CSD notes the following statement included in this report:

“The Grand Jury reviewed a broad range of relevant public information related to the planning, permitting, financing and building of ADUs. It did not obtain fee information from every municipality and special district.” (pg. 7)

As Marinwood CSD does not impose said fees, it has not seen any further research nor has it had any direct experiences regarding if such fees can be a disincentive to homeowners considering ADU development.

For these reasons, Marinwood CSD can neither wholly agree nor wholly disagree with this finding, leaving “disagree *partially*” as the only remaining response option allowable.

Report Recommendation R4:

Marinwood CSD Response: Will not be implemented because it is not warranted

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.

As Marinwood CSD does not impose impact and connection fees for ADU (or similar structure) development, it finds this recommendation not warranted nor applicable to this agency. Should Marinwood CSD decide at some point in the future to impose such fees, it may conduct a feasibility assessment for consideration prior to such a decision.