

From: Stephen Shaw <srshaw@outlook.com>

Sent: Thursday, May 27, 2021 1:12 PM

To: Water Conservation <conservation@marinwater.org>; Jack Gibson <jgibson@marinwater.org>;
Cynthia Koehler <ckoehler@marinwater.org>

Subject: Suggestion of providing a county 'heat map' of water consumption / water savings?

My wife and I took advantage of your Flume program and it has been very enlightening since we installed it. Thank you! We've been using it to tune our watering system better, choosing more dishwasher over hand washing, etc. and continually looking for ways to lower the consumption. It got us thinking yesterday about the effort we're putting into it and wondering how that compared with others in the county. Out of that discussion, we wanted to suggest you might add an online county 'heat map' that showed by area the conservation level that has taken place (i.e. red for over previous usage down to blue for most conservation.). You clearly would need to do it by regions in the county to avoid privacy issues and singling out individuals, but knowing "broadly" how a region in the county such as central San Rafael, Terra Linda, bel marin keys, Ross etc. is doing on conservation would be interesting and would hopefully also promote some self awareness by individuals leading to conservation and changing of habits as individuals in a region encouraging neighbors to practice better habits.

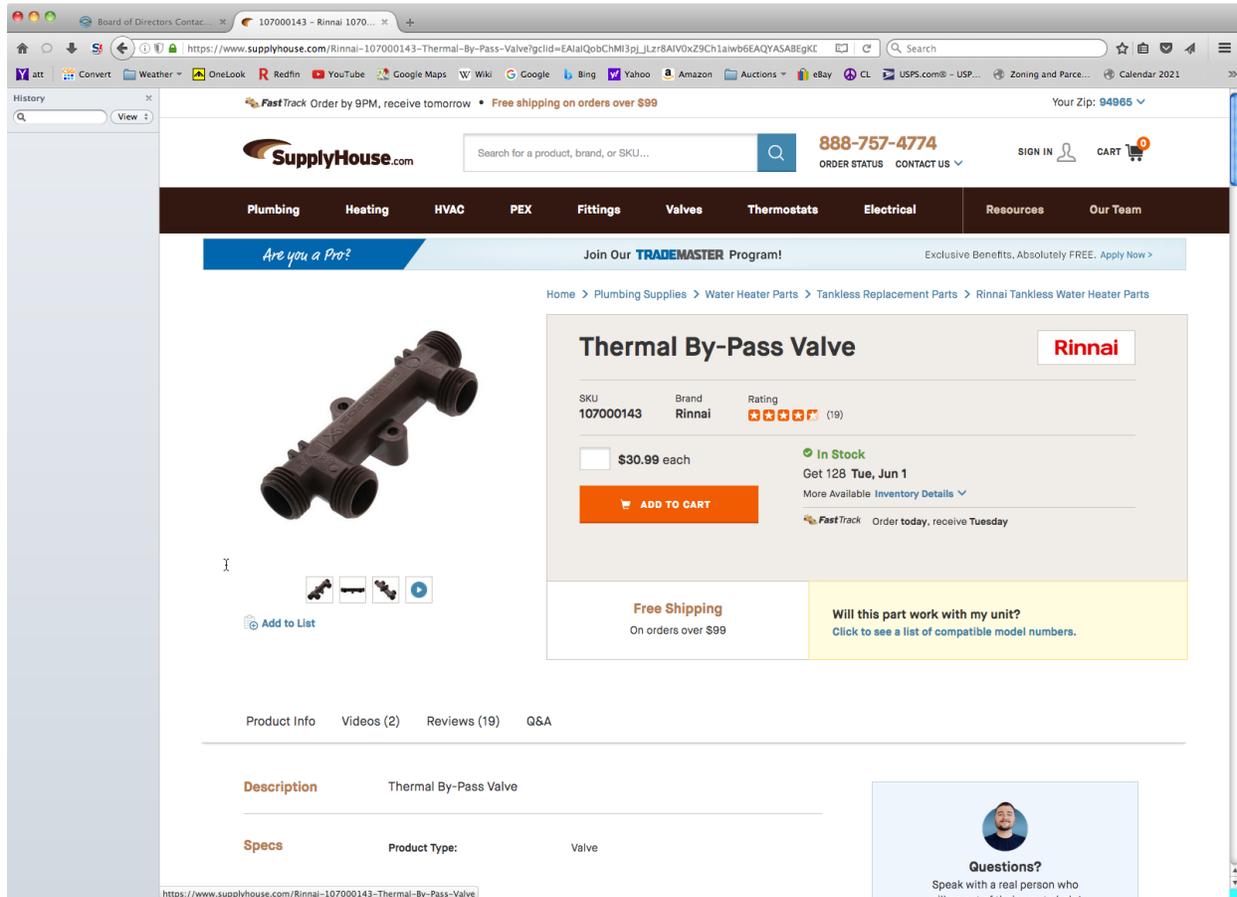
I hope you like the idea and can make it happen, I think it would be a really useful tool in helping to promote conservation and create a level of friendly competition to conserve.

Thanks,
Stephen

From: Alan Eliot
To: Jack Gibson; Monty Schmitt; Larry Bragman; Cynthia Koehler; Larry Russell
Subject: !!@!! THERMAL BYPASS VALVE !!@!!
Date: Thursday, May 27, 2021 9:48:55 PM
Attachments: ociqpfbapoibalm.png
ThermalBypassValve.pdf

Directors,

Why is MMWD not requiring that residents install this . . .



The screenshot shows the SupplyHouse.com website for a Rinnai Thermal By-Pass Valve. The product is shown with a price of \$30.99 each and is currently in stock. The page includes a navigation menu with categories like Plumbing, Heating, HVAC, PEX, Fittings, Valves, Thermostats, and Electrical. The product page features a large image of the valve, a detailed description, and a 'Questions?' section with a profile picture of a man. The URL in the browser is https://www.supplyhouse.com/Rinnai-107000143-Thermal-By-Pass-Valve?gclid=EAlaQobChM3pj_lLzr8AIVDxZ9Ch1a1wb6EAQYASABegKt.

Disregard the commercial aspect of this image; the valve is widely available.

Take a look at the four-port valve in the photo.

You may or may not know about the thermal bypass valve. If you don't, correctly installed, it eliminates the time water users stand in front of a sink with the left-side tap wide open waiting for warm, then hot, water to show up, as the water in question runs down the drain.

I installed one twenty years ago at my house in Tam Valley. After lots of internet research I installed it without the "pump" at the water heater. As many conveyed, try it first without the pump; depending on your house's water pipe layout relative to the location of your hot water heater, it might work fine without it. Well, my water heater is in the basement of my two-story house, at a far distance from my kitchen, and I went for it. No pump.

For twenty years, when I go to my kitchen sink for hot water, I push the lever of the faucet to the left, and within two-to-three seconds I have very warm water, and in two-to-three more seconds, I have "hot, hot, hot" water.

I can't begin to try to convey how much water I've saved by my wife and I not having to wait for hot water to show up at not only our kitchen faucet, but at our laundry room faucet (with service basin), which is on the same pipe run from the water heater as our kitchen faucet.

Plumbers can easily install these valves. (A trained chimpanzee could do it). I did it!

You know, like I know, the history of California droughts. If you don't know, find out. They come in lengthy cycles. Perhaps lengthier than known because of the changing climate. If every drop matters. Look to thousands of thermal bypass valves to save lots of drops.

Sincerely, Alan Eliot.

P.S. We're all counting on you to maintain our expected quality of life. Perhaps if you can't get residents to install thermal bypass valves, you can get some contractors to install a de-sal plant.



 CONTACT

 MENU

 Search for a product, brand, or SKU...

 SIGN IN

 0
CART

Are you a Pro?

Join Our **TRADEMASTER** Program!

Exclusive Benefits, Absolutely FREE. [Apply Now >](#)



 Add to List

SKU: 107000143

(19)

Brand: Rinnai

[Home](#) > [Plumbing Supplies](#) > [Water Heate](#)

Thermal By-Pass Valve

Rinnai

\$30.99 each

 ADD TO CART

In Stock

Get 128 **Tue, Jun 1**

More Available [Inventory Details](#) 

Order **today**, receive **Tuesday**

Free Shipping

On orders over \$99

Will this part work with my unit?

[Click to see a list of compatible model numbers.](#)

Description

Thermal By-Pass Valve

Specs



Questions?

888-757-4774



[Call](#) [Text](#) [Chat](#) [Email](#)

Closed Now: [Phone](#)

[Hours](#) ^

Monday –

Thursday

5am–4:45pm

PDT

Friday

6am–4:45pm

PDT

This item is compatible with the following model numbers.

WHAT'S MY MODEL NUMBER?

Click on any model number to view complete parts list

[RUR98EN](#)

[RUR98EP](#)

[RUR98IN](#)

[RUR98IP](#)

Please note: Many replacement parts have subtle differences between them and can be easily confused. Attempting to install the incorrect part voids the return coverage. If you are not completely sure your order is

19 Product Reviews



WRITE A REVIEW



Most Liked Positive Review

Best deal for additional thermal by-pass valves

I have very cold spring fed water coming into my house. It is important to wash hands frequently during Covid times but wife says no fun in cold water or waiting a long time for hot water. I bought a Watts water heater recirculation pump kit and loved how it provided instant hot water at my remote bathroom sink so I decided I wanted another thermal by-pass valve for another remote sink. Direct from Watts distributor was cost prohibitive. I found this one that is branded Rinnai but is the same valve for a lot less money and more reasonable shipping costs. Doesn't include the supply hoses and adapters but I already had the hoses and they are cheap anyway. Instant hot water at both ends of the house now.

VS

Most Liked Negative Review

This product fails to function after a short time

The design of this valve has poor reliability. I have had to replace mine more than 3 times in two years. The valve either sticks open or closed. When it is stuck closed it acts like it was never installed. When it is stuck open, it pumps hot water all through your cold water system. I discovered it when I watered the garden and the hot water came out of my garden hose! This manufacturer charges a LOT of money for a simple plastic part and they have no competition so no incentive to improve quality. Try another approach to circulate hot water. This is a well documented failure and you will likely get caught in the trap. If you install one and it fails. You will not be able to take yours out and send it back unless you have the plumbing lines available to return the system to the original form.

Sort by

Newest



Displaying reviews 1-10

Previous | Next

ASK A QUESTION

We're dedicated to our customers!



Call



Text



Chat



Email

— or check out our **Support Center** —

Customer Service



About Us



Resources & Tools



Sign up for special offers

Your email address

SIGN UP

From: [Public Information](#)
To: [Terrie Gillen](#)
Subject: Fw: Desalination
Date: Friday, May 28, 2021 10:19:55 AM

Board comment

From: john torrey <john.torrey@comcast.net>
Sent: Friday, May 28, 2021 8:56 AM
To: Public Information
Subject: Fwd: Desalination

MMWD Management,

I would appreciate hearing back from MMWD management about any plans to invest in desalination technology in the future. Please see email thread below. Thank you.

John Torrey AICP
Principal, Strategic Planning
Collaborative LLC ret.
Box 501
Lagunitas, CA 94938
415 488-0534
john.torrey@comcast.net

Begin forwarded message:

From: john torrey <john.torrey@comcast.net>
Subject: Fwd: Desalination
Date: May 19, 2021 at 8:58:42 AM PDT
To: jgibson@marinwater.org, mschmitt@marinwater.org,
ckoehler@marinwater.org, lruessell@marinwater.org

Attention; MMWD Board Members.

Begin forwarded message:

From: john torrey <john.torrey@comcast.net>
Subject: Fwd: Desalination
Date: May 18, 2021 at 8:18:59 AM PDT

To: dconnolly@marincounty.org, krice@marincounty.org, smoulton-peters@marincounty.org, jarnold@marincounty.org

Dear Supervisors,

Please seriously consider addressing long term solutions to Marin's water crisis now made more feasible with the huge California \$75B budget surplus combined with Biden's ambitious infrastructure plan. Thanks for your attention. I've attached a previous email to Sup Rodoni.

Respectfully,

John Torrey AICP
Principal, Strategic Planning
Collaborative LLC ret.
Box 501
Lagunitas, CA 94938
415 488-0534
john.torrey@comcast.net

Begin forwarded message:

From: "Kutter, Rhonda" <RKutter@marincounty.org>
Subject: **FW: Desalination**
Date: May 17, 2021 at 3:23:13 PM PDT
To: "john.torrey@comcast.net"
<john.torrey@comcast.net>
Cc: "Cordova, Lorenzo" <LCordova@marincounty.org>,
"Rodoni, Dennis" <DRodoni@marincounty.org>

Dear John,

Thank you for the email in support of this creative suggestion as a way to ease some of our future water challenges.

Best,

Rhonda

Rhonda Lynn Kutter
Aide to Supervisor Dennis Rodoni

she/her
Marin County Board of Supervisors
415-473-3246; RKutter@MarinCounty.org

From: john torrey <john.torrey@comcast.net>
Sent: Thursday, May 13, 2021 8:15 AM
To: Kutter, Rhonda <RKutter@marincounty.org>; Rodoni, Dennis <DRodoni@marincounty.org>
Cc: Larry Bragman <bragmanlaw@gmail.com>
Subject: Desalination

Rhonda,

Please encourage Sup Rodoni to coordinate with Larry Bragman and others at MMWD to examine the very real possibility of desalination as a long term solution to Marin's water shortage. The drought we are experiencing may be a long term weather pattern that we are simply stuck with. Water conservation, water recycling, expanding reservoir capacity, importing water from other water districts may not be enough to address long term drought conditions.

There are 11 desalination plants along the California coast and 10 more are planned. The most recent plant is the one in Carlsbad that supplies water for a population of 400,000 in San Diego County. Another one is under construction in Huntington Beach. In the early 80s I was a senior project manager on a team building the new city of Yanbu on the coast of the Red Sea in Saudi Arabia. The city was supplied with desalinated water from a plant designed by Mitsubishi.

California has a recent budget surplus of \$75B that Gov Newsom is planning to use for a variety of public projects. As well, President Biden is proposing a massive infrastructure plan for the US. Now is a good time for Marin to accelerate its planning for long term drought conditions by working with state and federal agencies. Thank you for your attention.

John Torrey AICP
Principal, Strategic Planning
Collaborative LLC ret.
Box 501
Lagunitas, CA 94938
415 488-0534
john.torrey@comcast.net

Email Disclaimer: [https://link.edgepilot.com/s/6af58807/fvsEF-7_aka3UBmmMmaErA?
u=https://www.marincounty.org/main/disclaimers](https://link.edgepilot.com/s/6af58807/fvsEF-7_aka3UBmmMmaErA?u=https://www.marincounty.org/main/disclaimers)

John Torrey AICP
Principal, Strategic Planning
Collaborative LLC ret.
Box 501
Lagunitas, CA 94938
415 488-0534
john.torrey@comcast.net

From: [Steve Isaacs](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Cc: [Richard Spotswood](#)
Subject: Desalination
Date: Saturday, May 29, 2021 5:13:27 PM

To the MMWD Board,

I've lived in the County for 50 years and have experienced drought after drought, water use restrictions and ever rising prices for water in drought years (and never a reduction in prices).

It would be OK to pay these high prices, if we were assured of a supply of water. Clearly your long term planning has been faulty.

This is especially true now with climate change beating us over the head. If the scientists are right, and I believe they are, not only will Marin experience less and less reliable rainfall, so will California and the West. We can't depend on getting 'saved' by another water district; we need to fend for ourselves.

That means building a desalination plant that will keep us independent and protect us going forward. Yes, it's expensive, and no it's not an immediate answer. We understand the need to conserve, and our family does.

However, whatever you need to do to accelerate the process of building a desal plant, should be done now! No action is irresponsible.

--

All the Best,

Stephen Isaacs
Greenbrae
415-225-8666

From: [Tim Blofeld](#)
To: [Ebikes](#); [Board Comment](#)
Subject: ebike opinion
Date: Saturday, May 29, 2021 10:43:03 AM

Dear board members and decision makers,

At this point I am sure you have heard all the arguments pro and con for ebikes on district land. As an older (63) MTBer riding both an "acoustic" and a new ebike, I agree (unsurprisingly) with the opinions often expressed that the "cons" are really about bikes in general, and the complaints are mainly about a very small minority of inconsiderate (or just oblivious) bikers. I understand those concerns are real. I have had to get out of the way of guys bombing downhill occasionally (although at Annadel in Santa Rosa, not on Tam).

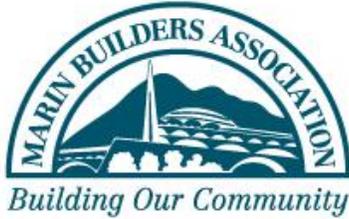
Personally I am frustrated by ebike restrictions I come across sometimes when riding solo which effectively block a route I usually ride unpowered with friends. There is no real logic to it. The only reason additional restrictions exist is because other groups are emotionally, rather than rationally, opposed.

But you already know all points of view. I am simply voicing my opinion because those who show up are those that get heard.

Please remove ebike restrictions wherever regular bikes are allowed as soon as possible, while I'm still able to ride!

Thank you.

Tim Blofeld
Novato



May 27, 2021

Board of Directors
Marin Municipal Water District (MMWD)
220 Nellen Avenue
Corte Madera, CA 94925

President

Dan Ross, *Ross Painting and Concrete Coatings*

Vice-President

Ben Goldberg, *Simply Solar*

Treasurer

Michelle Whiteside, *Whiteside Concrete Construction Corp.*

Secretary

Brad Hubbell, *Hubbell Daily Architecture & Design*

Past President

John Pope, *Old Town Glass*

Chief Executive Officer

Rick Wells, *Marin Builders Association*

Re: Opposition to Moratorium on Water Hook-ups

Dear MMWD Board of Directors:

On behalf of the Marin Builders Association Board of Directors we are sharing our opposition to the moratorium currently being considered.

Little evidence has been provided regarding the projected amount of water to that may be saved by a moratorium. Nor are we aware of any outreach to the business or construction members of our community to help determine any potential savings or local impacts.

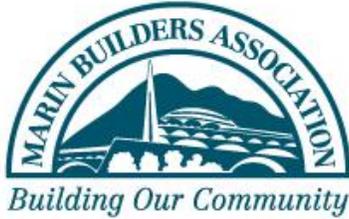
It is likely that a moratorium on new water hook ups could do more harm than good by inhibiting much needed workforce housing, especially Accessory Dwelling Units, creating confusion among permit applicants, delaying new water storage solutions, and avoiding much needed infrastructure improvements to the water delivery system. New construction, designed to maximize water efficiency, would be negatively impacted most by this moratorium. Therefore, we encourage MMWD to look at other, better options to increase capacity and resiliency for our water supply.

Further, any value of this moratorium may be far outweighed by the disruption, costs, and inequities that it causes. The cost of this attempt to conserve will be an unfair burden on a few in response to a community challenge that should be shared equally.

We share the stance with many local organizations that it is the District's responsibility to only move ahead with a thoughtful and balanced analysis of the costs and impacts of a moratorium relative to the actual amount of water projected to be conserved. Failure to take this step may cause escalating housing prices, jeopardize local economic vitality, and further accelerate climate change as more Marin employees are forced to commute to jobs.

Before considering a moratorium, analysis should include the following:

- How much water is anticipated to be saved during the moratorium?
- What will be the cost in for MMWD and other local jurisdictions to implement, monitor, and enforce a moratorium?



President

Dan Ross, *Ross Painting*

Vice-President

Ben Goldberg, *Simply Solar*

Treasurer

Michelle Whiteside, *Whiteside Concrete Construction Corp.*

Secretary

Brad Hubbell, *Hubbell Daily Architecture & Design*

Past President

John Pope, *Old Town Glass*

Chief Executive Officer

Rick Wells, *Marin Builders Association*

- What will be the cost to those parts of the community impacted by the moratorium? This would include, for example, lost jobs and lost fee income from delayed projects.
- Given Marin's slow rate of project approval at all levels, would such a moratorium even be effective in the anticipated time frame of the drought?

Prior to passing a moratorium on new water hook ups, we encourage you to consider long-term solutions that include further conservation measures, water reuse options, and storage improvements. We recommend you consider the data and the implications of such a moratorium before deciding if it is the best use of collective time and money to implement, or if it would be better to look to other methods of improving our resiliency.

Sincerely,

Rick Wells
Chief Executive Officer

Dan Ross
Board President

May 24, 2021

Page | 1

Board of Directors
Marin Municipal Water District (MMWD)
220 Nellen Avenue
Corte Madera, CA 94925

Re: Opposition to Moratorium on New Water Hook-Ups

Dear MMWD Board of Directors:

On behalf of the San Rafael Chamber of Commerce, which represents 600 Marin County businesses with over 26,000 employees, we would like to express our deep reservations regarding MMWD's proposal for a moratorium on new water service connections during the current drought. At first glance, this move might seem relatively sensible in that the drought is real, and serious and we should all be working together as a community. However, a moratorium in fact has the potential for serious and costly implications to Marin's economy as it recovers from the Covid-19 pandemic. We believe those impacts may very likely be out of balance with any perceived benefits.

Many recall the moratorium of the 1970's as being incredibly disruptive and costly to various segments of our lives and our economy. Not just development was halted but businesses and retailers were prevented from opening or moving, homeowners could not remodel, and municipal planning was totally disrupted. That moratorium had a major impact on jobs, housing and economic vitality.

The San Rafael Chamber has made the production of new housing units a top priority focus and supports new housing production financially attainable by our local workforce. We recognize that the need for more workforce housing is crucial to securing our economic future and this policy would work in complete opposite of this goal; backtracking from our efforts to address the housing shortage, and racial and economic disparities that exist in our County. The lack of housing units has forced our workforce to live elsewhere and commute for hours every day to reach their employers. The impacts are many, including increased traffic congestion, stressed employees, greater greenhouse gas emissions and a growing inequity gap. But the impact on the economic future of Marin is the most compelling. Marin's employers repeatedly report they cannot recruit and retain enough employees now to grow their businesses. With Marin's population aging and development possibly being suspended, employers will have even less of a labor force.

To the best of our knowledge, MMWD has not made an attempt to study the actual benefits of a moratorium in any detail. How much water will really be saved? While the cost of imposing a moratorium to MMWD may be relatively low, the costs to the community should also be part of the discussion. It is our view that it is the District's responsibility to ONLY move ahead with a thoughtful and balanced analysis of the costs and impacts of a moratorium relative to the actual water expected to be conserved. Failure to take this step may cause escalating housing prices, more

SAN RAFAEL CHAMBER

WE ARE ONE COMMUNITY • CELEBRATING 100 YEARS

homelessness and further exacerbate climate change as more Marin employees are forced to commute to jobs.

Such an analysis should look at the following:

- How much water is anticipated to be saved during the moratorium? How significantly are service hookups likely to impact water usage based on experience in recent years?
- What will be the cost in staff and legal time for MMWD and the service jurisdictions to implement and monitor a moratorium?
- Identify the range of people and businesses likely to be impacted by the moratorium? Is this a shared sacrifice or one borne by a few?
- What will be the cost to those parts of the community impacted by the moratorium? This would include, for example, lost construction jobs, impact on businesses that cannot open, move or expand, lost income from delayed projects, increased costs due to the delays.
- Will there be tax revenue implications in the form of lost property taxes?
- Given Marin's slow rate of project approval at all levels, would such a moratorium even be effective in the anticipated time frame of the drought? The time between permit and actual water use is often quite slow, months usually. Will a moratorium be helpful?
- Once we all have this information in front of us, then will be the time to decide if it is the best use of collective time and money to implement, or if it would be better to look to other conserving methods.

The Chamber acknowledges that portions of this analysis would be estimates but that does not mean the attempt should not be made.

The Chamber also believes that there is a good chance that the value of this moratorium may be far outweighed by the disruption, costs and inequities that it causes. We further believe that the cost of this attempt to conserve will be an unfair burden on a few in response to a community challenge that should be shared equally. We should know the answer to this question before proceeding.

Marin's business community stands united in its desire to join with the entire community to survive this drought and conserve water. It is a crisis. However, we feel a significant amount of more thought needs to be put into this policy prior to implementation.

Sincerely,



Joanne Webster, President and CEO
cc via email: Chamber Board of Directors



Keep Marin Working

May 28, 2021

Board of Directors
Marin Municipal Water District (MMWD)
220 Nellen Avenue
Corte Madera, CA 94925

Re: Opposition to Moratorium on Water Hook-ups

Dear MMWD Board of Directors:

Keep Marin Working (KMW) represents the business-oriented organizations in Marin County whose thousands of business members collectively have over 50,000 employees. We understand that because of the drought, MMWD is considering taking steps to conserve water. However, we urge you to increase capacity by other means than a water hook-up moratorium. Many recall the moratorium of the 1970s as being incredibly disruptive and costly to many segments of our lives and our economy. Not just development was halted but businesses and retailers were prevented from opening or moving, homeowners could not remodel, and municipal planning was totally disrupted. That moratorium had a major impact on jobs, housing and economic vitality.

MMWD needs to and implement practices, programs and projects that will not only address this drought but the predicted increase in droughts, heat and other changes wrought by climate change. A temporary moratorium would not achieve that purpose and only distracts from the real work that needs to be done. How much water will really be saved if you enact a moratorium? The other actions we ask you to consider would save far more water and not be a stop gap measure for this drought.

To adapt to climate change, KMW urges that MMWD consider:

- Expanding the reuse and recycling of existing wastewater
- Offering incentives for businesses and homeowners to tear out lawns and do other water-conserving landscape improvements, water reducing upgrades of toilets, showers, washing machines and dishwashers, etc.
- Revisiting the desalination project explored in the last drought
- Creating more water storage
- Capturing more stormwater runoff

KMW also urges MMWD to not put our current water supply in jeopardy but installing a pipeline over the Richmond-San Rafael Bridge as done in the 1970s. Much has changed in the decades since, including that two-thirds of the population of California now lives in Southern California. That majority of population and majority of representation in the State Legislature, could use that pipeline to take water from the North Bay to send South, removing the security of us controlling the water in our region. Please do not put our water supply at risk in this way.

Keep Marin Working
817 Mission Ave., San Rafael, CA 94901

Given the low amount of water that could be saved from a moratorium on hook-ups, especially given how new construction is designed to use only minimal amounts of water, we encourage MMWD to look at all the other, better options to increase capacity and resiliency in our water supply.

A moratorium in fact has the potential for serious and costly implications to Marin's economy and our communities as we recover from the Covid- 19 pandemic. It is a given that as businesses conserve water, they will also be hard hit with increased costs for the water they use, adding another financial burden to the heavy load they are carrying as they try to recover from the pandemic shutdown. Putting a moratorium on top of burdened economy will exacerbate and delay the ability to recover.

One of KMW's biggest concerns is the need for more workforce housing. Workforce housing is crucial to securing our economic future and this policy would work in complete opposite of this goal; backtracking from our efforts to address the housing shortage, fostering fair housing and addressing racial and economic disparities that exist in our County. The lack of housing units has forced our workforce to live elsewhere and commute for hours every day to reach their employer. The impacts are many -- including increased traffic congestion, stressed employees, greater greenhouse gas emissions and a growing inequity gap. But the impact on the economic future of Marin is the most compelling. Marin's employers repeatedly report they cannot recruit and retain enough employees now to grow their businesses. With Marin's population aging and development possibly being suspended, employers will have even less of a labor force.

It is our view that it is the District's responsibility to ONLY move ahead with a thoughtful and balanced analysis of the costs and impacts of a moratorium relative to the actual water expected to be conserved. Failure to take this step may cause escalating housing prices, more homelessness and further accelerate climate change as more Marin employees are forced to commute to jobs.

Such an analysis should look at the following:

- How much water is anticipated to be saved during the moratorium? How significantly are service hookups likely to impact water usage based on experience in recent years?
- What will be the cost in staff and legal time for MMWD and the service jurisdictions to implement and monitor a moratorium?
- Identify the range of people and businesses likely to be impacted by the moratorium? Is this a shared sacrifice or one borne by a few?
- What will be the cost to those parts of the community impacted by the moratorium? This would include, for example, lost construction jobs, impact on businesses that cannot open, move or expand, lost income from delayed projects, increased costs due to the delays,
- Will there be tax revenue implication in the form of lost property taxes?
- Given Marin's slow rate of project approval at all levels, would such a moratorium even be effective in the anticipated time frame of the drought? The time between permit and actual water use is often quite slow, months usually. Will a moratorium be helpful?
- Once we all have this information in front of us, then will be the time to decide if it is the best use of collective time and money to implement, or if it would be better to look to other conserving methods.



Keep Marin Working

Page 3

KMW also believes that there is a good chance that any value of this moratorium may be far outweighed by the disruption, costs and inequities that it causes. We further believe that the cost of this attempt to conserve will be an unfair burden on a few in response to a community challenge that should be shared equally. We should know the answer to this question before proceeding.

Marin’s business community stands united in its desire to join with the entire community to survive this drought, conserve water, and adapt to climate change. It is a crisis. However, we urge you to not to enact a moratorium on water hook-ups. Instead, please consider the options we offered as a better means of increasing capacity and resilience.

Sincerely,

Cecilia Zamora
Executive Director
Latino Council

Rick Wells
CEO
Marin Builders Association

Romeo Arrieta
CEO
Marin Association of Realtors

Cynthia Murray
President and CEO
North Bay Leadership Council

Miriam Karell
Marin SBDC Director
Marin SBDC

Cecilia Zamora
Executive Director
Hispanic Chamber of Commerce of Marin

Joanne Webster
President and CEO
San Rafael Chamber of Commerce



**HOUSING
CRISIS
ACTION**
MARIN COUNTY

HOUSING CRISIS ACTION

...To Create, Build, and Preserve Much-Needed Housing in Marin County

housingcrisisaction@gmail.com | housingcrisisaction.org

COALITION MEMBERS

Coalition for a
Livable Marin

Community Land
Trust Association
of Marin

Homeward Bound
of Marin

League of Women
Voters of Marin

Legal Aid of Marin

Marin County
Young Democrats

Marin
Environmental
Housing
Collaborative

Marin Kids

Michael Barber
Architects

North Bay
Leadership Council

San Geronimo
Affordable
Housing
Association

San Rafael
Chamber of
Commerce

Sustainable Marin

Sustainable San
Rafael

United Educators
Association for
Affordable
Housing

May 27, 2021

Marin Municipal Water District
Board of Directors
220 Nellen Avenue, Corte Madera, CA 94925

Regarding: Ban on New Water Hookups

Dear MMWD Board of Directors:

On behalf of Housing Crisis Action, a robust network of over 700 Marin County housing advocates and 17 organizations working to tackle our housing crisis, we urge the Board to explore alternatives to banning new water connections. We commend the District's efforts to address our water shortage emergency. However, given that climate change is not going away, now is the time to build resiliency in our water infrastructure and not rely on stopgap methods that have devastating impacts on Marin's communities and economy.

Strategic solutions will help Marin. We recognize the need to have enough water for our communities; we also acknowledge the need for our communities to have a safe, attainable place to call home here. We must strike a balance. We urge the District to consider innovative ways to reduce our water footprint and build capacity, like recycling and reusing water, stormwater capture and groundwater storage, creating a desalinization plant, and fixing leaky aging infrastructure.

A moratorium will hurt Marin. Banning new water connections effectively bans new housing. New housing is needed for those who cannot afford to live here and drive long distances to work. New housing is needed for our housing insecure, unsheltered, and homeless individuals and families. New housing is sorely needed in our County to promote environmental justice through sustainable development and to promote equity through addressing racial and economic disparities. No new housing means housing prices, supply shortages, and inequities will continue to soar.

Planning for, approving, and building new housing in Marin is already painstaking, and many agencies will not issue building permits without approved water permissions. Charging developers for local conservation makes it more complex and less attractive to build here and drives up construction costs, thereby likely increasing rent prices. If a ban is enacted, pending and approved housing projects will be left unrealized, unbuilt, and empty, meaning many of the people who live, work, and love Marin will not be able to find a home here.

We can plan and build drought and climate-conscious housing. Accessory dwelling units are great examples of housing with limited water use and are typically home to low-income and aging community members. New infill housing is more drought-friendly with more efficient pipes, smaller front yards and landscaping, bioswales, rainwater capture, and other drought-tolerant green infrastructure.

As a group of business leaders, city planners, union workers, environmental advocates, public servants, and educators, living and working in Marin, we recognize the urgent need for water-conscious development. We respectfully urge the Board to consider alternative solutions to banning new water connections, so we can continue to create a livable, inclusive, and thriving Marin.

Sincerely,

The Housing Crisis Action Steering Committee

Diana Conti	<i>College of Marin Board Trustee</i>
Larry Kennings	<i>Marin Environmental Housing Collaborative</i>
Katie Koyfman	<i>Housing Crisis Action Housing Specialist</i>
Cynthia Murray	<i>North Bay Leadership Council</i>
Ethan Strull	<i>Marin Housing Advocate</i>
Joanne Webster	<i>San Rafael Chamber of Commerce</i>



May 28, 2021

Marin Municipal Water District
Board of Directors
220 Nellen Avenue
Corte Madera, CA 94925

RE: Potential moratorium on new service hookups and potential new conservation fees

Dear MMWD Board Members:

Eden Housing is an affordable housing development and property management non-profit organization that has been providing affordable homes in California for the past 53 years. We see an ever-increasing need for affordable homes where lower-income families, seniors, and people with disabilities are able to live safely and with dignity in our communities.

Eden has partnered with Vivalon (formerly known as Whistlestop) to develop a new project we call the Healthy Aging Campus in downtown San Rafael that would provide a new senior center and 67 units of affordable housing for seniors in one mixed-use building. We have been working on making this project a reality for almost a decade and were thrilled to receive our project entitlements last year. Together with our partner, Vivalon, we have raised millions of dollars to fund the construction of this project from donations, as well as Marin County and City of San Rafael affordable housing funds. We have been humbled to see the community rally in support of this project, which will be the first of its kind in Marin County to co-locate senior services, healthcare, and affordable housing into a mixed-use development. We have been planning to complete our fundraising and start construction next year, in 2022.

We are extremely concerned about the impact of a moratorium on new service hookups and any potential new water conservation fees that MMWD is considering. Our project already has an interest list of hundreds of seniors looking for affordable housing, and a moratorium would derail our project and schedule. New water conservation fees would also be very damaging to this project, as higher project costs would delay our ability to complete assembling our financing. There are limited financing sources for affordable housing, and additional fees would make the ability to assemble the financing all the more challenging.

We request that any new policies on moratoriums or fees exempt affordable housing and community-serving uses. This would allow our Healthy Aging Campus project, which includes affordable housing and a community-servicing use (senior center owned and operated by a nonprofit), to move forward to provide critically needed affordable homes and community services.

Thank you for your consideration.

Tamar Saunders

Tamar Saunders
Project Developer
Eden Housing



Campaign for Fair Housing Elements
fairhousingelements.org

May 26, 2021

The Honorable Cynthia Koehler
Marin Municipal Water District
220 Nellen Avenue
Corte Madera, CA 94925

Via Email: CKoehler@MarinWater.org, LRussell@MarinWater.org, LBragman@MarinWater.org,
JGibson@MarinWater.org, MSchmitt@MarinWater.org, TGillen@MarinWater.org

Re: Proposed Moratorium for New Water Service Connections

Dear President Koehler:

We have recently learned that the district is considering enacting a moratorium on new water service connections. To be clear, if MMWD enacts a moratorium on new water service connections, none of the Marin County-area land use jurisdictions—except Novato—will be successful in having their Housing Elements certified by the Department of Housing and Community Development. The Housing Element is a required component of a general plan, and it is the only component that requires state approval and certification. If MMWD enacts a new water service connection moratorium, it will force the state to reject MMWD's partner agencies' Housing Elements, resulting in fines and fees as high as hundreds of thousands of dollars per month, disqualification from state funding and grants, court-ordered compliance with judicial land use rulings or by a court-appointed master planner, and preemption of local land use powers, among other consequences.¹

Any action that prevents, discourages, burdens, or reduces development of new housing is rightfully considered a constraint, and, by statute, local agencies are required to mitigate governmental constraints. MMWD is empowered by state law to develop and implement its urban water management plan, but it must do so in a way that provides for and facilitates the construction of new homes, not one that is overbroad and conflates land use policy with urban water resources policy. Additionally, exorbitant fees for new connections are de facto moratoria, as housing development projects, especially those that provide deed-restricted affordable and senior housing, can be made infeasible through fees designed to solve problems they did not create.

According to the Public Policy Institute of California, only 10% of state water resources is consumed for urban use.² With so little water available for urban use, it makes little sense to prohibit all or even any new connections for negligibly small increases to urban use. Instead, conservation strategies such as requiring new customers to install rainwater catchment, double piping for graywater use, and on-site graywater purification systems; providing landscape conversion incentives; and fixture retrofits for hotels, public institutions such as schools and government buildings, and commercial users all make more sense from a

¹ <https://yimby.cc/consequences>

² <https://www.ppic.org/publication/water-use-in-california/>

public policy perspective, as doing so simultaneously decreases consumption and increases efficiency. This net benefit can be reallocated—and should be prioritized—for residential use, especially with the generations-long and ongoing scarcity of homes that support your current customers.

Another reason the aforementioned strategies should be prioritized over the blunt instrument that is a moratorium is because the Association of Bay Area Governments, the regional council of governments that encompasses the nine-county Greater San Francisco Bay Area—including the entirety of MMWD—is currently undergoing its state-mandated Regional Housing Needs Allocation and Housing Element update process. Pursuant to state law, the ABAG region will need to accommodate an additional 441,176 homes through 2029, 14,405 of which are located in Marin County and 8,746 of which are located in the various incorporated cities of Marin County, excluding Novato.³ Novato must plan for 2,090 homes, so subtracting that number plus the amount from the aggregate of all the other cities, unincorporated Marin must plan for 3,569 homes, more than zero of which will be located within the MMWD boundary. It is therefore not unreasonable that 10,000 of those 14,405 new homes will be zoned for in and must be approved by cities and the county within the service area of MMWD. In fact, not only is it a best practice to focus one's RHNA toward built-up towns and census designated places, but counties are permitted to enter into agreements with cities to give them portions of their housing allocation. If the county and its municipal partners agree, that could mean closer to all 14,405 homes being located within the MMWD service area. Whether the final number is 10,000, 14,405, or somewhere in between, no community and no customer will be best served by a moratorium on new water connections.

For all these reasons, we urge the MMWD Board of Directors to indefinitely table or affirmatively reject a moratorium on new water service connections and instead support policies that promote and prioritize conservation, recycling, and purification. With the tremendous need for housing to accommodate your current customers—residential customers living in overcrowded conditions or experiencing cost burden and commercial, industrial, and institutional customers who rely upon a stable labor pool and customer base—and with the addition of at least 10,000 new homes to absorb the expected population and job growth for Marin County through 2029, a moratorium is the opposite of the right approach to achieving sustainable, responsive, and collaborative land use planning.

Sincerely,



Jon Wizard
Policy Director, Campaign for Fair Housing Elements
info@fairhousingelements.org

CC: Board Vice President Larry Russell
Board Member Larry Bragman
Board Member Jack Gibson
Board Member Monty Schmitt
General Manager Ben Horenstein via Board Secretary Terrie Gillen

³ https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf

From: [susan letteer](#)
To: [Board Comment](#)
Subject: Re New water hookups for new housing developments:
Date: Saturday, May 29, 2021 10:37:30 AM

This is a particularly bad idea now as we head into what Gov. Newsom called a permanent drought. Another very strong negative for new building is the very public outcry about the existing and growing traffic crisis. Already there have been many discussions on Next-door about how people plan on getting out of Mill Valley during a fire. Everyone recognizes that it will be impossible to evacuate.

Susan Letteer

May 31, 2021

Board of Directors of the Marin Municipal Water District

220 Nellen Ave

Corte Madera, CA 94925

Via Email: JGibson@MarinWater.org, MSchmitt@MarinWater.org, LBragman@MarinWater.org,
CKoehler@MarinWater.org, LRussell@MarinWater.org

Re: Proposed Ordinance 452, imposing an indefinite ban on all new water connections

Dear Ms. Koehler and Messrs Russel, Gibson, Schmitt, and Bragman

My name is Brendan Hickey, and I am writing to express my opposition to the proposal before the Board at tomorrow's meeting that would ban all new water connections during the current drought. I am in the process of building a new home at 2000 Point San Pedro Road in San Rafael, and on February 16, 2021, I received a Variance Approval letter from MMWD, indicating that the District would provide water service to the new home I am undertaking to build. I have since applied for a building permit from the City of San Rafael, and that application remains outstanding. Based on the written approval of water service I received from MMWD, I relocated my family (myself, my wife, and our two sons) to the property adjacent to our proposed building site, put our old house up for sale, and enrolled our children in a new school district. I have made numerous other commitments based on the expectation that we would receive water service at our new property, an expectation based on a written commitment from MMWD. The proposed ban on new water connections, as written, may prevent me from receiving water service at that address because it does not contain any exception for service commitment letters which were issued prior to the new rule, and I cannot control the timing of the San Rafael building department in granting me a building permit. This ban would be devastating for my family and pose a substantial financial hardship for us as well, as we have spent hundreds of thousands of dollars and hundreds of hours of time working to get the building design to the brink of approval and construction. I would ask that at a bare minimum, the policy except those who have already been granted service commitment

letters from MMWD for their projects so that MMWD does not injure those who relied on its prior commitments.

More broadly, this is an unwise policy as it will not have a significant impact on water consumption during the drought but will have severe economic and social consequences for the county, its citizens, and its local governments.

There are over 60,000 existing water connections in MMWD and only about 41 new connections per year, so banning new connections until the rainy season starts in 6 months would be expected to reduce water consumption by just 0.03% (compared to a target 40% reduction in consumption for the drought). That miniscule effect actually *overstates* the conservation impact, because (1) new connections are subject to much more stringent water-use restrictions than existing connections, and (2) the proposed ordinance exempts any project with an application submitted by June 30th, which means it is not likely to reduce the number of active connections in 2021 at all. It therefore appears that this ordinance would only a reduction water consumption if the drought is a multi-year event, which contemplates a multi-year ban on new water connections in the District. The staff report and draft ordinance contain no findings whatsoever that this ordinance would actually result in decreased water consumption, nor any evidence as to what that decrease in consumption is likely to be. The staff report does indicate that MMWD would lose out on millions of dollars of revenue according to its own projections, money which could be used to fund conservation infrastructure and make a meaningful impact on consumption. There has been no analysis performed of whether the millions in lost revenue would be able to achieve a greater reduction in consumption than the ban itself, though given the miniscule reductions likely to be achieved by the ban and the success of conservation spending efforts like subsidizing turf conversions, it appears the ordinance is likely to *increase* rather than decrease total water consumption. This means it is likely to be a self-defeating policy, but the staff report contains no analysis of the impact of the policy on water consumption, let alone the economy of the local community.

And such a ban would be devastating to the local economy. A ban on new water connections essentially means a ban on all new commercial and residential development, which are crucial sectors of the economy and tax base. It will prevent jobs, families, and companies from moving into

the community. It will put construction workers, design professionals, and city employees – who depend on development fees to fund their budgets – out of work. And this ordinance would exacerbate the ongoing housing crisis in California, in which insufficient new home construction has led to poverty and homelessness and poverty on a massive scale. Despite a median income that exceeds the national average, California has the highest poverty rate in the United States (18.2%) when cost of living is factored in, and the second-highest rate of homelessness. No one can live in a house without running water, and this proposed ordinance will plunge more families into poverty and force more people onto the streets.

Such an extreme policy should not be undertaken with so little planning, consideration, and consultation with stakeholders. It appears that banning all new connections is not listed in any portion of MMWD’s drought contingency plans, and the only local government that is clearly aware of the proposal, the Town of San Anselmo, has written a forceful opposition against it (attached). MMWD Staff were directed by the board to solicit feedback from local planning agencies, but there is no evidence in the staff report or proposed ordinance of what the response of those planning agencies were. There is no indication that elected representatives have been made aware of this proposed ordinance, which would drastically affect their communities. Some cities – like San Rafael – have not even held a meeting of the City Council since these measures were proposed. This proposed ordinance has been presented for approval without anything close to sufficient effort to weigh the costs and benefits of such a drastic and far-reaching policy.

This proposed ordinance is also a short-term ‘solution’ to a long-term problem. According to the EPA, “California’s climate is changing” and “The changing climate is likely to increase the need for water but reduce the supply.”¹ Banning new development will not make that problem go away, nor provide any significant short-term relief. MMWD has invested a great deal of time, energy, and money into infrastructure and conservation programs to make more efficient use of the water with which we are blessed, and I applaud these efforts and share the Board’s deep concerns about drought and the long-term security of our water supply. I grew up in Marin County, and have spent

¹ United States Environmental Protection Agency. “What Climate Change Means for California” Aug 2016. EPA 430-F-16-007. Available at: <https://www.epa.gov/sites/production/files/2016-09/documents/climate-change-ca.pdf>

countless hours as a child and as an adult in MMWD watershed lands hiking, biking, and fishing. It is land that I love and am blessed to be able to share with my own children. I have great confidence in the Board's ability to steer us through the current drought crisis and lay the foundation for long-term water conservation that we need. The proposed ordinance, however, is simply a step in the wrong direction.

Fortunately, there are better options available. The Northern Marin Water district recently imposed a similar ban, but created an exception that allowed for new connections so long as they are not used for irrigation until drought conditions are resolved. The proposed Ordinance 452 contains a similar exception for accessory dwelling units (ADUs), and there is no explanation of why that exception has been created to ADUs but not new residences, a distinction which otherwise seems entirely arbitrary. Given the enormous costs of banning new development and the limited (and probably net negative) benefits to water conservation, MMWD should be looking at other options laid out in its own drought contingency plans rather than improvising with an ordinance that will have far reaching and disastrous consequences for many members of the community.

Thank you for your time in reviewing this letter, and please do not hesitate to reach out if I can be of any service.

Sincerely,



Brendan Hickey



February 16, 2021

Brendan Hickey
Pier 9 Suite 100
San Francisco CA 94111

Re: **Variance for Water Service** – New Water Service – Single Family Dwelling
Assessor's Parcel No. 184-030-01
2000 Point San Pedro Road, San Rafael

Dear Mr. Hickey:

Your request to provide water service to the above referenced parcel has been approved by the District. This is a variance to the District's rules and regulations requiring that the parcel to be served is fronted by a main and that the structure to be served is within 125' of the water main. This variance request is approved under the following conditions:

1. Applicant is to complete a High Pressure Water Service Application. A 1-inch service is to be installed on Point San Pedro Road at the end of the District's existing facilities.
2. Applicant is to submit a copy of a valid building permit for the proposed structure at the time of water service application.
3. Applicant to pay the appropriate fees and installation costs in effect at the time service is requested. The current fees for water service are as follows:

Installation Charges	\$ 7,110
Surface Restoration Deposit*	16,000
Connection Fee**	<u>11,615</u>
TOTAL	\$34,725

**As a result of the adoption of the Uniform Construction Standards by the Cities and County of Marin, MMWD will collect an additional deposit UP TO \$16,000 for surface restoration on every service installation or upgrade that requires an excavation in a public street. Any unused funds will be reimbursed to the applicant; however, the applicant will be responsible to pay for any additional paving costs above the deposit amount. The applicant may elect to use their own paving contractor in lieu of placing the additional deposit with MMWD. A copy of the encroachment permit clearly indicating the applicant's responsibility for surface restoration will be required as part of the application package.*

*** The connection fee is based upon an estimated annual consumption of 0.32 acre-feet for the proposed single family dwelling.*

4. Applicant to complete the structure's foundation within 120 days of the date of the water service application.

5. Applicant is responsible for installing the appropriately sized piping between the meter and the structure. Applicant is responsible for obtaining all easements and approvals necessary for the installation of the consumer piping from the meter to the structure.
6. Applicant to install, maintain and have annually tested an appropriate backflow prevention assembly in a location approved by the District.
7. Project to meet all District water conservation requirements.
8. Applicant to comply with all requirements of the San Rafael Fire Department in regards to the installation of residential fire suppression system.
9. Applicant to comply with conditions 1, 2 and 3 within one year of the approval date of this variance. This variance will expire and become void on February 8, 2022.

If you have any questions or require any additional information regarding this matter, please contact Joseph Eischens of our Engineering staff at 415-945-1532.

Sincerely,



Michael J. Ban, P.E.
Environmental & Engineering
Services Division Manager

JE

May 21, 2021

Board of Directors
Marin Municipal Water District
220 Nellen Avenue
Corte Madera, CA 94925

Re: Options for New Connections during Drought Conditions

Dear MMWD Board of Directors:

The San Anselmo Town Council supports the District's ongoing efforts to preserve water supply, particularly as our water supply reaches historically low levels. In considering policies related to new connections, we urge the Board to consider the climate emergency and lack of affordable housing in the District. Please consider a ban on new water connections only as a last resort after all other options have been considered, such as additional landscape restrictions, water demand offsets for new service connections, optimizing use of supplemental water, use of additional reservoirs, and rehabilitation of water infrastructure.

Banning water connections would be backtracking from our efforts to address the housing shortage, Affirmatively Further Fair Housing and address racial and economic disparities that exist in our County. As of April 30, 2021, there are 36 unsheltered homeless families in Marin County, 21 sheltered but homeless families, and 36 homeless veterans. A ban on new water connections could further escalate housing prices. This could cause more homelessness and exacerbate climate change as more Marin employees drive further distances to work.

The Town Council respectfully requests that you consider these recommendations regarding new connections:

1. **Allow new connections for San Anselmo Accessory Dwelling Units.** The Town has 19 pending building permit applications for new ADUs and 28 ADUs under construction. Staff has a list of a dozen residents that are planning to apply for a new ADU. ADUs are small and have limited water use. According to a Town survey of second unit owners and current advertisements, second units in San Anselmo are affordable to low-income residents. Many respondents also indicated they have family living in their units, including aging relatives.
2. **Allow water connections for approved San Anselmo housing projects.** The Town has approved a 16-unit rental project that has not yet applied for a building permit (which would include 2 deed restricted units for low income households). The Town has approved a 6-unit townhome project that has a pending building permit application (one existing unit on site to be demolished). Please follow the MMWD Water Resources Plan 2040 water shortage contingency plan Stage 5 Emergency Stage that provides, "New water service applications

will be granted only on the condition that water shall be used exclusively for interior purposes and landscaping shall be delayed until the District determines that Stage 5 rationing levels are no longer needed.”

3. ***Allow water connections for legalizing existing units.*** The Town has identified over 40 illegal ADUs and is seeking to abate or legalize the units and bring them up to health and safety standards. These units are already part of the existing water use in the District.

Your long-term plans and assessments indicate the district can meet future demands under multiple dry year scenarios. We urge you to update your plans if they are not accurate so that Town planning and regional planning, including Plan Bay Area and the Regional Housing Needs Allocations, is based on realistic District water supply.

Sincerely,

San Anselmo Town Council
Brian Colbert, Mayor

From: [Conn Hickey](#)
To: [Jack Gibson](#)
Subject: New Water meter ban policy
Date: Tuesday, June 1, 2021 6:07:19 AM

Jack

You may not remember me but I lived next door to you at 157 Van Tassel Court from 1985 to 1980 with my wife, Mancy, and two young children, Kate and Brendan.

I am writing to ask you to slow down your consideration of the outright ban on new water meters.

As he said in his letter to you yesterday, there are ways of controlling water use for irrigation with new permits, as Novato has done, without putting an indefinite halt on all construction in the MMWD service area.

Also as he said, you have issued him a commitment letter for his permit and he has made hundreds of thousands of dollars and life changing decisions based on this written commitment from your agency, all of which is now at risk.

I don't think he mentioned it in his letter to you but he is a practicing attorney.

I would urge you to slow down for the benefit of the economy of our towns in your service area and find a little less blunt instrument to manage the coming water scarcity. A large portion of the water use I would guess comes from residential irrigation and this seems like a much wiser way of conserving water, through prohibitive pricing, than shutting down all construction in your service area for the indefinite future, which could be years.

Thank you for your consideration.

Conn

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities.



May 27, 2021

Marin Municipal Water District
Board of Directors
220 Nellen Avenue
Corte Madera, CA 94925

RE: Potential Temporary Ban on New Service Hookups

Board Members:

EAH Housing is a nonprofit affordable housing developer and property manager located in Marin County that has been dedicated to providing safe and affordable homes for lower-income households since 1968. In Marin County, EAH has developed or rehabilitated 24 affordable housing complexes and currently manages more than 900 units. We are acutely aware of the housing crisis in the state of California and particularly in Marin, where our waiting lists are full and we receive thousands of applications for housing from residents for each new affordable housing property that opens.

Sustainability and water conservation are among our core initiatives, yet we are very concerned about the possibility of halting the addition of new affordable housing or improvement of existing affordable communities in Marin. It is also very difficult for affordable housing projects to pay additional fees as most of the cost of building affordable housing must be raised from multiple public sources over the course of several years. We also note that as affordable housing property managers, we have and continue to take steps to conserve water usage at our communities as operating costs are critical to the long-term management of high-quality affordable housing. **As such, we urge MMWD to exclude affordable housing from a moratorium on new service hookups or from new conservation fees.**

EAH Housing owns a 102-unit affordable housing community in Tiburon called The Hilarita where we will begin a substantial rehabilitation once we secure the final funding sources from the state. The 14 buildings in the complex are situated on a steeply sloped site, with laundry currently only available at the bottom of the hill. Residents of this community, many of whom are elderly, are in need of more accessible laundry facilities which EAH has incorporated into its plans. These new facilities will only come to fruition if affordable housing is excluded from a temporary ban.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Laura Hall".

Laura Hall
President & CEO



BOARD

David Levin,
Co-Chair
Samantha Mericle,
Co-Chair
Linda M. Jackson
Shiraz Kaderali
Larry Kennings
Douglas Mundo
Robert Pendoley
Jessuina Pérez-Terán
Steven Saxe
Chantel Walker

ADVISORY BOARD

Ron Albert
Paula Allen
Margot Biehle
Greg Brockbank
Katherine Crecelius
John Eller
Casey Epp
Kathleen Foote
Mayme Hubert
Cesar Lagleva
Kiki La Porta
Stacey Laumann
Stephanie Lovette
Marge Macris
Scott Quinn
Michele Rodriguez
Annette Rose
Colin Russell
Mary Kay Sweeney
Joe Walsh
Joanne Webster
Patsy White
Steve Willis
Sallyanne Wilson
Tom Wilson

Lisel Blash,
Housing Specialist

P.O. Box 9633
San Rafael CA 94912
www.MarinMEHC.org
MarinMEHC@gmail.com

May 28, 2021

Marin Municipal Water District
Board of Directors
220 Nellen Avenue
Corte Madera, CA 94925

Board Members:

The Marin Environmental Housing Collaborative (MEHC) is a consortium of advocates building support for projects and policies that advance affordable housing as well as environmental integrity and social justice. MEHC thanks you for your past decision to discount water meter connection fees for affordable housing and accessory dwelling units (ADUs).

MEHC encourages you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. We understand that the drought is a serious challenge. However, structural racism, income inequality, and the resulting lack of stable housing are also serious public health issues. Climate change tends to exacerbate racial and economic disparities as lower income households are pushed to less desirable and more challenging environments. We are already seeing an increase in the number of households living in vehicles as a result of the COVID-19 pandemic, and homeless encampments are a growing and visible phenomenon across the county. Marin has committed itself to becoming a more just and inclusive county and we cannot afford to turn back now.

Rather, we need to use water wisely and plan accordingly. Landscape watering accounts for roughly half of statewide urban water use. Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely due to shared outdoor spaces, which result in many fewer gallons devoted to landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

It also does not make sense to charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable and often water-efficient homes, costs that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without sacrificing social equity to the drought.

Sincerely,

Robert Pendoley
Chair

From: [Susan](#)
To: [Board Comment](#)
Subject: Please don't let the drought block affordable housing!
Date: Friday, May 28, 2021 9:00:13 PM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Thank you.

Sent from my iPhone



May 28, 2021

Board of Directors
MARIN MUNICIPAL WATER DISTRICT
220 Nellen Avenue
Corte Madera, CA 94925

RE: Potential Temporary Ban on New Service Hookups

Dear MMWD Board Members,

Vivalon (formerly Whistlestop) has been engaged in planning affordable senior housing and our Healthy Aging Campus for Marin County residents for ten years. Today, we are mere months away from breaking ground on construction for this project which has been so highly anticipated by the community.

On behalf of Vivalon, our members and the over 400 older adults on the current waiting list for the 67 Section-8 affordable senior housing units (built by Eden Housing) available when the project is completed, I urge the Marin Municipal Water District to allow affordable housing projects to move forward. **Please ensure that any new policies on moratoriums or fees exempt affordable housing and community-service uses.** This would allow Vivalon’s Healthy Aging Campus project to move forward to provide critically needed affordable homes and community services.

The timeline for our project is approximately 18 months from the time construction commences. Past moratoriums in Marin County have lasted as long as 4+ years and this is time our community cannot wait. One Marin resident I met with recently said his mother’s caregiver is on the waiting list. Another stated the importance of the safety and sense of community a project like this would provide for Marin County’s elder orphans who have no family or anyone to advocate for them.

Vivalon’s new Healthy Aging Campus at 999 Third Street in San Rafael will encompass the first two floors of this six-story project and is planned as a car-free community. Marin County has the largest percentage of population over the age of 65 in the entire state and it is one of the oldest counties in the country. At the heart of living well into old age are the power of social connection, intellectual pursuits, access to medical care, physical activity and good nutrition. All of these elements are part of Vivalon’s mission and our vision for the Healthy Aging Campus.

The time to make an impact in the lives of older adults is now. Thank you so much for your consideration of this very important request that will allow Marin County to remain a vital and thriving community for all.

Kind regards,

Anne Grey CFRE MBA
Chief Executive Officer

From: [Mike Joyce](#)
To: [Monty Schmitt](#)
Cc: [Terrie Gillen](#)
Subject: Proposed MMWD Moratorium on New Water Meters
Date: Friday, May 28, 2021 12:45:18 PM

Dear Director Schmitt,

I have been closely following the news cycle regarding next week's MMWD Board vote concerning a moratorium on new water meters in response to Marin's current drought conditions. I write to request that the District include an exception for public benefit and new construction projects that are already in the approval pipeline. Marin Academy is in the final approval stages to construct a new aquatic center on the MA campus. Last year, the project received unanimous approval from the San Rafael Design Review Board and Planning Commission.

Public Benefit Project

The new pool facility will provide first-class recreational opportunities for 445 students who attend MA... AND many programs that reach far beyond the school's student population. The new facility will provide a space for youth and adult swim teams, water polo leagues, learn-to-swim instruction, and water safety programs to many residents of San Rafael and other parts of Marin.

Upgrades Failing Infrastructure

The new pool replaces an existing 90-year old pool built by the former San Rafael Military Academy. Our old pool leaks, is energy inefficient, and struggles to meet the health and safety standards of other public pools in the County. Our new pool facility requires 2 new meters... one for fire water and a second for domestic water (bathrooms, showers, etc.). An existing meter at the site will be reused for waterwise landscape irrigation.

Project Approvals

The project's plans have already been approved by Marin EHS, San Rafael Planning, San Rafael Sanitation District, San Rafael Fire, and MMWD. We are still awaiting approval from the San Rafael Building Dept. and expect to receive that shortly.

Thank you for your consideration of an exemption to the water meter moratorium for public benefit projects that have wide community support and are well within the municipal review process. I invite you to contact me if you have questions about MA's aquatic center project.

Most Sincerely,

Michael Joyce
Chief Financial Officer
Marin Academy

1600 Mission Avenue
San Rafael, CA 94901
415-482-3213
mjoyce@ma.org
440 students grades 9-12

From: [Amy Skewes-Cox](#)
To: [Board Comment](#)
Subject: Please don't let the drought block affordable housing!
Date: Saturday, May 29, 2021 6:55:01 AM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Thank you. Amy Skewes-Cox

From: [David Chittenden](#)
To: [Board Comment](#)
Subject: Please exempt ADUs and affordable housing from hookup moratorium
Date: Saturday, May 29, 2021 10:43:35 AM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Thank you

David and Claudia Chittenden

PS The Vivalon/Whistlestop project is really needed

From: [Simon V](#)
To: [Board Comment](#)
Subject: Exemption for ADUs and affordable housing from hookup moratorium
Date: Saturday, May 29, 2021 12:48:55 PM

Please exempt ADUs and affordable housing developments from a moratorium on water hookups. The poor are not the cause of this crisis and it is unjust to burden them with the costs for it. Additionally, encouraging affordable housing - reducing commutes - is one of the best ways to battle climate change long term, which is what is at the root of California's drier and drier weather.

Simon Vansintjan,
Mill Valley

From: [Nancy Carlston](#)
To: [Board Comment](#)
Subject: Please exempt ADUs and affordable housing from hookup moratorium
Date: Saturday, May 29, 2021 2:58:19 PM

Dear Board Members,

I am writing to urge you to exempt affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Thank you,

Nancy Carlston

From: [lynn robinson](#)
To: [Board Comment](#)
Subject: Please don't let the drought block affordable housing!
Date: Sunday, May 30, 2021 7:07:24 AM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises. Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction. The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them. Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis. Thank you.



May 31, 2021

Marin Water Board of Directors:

I read about your consideration of a moratorium on new water hookups. I understand that you are adopting many preservation measures, and I respect those decisions.

My goal here is to seek your cooperation in the new connection rules going forward.

Marin is in desperate need of affordable housing. Our need is immense, and our supply is virtually non-existent. My children were raised in Marin. They went to college and, after graduation, returned only to discover that there is no possible way they could afford to live in Marin County where they grew up. The vast majority of people who are employed in Marin live outside of Marin because we have so little affordable housing. This crisis is overwhelming, and builders that are willing to create affordable housing are rare and greatly appreciated.

The other housing component crisis in Marin is assisted senior living. There are vastly more seniors per capita in Marin County than in any other county in California. Our population is aging, and we have nowhere to house the folks needing assistance in their senior years. In the wake of Covid-19, the problem is getting much worse as seniors seek homes that provide happiness and security.

My company recently received all of the government approvals for a new 131 apartment senior assisted living center and affordable housing development in San Rafael. It's called THE OAKS. It took 4 years to get through the complicated process, and it is now fully approved. We are ready to start next week.

If you are considering a ban on new water hookups, please exclude senior assisted living and affordable housing apartments from the ban. The crisis in Marin County in these housing groups is severe. Our project will go a long way to help. Please grant these housing types an exemption from any hookup moratorium. We will deliver a new community that is a valuable asset with a minimal impact on our vital water supply.

Respectfully,

Robert J. Eves

35 MILLER AVENUE
NO. 232
MILL VALLEY CA 94941
(415) 464-1920
www.venturecorporation.com

From: [Kevin Gladstone](#)
To: [Board Comment](#)
Subject: Please don't let the drought block affordable housing!
Date: Monday, May 31, 2021 5:25:54 PM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises. Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction. The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them. Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis. Thank you.

From: [Jane Evans](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Larry Bragman](#); [Cynthia Koehler](#); [Larry Russell](#)
Subject: possible meter moratorium/ new house being planned
Date: Monday, May 31, 2021 11:18:45 AM

To the Board of Directors

I am writing to explain my concern with the possible meter moratorium. I am in the process of planning a single family dwelling on a lot within the District. If I will not be able to get a meter, I will have to abandon my plans to build a new house. I have invested much time and money on the plans, and obviously would be very disappointed if I could not build soon.

I am very frustrated as I'm sure you are when I see lawns and gardens being irrigated, water running down the street or on sidewalks, and other irresponsible water use when I know current homeowners can enjoy a green lawn while I will not be able to build my house. I am a current and former customer of the District and certainly remember the situation in the 1970's as well as subsequent droughts. My household water use is and has been very low (100 gallons/day or less for 2 people) as I have been applying conservation measures learned since that first drought.

My proposed house would of course have water saving appliances and fixtures, as well as a hot water recirculating pump to save water at the faucets. I would certainly be willing to post a bond for later native plant landscaping with drip irrigation, although my steep hillside lot really does not require much if any landscaping, certainly not a foolish lawn.

I would hope you could carve out an exception to a moratorium for single family projects like mine, built with 21st century water saving features to be able to get a meter at occupancy. I know my water use would be the proverbial drop in the bucket compared to any proposed developer projects.

Thank you for your consideration in this most challenging time.

Jane W. Evans

From: [John Wright](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Larry Bragman](#); [Cynthia Koehler](#); [Larry Russell](#)
Cc: [Ben Horenstein](#)
Subject: Please expand no-landscape-irrigation exception in water connection moratorium ordinance
Date: Monday, May 31, 2021 9:21:32 AM

Dear MMWD Directors,

As a former San Anselmo Town Councilmember, I join in the views expressed in the current Town Council's letter to you of May 21 (see link) urging that you minimize the devastating impact to local housing production of a moratorium on new water service connections. Many projects that are earlier in the approval process will be left stranded if a more reasonable approach is not adopted. While the proposed moratorium ordinance has some exceptions, you have a way to do this better at much less cost to individual property owners and the local economy, if you adhere to a plan the District already adopted.

https://link.edgepilot.com/s/68882710/_XDJmyveJE_WpV3HlosdHw?u=https://sananselmo-ca.granicus.com/MetaViewer.php?view_id=1%26clip_id=576%26meta_id=77581

The no-landscape-irrigation exceptions to the ordinance you are being asked to approve are overly restrictive and are inconsistent with the District's Water Resources Plan 2040 (adopted in 2017).

<https://www.marinwater.org/sites/default/files/2020-09/Water%20Resources%20Plan%202040.pdf>

In that Plan, a stage 5 water emergency is reached if projected water storage on December 1 is 25,000 acre-feet or less. Your staff report accompanying the proposed ordinance contains that projection, although it notes that if targeted conservation measures are successful, storage could be at 30,000 acre-feet.

Your existing Plan calls for various measures to be taken at stage 5, including a complete ban on irrigation (which the Board is not being asked to approve). **Importantly, even under the drastic conditions of a stage 5, which the District has not quite reached, the 2040 Water Resources Plan still allows new connections in all situations if landscaping is delayed:**

New water service applications will be granted only on the condition that water shall be used exclusively for interior purposes and **landscaping shall be delayed** until the District determines that Stage 5 rationing levels are no longer needed.

This approach recognizes that for many properties in Marin landscape irrigation, not interior use, is the biggest contributor to water use. Your existing plan would not shut down housing production drastically, as your proposed ordinance would do. The North Marin Water District

adopted this type of less restrictive no-landscape irrigation exception in the ordinance it approved in April:

As provided for in Section 4(a) above, from July 1, 2021 until the [NMWD] Board of Directors by resolution declares that the water shortage has ended, which period is hereinafter referred to as the suspension period, no new or enlarged connection shall be made to the Greater Novato Service Area except the following: (1) connection pursuant to the terms of connection agreements which prior to July 1, 2021, had been executed or had been authorized by the Board of Directors to be executed; (2) connections of fire hydrants; (3) connections of property previously supplied with water from a well which runs dry. **(4) connection of property for which the Applicant agrees to defer potable water irrigated landscape installation until after the suspension period.**

Your proposed ordinance has some no-landscape irrigation exceptions, but in the housing context they are limited to ADUs and projects that are nearly through the approval process. This is much too restrictive.

Numerous property owners and developers have invested considerable time and resources in projects that would be stopped indefinitely under the proposed ordinance, but could proceed if you take the approach of your 2040 plan and of the NMWD board. In the personal case of my wife and I, we have invested nearly \$50,000 thus far in soft costs for the planning of a single family residence on a vacant lot in San Rafael, that we planned to move to. It is at the beginning of the design review process and as your ordinance is drafted, it could not be built. We'd be fine with no landscape irrigation.

Please expand the proposed exceptions to your ordinance to include any applicant who agrees not to install potable water landscape irrigation for the duration of the water emergency. It will create much less hardship and negative economic impact at minimal risk to the water supply.

Thank you.

Sincerely,

John Wright, San Anselmo
415-254-3881

Cc:

Ben Horenstein, MMWD General Manager
Marin Board of Supervisors

From: [Lorrie Goldin](#)
To: [Board Comment](#)
Subject: Please exempt ADUs and affordable housing from hookup moratorium
Date: Monday, May 31, 2021 12:49:09 PM

Dear MMWD Board Members,

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises. Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction. The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them. Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Thank you,
Lorrie Goldin
6 Allemand Lane
San Anselmo, CA 94960
415-652-0287

From: [Leigh Ann Townsend](#)
To: [Board Comment](#)
Subject: Please exempt ADUs and affordable housing from hookup moratorium
Date: Monday, May 31, 2021 11:13:30 AM

Dear Board Members:

As a Marin County resident (Mill Valley and currently San Rafael), I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Please be responsible and do the right thing. This is our time to step up.

Leigh Ann Townsend
San Rafael

From: [Linda Bennett](#)
To: [Board Comment](#)
Subject: ADU Exemption Details
Date: Tuesday, June 1, 2021 9:57:09 AM

To the Board of Directors:

I have already communicated directly to each of you regarding our ADU and the medical necessity for building it. Since that communication of last week, we have received our water will-serve letter and building permit and are beginning to complete your required *Project Information Form* for a detached ADU on our property, where we reside.

I just finished reading through tonight's agenda and cannot find the information on your website that would reassure us about water connection for our ADU, construction on which has begun.:

Exemptions: "Connections for an accessory dwelling units that meet the criteria set forth in section **11.56.040(h)** of this code; and

(6) Any project for which a completed application for new water service, pursuant to section **11.08.040** of this code, has been received by the District prior to 4:00 PM on June 30, 2021. For purposes of this chapter, a "completed application for new water service" shall mean a **fully complete application packet**, including building permit where required, in accordance with the District's procedures.

Nicole and Joseph are, understandably, unavailable due to the heavy volume of calls and emails they must be currently receiving. If you could please answer these questions or clearly direct us to these answers, we would be most grateful:

- 1. What/where is section 11.56.040(h) of your code, and does that apply favorably to our detached ADU which meets all building code requirements?
and**
- 2. What exactly is included in a "completed application for water service"? And where to find code 11.08.040?**

I am a librarian and usually able to answer these kinds of questions for my patrons, but here I am confounded!

Thank you.

San Rafael 94903 resident

From: [Tom Conneely](#)
To: [Cynthia Koehler](#)
Subject: Exception for builders
Date: Tuesday, June 1, 2021 7:24:05 AM

Dear Ms. Koehler,

We urge you to vote against granting any exceptions to new water hookups, especially if those exceptions are limited to developers of multiple housing units. When we voted for you we counted on your experience as an environmental lawyer to safeguard our precious water resource.

Because we are in a severe drought and because we have no idea how long it will last we believe no exceptions to the current moratorium on water hookups should be granted, especially to developers of multi-unit residential buildings.

Please lead your fellow commissioners to vote no on the proposal.

Thank you!
Tom & Kay Conneely
Mill Valley

Get [Outlook for iOS](#)

From: [Danielle Staude](#)
To: [Board Comment](#)
Subject: Please don't let the drought block affordable housing!
Date: Tuesday, June 1, 2021 12:23:11 PM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

Thank you.

From: [Frank Gold](#)
To: [Board Comment](#)
Subject: Please exempt ADUs and affordable housing from hookup moratorium
Date: Tuesday, June 1, 2021 12:46:35 PM

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

From: [Ken Strong](#)
To: [Board Comment](#)
Subject: Please exempt affordable housing from any necessary ban on new water connections
Date: Tuesday, June 1, 2021 1:42:52 PM

I am a resident of Greenbrae and am writing concerning the proposed suspension of new water connections. If an analysis of the data demonstrates that suspension of new connections is necessary, that suspension should exempt affordable housing.

The Board Packet does not show that MMWD has done any kind of data analysis of the impact on water consumption of a new connection ban. Without an analysis, we cannot know whether the proposed ordinance is reasonable and necessary. The proposed ordinance references 60,500 existing water connections in the MMWD service territory. How many new connections for affordable housing are anticipated over the next 2 years based on current information and what alternatives are available to offset the water use from this small percentage increase in connections? Multi-family residences, such as affordable housing developments, tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new construction uses more water efficient fixtures and landscaping than older construction.

Marin is facing an acute shortage of housing, particularly affordable housing. Everyone is aware of the directives from the state and region to build more affordable housing. Delaying proposed projects, and projects yet to be proposed, will only exacerbate that housing shortage and require more dramatic action in the future to catch up. Today's Marin IJ points out the shortfall of labor in Marin due to the cost of living here. I therefore strongly urge that any ban on new connections exempt all affordable housing.

From: [Annabelle Gibson Reber](#)
To: [Board Comment](#)
Subject: Please stop water hook up moratorium
Date: Tuesday, June 1, 2021 9:54:45 AM

Dear MMWD

I urge you to exempt ADUs and affordable housing developments from any moratorium on new water hookups and to explore other options for water conservation. Preventing new affordable housing from coming online will only exacerbate Marin's affordable housing crisis on the heels of a devastating pandemic. Homelessness and the lack of stable housing are also public health crises.

Multi-family residences such as affordable housing developments tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new development uses more water efficient fixtures and landscaping than older construction.

The MMWD should not charge the developers of affordable housing and ADUs a fee for local water conservation. This would only drive up the cost of creating these affordable homes, a cost that would likely be passed to the lower income households that rent them.

Please continue to explore ways that you can encourage more responsible water use and development practices without adding to our existing affordable housing crisis.

There are other "outside of the box" ways to address this issue. If anything- focusing on large, single family homes's water use makes much more sense.

Thank you for your consideration.

Annabelle Reber
San Anselmo



June 1, 2021

Cynthia Koehler, President
Marin Municipal Water District
Board of Directors
220 Nell Avenue
Corte Madera, CA 94925

RE: Proposed Moratorium

Dear MMWD President and Board Members:

Thank you for the opportunity to provide input on the District's upcoming meeting related to drought conditions and a possible moratorium.

As you may know, the City is obligated to provide its fair share of housing under the Regional Housing Needs Allocation (RHNA) process and to demonstrate annual progress towards meeting our housing goals. If a moratorium on development is approved by your Board, the City will be faced with a challenge of having to demonstrate progress toward our housing goals, while also being faced with the need to comply with a moratorium on development. However, exempting certain projects from a possible moratorium would allow the City to continue to approve those certain types of projects and allow us to continue to demonstrate progress toward our housing obligation.

As such, on behalf of the City of San Rafael, I am requesting your consideration of the following exemptions to a possible moratorium:

CITY-SPONSORED PROJECTS

- Projects that have received funding or are not high-water use projects; and
- Project that are under constructions; and
- Building remodels with no or minor additions.

PRIVATE DEVELOPMENT

For projects that require land-use entitlements

- Affordable housing projects;
- Projects that have received land use entitlements (projects that have not received entitlements should be allowed to continue through the entitlement process, but would require will serve letters from MMWD before building permits are issued).

For projects that do not require land use entitlements, allow with certain parameters:

- Projects that have already received building permit approvals;
- Addition to existing residential units where no new units are created;
- ADUs -allow if applicants swap out turf or other high water use landscaping;

- New residential units/single family homes allow only if: no turf, low water use landscaping, deferred landscaping, or other water conservation methods are proposed
- Other non-high-water use projects (i.e. remodels, demo & rebuild, minor additions to commercial buildings, etc.)

Should you have any questions please do not hesitate to contact me at (415) 485-3092 or Alicia.giudice@cityofsanrafael.org.

Sincerely,



Alicia Giudice
CITY OF SAN RAFAEL
Community Development Director

CC: Jim Schutz, City of San Rafael City Manager
Mayor Kate Colin, City of San Rafael
Jack Gibson, MMWD Boardmember
Monty Schmitt, MMWD Boardmember
Larry Bragman, MMWD Boardmember
Larry Russell, MMWD Boardmember
Brian Horenstein, General Manager

From: [Ken Strong](#)
To: [Board Comment](#)
Subject: Please exempt affordable housing from any necessary ban on new water connections
Date: Tuesday, June 1, 2021 1:42:52 PM

I am a resident of Greenbrae and am writing concerning the proposed suspension of new water connections. If an analysis of the data demonstrates that suspension of new connections is necessary, that suspension should exempt affordable housing.

The Board Packet does not show that MMWD has done any kind of data analysis of the impact on water consumption of a new connection ban. Without an analysis, we cannot know whether the proposed ordinance is reasonable and necessary. The proposed ordinance references 60,500 existing water connections in the MMWD service territory. How many new connections for affordable housing are anticipated over the next 2 years based on current information and what alternatives are available to offset the water use from this small percentage increase in connections? Multi-family residences, such as affordable housing developments, tend to use much less water per unit than single-family homes, largely because they use less water for landscaping. In addition, new construction uses more water efficient fixtures and landscaping than older construction.

Marin is facing an acute shortage of housing, particularly affordable housing. Everyone is aware of the directives from the state and region to build more affordable housing. Delaying proposed projects, and projects yet to be proposed, will only exacerbate that housing shortage and require more dramatic action in the future to catch up. Today's Marin IJ points out the shortfall of labor in Marin due to the cost of living here. I therefore strongly urge that any ban on new connections exempt all affordable housing.



May 31, 2021

Marin Water Board of Directors:

I read about your consideration of a moratorium on new water hookups. I understand that you are adopting many preservation measures, and I respect those decisions.

My goal here is to seek your cooperation in the new connection rules going forward.

Marin is in desperate need of affordable housing. Our need is immense, and our supply is virtually non-existent. My children were raised in Marin. They went to college and, after graduation, returned only to discover that there is no possible way they could afford to live in Marin County where they grew up. The vast majority of people who are employed in Marin live outside of Marin because we have so little affordable housing. This crisis is overwhelming, and builders that are willing to create affordable housing are rare and greatly appreciated.

The other housing component crisis in Marin is assisted senior living. There are vastly more seniors per capita in Marin County than in any other county in California. Our population is aging, and we have nowhere to house the folks needing assistance in their senior years. In the wake of Covid-19, the problem is getting much worse as seniors seek homes that provide happiness and security.

My company recently received all of the government approvals for a new 131 apartment senior assisted living center and affordable housing development in San Rafael. It's called THE OAKS. It took 4 years to get through the complicated process, and it is now fully approved. We are ready to start next week.

If you are considering a ban on new water hookups, please exclude senior assisted living and affordable housing apartments from the ban. The crisis in Marin County in these housing groups is severe. Our project will go a long way to help. Please grant these housing types an exemption from any hookup moratorium. We will deliver a new community that is a valuable asset with a minimal impact on our vital water supply.

Respectfully,

Robert J. Eves

35 MILLER AVENUE
NO. 232
MILL VALLEY CA 94941
(415) 464-1920
www.venturecorporation.com

From: [Hubert Bromma](#)
To: [Board of Directors](#)
Subject: Fwd: May I humbly suggest
Date: Friday, May 28, 2021 9:12:26 PM

See below. This time please plan ahead!!!

Begin forwarded message:

From: Hugh <hbromma@gmail.com>
Date: 3 January 2014 at 10:21:31 pm GMT-8
To: "MMWDboard@marinwater.org" <MMWDboard@marinwater.org>
Subject: May I humbly suggest

That the board consider mandatory water reduction provisions one month earlier than publicised.

Having been through the mid 70s it will be to our population's advantage to conserve earlier rather than later.

The drought is here and three years planning should extend to four. We cannot predict rainfall in these changing times. If it rains above average levels wonderful. If not, the consequences may be dire.

Thanks for this forum!

Hubert Bromma
Sausalito

RECEIVED

MAY 28 2021

MMWD

Marin Municipal Water District
Board of Directors,
220 Nellen Avenue
Corte Madera, CA 94925-1105

May 25, 2021

Dear Members of the Board:

This letter is to urge a positive vote on temporarily banning new water service hookups.

As a single family residential homeowner, our household is being asked to take all prudent measures to conserve water. To meet the goal of a forty percent (60 gallons per day) water use rate requires conscious (re)thinking of how we use our water. Considering the drought, my family and I do not object to this; however, to allow new service hookups is counterproductive to the goal of conservation. Charging developers fees to offset demands created by the new hookups is an illusion. Increases in water demands will occur in an environment of scarcity.

I respectfully request and urge all members of the board to approve a ban on new water service hookups.

Sincerely,



Brian Ross
3 Rancho Drive
San Anselmo, CA
94960
Customer #: 149416

From: **Dave Griffis** <dave.griffis@gmail.com>
Date: Sat, May 29, 2021 at 2:01 PM
Subject: Water Hookup Moratorium
To: Larry Bragman <lbragman@marinwater.org>

Dear Director Bragman,

Our San Anselmo family, weekly Marin Watershed hikers, are frighteningly concerned by Phoenix Lake's ever shrinking water level. In fact, we just returned from a hike and stood in what used to be a big beautiful lake.

In response to the drought we and our neighbors are proactively conserving water. Sadly, our efforts alone are lacking, greater measures are necessary.

Given that consumer water conservation efforts alone are insufficient to address the deleterious countywide effects of the drought, we respectfully urge the Board to enact a moratorium on new water hookups. The Board successfully implemented such moratoriums in the past and unfortunately it is time to do it again.

It makes little sense to impose consumer conservation restrictions while increasing the number of water consumers.

We respectfully request a response from you.

Gratefully,

Griffis Family
70 Forbes Avenue
San Anselmo

From: [Lisa](#)
To: [Cynthia Koehler](#)
Subject: How seriously does MMWD take drought restrictions?
Date: Sunday, May 30, 2021 1:59:40 PM

Ms. Koehler,

I welcome guidance from MMWD in collectively taking steps to conserve water. Our early drought conditions are absolutely terrifying. Last year, residents watched in horror as uncontrolled inferno's claimed lives and destroyed much of our state.

Allowing developers to side-step a hookup ban by paying a fee into a future "conservation fund" is a slap in the face to Marin residents striving to save water. The district would be mandating conservation with one hand while depleting water resources with the other. This is unconscionable.

How seriously should I observe water restrictions if the district is not? Doing my best to conserve every drop while 40-plus hookups are planned in Mill Valley for a single project alone? With 150 more units aimed for by end of year?

Yes, we have a housing shortage. But first obligation of MMWD Board is to residents already living here. We've elected you with trust that you keep this priority in mind.

I urge you to vote for NON-NEGOTIABLE hookup ban on June 1.

Thank you,

Lisa Edson

7 Coleridge Drive
Mill Valley, CA 94941
edsondesign@comcast.net
edsondesign.net

From: [susan letteer](#)
To: [Cynthia Koehler](#)
Subject: Water hook ups
Date: Saturday, May 29, 2021 3:40:54 PM

Dear MMWD Board,

Thank you for all you have been doing to help the people of Marin through this drought. We all should do everything we can to reduce our use of water.

I hope you will ban new water hookups. This is not the time to ADD to water demand. Marin County is nearly self-sustaining, but not completely. Adding any new water hookups will worsen the problem.

Thank you,

Ann

Ann Peckenpaugh Becker Mobile: 415-609-6004

[Email: AnnBecker@comcast.net](mailto:AnnBecker@comcast.net)

It's unfair for Mill Valley citizens to be required to conserve water and all the while the city council is contracting with developers for new housing.

Susan Letteer

From: [Jeralyn Seiling](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Ban on New Water Hookups
Date: Sunday, May 30, 2021 5:12:49 PM

I read with great dismay that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped-up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Thank you,

Jeralyn Seiling, J.D.
Mill Valley, CA

From: [Lisa](#)
To: [Jack Gibson](#)
Subject: How seriously does MMWD take drought restrictions?
Date: Sunday, May 30, 2021 1:55:47 PM

Mr. Gibson,

I welcome guidance from MMWD in collectively taking steps to conserve water. Our early drought conditions are absolutely terrifying. Last year, residents watched in horror as uncontrolled inferno's claimed lives and destroyed much of our state.

Allowing developers to side-step a hookup ban by paying a fee into a future "conservation fund" is a slap in the face to Marin residents striving to save water. The district would be mandating conservation with one hand while depleting water resources with the other. This is unconscionable.

How seriously should I observe water restrictions if the district is not? Doing my best to conserve every drop while 40-plus hookups are planned in Mill Valley for a single project alone? With 150 more units aimed for by end of year?

Yes, we have a housing shortage. But first obligation of MMWD Board is to residents already living here. We've elected you with trust that you keep this priority in mind.

I urge you to vote for NON-NEGOTIABLE hookup ban on June 1.

Thank you,

Lisa Edson

7 Coleridge Drive
Mill Valley, CA 94941
edsondesign@comcast.net

From: [Guy Palmer](#)
To: [Cynthia Koehler](#)
Subject: New water connection ban
Date: Sunday, May 30, 2021 7:50:49 PM

Hi, just encouraging you to vote for a water connection moratorium in this upcoming board meeting. MMWD didn't cause the drought and isn't responsible for the ridiculous outsized housing demands being placed upon Marin from outside entities. All (potential) lawsuits directed at the board as a result of this moratorium should be redirected to the California state legislature. And they should also construct and pay for all new supplies. I as a current MMWD customer - have no interest in paying for these potentially very large costs.

Thank-you.

--

Guy Palmer
Palmer & Company Construction
Mill Valley Ca. 94941
Ca. license 916722
415 518 1551

From: [Brian Mcarthy](#)
To: [Jack Gibson](#)
Subject: Water hookup ban
Date: Sunday, May 30, 2021 6:43:50 PM

What is MMWD thinking??.No one wants developers to get a break. They are a parasite on the whole county,not wanted except by politicians who dictate insane policy.Do you know Jerry brown passed a law saying traffic was NOT A MITIGATING FACTOR regarding housing.The quality of life is degraded with each car and household added.Mmwd is saying conserve but developers get to hookup.This is a contradiction of action.Does money buy mmwd???. No breaks ir hookups to developers please.What if a major fire breaks out??.NO NO NO TO DEVELOPERS!!!.

From: [Kristi Duchon](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Ban on Marin Water Hookups
Date: Monday, May 31, 2021 9:59:15 PM

Please be advised that as a 17 year resident of Mill Valley I am in full agreement with Jeralyn Seiling and support the email below without exception.

Sincerely,
Kristi Duchon

From: Jeralyn Seiling <seilingj@comcast.net>

Subject: Ban on New Water Hookups

Date: May 30, 2021 at 5:12:19 PM PDT

To: jgibson@marinwater.org, mschmitt@marinwater.org,
ckoehler@marinwater.org, lbragman@marinwater.org,
lrussell@marinwater.org

I read with great dismay that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped-up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Thank you,

Jeralyn Seiling, J.D.
Mill Valley, CA

From: [Barbara Lenehan](#)
To: [Cynthia Koehler](#)
Subject: Ban on water hook ups
Date: Monday, May 31, 2021 11:29:13 PM

Please refuse to allow any further hook ups. The ban should be enacted without exceptions.

Barbara Lenehan.
14 Eucalyptus Knoll
Mill Vally CA

Sent from my iPad

From: [Delila Hoffman](#)
To: [Jack Gibson](#)
Subject: Enough Already with new water hookups
Date: Monday, May 31, 2021 12:27:18 AM

Please !!! Stop new water hookups for new housing projects.

Stop this insanity! Mill Valley is in the worst drought in 140 years.

Water is precious.

Residents are struggling now to conserve water. For what? So developers can make big bucks on new construction requiring new water hookups?

Everyone must conserve water... even you. Even developers.

Do the right thing and surprise us.

Delilah Hoffman
30 Bayview Ave.
Mill Valley, CA 94941

From: [nana meyer](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Braqman](#); [Larry Russell](#)
Subject: New Water Hook Up Ban
Date: Monday, May 31, 2021 10:07:12 PM

I'm so disappointed to learn that the five you, our elected officials on the Marin Water Board, are considering allowing developers to buy their way out of the moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How are we supposed to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone or no-one. There should be a Full, Non Negotiable Ban on new water hookups.

Sincerely,

nana meyer

Mill Valley, CA

From: [Ingrid Woods](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Cc: [ingrid woods](#)
Subject: New Water Service Hookups During Drought
Date: Monday, May 31, 2021 10:36:48 PM

Dear Board Members,

I read with great dismay that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped-up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Thank you,

Ingrid Woods
Mill Valley

From: [Laurie Schwarz](#)
To: [Jack Gibson](#)
Subject: Please pass a ban on new water hookups
Date: Monday, May 31, 2021 10:04:48 AM

While we are in a drought and our water supply for Mill Valley is at or near a record low, please consider a total ban for new residential water hookups.

Thank you for your consideration.

Laurie Schwarz
Shelter Bay, Mill Valley

From: [Sandra Mardigian](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Water for developers
Date: Monday, May 31, 2021 10:29:00 PM

The news is spreading that you are thinking of granting exceptions to real estate developers for new water hookups, in spite of the fact that the drought is endangering the existing homes in Mill Valley and a moratorium on new connections has been a wise step to take.

Such a move would be a betrayal of the trust of our citizens, your constituents. Perhaps you do not realize how worried we are about the scary water scarcity issue and its potential jeopardy of our futures, from the pleasures of living here to the impact on the value of our homes.

There should be no commercial exceptions and favors. The endangered water supply is a critical problem and your constituents would like to rely on your leadership for any mitigations possible, not giveaways to development realtors. That there should be a moratorium has been decided as one measure that can be taken, and it should apply across the board.

Sandra Mardigian

Sandra Mardigian, Director
KILILI SELF HELP PROJECT
260 Marion Ave., Mill Valley CA94941
415-272-8191
smardigian.kilili.self.help@gmail.com
[https://link.edgepilot.com/s/96c1c1ab/uSjRUUZZ0UO9y69LeNRTaA?
u=http://www.kililiselphelp.net/](https://link.edgepilot.com/s/96c1c1ab/uSjRUUZZ0UO9y69LeNRTaA?u=http://www.kililiselphelp.net/)

From: [David B. Smith](#)
To: [Board Comment](#)
Subject: Regarding the Drought
Date: Tuesday, June 1, 2021 9:58:04 AM

Like many people I am concerned about the drought. It seems that the District's focus is on conservation of water, not on increasing the water supply.

However, simply cutting back the amount of water people can use can have unforeseen consequences. For example, healthy plants and trees contribute to good air quality. Water is essential for plants, trees and the soil and we do not want to become a dust-bowl county. But there are other less obvious consequences too - for example, the recycling program program run by Marin Sanitary Service requires that cans, bottles, etc. put for recycling be washed out and clean. This requires water. The consequence of cutting back on this means that more trash goes in landfills and less gets recycled - both things are bad for the environment.

I urge the District to restrict (but not stop) new hookups (housing is important) and at the same time fully explore all methods of increasing the water supply.

Thank you,
David

David B. Smith

From: [Carolyn Heyder](#)
To: [Monty Schmitt](#); [Jack Gibson](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Ban of New Water Hookups
Date: Tuesday, June 1, 2021 1:32:43 PM

I have heard that due to the drought there is to be a moratorium on water hookups. However, I have also heard that you would grant water hookups to certain developers. This moratorium should apply to everyone. There should be no exceptions.
CS Heyder

From: [diane johnson](#)
To: [Board Comment](#)
Subject: Ban on new water hookups in Marin due to drought conditions
Date: Tuesday, June 1, 2021 11:40:31 AM

I urge the Water District Board not to cave in to developers by giving them a pass by paying a “conservation fund fee” for new water hookups. As a water-conserving consumer who resided in Marin during the drought of the 1970’s, I feel that it is imperative to stop issuing new service hookups. I am unable to attend tonight’s meeting, but would like my voice to be heard. Thank you. Diane Johnson 161 Filbert Avenue Sausalito 94965

From: paula@weavermcgrath.com
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#); [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Marin Water Hookups
Date: Tuesday, June 1, 2021 11:50:16 AM

Dear Board of Directors of MMWD:

With regard to water hookups, the rules should apply to everyone, including real estate developers.

I have read that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

You can't make an exception for real estate developers and expect the individuals who put you in office to take drought or the restrictions seriously.

Please do not cave into the real estate developers' arguments.

Nothing will hurt the economy of this county more than our reservoirs running dry!

Thank you,

Paula Weaver McGrath
Mill Valley, CA

From: [David Wygant](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: No new water hook-ups
Date: Tuesday, June 1, 2021 11:33:49 AM

Hello Marin Water Board,

The reservoirs are the lowest they've been in generations. One of Mill Valley's values in the 2040 General Plan is planning, preparing, adapting and responding to natural and human-made disasters.

Please uphold that value by maintaining the moratorium on new water service hookups, and not allow smooth-talking developers to buy an exemption. It would send a message that rules don't apply to the rich, and people don't need to abide by the drought restrictions.

The US population growth is slowing and will soon decline, so the focus shouldn't be on building new.

If you need additional information to make an informed decision, please consider extending the deadline for public comment.

Thank you, David Wygant

From: [Brian Mcarthy](#)
To: [Jack Gibson](#)
Subject: Developers hookup
Date: Tuesday, June 1, 2021 1:52:15 PM

Opposed to any breaks with Developers people in this County of hoping the water department will ban new hookups and include developers don't take their money we don't want them here

From: [Helen Pacula](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Absolutely NO Additional Water Hookups
Date: Tuesday, June 1, 2021 10:34:38 AM

Dear Members of the Marin Municipal Water District Board of Directors,

There should be absolutely no new water hookups in Marin, ***under any circumstances.***

To allow development and additional water use to be scheduled when we are in a water availability crisis would be completely irresponsible, and make the current users who are under restricted use wonder how this could possibly be authorized by our board.

Thank you for being consistent and ensuring the earned respect of our water board's management,

Sincerely,

Norman & Helen Pacula

From: [Marilyn Sugarman](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Ban on Marin Water Hookups
Date: Tuesday, June 1, 2021 6:35:47 AM

I read with great dismay that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped-up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Sincerely,
Marilyn Sugarman

From: [Ellen Riaboff](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Cc: [Jeralyn Seiling](#)
Subject: Ban On New Water Hookups
Date: Tuesday, June 1, 2021 7:48:45 AM

I agree!

Ellen Riaboff
Mill Valley, CA

From: Jeralyn Seiling <seilingj@comcast.net>
Subject: Ban on New Water Hookups
Date: May 30, 2021 at 5:12:19 PM PDT
To: jgibson@marinwater.org, mschmitt@marinwater.org, ckoehler@marinwater.org, lbragman@marinwater.org, lrussell@marinwater.org

I read with great dismay that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped-up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Thank you,

Jeralyn Seiling, J.D.
Mill Valley, CA

From: [Hans Fallant](#)
To: [Cynthia Koehler](#)
Subject: new permits
Date: Tuesday, June 1, 2021 7:07:35 AM

It is an absolutely unacceptable that you make these exceptions when your customers are urged to accept very stringend conservation conditions.

Please do n to make ANY exceptions for anyone regardless of how deep their pockets are.

Sincerely

Hans Fallant

From: [Rod Eshelman](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Water Rules
Date: Tuesday, June 1, 2021 7:46:12 AM

I have been told our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is not a good faith discharge of your duties to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't adopt different rules for developers than for everyone else. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Sincerely,

Rodney Eshelman

80 Millay Place

Mill Valley, Ca., 94941

415-867-5502

Rod45@comcast.net

Phone Message to Directors regarding Ordinance 452
June 1, 2021

1. From Yvon Rojas (11:34 a.m.) – For Director Gibson and the board, please support the temporary ban on water hook ups.

From: [Joan Beavin](#)
To: [Jack Gibson](#); [Monty Schmitt](#); [Cynthia Koehler](#); [Larry Bragman](#); [Larry Russell](#)
Subject: Water hookups for developers
Date: Tuesday, June 1, 2021 4:26:23 PM

I read with great dismay that the five of you, our elected officials on the Marin Water Board, are considering allowing deep-pocketed developers to buy their way out of a moratorium on new water service hookups.

Making an exception for real estate developers is disrespectful to the voters who put you in office and are now under mandatory water restrictions. How can you expect individuals to take the drought or the restrictions seriously when you allow people to buy their way out of them?

Please don't cave to developers on the basis of their trumped-up economic scare tactics. Nothing will hurt the economy of this county more than our reservoirs running dry!

The rules should apply to everyone. There should be a FULL, NON-NEGOTIABLE BAN on new water hookups.

Thank you,

Joan Beavin
Mill Valley

Sent from my iPhone