

Agenda for the Regular Meeting of the Marinwood CSD Board of Directors

Tuesday – November 18, 2025 – 7:00 PM

Marinwood Community Center, 775 Miller Creek Road, San Rafael, CA 94903

Instructions on how to make a public comment during the meeting: At points in the meeting when the meeting chair requests public comment, members of the public shall indicate their desire to speak. All public comments shall be addressed to the Board of Directors and limited to three minutes per speaker. The Board of Directors may choose to respond to comments or request staff to respond at the conclusion of the public comment period.

	Item Description:	Board Action
A.	CALL TO ORDER & PLEDGE OF ALLEGIANCE	
B.	AGENDA	Adopt
C.	CONSENT CALENDAR a. Draft Minutes of Regular Meeting of October 14, 2025 b. Bills Paid Nos. 9753-9825	Approve
D.	PUBLIC COMMENT OPEN TIME FOR ITEMS NOT ON AGENDA <i>Speakers may comment only on non-agenda items within the subject matter jurisdiction of the District. The Board may not take action on, consider or debate items not on the agenda except under narrow circumstances meeting statutory tests. Response to comments on non-agenda items will be limited to factual information or clarifying questions from staff or Board at the conclusion of the public comment period. The President may refer the matter to staff or to a future meeting agenda.</i>	
E.	DISTRICT MATTERS	
	1. Public Hearing: Proposed Ordinance 2025-02: Adopting and Modifying the 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code, and the 2025 California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code	Conduct Public Hearing
	2. Adoption of Ordinance 2025-02: Adopting and Modifying the 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code, and the 2025 California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code	Approve
	3. Fiscal Year 2025-2026: 1 st Quarter Profit & Loss Budget-to-Actuals Financial Statement and Variance Report	Review
	4. Resolution 2025-04: Fixing the Employer Contribution for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act	Approve
	5. District Manager Report	Review
F.	FIRE DEPARTMENT MATTERS	
	1. Chief Officer Report and Activity Summary	Review
G.	PARK AND RECREATION MATTERS	
	1. Recreation and Park Maintenance Activity Reports	Review
H.	BOARD MEMBER ITEMS OF INTEREST - REQUESTS FOR FUTURE AGENDA ITEMS	
I.	ADJOURN	
	DATE OF NEXT REGULAR BOARD MEETING – December 9, 2025	

Requests for disability-related modifications or accommodations, aids or services may be made to the district office no later than 72 hours prior to the meeting by contacting (415) 479-0775

Marinwood Community Services District

Draft Minutes of Board of Directors Meeting
Tuesday – October 14, 2025 – 7:00pm

Time and Place: 7:00PM Marinwood Community Center classroom.

Note: *This meeting as well as prior meetings of the Board of Directors may be viewed on the Marinwood YouTube channel here:* <https://www.youtube.com/channel/UC0dvM2PvtsEzE25eRAf4Jmg>

Present:

Board Members: Board President Chris Case, Sivan Oyserman and Lisa Ruggeri.

Staff: District Manager Eric Dreikosen, Recreation Director Luke Fretwell, Deputy Fire Chief Robert Sinnott and Accounting/Payroll Manager Tiffany Combrink.

Absent: Kathleen Kilkenny, Bill Shea

A. Call to Order & Pledge of Allegiance

Board President Case called the meeting to order at 7:04pm

B. Agenda

Agenda adopted as presented.

C. Consent Calendar

1. *Draft Minutes of Regular Meeting of August 12, 2025*
2. *Bills Paid Nos. 9555 – 9675 (August 2025)*
3. *Bills Paid Nos. 9676 - 9752 (September 2025)*

Ruggeri to approve/Oyserman to second “consent calendar as presented.”

Aye: Case, Oyserman, Ruggeri. Absent: Kilkenny, Shea. Motion carried

D. Public Comment Open Time for Items Not on Agenda

No public comments received

E. District Matters

1. *Introduction of Proposed Ordinance 2025-02: Adopting and Modifying the 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code and the 2025 California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code*

Fire Chief Robert Sinnott introduced proposed ordinance 2025-02 to the Board. Board President Case called for a public hearing at the November 18, 2025 board meeting.

2. *District Manager Report*

Board received District Manager Report

F. Fire Department Matters:

1. *Agreement Between the County of Marin and Marinwood Community Services District for Fire Protection and Emergency Services to County Service Area 13*

Ruggeri to approve/Oyserman to second “Agreement Between the County of Marin and Marinwood Community Services District for Fire Protection and Emergency Services to County Service Area 13.”

Aye: Case, Oyserman, Ruggeri. Absent: Kilkenny, Shea. Motion carried

2. *Agreement Between the County of Marin and Marinwood Community Services District for Fire Protection and Emergency Services for the Juvenile Hall Site*

Oyserman to approve/Ruggeri to second “Agreement Between the County of Marin and Marinwood Community Services District for Fire Protection and Emergency Services for the Juvenile Hall Site.”

Aye: Case, Oyserman, Ruggeri. Absent: Kilkenny, Shea. Motion carried

3. *Draft Minutes of Fire Commission Meeting of October 7, 2025*

Board received Draft Minutes of Fire Commission Meeting

4. *Chief Officer Report and Activity Summary*

Board received Chief Officer Report and Activity Summary

G. Park and Recreation Matters:

1. *Draft Minutes of Park & Recreation Commission Meeting of September 23, 2025*
Board received Draft Minutes of Park & Recreation Commission Meeting
2. *Recreation and Park Maintenance Activity Reports*
Board received Recreation and Park Maintenance Activity Reports

H. Board Member Items of Interest – Requests for Future Agenda Items

- Board President Case notes the November board meeting will be November 18 due to the Veteran's Day holiday

I. Adjourn

Meeting adjourned at 8:08pm

Tiffany Combrink, Secretary

**MARINWOOD COMMUNITY SERVICES DISTRICT
REQUEST FOR PAYMENT OF CLAIMS**

Treasury Fund 8067

Classes:
Street lights
Fire
Recreation
Park

Approved by the Board of Directors on November 18, 2025

NO.	DATE	VENDOR	TOTAL CLAIM	PURPOSE	Class	GL Account	Job	AMOUNT
9753	10/2/2025	Marinwood CSD	93,574.99	Fire Salaries	Fire	5110110	General	27,794.88
				Fire OT	Fire	5120110	General	14,977.17
				FLSA	Fire	5110319	General	1,041.21
				Acting Pay	Fire	5110310	General	1,013.76
				4850	Fire	5110110	General	5,066.88
				Admin Asst	Fire	5110110	Admin	1,167.04
				Admin Mgr	Fire	5110110	Admin	2,884.80
				Admin Asst	Rec	5110110	Admin	1,167.04
				Admin Asst	Park	5110110	Admin	583.52
				Admin Mgr	Rec	5110110	Admin	1,442.40
				Admin Mgr	Park	5110110	Admin	1,442.40
				Rec Dir	Rec	5110110	General	3,155.04
				Rec Dir	Park	5110110	General	1,352.16
				Rec salary	Rec	5110110	General	9,686.40
				Rec Hourly	Rec	5110210	General	546.25
				Park salary	Park	5110110	General	8,634.40
				Park hourly	Park	5110210	General	80.00
				Building attendants	Rec	5110210	Building	264.00
				Pool staff	Rec	5110210	Pool	7,580.45
				Aquatics	Rec	5110210	Aquatics	644.10
				Preschool	Rec	5110210	Preschool	6,305.00
				Afterschool	Rec	5110210	Afterschool	560.50
				PR fees	Fire	5210230	General	40.50
				PR fees	Rec	5210230	General	144.60
				PR fees	Park	5210230	General	30.60
				SS + Medicare	Fire	5140140	General	3,410.70
				SS + Medicare	Rec	5140140	General	2,966.75
				SS + Medicare	Park	5140140	General	664.40
				EDU + SUI	Fire	5140145	General	0.00
				EDU + SUI	Rec	5140145	General	21.20
				EDU + SUI	Park	5140145	General	0.00
				Benefits withholding	Park	2120066	General	-1,512.86
				Benefits withholding	Rec	2120066	General	-2,259.76
				Benefits withholding	Fire	2120066	General	-7,320.54
9754	10/2/2025	Marinwood CSD	16,169.16	Retire 10/03/25	Park	5130510	General	2,203.52
					Rec	5130510	General	2,479.27
					Fire	5130510	General	11,486.37
9755	10/6/2025	Christine Costello	1,208.00	Zumba	Rec	5210146	Adult	1,208.00
9756	10/6/2025	Master Sim	1,120.00	TKD - Sept	Rec	5210146	Youth	1,120.00
9757	10/6/2025	Jill Katz	125.00	refund pool membership	Rec	4631918	Pool	125.00
9758	10/6/2025	Kathryn Griffin	168.00	refund tennis	Rec	4631915	Tennis	168.00
9759	10/6/2025	Airgas USA	549.40	pool chems	Rec	5220710	Pool	549.40
9760	10/6/2025	Allstar Fire Equipment	1,060.39	helmet, boots	Fire	5220810	General	1,060.39
9761	10/6/2025	AT&T	361.07	phones - Sept	Fire	5210725	General	167.53
					Park	5210725	General	31.41
					Rec	5210725	General	162.13
9762	10/6/2025	Buck's Saw Service	18.60	equipment maintenance	Park	5220210	General	18.60
9763	10/6/2025	CPRS	170.00	Rbruton - 2025-2026 renewe	Rec	5211330	General	170.00
9764	10/6/2025	Comcast	205.81	Cable - Oct	Fire	5210725	General	205.81
9765	10/6/2025	DC Electric	332.00	SL maintenance - Aug	Streetslights	5210915	General	332.00
9766	10/6/2025	Got Gophers	275.00	Pest control	Park	5211532	General	275.00
9767	10/6/2025	Home Depot	330.70	supplies	Park	5220310	General	330.70
9768	10/6/2025	Integrity Contruction Maintner	1,755.00	janitorial - Oct	Rec	5211110	Building	1,755.00
9769	10/10/2025	Alisa Belew	532.00	Irish Dance	Rec	5210146	Youth	532.00
9770	10/10/2025	Patricia Ranum	532.00	Irish Dance	Rec	5210146	Youth	532.00
9771	10/10/2025	Kids Choice Camps	1,032.50	Dungeons & Dragons	Rec	5210146	Youth	1,032.50
9772	10/10/2025	Maggie Schink	126.00	White Crane Silat	Rec	5210146	Adult	126.00
9773	10/10/2025	Paula Ockner	1,225.00	The Art of Clay	Rec	5210146	Youth	1,225.00
9774	10/10/2025	Brady Industries	394.84	cleaning supplies	Rec	5220827	Building	394.84
9775	10/17/2025	Marinwood CSD	84,890.54	Fire Salaries	Fire	5110110	General	27,494.88
				Fire OT	Fire	5120110	General	13,637.94
				Acting Pay	Fire	5110310	General	1,136.64
				4850	Fire	5110110	General	5,066.88
				Admin Asst	Fire	5110110	Admin	1,167.04
				Admin Mgr	Fire	5110110	Admin	2,884.80
				Admin Asst	Rec	5110110	Admin	1,167.04
				Admin Asst	Park	5110110	Admin	583.52
				Admin Mgr	Rec	5110110	Admin	1,442.40
				Admin Mgr	Park	5110110	Admin	1,442.40
				Rec Dir	Rec	5110110	General	3,155.04
				Rec Dir	Park	5110110	General	1,352.16
				Rec salary	Rec	5110110	General	9,686.40
				Park salary	Park	5110110	General	8,634.40
				Park hourly	Park	5110210	General	80.00
				Building attendants	Rec	5110210	Building	181.50

NO.	DATE	VENDOR	TOTAL CLAIM	PURPOSE	Class	GL Account	Job	AMOUNT
				Pool staff	Rec	5110210	Pool	3,559.38
				Preschool	Rec	5110210	Preschool	5,817.50
				Community	Rec	5110210	Community	851.06
				PR fees	Fire	5210230	General	40.50
				PR fees	Rec	5210230	General	134.70
				PR fees	Park	5210230	General	30.60
				SS + Medicare	Fire	5140140	General	3,195.27
				SS + Medicare	Rec	5140140	General	2,546.70
				SS + Medicare	Park	5140140	General	664.40
				EDU + SUI	Fire	5140145	General	0.00
				EDU + SUI	Rec	5140145	General	30.55
				EDU + SUI	Park	5140145	General	0.00
				Benefits withholding	Park	2120066	General	-1,512.86
				Benefits withholding	Rec	2120066	General	-2,259.76
				Benefits withholding	Fire	2120066	General	-7,320.54
9776	10/17/2025	Marinwood CSD	16,008.55	Retire 10/17/25	Park	5130510	General	2,203.52
					Rec	5130510	General	2,479.27
					Fire	5130510	General	11,325.76
9777	10/17/2025	Marinwood CSD	53,362.31	Health - Nov	Park	5130120	General	13,096.10
					Rec	5130120	General	10,581.95
					Fire	5130120	General	29,684.26
9778	10/17/2025	CalPERS	8,333.00	CERBT Oct	Park	5130130	General	1,917.00
					Rec	5130130	General	916.00
					Fire	5130130	General	5,500.00
9779	10/17/2025	Janet Carter	477.00	Pilates	Rec	5210146	Adult	477.00
9780	10/17/2025	Laura Winter	2,116.80	Art & Soul Fridays	Rec	5210146	Youth	2,116.80
9781	10/17/2025	Kids Choice Camps	1,239.00	Dungeons & Dragons	Rec	5210146	Youth	1,239.00
9782	10/17/2025	Jerry Mehciz	7,507.52	Tennis	Rec	5210146	Tennis	7,507.52
9783	10/20/2025	VSP	695.04	Vision - Oct	Fire	5130120	General	182.45
					Park	5130120	General	91.23
					Rec	5130120	General	73.84
				Vision - Nov	Fire	5130120	General	182.45
					Park	5130120	General	91.23
					Rec	5130120	General	73.84
9784	10/20/2025	SDRMA	291.95	life ins - Nov	Fire	5130120	General	107.93
					Park	5130120	General	86.52
					Rec	5130120	General	97.50
9785	10/20/2025	Water Scout	3,493.89	site visit / signal strength tes	Park	5210120	General	3,493.89
9786	10/20/2025	Jackson's Hardware	106.50	supplies	Park	5220310	General	106.50
9787	10/20/2025	Landesign	3,360.00	landscape contractor	Park	5211125	General	3,360.00
9788	10/20/2025	Leak Detection Pros	1,000.00	electronically locate broken p	Park	5220310	General	1,000.00
9789	10/20/2025	Marin Prof FF	1,020.00	Oct dues	Fire	5211330	General	1,020.00
9790	10/20/2025	Marin Sanitary Service	3,746.48	Garbage - Sept	Park	5210815	General	2,622.54
					Rec	5210815	General	749.30
					Fire	5210815	General	374.64
9791	10/20/2025	Mill Valley Refuse	314.98	porta potty - Oct	Park	5211220	General	314.98
9792	10/20/2025	Pest Plus	259.00	Pest control	Fire	5211532	General	90.00
					Rec	5211532	General	169.00
9793	10/20/2025	PG&E	2,640.23	Electric - Sept	Rec	5210810	General	2,242.96
					Fire	5210810	General	597.03
					Park	5210810	General	-199.76
9794	10/20/2025	PG&E	1,052.32	Gas - Sept	Rec	5210810	General	1,027.25
					Fire	5210810	General	25.07
9795	10/21/2025	US Bank Corp Pmt Services	31,337.59	zoom subscription	Fire	5211325	General	31.99
				supplies	Fire	5220110	General	164.64
				engine cleaning/radio repair	Fire	5220210	General	403.79
				firehouse speakers	Fire	5220310	General	138.74
				zoom subscription	Park	5211325	General	15.99
				tools	Park	5220220	General	319.60
				irrigation, park maintenance	Park	5220310	General	1,164.53
				CPR class certs	Rec	5220819	Adult	440.00
				GIT supplies, dodgeballs	Rec	5220819	Aquatics	139.16
				brewfest supplies	Rec	5220819	Community	3,582.60
				fingerprinting	Rec	5210128	General	200.00
				zoom subscription	Rec	5211325	General	47.99
				office supplies	Rec	5220110	General	655.85
				supplies	Rec	5220819	General	233.59
				cleaning supplies	Rec	5220827	General	129.34
				staff training	Rec	5211315	Pool	183.13
				pool cover reel repair	Rec	5220215	Pool	490.91
				pool chems	Rec	5220710	Pool	100.95
				supplies	Rec	5220819	Pool	770.60
				vending supplies	Rec	5220826	Pool	6,809.25
				staff event	Rec	5211315	Summer	1,055.80
				supplies	Rec	5220819	Summer	14,259.14
9796	10/21/2025	California Special District As	9,665.00	CSDA annual dues	Park	5211330	General	2,416.25
					Rec	5211330	General	2,416.25
					Fire	5211330	General	4,832.50
9797	10/21/2025	City of Foster City	4,078.00	Annual Cal Opps fee	Park	5210122	General	815.60
					Rec	5210122	General	1,631.20

NO.	DATE	VENDOR	TOTAL CLAIM	PURPOSE	Class	GL Account	Job	AMOUNT
9798	10/21/2025	SDRMA	47.50	Ins Cert / summer overnight	Fire	5210122	General	1,631.20
9799	10/22/2025	Marinwood CSD	300.00	Fall Art Show	Rec	5210525	Summer	47.50
9800	10/22/2025	Carol Neel	400.00	Mah Jongg	Rec	5220819	Community	300.00
9801	10/22/2025	County of Marin	642.72	park fuel - July	Park	5210146	Adult	400.00
				park fuel - Aug	Park	5220610	General	336.80
9802	10/22/2025	Comcast	160.91	internet - Nov	Fire	5220610	General	305.92
					Fire	5210725	General	80.46
					Rec	5210725	General	80.45
9803	10/22/2025	DC Electric	332.00	SL maintenance - Sept	Streetlights	5210915	General	332.00
9804	10/22/2025	Project A	40.00	email hosting	Rec	5220110	General	20.00
					Fire	5220110	General	20.00
9805	10/22/2025	Siteone Landscape Supply	662.83	irrigation maintenance	Park	5220310	General	662.83
9806	10/22/2025	SolEd Solar Holdings	1,664.03	Solar - Sept	Rec	5210810	General	1,212.79
					Fire	5210810	General	451.24
9807	10/22/2025	Marin Ace	22.50	supplies	Park	5220310	General	22.50
9808	10/22/2025	State of CA - Dept of Justice	64.00	fingerprinting	Rec	5210128	Pool	32.00
					Rec	5210128	Tennis	32.00
9809	10/22/2025	The Permanente Group	160.00	TB testing	Fire	5140130	General	160.00
9810	10/24/2025	Salt Payroll	1,000.00	Delinquent tax filing svcs	Park	5210230	General	110.00
					Rec	5210230	General	280.00
					Fire	5210230	General	610.00
9811	10/24/2025	US Bank Corp Pmt Svcs	10,781.79	zoom subscription	Fire	5211325	General	31.99
				monitor	Fire	5220210	General	137.29
				helmet/shield/chairs	Fire	5220810	General	474.39
				zoom subscription	Park	5211325	General	15.99
				CPR training certs / supplies	Rec	5220819	Adult	670.87
				CPR masks	Rec	5211315	Aquatics	147.30
				grill cover	Rec	5220819	Aquatics	98.50
				air filters/ thermostat	Rec	5220310	Building	172.60
				halloween/art show supplies	Rec	5220819	Community	4,019.52
				constant contact	Rec	5210122	General	315.00
				AED pads / trainer parts	Rec	5211315	General	254.68
				zoom subscription	Rec	5211325	General	47.99
				supplies / subscriptions	Rec	5220110	General	571.01
				CPR training tools	Rec	5220819	General	138.46
				carpet cleaner	Rec	5220827	General	32.33
				staff meal	Rec	5211315	Pool	102.59
				fan	Rec	5220215	Pool	28.12
				pool chems	Rec	5220710	Pool	32.75
				supplies	Rec	5220819	Pool	336.72
				vending supplies	Rec	5220826	Pool	880.26
				supplies	Rec	5220819	Preschool	559.29
				supplies	Rec	5220819	Summer	865.25
				supplies	Rec	5220819	Youth	848.89
9812	10/24/2025	Wells Fargo	652.68	copier lease - Oct	Rec	5220130	General	424.24
					Fire	5220130	General	163.17
					Park	5220130	General	65.27
9813	10/24/2025	Western Extrication Speciali:	616.14	various equip service/maint	Fire	5220210	General	616.14
9814	10/29/2025	Alliance Redwoods Conferer	3,730.00	deposit - 2026 summer over	Rec	5220819	Summer	3,730.00
9815	10/29/2025	Donna McLeran	90.00	refund picnic rental	Rec	4410215	Pool	90.00
9816	10/29/2025	Donna Klie	150.00	Fall Art Show - art sold	Rec	5220819	Community	150.00
9817	10/29/2025	Kathy Canfield Shepard	468.00	Fall Art Show - art sold	Rec	5220819	Community	468.00
9818	10/29/2025	Richard Hannigan	90.00	Fall Art Show - art sold	Rec	5220819	Community	90.00
9819	10/29/2025	Robert Gingg	206.25	Fall Art Show - art sold	Rec	5220819	Community	206.25
9820	10/29/2025	Valerie Stilson	63.75	Fall Art Show - art sold	Rec	5220819	Community	63.75
9821	10/29/2025	Chrissy Costello	944.00	Zumba	Rec	5210146	Adult	944.00
9822	10/29/2025	Maggie Schink	336.00	White Crane Silat	Rec	5210146	Youth	336.00
9823	10/29/2025	Paula Ockner	1,250.90	Claytime with Ms Paula	Rec	5210146	Youth	1,250.90
9824	10/29/2025	Marinwood CSD	79,506.99	Fire Salaries	Fire	5110110	General	27,494.88
				Fire OT	Fire	5120110	General	13,116.24
				FLSA	Fire	5110319	General	1,139.04
				Acting Pay	Fire	5110310	General	1,013.76
				4850	Fire	5110110	General	5,066.88
				Admin Asst	Fire	5110110	Admin	1,167.04
				Admin Mgr	Fire	5110110	Admin	2,884.80
				Admin Asst	Rec	5110110	Admin	1,167.04
				Admin Asst	Park	5110110	Admin	583.52
				Admin Mgr	Rec	5110110	Admin	1,442.40
				Admin Mgr	Park	5110110	Admin	1,442.40
				Rec Dir	Rec	5110110	General	3,155.04
				Rec Dir	Park	5110110	General	1,352.16
				Rec salary	Rec	5110110	General	9,686.40
				Park salary	Park	5110110	General	8,634.40
				Park hourly	Park	5110210	General	80.00
				Building attendants	Rec	5110210	Building	198.00
				Preschool	Rec	5110210	Preschool	4,023.35
				Youth	Rec	5110210	Youth	549.93
				Community	Rec	5110210	Community	575.00
				PR fees	Fire	5210230	General	40.50
				PR fees	Rec	5210230	General	96.75

NO.	DATE	VENDOR	TOTAL CLAIM	PURPOSE	Class	GL Account	Job	AMOUNT
				PR fees	Park	5210230	General	30.60
				SS + Medicare	Fire	5140140	General	2,820.45
				SS + Medicare	Rec	5140140	General	2,159.36
				SS + Medicare	Park	5140140	General	664.40
				EDU + SUI	Fire	5140145	General	0.00
				EDU + SUI	Rec	5140145	General	15.81
				EDU + SUI	Park	5140145	General	0.00
				Benefits withholding	Park	2120066	General	-1,512.86
				Benefits withholding	Rec	2120066	General	-2,259.76
				Benefits withholding	Fire	2120066	General	-7,320.54
9825	10/29/2025	Marinwood CSD	16,207.90	Retire 10/31/25	Park	5130510	General	2,203.52
					Rec	5130510	General	2,479.27
					Fire	5130510	General	11,525.11
TOTAL:			478,852.05					478,852.05

Total by Department:

Streetlights	664.00
Fire Department	228,285.20
Recreation Department	176,581.21
Park Department	73,321.64
Measure A	0.00
MWPA	0.00
Capital	0.00
Unclassified	0.00



Memo

Date: November 18, 2025

To: Marinwood Board of Directors

From: Abraham Roman, Fire Chief/Fire Marshal

Topic: **Hold a Public Hearing to consider adopting the 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code, and the 2025 California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code.**

Subject: **Public Hearing to consider adoption of Fire Code Ordinance 2025-02.**

ACTION REQUESTED

Conduct a public hearing to consider adoption of Ordinance 2025-02 to repeal the 2022 California Fire Code and adopt the 2025 California Fire Code with existing local amendments, to repeal the 2021 International Fire Code, Appendix A of the 2021 International Wildland-Urban Interface Code and adopt the 2025 California Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface code and set the public hearing date for adoption at the next regular Board meeting on November 12, 2025. California Code of Regulations (CCR) Title 24 Part 9 (The California Fire Code) goes into effect on January 1, 2026. For local amendments to apply, the 2025 California Fire Code must be approved by the Marinwood Community Services District Board 30 days prior to this date.

BACKGROUND

This is the regular update of the California Fire Code that occurs every three years, known as the code adoption cycle. The proposed Ordinance before you this evening references the latest version of the California Code of Regulations Title 24 Fire Code; specifically, the 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code, and the 2025 International Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code. State law mandates that the California Fire Code and the Wildland-Urban Interface Code becomes effective statewide on January 1, 2026, with or without

local amendments, thus it's essential that local agencies adopt 30 days prior to this date for local amendments to remain active.

Renumbering is the only change for the 2025 California Fire Code. No new amendments are proposed. No amendments are proposed for the 2025 California Wildland-Urban Interface Code.

The adoption process is required of the Marinwood Community Services District once every three years to stay current with the minimum requirements of the State of California Building and Fire Standards as determined by the Building Standards Commission and California State Fire Marshal's office. Additionally, by adopting Ordinance 2025-02, the Board will adopt fire code standards that replicate those being adopted by the County of Marin. This is essential so that the Fire Chief and designated Fire Prevention Officer or their designees are enforcing uniform fire and life safety codes within Marinwood and adjacent areas within our sphere of influence. This also results in coordination with the County of Marin Community Development Department (Building Division) that issues building permits for structures within the Community Services District and the County of Marin Fire Department that enforces fire prevention activities in the immediate area.

SUMMARY

Along with all other fire agencies in the State of California, the Board of the Marinwood Community Services District updates the California Fire Code with local amendments reflective of regional conditions and related documents on a three-year cycle. Through an extensive meeting process, staff has collaborated with the members of the Marin County Fire Prevention Officers Association to ensure that the fire agencies in Marin are adopting the updated version of the California Fire Code, and related publications with consistent amendments that reflect the conditions of our region.

STAFF RECOMMENDATION

Adopt Ordinance 2025-02

ORDINANCE NO. 2025-02

**AN ORDINANCE OF THE MARINWOOD COMMUNITY SERVICES DISTRICT
ADOPTING AND MODIFYING THE 2025 CALIFORNIA FIRE CODE WITH
EXISTING AMENDMENTS BASED ON THE 2024 INTERNATIONAL FIRE CODE
AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE BASED ON
THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE
PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE
AND PROPERTY FROM FIRE OR EXPLOSION; PROVIDING FOR THE ISSUANCE
OF PERMITS FOR HAZARDOUS USES OR OPERATIONS; AND DEFINE THE
POWERS AND DUTIES OF THE FIRE CHIEF AND FIRE PREVENTION OFFICER.**

WHEREAS, the MARINWOOD COMMUNITY SERVICES DISTRICT may adopt a fire prevention code by reference pursuant to Article 2 commencing with Section 50022 of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code;

WHEREAS, pursuant to Health and Safety Code Section 13869, the MARINWOOD COMMUNITY SERVICES DISTRICT may adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code when such modified standards are reasonably necessary because of local climatic, geological or topographical conditions;

WHEREAS, pursuant to Sections 17958.5, 17958.7, and 18941.5 of the State of California Health and Safety Code, changes or modifications to the 2022 California Building Standards Code are needed and are reasonably necessary because of local climatic, geographic and topographic conditions.

WHEREAS, this Ordinance 2025-02 was introduced and read by title only at a meeting of the Board of Directors of the Marinwood Community Service District on October 14, 2025.

NOW THEREFORE BE IT ORDAINED by the Board of Directors of the Marinwood Community Services District the following:

**SECTION 1. ADOPTION OF THE 2025 CALIFORNIA FIRE CODE
WITH EXISTING LOCAL AMENDMENTS BASED ON
THE 2024 INTERNATIONAL FIRE CODE AND THE 2025
INTERNATIONAL WILDLAND-URBAN INTERFACE
CODE BASED ON THE 2024 INTERNATIONAL
WILDLAND-URBAN INTERFACE CODE,**

The Board of Directors of MARINWOOD COMMUNITY SERVICES DISTRICT hereby adopt, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion the following:

1. The 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code and the 2025 International Wildland-Urban Interface Code based on the 2024 International Wildland-Urban Interface Code, as amended by the California Building Standards Commission, including:
 - a. Appendix 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
 - b. Appendix B FIRE FLOW REQUIREMENTS FOR BUILDINGS, the whole thereof, save and except such portions as are hereafter amended by section 11 of this Ordinance.
 - c. Appendix BB FIRE FLOW REQUIREMENTS FOR BUILDINGS
 - d. Appendix C FIRE HYDRANTS LOCATIONS AND DISTRIBUTION
 - e. Appendix CC FIRE HYDRANTS LOCATIONS AND DISTRIBUTION
 - f. Appendix D FIRE APPARATUS ACCESS ROADS
 - g. Appendix H HAZARDOUS MATERIALS MANAGEMENT PLAN AND HAZARDOUS MATERIAL INVENTORY STATEMENTS
 - h. Appendix P TEMPORARY HAUNTED HOUSES, GHOST WALKS AND SIMILAR AMUSEMENT USES.
2. The International Fire Code published by the International Fire Code Council, Inc., 2024 Edition hereof and the whole thereof, save and except such portions as are hereinafter amended, added or deleted by Section 11 of this Ordinance.
3. The International Wildland-Urban Interface Code 2024. (No amendments proposed)
4. Previous editions of the California Fire Code are hereby repealed on the first date that the 2025 California Fire Code with local amendments and 2025 California Wildland-Urban Interface Code become effective.

Not less than one (1) copy of the Codes and Standards hereby adopted is filed in the office of the Fire Marshal of the MARINWOOD COMMUNITY SERVICES DISTRICT and the same are hereby adopted and incorporated fully as if set out at length herein, and from the date on which this Ordinance shall take effect, and the provisions thereof shall be controlling within the limits of the MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 2. ESTABLISHMENT AND DUTIES OF THE FIRE CHIEF AND FIRE PREVENTION OFFICER.

The 2025 California Fire Code with existing local amendments based on the 2024 International Fire Code and the 2025 California Wildland-Urban Interface Code, shall be enforced by the Fire Chief or Fire Prevention Officer and shall be operated under the supervision of the Chief of the Department.

SECTION 3. DEFINITIONS

Wherever they appear in the California and International Fire Codes, unless otherwise provided, the following words shall have the meanings ascribed to them in this section:

- (a) Whenever the words "Fire Code" are used they shall mean those Codes and Standards adopted in Section 1 of this Ordinance.
- (b) Wherever the term "Counsel" is used in the Fire Code, it shall be held to mean the attorney representing the MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 4. ESTABLISHMENT OF GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH STORAGE OF CLASS I, CLASS II AND CLASS III LIQUIDS IN OUTSIDE ABOVEGROUND TANKS IS PROHIBITED

The geographic limits referred to in Section 5704.2.9.6.1 of the California Fire Code in which storage of Class I, Class II and Class III liquids in outside aboveground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas, and agricultural land of less than two (2) acres as established by the MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 5. ESTABLISHMENT OF GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH STORAGE OF CLASS I, CLASS II AND CLASS III LIQUIDS IN ABOVEGROUND TANKS IS PROHIBITED

The geographic limits referred to in Section 5706.2.4.4 of the California Fire Code in which storage of Class I, Class II and Class III liquids in aboveground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas, and agricultural land of less than two (2) acres. as established by MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 6. ESTABLISHMENT OF THE GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH THE STORAGE OF STATIONARY TANKS OF FLAMMABLE CRYOGENIC FLUIDS IS TO BE PROHIBITED

The geographic limits, referred to in Section 5806.2 of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers are prohibited, are hereby established as follows: In all residential areas, wildland areas, and in all other populated or commercial areas, as established by the MARINWOOD COMMUNITY SERVICES DISTRICT

SECTION 7. ESTABLISHMENTS OF GEOGRAPHIC LIMITS IN WHICH STORAGE OF LIQUEFIED PETROLEUM GASES IS TO BE RESTRICTED

The geographic limits referred to in Section 6104.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are amended as follows: In all residential areas and in all heavily populated or congested commercial areas, and agricultural land less than two (2) acres. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons as established by the MARINWOOD COMMUNITY SERVICES DISTRICT

SECTION 8. ESTABLISHMENT OF GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH STORAGE OF EXPLOSIVES AND BLASTING AGENTS IS TO BE PROHIBITED

The geographic limits in which storage of explosives and blasting agents is prohibited, are as follows: In all residential areas and in heavily populated or congested commercial areas as established by the MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 9. ESTABLISHMENT OF THE GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH THE STORAGE OF COMPRESSED NATURAL GAS IS TO BE PROHIBITED

The geographic limits, in which the storage of compressed natural gas is prohibited, are hereby established as follows: In all residential areas and in heavily populated or congested commercial areas, as established by the MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 10. ESTABLISHMENT OF THE GEOGRAPHIC LIMITS OF DISTRICTS IN WHICH THE STORAGE OF HAZARDOUS MATERIALS IS TO BE PROHIBITED OR LIMITED

The geographic limits, in which the storage of hazardous materials is prohibited or limited, are hereby established as follows: In all residential areas and in heavily populated or congested commercial areas, as established by MARINWOOD COMMUNITY SERVICES DISTRICT.

SECTION 11. AMENDMENTS MADE TO THE 2025 CALIFORNIA FIRE CODE.

The District Board hereby finds that local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss,

making necessary changes or modifications to the, 2025 California Fire Code and the 2024 California Building Standards Code in order to provide a reasonable degree of property security and fire and life safety in this Fire District.

Specifically, the District Board finds that the following local conditions make more stringent standards a necessity:

1. Climatic

a. **Precipitation.** Precipitation ranges from 15 to 42 inches per year with an average of approximately 25 inches per year. Approximately ninety percent (90%) falls during the months of November through April, and 10% from May through October.

b. **Relative Humidity.** Humidity generally ranges from 50% during daytime to 86% at night. It drops to 20% or lower during the summer months and occasionally drops lower significantly increasing the risk of wildfire.

c. **Temperatures.** Temperatures have been recorded as high as 105 degrees F. Winter temperatures can occasionally be as low as 32 degrees.

d. **Winds.** Prevailing winds are from the northwest. However, winds are experienced from virtually every direction at one time or another. Velocities are generally in the 5 – 15 mph range, gusting to 7.4 – 30 mph, particularly during the summer months. Extreme winds, up to 50 mph or greater, have been known to occur. During the most extreme period of the fire season, Diablo winds can significantly increase the potential for major wildland-urban interface fires. Winter storms also can produce high winds that can cause power outages, topple trees and cause roof damage.

e. **Summary.** These local climatic conditions affect the acceleration, intensity, and size of fire development in the community. Times of little or no rainfall, of low humidity, and high temperatures serve to create extremely hazardous conditions. Winds experienced in this area can have an impact upon structure fires of buildings in close proximity to one another and vegetation commonly found in MARINWOOD COMMUNITY SERVICES DISTRICT. During vegetation fires winds can carry embers and burning brands to other structures, thus spreading the fire and causing the potential for conflagrations.

2. Geographic and Topographic

a. **Geography.** The fire environment of a community is primarily a combination of two factors: the area's physical geographic characteristics and the historic pattern of urban-suburban development. These two factors, alone and combined, create a mixture of environments which ultimately determines the area's fire protection needs.

The basic geographical boundaries of the MARINWOOD COMMUNITY SERVICES DISTRICT covers approximately 2.5 square miles with a population estimated at 6,094 residents. The Fire Department handles diverse responsibilities including wildland, urban-

structural, transportation, rescue, and emergency medical emergencies. Geographically, Marinwood is bordered by Big Rock Ridge to the north, the Lucas Valley Preserve to the west, Lucas Valley Road to the south and Highway 101 to the east.

Because of the size of the MARINWOOD COMMUNITY SERVICES DISTRICT (2.5 square miles), the characteristics of the fire environment change from one location to the next. Therefore, the District has not one, but several fire environments, each of which has its individual fire protection needs.

b. Seismic Location. The relatively young geological processes that has created the San Francisco Bay Area are still active today. The District is located near three active earthquake faults: The San Andreas, Rogers Creek and the Hayward/Calaveras as well as numerous other potentially active faults. Besides the destruction from shaking and the potential for casualties, fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. Other variables may tend to intensify the situation:

- 1) The extent of damage to the water delivery system;
- 2) The extent of isolation due to bridge and/or freeway overpass collapse;
- 3) The extent of roadway damage and/or amount of debris blocking roadways;
- 4) Climatic conditions (hot, dry weather with high winds and wet weather events that have both significant rainfall and high winds);
- 5) Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours;
- 6) The availability of timely mutual aid or military assistance;
- 7) The concentration of dwellings within close proximity to one another that could result in fire exposure and spread to multiple structures.

c. Size and Population. The MARINWOOD COMMUNITY SERVICES DISTRICT covers approximately 2.5 square miles including a suburban population estimated at 6,094. The Fire Department handles diverse responsibilities including incidents involving wildland, structural, transportation, and emergency medical response.

d. Roads and Streets. Marinwood faces potential response delays due to having a single primary main route through the community that could become congested. Additionally, topography combined with streets that have excessive curves and slope can impact response. Challenges are further created when developers propose new projects that meet only the absolute minimum criteria for emergency vehicle access.

e. **Topography.** The District's service area is or near to a conglomeration of bay plains, hills, valleys and ridges. Most of the existing urban and suburbanized areas are within the valley and along the slopes of the adjoining ridges and surrounding hills. Many of the slopes are very steep that can enhance the spread of fire and delay firefighting efforts.

Elevations are varied in the Marinwood area with portions near sea level rising towards Big Rock Ridge summit at approximately 1,800 feet.

f. **Vegetation** Marinwood Community Services District semi-arid Mediterranean-type climate produces vegetation similar to that of most of Marin County, with specific growth locale a result of topography and prevailing wind. The south facing exposure is primarily rye grass with occasional clumps of bay and oak trees in the more sheltered pockets. The north facing slopes are slightly more heavily wooded from lower elevations to ridge with oak and bay trees and minor shrubs of the general chaparral class.

g. **Summary.** The above local geographic and topographic conditions may serve to increase the magnitude, exposure, accessibility problems and fire hazards presented to the MARINWOOD COMMUNITY SERVICES DISTRICT.

Conclusion: Local climatic, geographic and topographic conditions impact fire prevention efforts and the frequency, spread, acceleration, intensity and size of fire involving buildings in this community. Further, these conditions impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be reasonably necessary that the California Fire Code and the State Building Standards Code be changed or modified to mitigate the effects of the above conditions.

ACCORDINGLY, THE 2022 CALIFORNIA FIRE CODE IS AMENDED, ADDED OR DELETED AS IDENTIFIED HEREIN:

CHAPTER 1
SCOPE AND ADMINISTRATION

Section 101.1 of Chapter 1 is amended to read as follows:

Section 101.1 Title. These regulations *and locally adopted standards* shall be known as the Fire Code of MARINWOOD COMMUNITY SERVICES DISTRICT hereinafter referred to as "this code."

Section 102.5 of Chapter 1 is hereby amended to read as follows:

Section 102.5 Application of residential code. Where structures are designed and constructed in accordance with the *California Residential Code*, the provisions of this code shall apply as follows:

1. Construction and designed provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. *Provisions of this code pertaining to the interior of the structure when specifically required by this code including, but not limited to, Section 903.2 and Chapter 12 shall apply.* Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall also apply
2. Administrative, operational and maintenance provisions of this code shall apply.

Section 102.7.3 is hereby added to Chapter 1 and shall read as follows:

*Section 102.7.3 **Nationally Recognized Listed Products.** Any installation of products and equipment due to permits required by this Code shall be Labeled and Listed, as defined in Section 202.*

Section 104.1.1 is hereby added to Chapter 1 and shall read as follows:

*Section 104.1.1 **Supplemental Rules, Regulations and Standards or Policies.** The Fire Code Official is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations and to develop Fire Protection Standards or Policies to carry out the application and intent of this code.*

Section 104.13 is hereby added to Chapter 1 and shall read as follows:

*Section 104.13. **Fire Prevention Resource Sharing.** Other enforcement agencies shall have authority to render necessary assistance in plan review, inspection, code interpretation, enforcement, investigation and other fire prevention services when requested to do so.*

Section 105.5 of Chapter 1 is hereby amended by adding the following additional operational permits:

105.5 Required Operational Permits. The fire code official is authorized to issue operational permits for operations set forth in Sections 105.5.1 through 105.5.55.

*105.5.60 **Local Permits.** In addition to the permits required by section 105.5, the following permits shall be obtained from the (Bureau of Fire Prevention/Fire Prevention Division) prior to engaging in the following activities, operations, practices or functions:*

1. ***Apartment, hotel, or motel.** An operational permit is required to operate an apartment house, hotel or motel.*

2. ***Cannabis.*** *Operational permits are required to operate a cannabis facility or operation listed below:*
 - 2.1. *Cultivation*
 - 2.2. *Distribution*
 - 2.3. *Manufacturing*
 - 2.4. *Testing/lab*
3. ***Care facilities.*** *An operational permit is required to operate a care facility as listed:*
 - 3.1. *Day care with an occupant load greater than eight (8) persons.*
 - 3.2. *Residential or commercial institutional care facility, occupancies complying with Health and Safety Code Section 13235 are exempt.*
4. ***Emergency responder radio system.*** *An operational permit is required to operate an Emergency Responder Radio System.*
5. ***Fire protection plan.*** *An operational permit is required to implement a fire protection plan.*
6. ***Live entertainment.*** *An operational permit is required to operate a business where alcohol is served, while providing live entertainment to the public.*
7. ***Model rockets rental, sale or operation.*** *An operational permit is required to operate, manufacture, import, export, possess, store, rent or sell model rockets as defined by Health and Safety Code Section 12519.*
8. ***Radioactive material.*** *An operational permit is required to store or handle at any installation more than 1 micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 millicurie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which specific license from the Nuclear Regulatory Commission is required.*

California Fire Code, Section 105.7 is amended to read as follows:

105.6 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.26.

Section 105.6.26 is hereby added to Chapter 1 and shall read as follows:

Section 105.6.26 Vegetation Management Plan. *A construction permit is required to implement a vegetation management plan.*

California Fire Code, Section 107.7 is added to read as follows:

107.7 Damages and expense recovery. *The expense of securing any emergency that is within the responsibility for enforcement of the Fire Chief as given in Section 104 is a charge against the person who caused the emergency. Damages and expenses incurred by any public agency having jurisdiction or any public agency assisting the agency having jurisdiction shall constitute a debt of such person and shall be collectible by the Fire Chief for proper distribution in the same manner as in the case of an obligation under contract expressed or implied. Expenses as stated above shall include, but not be limited to, equipment and personnel committed, and any payments required by the public agency to outside business firms requested by the public agency to secure the emergency, monitor remediation, and clean up.*

Section 113.4 of Chapter 1 is hereby amended to read as follows:

Section 112.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this code, shall be guilty of a *misdemeanor*, punishable by a fine of not more than \$500 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 113.3 of Chapter 1 is hereby amended to read as follows:

Section 113.3 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine not less than \$500 dollars or more than \$1500 dollars.

Section 115 is hereby added Chapter 1 and shall read as follows:

Section 116 DAMAGES AND EXPENSE RECOVERY

Section 116.1 Damages and Expense Recovery. *The expense of securing any emergency that is within the responsibility for enforcement of the Fire Chief as given in Section 104 is a charge against the person who caused the emergency. Damages and expenses incurred by any public agency having jurisdiction or any public agency assisting the agency having jurisdiction shall constitute a debt of such person and shall be collectible by the Fire Chief for proper distribution in the same manner as in the case of an obligation under contract expressed or implied. Expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to secure the emergency, monitor remediation, and clean up.*

CHAPTER 2
DEFINITIONS

Section 202 of Chapter 2 is hereby amended by adding the following general definition:

ALL WEATHER SURFACE shall mean A/C paving, or concrete capable of supporting 70,000 gross vehicle weight. Grades up to and including 18% may be of A/C paving. Grades greater than 18% shall be of concrete curb-cut so as to allow for water run-off and traction. (FROM STANDARD 210)

COVERINGS shall mean materials including, but not limited to gypsum board, paneling, floor boards, lathe and plaster, wood paneling, brick and mortar, or other materials attached to rough framing of the building elements. 'Coverings' do not include carpet, linoleum, tile, wall paper, or other decorative finishes.

DRIVEWAY is a vehicular ingress/egress access route that serves no more than two dwelling units, not including accessory structures. Driveways shall provide a minimum unobstructed width 16 feet and a minimum unobstructed height of 15 feet. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds.

NUISANCE ALARM. An unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, *system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists*, or an alarm activated by a cause that cannot be determined.

OCCUPANCY CLASSIFICATION is modified to include:

[BG] Factory Industrial F-1 Moderate-hazard occupancy is amended to add to the list of moderate-hazard factory industrial groups the following:

Agricultural crop production including cultivation, drying, processing and /or storage.

PRE-PLANS shall mean detailed plans of target hazard buildings. These pre-plans include information on the building's location, occupancy, hazards, fire department connections and hydrants, building layout, and other pertinent data that would assist the fire department in case of an emergency.

PUBLIC STORAGE FACILITY shall mean any business that sells, leases or rents space to the public that is enclosed, whether it is a building, storage container or similar configuration.

SPARK ARRESTOR shall mean a chimney device constructed in a skillful-like manner. The net free area of a spark arrestor shall not be less than four times the net free area of the outlet of the chimney. The spark arrestor screen shall have heat and corrosion resistance equivalent to 12-gauge wire, 19-gauge galvanized wire or 24-gauge stainless steel. Opening shall not permit the passage of spheres having a diameter larger than 1/2 inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

SUBSTANTIAL REMODEL shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the

existing floor area of the structure within any 36-month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.

Exceptions:

- 1. Free standing Group U occupancies not more than 1,000 square feet and provided with exterior wall, projection, and opening protection per Tables 602, 705.2 and 705.8 of the California Building Code.*
- 2. Agricultural buildings as defined in Section 202 of the California Building Code and not exceeding 2,000 square feet, having clear unobstructed side yards exceeding 60 feet in all directions free of flammable and combustible materials, not exceeding 25 feet in height, and located within an agricultural zoned district as defined in the Marin County Planning Code.*

TEMPORARY shall mean any use for a period of less than 90 days, where not otherwise referenced.

CHAPTER 3 **GENERAL REQUIREMENTS**

Section 302.1 in Chapter 3 is hereby amended to add the following:

PUBLIC STORAGE FACILITY

California Fire Code, Section 304.1.2 is amended to read as follows:

304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49.

Section 319 of Chapter 3 is deleted in its entirety.

Section 324 is hereby added to Chapter 3 and shall read as follows:

Section 3214 Public Storage Facilities

Section 324.1 General. *Public Storage Facilities shall comply with the provisions of this section.*

*Section 324.2 **Location on Property and Fire Resistance of Exterior.** All public storage facilities shall meet the minimum requirements for setback from property lines or fire resistive construction as set forth in Table 602 of the Building Code for Group S, Division 1 occupancies.*

*Section 324.3 **Fire Apparatus Access.** All public storage facilities shall have fire apparatus access roads provided in accordance with Section 503.*

*Section 324.4 **Storage of Flammable and Combustible Liquids and Hazardous Materials.** The storage of hazardous materials or flammable or combustible liquids in public storage facilities is prohibited. Such facilities shall post legible and durable sign(s) to indicate same in a manner and location(s) as specified by the Fire Code Official. This section shall apply to new and existing public storage facilities.*

Exception: Only those quantities of flammable and combustible liquids necessary for maintenance of the facility may be stored by the facility management per Chapter 57 of this code.

CHAPTER 4

EMERGENCY PLANNING AND PREPAREDNESS

Section 401.1.1 is hereby added to Chapter 4 and shall read as follows:

*Section 401.1.1 **Hazardous Occupancies.** In occupancies of a hazardous nature, where access for fire apparatus is unduly difficult, or where special life and fire safety hazards exist as determined by standards or policies of the MARINWOOD CSD that facility or business management shall be required to develop and implement an Emergency Response Plan, provide for an on-site Emergency Response Team, Emergency Liaison Officer, staff training and fire drills in accordance with Sections 405 and 406 and standards developed by the MARINWOOD CSD.*

Section 401.3.2.1 is hereby added to Chapter 4 and shall read as follows:

*Section 401.3.2.1 **Nuisance Alarm Notification.** Notification of emergency responders based on an unwarranted alarm may be punishable by a fine in accordance with the adopted fee schedule. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from an unwarranted alarm notification.*

Section 401.3.2.2 is added to read as follows:

*Section 401.3.2.2 **Multiple Unwarranted or Nuisance Alarm Activations.** Any occupancy that has more than 3 unwarranted or nuisance alarms causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and or monitoring station as determined by the Fire Code Official.*

Section 402.1 of Chapter 4 is hereby amended to add the following:

***PRE-PLANS
UNWARRANTED ALARMS***

Section 403.1.1 is hereby added to Chapter 4 and shall read as follows:

*Section 403.1.1 **Pre-Plans:** When required by the fire code official, pre-plans shall be developed for target hazard buildings according to the written standards developed by the authority having jurisdiction.*

Section 403.9.1.4 is hereby added to Chapter 4 and shall read as follows:

***Emergency Preparedness for Hotels, Lodging and Congregate Houses.** Hotels, lodging and congregate houses shall provide guests with immediate access to a telephone to report emergencies. The exit diagram shall indicate the location of the nearest telephone and instructions to dial 911.*

**CHAPTER 5
FIRE SERVICE FEATURES**

Section 503.1. of Chapter 5 is hereby amended as follows:

Section 501.1 in Chapter 5 is hereby amended to add the following.

DRIVEWAY

Section 503.1 **Where Required.** Fire Apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

Section 503.1.4 of Chapter 5 is hereby added to read as follows:

*Section 503.1.4 **Undeveloped Areas.** Fire Apparatus Access Roads, improved or unimproved, shall be provided for firefighting equipment, apparatus and personnel to undeveloped areas of the MARINWOOD CSD so as to gain access to improved, unimproved, and undeveloped areas of the MARINWOOD CSD in a manner approved by the Fire Code Official. Any vehicle or other obstructions may be towed away at the owner's expense.*

Section 503.1.5 of Chapter 5 is hereby added to read as follows:

*Section 503.1.5 **Aerial fire apparatus access.** Buildings or facilities exceeding 30 feet or three stories in height, approved aerial apparatus access roads shall be provided. For the purposes of this section, the highest rood surface shall be determined by the measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.*

*Section 503.1.5.1 **Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.*

*Section 503.1.5.2 **Proximity to building.** One or more of the required access routes meeting this condition shall be located not less than 15 feet and not more than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.*

*Section 503.1.5.3 **Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus access road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.*

Section 503.2.1. of Chapter 5 is hereby amended as follows:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm).

Section 503.2.6.1. is hereby added to Chapter 5 and shall read as follows:

*Section 503.2.6.1 **Evaluation and maintenance.** All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.*

Section 503.4 of Chapter 5 is amended to read as follows:

Section 503.4 obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections 503.2.1 and 503.2.2 shall be maintained at all times. *Any vehicle or other obstruction may be towed away at the owner's expense.*

Section 503.4.2 is hereby added to read as follows:

503.4.2 Prohibition on Vehicular Parking on Private Access ways. *If, in the judgment of the Fire Code Official, it is necessary to prohibit vehicular parking along private access ways serving existing facilities, buildings, or portions of buildings in order to keep them clear and unobstructed for fire apparatus access, the Fire Code Official may issue an Order to the owner, lessee or other person in charge of the premises to paint the curbs red or install signs or other appropriate notices to the effect that parking is prohibited by Order of the Fire Department. It shall thereafter be unlawful for such owner, lessee or other person in charge of the premises to fail to install, maintain in good condition, the form of notice so prescribed. When such areas are marked or signed as provided herein, no person shall park a vehicle adjacent to any such curb or in the private access way contrary to such markings or signs. Any vehicle so parked in the private access way may be towed away at the expense of the owner of the vehicle.*

Section 503.6.1 is hereby added to Chapter 5 and shall read as follows:

503.6.1 Width. *All gates shall open fully to provide an unobstructed passage width of not less than 16 feet or a minimum of two feet wider than the approved net clear opening of the required all weather roadway or driveway and a minimum net vertical clearance of 15 feet.*

Section 503.6.2 is hereby added to Chapter 5 and shall read as follows:

Section 503.6.2 Electronic Gates. *All electronically operated gates shall have installed an approved key switch override system mounted on a stanchion or wall as approved by the Chief in accordance with Standards/Policies adopted by the Fire Code Official. All electronic or motorized gates shall incorporate in their design the means for fast, effective manual operation of the gates in the event of power or mechanical failure (i.e., easily removable hinge pins for separating power linkage from gates; undercut, weakened or frangible members requiring 40 pounds or less pressure against the gates to cause their failure and the gates to open. All electrical wiring and components of motorized gates shall be UL listed and installed in accordance with the National Electric Code.*

Section 507.5.1 of Chapter 5 is hereby amended by deleting exceptions ~~1 and 2~~.

Section 507.5.1.1 of Chapter 5 is amended to read as follows:

Section 507.5.1.1 Hydrant for fire department connections. *Buildings equipped with a water-based fire protection system installed in accordance with Section 903 through 905 shall have a fire hydrant within 100 feet of the fire department connections, or as approved by the fire code official.*

Section 507.5.7 is hereby added to Chapter 5 and shall read as follows:

Section 507.5.7 Fire Hydrant Upgrades. *When additions or modifications to structures are made, the nearest fire hydrant (if a new one is not required) located by the Fire Code*

Official, shall be upgraded to the minimum standard of one 4 1/2" outlet and one 2 1/2" outlet for single family dwellings and the minimum standard of one 4 1/2" outlet and two 2 1/2" outlets for commercial structures.

Exception:

1. *If the cost of upgrading the fire hydrant exceeds 2% of the cost of the project based on the building permit valuation.*
2. *One and Two family dwellings equipped throughout with an approved automatic sprinkler system*

Section 510.1 of Chapter 5 is hereby amended by deleting Exception 1.

CHAPTER 9

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 901.7 of Chapter 9 is hereby amended by adding the following sentence:

Section 901.7 Systems out of Service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall be either evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. *This section shall also apply to residential fire sprinkler systems.*

Section 903.2 of Chapter 9 is repealed in its entirety (with the exception of sub-sections 903.2.5, 903.2.6, 903.2.8, 903.2.11, 903.2.12, 903.2.14, 903.2.15, 903.2.16, 903.2.17, 903.2.18, 903.2.19, 903.2.20 & 903.2.21 which shall remain in effect).

Section 903.2 of Chapter 9 is hereby added to read as follows:

Section 903.2 Where required. *Approved automatic sprinkler systems in new and existing buildings shall be provided in the locations described in this section.*

Section 903.2.1 through 903.2.4 of Chapter 9 are hereby added to read as follows:

Section 903.2.1 Required installations. *An automatic sprinkler system shall be installed and maintained in all newly constructed buildings or structures.*

Exceptions:

1. *Detached pool houses, workshops, Group U private garages, barns and similar structures, built in conjunction with existing non-sprinklered single family*

residences and provided the new structure is less than 1,000 square feet and is not intended for use as a dwelling unit.

2. Detached non-combustible, limited combustible, or fire-retardant treated wood canopies.

3. Group B or M occupancies less than 1000 square feet.

4. Detached restroom facilities associated with golf courses, ball fields, parks and similar uses as approved by the Fire Code Official.

5. Agricultural buildings as defined in Appendix C of the Building Code and not exceeding 2000 square feet, having clear unobstructed side yards free of combustible materials, exceeding 60 feet in all directions and not exceeding 25 feet in height, located within an agricultural zoned district as defined in the Marin County Planning Code.

*Section 903.3.0 **Additions and Alterations.** An automatic sprinkler system shall be installed in all buildings in excess of 3,000 sq. ft. which have ten per cent (10%) or more floor area added within any 36-month period.*

*Section 903.3.1 **Substantial Remodel.** An automatic sprinkler system shall be installed in all buildings which have fifty per cent (50%) or more floor area added, or any “substantial remodel” as defined in this code, within any 36- month period.*

*Section 903.2.3 **Group R-3.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the-California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.*

*Section 903.2.4 **Change of Occupancy or Use.** For any change of occupancy or use, when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official, including but not limited to conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences or other similar uses, an automatic sprinkler system shall be installed throughout.*

Section 903.3.9 of Chapter 9 is hereby amended by replacing item 2 with the following:

*Section 903.3.9 **Floor control valves.** Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:*

1. *Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.*
2. *Buildings that are two or more stories in height.*
3. *Buildings that are two or more stories below the highest level of fire department vehicle access.*

Exception: *Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.*

Section 903.6.1 of Chapter 9 is hereby added and shall read as follows:

Section 903.6.1 Application. *In all existing buildings, when the addition of automatic fire sprinklers are required by the provisions of this code, automatic fire sprinklers shall be extended into all unprotected areas of the building.*

Section 906.11 is hereby added to Chapter 9 and shall read as follows:

Section 906.11 Fire Extinguisher Documentation. *The owner and/or operator of every Group R Division 1 and R Division 2 occupancies shall annually provide the Chief written documentation that fire extinguishers are installed and have been serviced as required by Title 19 California Code of Regulations when such extinguishers are installed in residential units in lieu of common areas.*

Section 907.2.13.1.2 of Chapter 9 is hereby amended by adding new subsection 3 to read as follows:

3. *Duct smoke detectors shall be capable of being reset by a readily accessible, remote push button or key activated switch as approved by the Fire Code Official.*

Section 907.6.6 is hereby amended to read as follows:

Section 907.6.6 Monitoring. *New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved Central Station in accordance with NFPA 72 and this section.*

Exception: *Monitoring by central station is not required for:*

1. *Single- and multiple-station smoke alarms required by Section 907.2.11.*
2. *Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.*
3. *Automatic sprinkler systems in one- and two-family dwellings.*

Section 907.8.5.1 of Chapter 9 is hereby added and shall read as follows:

Section 907.8.5.1 Smoke Alarm Documentation. *The owner and/or operator of every Group R Division 1, Division 2, Division 3.1, and Division 4 Occupancies shall annually provide the Fire Code Official with written documentation that the smoke alarms installed*

pursuant to the Building Code have been tested and are operational. If alarms are found to be inoperable or are missing, such alarms shall be repaired or replaced immediately.

CHAPTER 11

CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Section 1103.1 of Chapter 11 is hereby amended to read as follows:

Section 1103.1 **Required Construction.** Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2, 1103.7 through 1103.8.5.3, 1103.9.1, and 1103.10.

The provisions of this chapter shall not be constructed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

Exceptions:

1. Where a change in fire-resistance rating has been approved in accordance with Section 501.2 or 802.6 of the *California Existing Building Code*.
2. Group U occupancies.

CHAPTER 26

FUMIGATION AND INSECTICIDAL FOGGING

Chapter 26 is deleted in its entirety.

CHAPTER 33

FIRE SAFETY DURING CONSTRUCTION

Section 3313.3 of Chapter 33 is amended by adding the following to the end of the exception:

Exception: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials, *as approved by the Fire Code Official.*

Section 3314.3 in Chapter 33 is added to read as follows:

*Section 3314.3 **Where required.** In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding two stories in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.*

Section 3314.4 of Chapter 33 is added to read as follows:

*Section 3314.4 **Buildings being demolished.** Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.*

Section 3314.5 of Chapter 33 is added to read as follows:

*Section 3314.5 **Detailed requirements.** Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.*

CHAPTER 56 **EXPLOSIVES AND FIREWORKS**

Section 5601.1.3 of Chapter 56 Exceptions 1, 2, and 4 are hereby deleted.

Section 5608.1.2 of Chapter is added to read as follows:

*Section 5608.1.2 **Permit required.** A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.*

Section 5608.2 of Chapter 56 is added to read as follows:

*Section 5608.2 **Limitations.** Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited in any area as established by applicable land-use and zoning standards.*

***Exception:** Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.*

APPENDIX B **FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

California Fire Code, Appendix B Table B105.1(1) is amended to read as follows:

TABLE B105.1(1)
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3
AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE- FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,500	2
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at The required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	1,500	2
3,601 and greater	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	½ value in Table B105.1(2) ^a	Duration in Table B105.1(2) at The required fire-flow rate

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Appendix B Table B105.2 is amended to read as follows:

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND
TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE- FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. *The reduced fire-flow shall be not less than 1,500 gallons per minute.*

APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Section C103.1 of Appendix C is amended to read as follows:

Section C103.1 **Hydrant spacing.** Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the *California Fire Code* shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be *approved by the fire code official*.

Section C103.2 of Appendix C is deleted.

Section C103.3 of Appendix C is deleted.

CA Fire Code Section Number, Local Conditions warranting amendments followed by corresponding climatic, geological and topographical condition findings as set forth above:

105.7	2a, 2c, 2d, 2f
107.7	1b, 1c, 1d, 2a, 2e,
202	1e, 2a, 2b, 2d, 2e, 2f
401.1.1	2c, 2d, 2e, 2g
401.3.2.2	2a, 2c, 2d, 2e, 2g
403.1.1	2a, 2b, 2c, 2d, 2e, 2g
403.10.1.4	2a, 2b, 2c, 2d, 2e, 2g
503.1	2a, 2c, 2d, 2e, 2f, 2g
503.1.4	2a, 2c, 2d, 2e, 2f, 2g
503.1.5	2a, 2c, 2d, 2e, 2f, 2g
503.2.6.1	2a, 2c, 2d, 2e, 2f, 2g
503.4	2a, 2c, 2d, 2e, 2f, 2g
503.4.2	2a, 2c, 2d, 2e, 2f, 2g
503.6.1	2a, 2c, 2d, 2e, 2f, 2g
503.6.2	2a, 2c, 2d, 2e, 2f, 2g
507.5.1	2a, 2c, 2d, 2e, 2f, 2g
507.5.1.1	2a, 2c, 2d, 2e, 2f, 2g
507.5.7	2a, 2c, 2d, 2e, 2f, 2g

510.1	2a, 2b, 2c, 2d, 2g
903.2.1 – 903.2.4	2a, 2b, 2c, 2d, 2e, 2g
903.3.9	2a, 2b, 2c, 2d, 2e, 2g
903.6.1	2a, 2b, 2c, 2d, 2e, 2g
907.6.6	2a, 2b, 2c, 2d, 2e, 2g
912.2	2a, 2b, 2c, 2d, 2e, 2g
3313.3	2a, 2b, 2c, 2d, 2g
3314.3	2a, 2b, 2c, 2d, 2g
3314.4	2a, 2b, 2c, 2d, 2g
4902.1	1a, 1b, 1c, 1d, 1e, 2a, 2b, 2c, 2d, 2g
4906.2	1a, 1b, 1c, 1d, 1e, 2a, 2b, 2c, 2d, 2g
4907.1 – 4907.2	1a, 1b, 1c, 1d, 1e, 2a, 2b, 2c, 2d, 2g
4908	1a, 1e, 2a, 2b, 2c, 2d, 2g
5608.1.2 – 5608.2	2a, 2c, 2d, 2e, 2g
App. B	1c, 1d, 2a, 2b, 2e, 2f, 2g
App.C103.1	1c, 1d, 2a, 2b, 2e, 2f, 2g

SECTION 12. AUTHORITY TO ARREST AND ISSUE CITATIONS

(a) The Fire Chief and Fire Prevention Officer shall have authority to arrest or to cite any person who violates any provision of this Chapter involving the Fire Code or the California Building Standards Code regulations relating to fire and panic safety as adopted by the State Fire Marshal, in the manner provided for the arrest or release on citation and notice to appear with respect to misdemeanors or infractions, as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the California Penal Code, including Section 853.6, or as the same hereafter may be amended.

(b) It is the intent of the Board of Directors of the MARINWOOD COMMUNITY SERVICES DISTRICT that the immunities provided in Penal Code Section 836.5 be applicable to aforementioned officers and employees exercising their arrest or citation authority within the course and scope of their employment pursuant to this Chapter.

SECTION 13. PENALTIES

(a) The violations of the Fire Code as adopted herein are misdemeanors/infractions and are subject to the penalties set forth herein.

(b) If a criminal citation is issued, penalties shall be per Section 109 of the California Fire Code and, 109.3, or 111.4 of Section 12 of this ordinance. If an administrative citation is issued, the penalties are as follows:

(c) The first citation, within a 12-month period, for violations of the Fire Code and any amendments adopted herein shall be treated as a Civil Penalty payable directly to the MARINWOOD COMMUNITY SERVICES DISTRICT and is set at \$150 plus the actual costs of all inspections required to gain compliance at the rate set from time to time by the MARINWOOD COMMUNITY SERVICES DISTRICT. Said civil penalties shall be a debt owed to the District by the person responsible for the violation within thirty (30) days after the date of mailing of the citation unless an appeal is filed as provided in Section 14. Upon failure to pay the civil penalty when due, the responsible person shall be liable in a civil action brought by the MARINWOOD COMMUNITY SERVICES DISTRICT for such civil penalty and costs of the litigation, including reasonable attorney's fees.

(d) Any subsequent citations within a twelve (12) month period for any violations of the Fire Code and any amendments adopted herein shall be misdemeanors/infractions and shall be subject to the penalties set forth herein.

(e) The imposition of one penalty for any violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified each day that a violation occurs or continues, after a final notice has been delivered shall constitute a separate offense. The application of both penalties shall not be held to prevent the enforced correction of prohibited conditions.

(f) Nothing contained in Subsections (a) through (f) of this Section shall be construed or interpreted to prevent the MARINWOOD COMMUNITY SERVICES DISTRICT from recovering all costs associated with a MARINWOOD COMMUNITY SERVICES DISTRICT response as described in Section 104.12 of the 2019 International Fire Code as amended.

(g) Any violation of any provision of this Chapter shall constitute a public nuisance and shall entitle the MARINWOOD COMMUNITY SERVICES DISTRICT to collect the costs of abatement and related administrative costs by a nuisance abatement lien as more particularly set forth in Government Code Section 38773.1, and by special assessment to be collected by the County Tax Collector as more particularly set forth in Government Code Section 38773.5. At least thirty (30) days prior to recordation of the lien, or submission of the report to the Tax Collector for collection of this special assessment, the record owner shall receive notice from the Chief of the MARINWOOD COMMUNITY SERVICES DISTRICT intent to charge the property owner for all administrative costs associated with enforcement of this Ordinance and abatement of the nuisance. The notice shall include a summary of costs associated with enforcement of this Ordinance and abatement of the nuisance. The property owner may appeal the Chief's decision to the Board of Directors of the MARINWOOD COMMUNITY SERVICES DISTRICT within fifteen (15) days of the date of the notice and request a public hearing prior to recordation

of the lien or submission of the report to the County Tax Collector for collection of the special assessment. In addition to the foregoing, the MARINWOOD COMMUNITY SERVICES DISTRICT is authorized to prosecute a civil action to collect such abatement costs from the property owner or other person in possession or control of the affected property, and shall be entitled to recover such abatement costs, together with the cost of litigation, including reasonable attorney's fees. The provisions of this section shall also apply to corrective actions for the clearance of brush or vegetative growth from structures as outlined in section 109.3.2.

SECTION 14. APPEALS

(a) Any person receiving a citation for a civil penalty pursuant to Subsection (b) of Section 13 or a bill for MARINWOOD COMMUNITY SERVICES DISTRICT response costs and expenses pursuant to Section 104.12 of the Fire Code, may file within thirty (30) days after the date of mailing the citation or bill, an administrative appeal against imposition of the civil penalty or response costs and expense. The appeal shall be in writing and filed with the Fire Chief and shall include a copy of the bill and statement of the grounds for appeal. The Fire Chief shall conduct an administrative hearing on the appeal, after giving the appellant at least ten (10) days' advance written notice of the time and place of the hearing. Within ten (10) days after the hearing the Chief shall give written notice of the decision to the appellant, which decision shall be final. If the appeal is denied in part or full, all amounts due shall be paid within thirty (30) days after the mailing of the notice of the decision of the hearing officer.

(b) Whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the Board of Directors of the MARINWOOD COMMUNITY SERVICES DISTRICT within 10 days from the date of the decision. The provision of this section shall not apply to corrective actions for the clearance of brush or vegetative growth from structures as outlined in various sections of this Code, or to matters for which an appeal is provided pursuant to Section 14 (a) above.

SECTION 15 FORMER ORDINANCES

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the Code hereby adopted are hereby repealed.

SECTION 16 VALIDITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Directors of the MARINWOOD COMMUNITY SERVICES DISTRICT hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more

sections, subsections, sentences, clauses or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases shall be declared invalid.

SECTION 17 ORDINANCE PUBLICATION AND EFFECTIVE DATE

A summary of this Ordinance shall be published and a certified copy of the full text of this Ordinance shall be posted in the office of the MARINWOOD COMMUNITY SERVICES DISTRICT Admin at least five (5) days prior to the Board of Directors meeting at which it is adopted.

This Ordinance shall be in full force and effective thirty (30) days after its final passage, and the summary of this Ordinance shall be published within fifteen (15) days after the adoption, together with the names of the Board of Directors voting for or against same, in the Independent Journal, a newspaper of general circulation in the County of Marin, State of California.

SECTION 18 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Board of Directors of the MARINWOOD COMMUNITY SERVICES DISTRICT finds that adoption of this ordinance is exempt from the California Environmental Quality Act (“CEQA”) under California Code of Regulations, Title 14, § 15061(b)(3).

Within fifteen (15) days after adoption, the MARINWOOD COMMUNITY SERVICES DISTRICT Clerk shall also post in the office of the MARINWOOD COMMUNITY SERVICES DISTRICT Clerk, a certified copy of the full text of this Ordinance along with the names of those Board of Directors members voting for and against the Ordinance.

PASSED AND ADOPTED by the Board of Directors, MARINWOOD COMMUNITY SERVICES DISTRICT, November 18, 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSTAIN: Board Members:

ABSENT: Board Members:

Christopher Case, President of the Board of Directors

Attest:

Tiffany Combrink, Secretary to the Board of Directors

Staff Report

To: Board of Directors
From: Eric Dreikosen, District Manager
Date: November 18, 2025
Re: FY 25/26 1st Quarter P&L Statement

Directors,

Please see the included FY 25/26 1st Quarter P&L statement and accompanying variance notes.

In reviewing the attached financial reports, it should be noted and understood that while the fiscal year may be 25% complete, that does not mean the majority of the revenue and expenditure line items detailed in the report should also be at or close to 25% of what was budgeted for the year. Given the seasonal nature of our recreation operations coupled with several planned annual one-time expenditures made at the beginning of the fiscal year, a majority of our revenue and expenditures budget to actuals vary widely both under and over the 25% threshold. This is normal and anticipated. Staff's review of Q1 financials fall largely in line with what was expected. Several items of note have been detailed in the included variance and summary report found immediately following the P&L statement.

As expected, the primary cost drivers were staff wages & benefits, advance annual insurance payments and pension payments. Regarding pension expense, the District once again opted to pay the entire annual required Unfunded Accrued Liability (UAL) payment in one lump-sum payment at the beginning of the fiscal year. While this represented a large cash outlay – Safety: \$432K; Misc: \$120K for a total annual payment of approx. \$552K – it also saved the District approximately \$18.5K in annual interest expense that would have been incurred by making monthly UAL payments.

For capital expenditures, the following represents a summary of capital expenditures budgeted for this fiscal year:

Park Dept: No Capital Expenditures Budgeted

Recreation Dept: \$24,000 budgeted

Improvements:

- Chlorine Generator Cartridge Replacement (\$8500)

New Equipment:

- Hydraulic ADA Pool Chair (\$8000)
- Tot Pool Heater Replacement (\$7,500) -*Completed*

Fire Department: No Capital Expenditures Budgeted*

New Equipment:

- Apparatus Bay Door Opener Replacement (\$7,774) -*Completed*

**Approved as non-budgeted expenditure by Board of Directors July 8, 2025*

From a Balance Sheet perspective as of October 31, 2025, one month into Q2, the cash balance in the District's general treasury fund was stated at approximately \$7.26 million. Included in that balance are restricted funds in the amount of \$314K representing MWPA funding allocations. After factoring in these restricted funds, the District's unrestricted cash balance as of October 31, 2025 was stated at approximately \$6.95 million. This represents an increase over the same point in time last fiscal year of approximately \$1.17 million (\$5.78 million stated on 10/31/24). However, it is important to note that this is merely a snapshot of cash balance on a given date. Unfunded Accrued Liabilities continue to grow along with required annual UAL cash payments forecast to increase at greater rates. In addition to the need for identified future capital expenditures and making annual payments towards the District's short-term capital debt (Maintenance Facility), the District will be considering greater annual contributions to off-set long-term liabilities such as Pension & OPEB as well as establishing formal reserve account funds (Capital, Emergency, Operating, etc.) as soon as staff resource capacity will allow.

In regards to other District fiscal assets, as of September 30, 2025 (quarter end) the District's OPEB Trust Fund had a balance of \$1,000,087, marking the first time the Trust has exceeded over a million dollars in assets. Please note, the Trust is an investment account subject to market fluctuations.

The District's Measure A fund balance is currently stated at \$259,294. Staff anticipates receiving an additional \$59K in Measure A funds in March 2026. Measure A funds are restricted for Parks and Recreation purposes. The District has currently designated all available Measure A funds to be allocated towards the Marinwood Community Pool: Pool Shell Replaster project.

Furthermore, the District currently has \$800K of the above stated \$6.95 million unrestricted fund balance held as Board-designated reserves. This is resulting from \$100K in allocations occurring each of the past eight fiscal years with the intention of designating another \$100K at the close of this fiscal year.

Looking forward to Q2, staff anticipates approximately 55% of annual property taxes and special assessments (Park & Fire) to begin being recognized and allocated to our Treasury Fund.

In closing, staff are pleased with the Q1 financial performance and do not have any significant concerns at this time. Both revenue and expenditures came in at or very near expected levels for this period. Staff will continue to be diligent in our financial planning and oversight of actual performance.

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	DISTRICT TOTAL		
	Jul - Sep 25	Budget	% of Budget
Revenue			
4110110 · PropTax - Current Secured	0.00	2,208,000.00	0.0%
4110111 · PropTax - Admin Fee (Contra)	0.00	-27,000.00	0.0%
4110115 · PropTax - Unitary	0.00	12,500.00	0.0%
4110120 · PropTax - Current Unsecured	0.00	32,000.00	0.0%
4110140 · ERAF - Excess	0.00	200,000.00	0.0%
4110145 · ERAF - PY/Reverse	30,740.14	15,000.00	204.93%
4110210 · PropTax - Supplemental Current	0.00	36,000.00	0.0%
4110215 · PropTax - Supplemental Unsecure	0.00	1,000.00	0.0%
4110225 · PropTax - Supplemental Redempt	574.80	1,000.00	57.48%
4110510 · PropTax - Prior Unsecured	0.00	1,000.00	0.0%
4120610 · Special Tax Assessment	0.00	1,879,032.00	0.0%
4120611 · Special Tax- Admin Fee (contra)	0.00	-4,000.00	0.0%
4220115 · Building Plan Review	4,189.00	9,500.00	44.1%
4410125 · Interest- Co. Pooled Investment	0.00	5,000.00	0.0%
4410127 · Interest- ERAF Co. Pooled	1,882.27	100.00	1,882.27%
4410215 · Rental Income - Pool & Picnic	16,206.64	32,500.00	49.87%
4410225 · Rental Income - Community Ctr	0.00	5,000.00	0.0%
4511210 · HOPTR	0.00	7,500.00	0.0%
4570110 · Expense Reimbursements	270.00	500.00	54.0%
4631145 · Service Contract Revenue	0.00	117,169.00	0.0%
4631911 · Advertising Sales	1,670.95	4,500.00	37.13%
4631912 · Vending Sales	29,984.91	42,000.00	71.39%
4631914 · Community Events	4,025.66	21,700.00	18.55%
4631915 · Tennis	42,254.13	90,300.00	46.79%
4631917 · Pool Operating Rev	173,120.44	224,000.00	77.29%
4631918 · Pool Memberships	42,481.13	60,000.00	70.8%
4631919 · Adult Rec Programs	9,608.18	14,100.00	68.14%
4631920 · Summer Rec Programs	978,900.63	1,366,360.00	71.64%
4631922 · Youth Rec Programs	32,807.10	191,820.00	17.1%
4640321 · CSA 13 Contract Rev	0.00	774,860.00	0.0%
4710615 · Donations (General)	0.00	1,000.00	0.0%
4710631 · Paramedic Reimbursement	0.00	40,500.00	0.0%
4710642 · Miscellaneous Rev	969.53	400.00	242.38%
Total Revenue	1,369,685.51	7,363,341.00	18.6%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	DISTRICT TOTAL		
	Jul - Sep 25	Budget	% of Budget
Expenditures			
5110110 · Salaries - Regular Staff	400,225.41	1,897,005.00	21.1%
5110210 · Salaries - PT/Seasonal/Temp	619,903.42	924,790.00	67.03%
5110310 · Acting Pay	5,892.72	7,500.00	78.57%
5110313 · Holiday Pay	7,223.39	48,585.00	14.87%
5110319 · FLSA Pay	3,067.70	28,748.00	10.67%
5120110 · Overtime Pay	91,480.05	150,500.00	60.78%
5130120 · Benefits - Group Medical	211,323.71	705,598.00	29.95%
5130130 · OPEB Trust Contribution	24,999.00	100,000.00	25.0%
5130510 · PERS - Pension	612,884.27	908,778.00	67.44%
5140115 · Workers Comp Ins.	112,004.73	185,532.00	60.37%
5140116 · 4850 Reimbursements (Contra)	-23,524.06	0.00	100.0%
5140130 · Physician Services	107.94	2,450.00	4.41%
5140140 · Social Security & Medicare	84,231.46	233,245.00	36.11%
5140145 · Unemployment Ins.	29.80	17,420.00	0.17%
5210120 · Consultant Fees	3,400.00	9,935.00	34.22%
5210122 · Marketing & Recruiting	16,605.94	57,800.00	28.73%
5210128 · Fingerprinting/Background	2,950.00	7,000.00	42.14%
5210131 · Legal Services	0.00	17,000.00	0.0%
5210146 · Indep. Contractor Fees	72,581.38	282,712.00	25.67%
5210210 · Audit & Accounting	0.00	17,500.00	0.0%
5210230 · Payroll Service Fees	2,526.75	15,800.00	15.99%
5210525 · Insurance - General	84,230.15	99,585.00	84.58%
5210725 · Telecom - Phone/Internet/Cable	3,326.39	12,720.00	26.15%
5210810 · Utilities - Gas & Electric	17,361.19	81,500.00	21.3%
5210815 · Garbage Removal	11,857.24	40,585.00	29.22%
5210825 · Utilities - Street Light Elec.	7,046.33	20,700.00	34.04%
5210835 · Utilities - Water & Sewer	27,171.36	73,500.00	36.97%
5210910 · Maint. - Vehicles	1,400.00	27,000.00	5.19%
5210915 · Maint. - Streetlights	1,246.85	3,975.00	31.37%
5210920 · MERA Operating	31,650.00	31,650.00	100.0%
5211110 · Janitorial Services	5,265.00	21,000.00	25.07%
5211125 · Community Landscape Contract	10,080.00	40,350.00	24.98%
5211140 · Vegetation Management	0.00	5,000.00	0.0%
5211220 · Equipment Rental	2,057.04	8,000.00	25.71%
5211315 · Professional Development	4,680.17	24,800.00	18.87%
5211325 · Conferences & Meetings	551.30	5,800.00	9.51%
5211330 · Memberships & Dues	2,334.30	13,320.00	17.53%
5211440 · Travel	425.32	2,800.00	15.19%
5211520 · Publications & Legal Notices	0.00	750.00	0.0%
5211528 · Tree Maint. & Services	7,875.00	20,000.00	39.38%
5211532 · Weed & Pest Control	825.00	3,800.00	21.71%
5211610 · County-Wide Fees	6,455.55	10,860.00	59.44%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	DISTRICT TOTAL		
	Jul - Sep 25	Budget	% of Budget
5211710 · Long Term Debt - Principal	62,645.11	62,645.00	100.0%
5211715 · Long Term Debt - Interest	11,010.37	11,010.00	100.0%
5220110 · Admin & Office Supplies	7,966.91	23,500.00	33.9%
5220130 · Copier Lease & Printing	3,200.16	9,120.00	35.09%
5220210 · Equip. Maintenance/Replacement*	3,286.69	27,000.00	12.17%
5220215 · Pool Maintenance	4,820.95	20,000.00	24.11%
5220220 · Small Tools	303.37	2,500.00	12.14%
5220310 · Land & Buildings Maintenance	24,396.24	66,000.00	36.96%
5220610 · Gasoline/Fuel	462.71	5,000.00	9.25%
5220710 · Pool Chemicals	3,597.52	12,500.00	28.78%
5220810 · Miscellaneous Supplies	15,176.04	28,825.00	52.65%
5220819 · Rec Program Supplies & Services	83,724.10	305,780.00	27.38%
5220825 · Uniforms & Apparel	1,160.68	20,475.00	5.67%
5220826 · Vending Supplies	15,387.21	30,000.00	51.29%
5220827 · Janitorial Supplies	4,358.32	12,000.00	36.32%
5220910 · Capital Outlay - Improvements	0.00	8,500.00	0.0%
5220916 · Capital Outlay - New Equipment	16,249.20	15,500.00	104.83%
5220920 · Capital Reserves Designation	0.00	100,000.00	0.0%
Total Expenditures	2,731,497.38	6,925,948.00	39.44%
Net Gain/Loss	-1,361,811.87	437,393.00	-311.35%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Park Dept		
	Jul - Sep 25	Budget	% of Budget
Revenue			
4110110 · PropTax - Current Secured	0.00	880,992.00	0.0%
4110111 · PropTax - Admin Fee (Contra)	0.00	-10,773.00	0.0%
4110115 · PropTax - Unitary	0.00	4,987.00	0.0%
4110120 · PropTax - Current Unsecured	0.00	12,768.00	0.0%
4110140 · ERAF - Excess	0.00	79,800.00	0.0%
4110145 · ERAF - PY/Reverse	12,265.32	5,985.00	204.93%
4110210 · PropTax - Supplemental Current	0.00	14,364.00	0.0%
4110215 · PropTax - Supplemental Unsecure	0.00	399.00	0.0%
4110225 · PropTax - Supplemental Redempt	229.34	399.00	57.48%
4110510 · PropTax - Prior Unsecured	0.00	399.00	0.0%
4120610 · Special Tax Assessment	0.00	462,236.00	0.0%
4120611 · Special Tax- Admin Fee (contra)	0.00	-1,000.00	0.0%
4410125 · Interest- Co. Pooled Investment	0.00	1,995.00	0.0%
4410127 · Interest- ERAF Co. Pooled	751.03	100.00	751.03%
4511210 · HOPTR	0.00	2,992.00	0.0%
4710642 · Miscellaneous Rev	0.00	150.00	0.0%
Total Revenue	13,245.69	1,455,793.00	0.91%
Expenditures			
5110110 · Salaries - Regular Staff	71,480.08	316,790.00	22.56%
5110210 · Salaries - PT/Seasonal/Temp	2,265.00	14,400.00	15.73%
5120110 · Overtime Pay	0.00	500.00	0.0%
5130120 · Benefits - Group Medical	54,023.10	174,104.00	31.03%
5130130 · OPEB Trust Contribution	5,751.00	23,000.00	25.0%
5130510 · PERS - Pension	59,826.17	86,122.00	69.47%
5140115 · Workers Comp Ins.	19,040.80	31,597.00	60.26%
5140140 · Social Security & Medicare	4,185.41	25,370.00	16.5%
5140145 · Unemployment Ins.	0.00	890.00	0.0%
5210120 · Consultant Fees	1,187.50	5,860.00	20.27%
5210122 · Marketing & Recruiting	0.00	2,100.00	0.0%
5210131 · Legal Services	0.00	5,000.00	0.0%
5210210 · Audit & Accounting	0.00	4,375.00	0.0%
5210230 · Payroll Service Fees	183.60	1,200.00	15.3%
5210525 · Insurance - General	27,546.29	32,680.00	84.29%
5210725 · Telecom - Phone/Internet/Cable	323.23	2,400.00	13.47%
5210810 · Utilities - Gas & Electric	770.21	4,000.00	19.26%
5210815 · Garbage Removal	8,543.68	29,430.00	29.03%
5210835 · Utilities - Water & Sewer	18,901.63	40,000.00	47.25%
5210910 · Maint. - Vehicles	0.00	2,000.00	0.0%
5210920 · MERA Operating	3,165.00	3,165.00	100.0%
5211125 · Community Landscape Contract	10,080.00	40,350.00	24.98%
5211220 · Equipment Rental	2,057.04	8,000.00	25.71%
5211315 · Professional Development	0.00	2,000.00	0.0%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Park Dept		
	Jul - Sep 25	Budget	% of Budget
5211325 · Conferences & Meetings	31.98	1,250.00	2.56%
5211330 · Memberships & Dues	0.00	2,950.00	0.0%
5211440 · Travel	0.00	800.00	0.0%
5211520 · Publications & Legal Notices	0.00	250.00	0.0%
5211528 · Tree Maint. & Services	7,875.00	20,000.00	39.38%
5211532 · Weed & Pest Control	825.00	3,800.00	21.71%
5211610 · County-Wide Fees	999.14	1,100.00	90.83%
5211710 · Long Term Debt - Principal	62,645.11	62,645.00	100.0%
5211715 · Long Term Debt - Interest	11,010.37	11,010.00	100.0%
5220110 · Admin & Office Supplies	307.26	3,100.00	9.91%
5220130 · Copier Lease & Printing	320.01	910.00	35.17%
5220210 · Equip. Maintenance/Replacement*	3,137.12	8,500.00	36.91%
5220220 · Small Tools	0.00	2,000.00	0.0%
5220310 · Land & Buildings Maintenance	16,587.01	43,500.00	38.13%
5220610 · Gasoline/Fuel	462.71	4,000.00	11.57%
5220810 · Miscellaneous Supplies	0.00	2,000.00	0.0%
5220825 · Uniforms & Apparel	0.00	1,000.00	0.0%
5220827 · Janitorial Supplies	0.00	1,000.00	0.0%
5220920 · Capital Reserves Designation	0.00	14,000.00	0.0%
Total Expenditures	393,530.45	1,039,148.00	37.87%
Net Gain/Loss	-380,284.76	416,645.00	-91.27%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Recreation Dept		
	Jul - Sep 25	Budget	% of Budget
Revenue			
4110110 · PropTax - Current Secured	0.00	476,928.00	0.0%
4110111 · PropTax - Admin Fee (Contra)	0.00	-5,832.00	0.0%
4110115 · PropTax - Unitary	0.00	2,700.00	0.0%
4110120 · PropTax - Current Unsecured	0.00	6,912.00	0.0%
4110140 · ERAF - Excess	0.00	43,200.00	0.0%
4110145 · ERAF - PY/Reverse	6,639.87	3,240.00	204.93%
4110210 · PropTax - Supplemental Current	0.00	7,776.00	0.0%
4110215 · PropTax - Supplemental Unsecure	0.00	216.00	0.0%
4110225 · PropTax - Supplemental Redempt	124.16	216.00	57.48%
4110510 · PropTax - Prior Unsecured	0.00	216.00	0.0%
4410125 · Interest- Co. Pooled Investment	0.00	1,080.00	0.0%
4410127 · Interest- ERAF Co. Pooled	406.57		
4410215 · Rental Income - Pool & Picnic	16,206.64	32,500.00	49.87%
4410225 · Rental Income - Community Ctr	0.00	5,000.00	0.0%
4511210 · HOPTR	0.00	1,620.00	0.0%
4570110 · Expense Reimbursements	0.00	500.00	0.0%
4631911 · Advertising Sales	1,670.95	4,500.00	37.13%
4631912 · Vending Sales	29,984.91	42,000.00	71.39%
4631914 · Community Events	4,025.66	21,700.00	18.55%
4631915 · Tennis	42,254.13	90,300.00	46.79%
4631917 · Pool Operating Rev	173,120.44	224,000.00	77.29%
4631918 · Pool Memberships	42,481.13	60,000.00	70.8%
4631919 · Adult Rec Programs	9,608.18	14,100.00	68.14%
4631920 · Summer Rec Programs	978,900.63	1,366,360.00	71.64%
4631922 · Youth Rec Programs	32,807.10	191,820.00	17.1%
4710615 · Donations (General)	0.00	1,000.00	0.0%
4710642 · Miscellaneous Rev	969.53	250.00	387.81%
Total Revenue	1,339,199.90	2,592,302.00	51.66%
Expenditures			
5110110 · Salaries - Regular Staff	92,010.16	403,103.00	22.83%
5110210 · Salaries - PT/Seasonal/Temp	617,638.42	910,390.00	67.84%
5130120 · Benefits - Group Medical	41,788.80	124,790.00	33.49%
5130130 · OPEB Trust Contribution	2,748.00	11,000.00	24.98%
5130510 · PERS - Pension	75,083.25	105,271.00	71.32%
5140115 · Workers Comp Ins.	26,545.13	44,058.00	60.25%
5140130 · Physician Services	107.94		
5140140 · Social Security & Medicare	57,786.22	99,861.00	57.87%
5140145 · Unemployment Ins.	29.80	15,000.00	0.2%
5210120 · Consultant Fees	737.50	1,360.00	54.23%
5210122 · Marketing & Recruiting	16,605.94	51,700.00	32.12%
5210128 · Fingerprinting/Background	2,950.00	6,500.00	45.39%
5210131 · Legal Services	0.00	2,000.00	0.0%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Recreation Dept		
	Jul - Sep 25	Budget	% of Budget
5210146 · Indep. Contractor Fees	72,581.38	165,400.00	43.88%
5210210 · Audit & Accounting	0.00	4,375.00	0.0%
5210230 · Payroll Service Fees	2,100.15	13,000.00	16.16%
5210525 · Insurance - General	26,358.82	31,445.00	83.83%
5210725 · Telecom - Phone/Internet/Cable	711.72	3,050.00	23.34%
5210810 · Utilities - Gas & Electric	13,823.07	60,000.00	23.04%
5210815 · Garbage Removal	2,209.06	7,435.00	29.71%
5210835 · Utilities - Water & Sewer	7,039.73	23,500.00	29.96%
5211110 · Janitorial Services	5,265.00	21,000.00	25.07%
5211315 · Professional Development	4,680.17	12,800.00	36.56%
5211325 · Conferences & Meetings	455.34	3,150.00	14.46%
5211330 · Memberships & Dues	0.00	4,130.00	0.0%
5211440 · Travel	425.32	1,500.00	28.36%
5211520 · Publications & Legal Notices	0.00	250.00	0.0%
5211610 · County-Wide Fees	999.14	2,580.00	38.73%
5220110 · Admin & Office Supplies	7,099.91	15,000.00	47.33%
5220130 · Copier Lease & Printing	2,080.10	5,930.00	35.08%
5220215 · Pool Maintenance	4,820.95	20,000.00	24.11%
5220310 · Land & Buildings Maintenance	7,539.23	15,000.00	50.26%
5220710 · Pool Chemicals	3,597.52	12,500.00	28.78%
5220819 · Rec Program Supplies & Services	83,724.10	305,780.00	27.38%
5220825 · Uniforms & Apparel	20.00	8,000.00	0.25%
5220826 · Vending Supplies	15,387.21	30,000.00	51.29%
5220827 · Janitorial Supplies	4,237.12	10,000.00	42.37%
5220910 · Capital Outlay - Improvements	0.00	8,500.00	0.0%
5220916 · Capital Outlay - New Equipment	8,475.22	15,500.00	54.68%
5220920 · Capital Reserves Designation	0.00	6,000.00	0.0%
Total Expenditures	1,207,661.42	2,580,858.00	46.79%
Net Gain/Loss	131,538.48	11,444.00	1,149.41%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Fire Dept		
	Jul - Sep 25	Budget	% of Budget
Revenue			
4110110 · PropTax - Current Secured	0.00	850,080.00	0.0%
4110111 · PropTax - Admin Fee (Contra)	0.00	-10,395.00	0.0%
4110115 · PropTax - Unitary	0.00	4,813.00	0.0%
4110120 · PropTax - Current Unsecured	0.00	12,320.00	0.0%
4110140 · ERAF - Excess	0.00	77,000.00	0.0%
4110145 · ERAF - PY/Reverse	11,834.95	5,775.00	204.93%
4110210 · PropTax - Supplemental Current	0.00	13,860.00	0.0%
4110215 · PropTax - Supplemental Unsecure	0.00	385.00	0.0%
4110225 · PropTax - Supplemental Redempt	221.30	385.00	57.48%
4110510 · PropTax - Prior Unsecured	0.00	385.00	0.0%
4120610 · Special Tax Assessment	0.00	1,392,571.00	0.0%
4120611 · Special Tax- Admin Fee (contra)	0.00	-2,900.00	0.0%
4220115 · Building Plan Review	4,189.00	9,500.00	44.1%
4410125 · Interest- Co. Pooled Investment	0.00	1,925.00	0.0%
4410127 · Interest- ERAF Co. Pooled	724.67		
4511210 · HOPTR	0.00	2,888.00	0.0%
4631145 · Service Contract Revenue	0.00	117,169.00	0.0%
4640321 · CSA 13 Contract Rev	0.00	774,860.00	0.0%
4710631 · Paramedic Reimbursement	0.00	40,500.00	0.0%
Total Revenue	16,969.92	3,291,121.00	0.52%
Expenditures			
5110110 · Salaries - Regular Staff	236,735.17	1,177,112.00	20.11%
5110310 · Acting Pay	5,892.72	7,500.00	78.57%
5110313 · Holiday Pay	7,223.39	48,585.00	14.87%
5110319 · FLSA Pay	3,067.70	28,748.00	10.67%
5120110 · Overtime Pay	91,480.05	150,000.00	60.99%
5130120 · Benefits - Group Medical	115,511.81	406,704.00	28.4%
5130130 · OPEB Trust Contribution	16,500.00	66,000.00	25.0%
5130510 · PERS - Pension	477,974.85	717,385.00	66.63%
5140115 · Workers Comp Ins.	66,418.80	109,877.00	60.45%
5140116 · 4850 Reimbursements (Contra)	-23,524.06		
5140130 · Physician Services	0.00	2,450.00	0.0%
5140140 · Social Security & Medicare	22,259.83	108,014.00	20.61%
5140145 · Unemployment Ins.	0.00	1,530.00	0.0%
5210120 · Consultant Fees	1,475.00	2,715.00	54.33%
5210122 · Marketing & Recruiting	0.00	4,000.00	0.0%
5210128 · Fingerprinting/Background	0.00	500.00	0.0%
5210131 · Legal Services	0.00	10,000.00	0.0%
5210146 · Indep. Contractor Fees	0.00	117,312.00	0.0%
5210210 · Audit & Accounting	0.00	8,750.00	0.0%
5210230 · Payroll Service Fees	243.00	1,600.00	15.19%
5210525 · Insurance - General	30,325.04	35,460.00	85.52%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Fire Dept		
	Jul - Sep 25	Budget	% of Budget
5210725 · Telecom - Phone/Internet/Cable	2,291.44	7,270.00	31.52%
5210810 · Utilities - Gas & Electric	2,767.91	17,500.00	15.82%
5210815 · Garbage Removal	1,104.50	3,720.00	29.69%
5210835 · Utilities - Water & Sewer	1,230.00	10,000.00	12.3%
5210910 · Maint. - Vehicles	1,400.00	25,000.00	5.6%
5210920 · MERA Operating	28,485.00	28,485.00	100.0%
5211140 · Vegetation Management	0.00	5,000.00	0.0%
5211315 · Professional Development	0.00	10,000.00	0.0%
5211325 · Conferences & Meetings	63.98	1,400.00	4.57%
5211330 · Memberships & Dues	2,334.30	6,240.00	37.41%
5211440 · Travel	0.00	500.00	0.0%
5211520 · Publications & Legal Notices	0.00	250.00	0.0%
5211610 · County-Wide Fees	3,957.27	6,680.00	59.24%
5220110 · Admin & Office Supplies	559.74	5,400.00	10.37%
5220130 · Copier Lease & Printing	800.05	2,280.00	35.09%
5220210 · Equip. Maintenance/Replacement*	149.57	18,500.00	0.81%
5220220 · Small Tools	303.37	500.00	60.67%
5220310 · Land & Buildings Maintenance	270.00	7,500.00	3.6%
5220610 · Gasoline/Fuel	0.00	1,000.00	0.0%
5220810 · Miscellaneous Supplies	15,176.04	26,825.00	56.57%
5220825 · Uniforms & Apparel	1,140.68	11,475.00	9.94%
5220827 · Janitorial Supplies	121.20	1,000.00	12.12%
5220916 · Capital Outlay - New Equipment	7,773.98		
5220920 · Capital Reserves Designation	0.00	80,000.00	0.0%
Total Expenditures	1,121,512.33	3,280,767.00	34.18%
Net Gain/Loss	-1,104,542.41	10,354.00	-10,667.79%

Marinwood Community Services District
Profit & Loss Budget vs. Actual
FY 2025/2026: Quarter 1

	Streetlights		
	Jul - Sep 25	Budget	% of Budget
Revenue			
4120610 · Special Tax Assessment	0.00	24,225.00	0.0%
4120611 · Special Tax- Admin Fee (contra)	0.00	-100.00	0.0%
4570110 · Expense Reimbursements	270.00		
Total Revenue	270.00	24,125.00	1.12%
Expenditures			
5210825 · Utilities - Street Light Elec.	7,046.33	20,700.00	34.04%
5210915 · Maint. - Streetlights	1,246.85	3,975.00	31.37%
5211610 · County-Wide Fees	500.00	500.00	100.0%
Total Expenditures	8,793.18	25,175.00	34.93%
Net Gain/Loss	-8,523.18	-1,050.00	811.73%

Marinwood Community Services District
Fiscal Year 2025-26 1st Quarter P&L Budget-to-Actuals Summary and Variance Notes

GL Number GL Description Summary Notes:

DISTRICT-WIDE (All Depts)

5130120	Benefits-Group Med	<i>Includes October payments (4 months)</i>
5130510	PERS - Pension	<i>Includes lump-sum payment for entirety of Unfunded Accrued Liabilities for 25/26</i>
5140115	Workers Comp Ins	<i>Annual amount paid in full with exception of year-end reconciliation to actual payroll</i>
5210525	Insurance - General	<i>Annual amount paid in full</i>
5220130	Copier Lease/Printing	<i>Includes Bi-annual print overage charges</i>

PARK DEPT:

5210835	Water & Sewer	<i>Includes 4 mos usage; Irrigation system now turned off for winter months</i>
5210920	MERA Operating	<i>Annual amount paid in full</i>
5211710	Long Term Debt	<i>Maintenance Facility Construction Loan - paid in full</i>
5220310	Land & Bldg Maint.	<i>Includes sand and stain treatment of maintenance facility fencing</i>

RECREATION:

4631912	Vending Sales	<i>Greater than anticipated demand</i>
4631915	Tennis	<i>Includes \$15,590 in deferred revenue from prior year</i>
4631917	Pool Operating Rev	<i>Includes \$71,485 in deferred revenue from prior year</i>
4631918	Pool Memberships	<i>Includes \$34,990 in deferred revenue from prior year</i>
4631920	Summer Rec Program	<i>Includes \$903,880 in deferred revenue from prior year</i>
4631922	Youth Rec Programs	<i>Revenue derived from school year operations. I.e. - Preschool, After School, Camps, Classes</i>
5110210	PT/Seasonal/Temp	<i>Seasonal Impact of summer staffing</i>
5140140	Soc. Security & Medi	<i>Seasonal Impact of summer staffing</i>
5210122	Marketing	<i>Includes Fall Review catalog and mailing costs (\$16,290)</i>
5210146	Rec Program Contract	<i>Includes tennis and contracted sports programs as well as specialty classes</i>
5220110	Admin/Office Suppls	<i>Includes new credit card readers required for program registration system (\$3900)</i>
5220826	Vending Supplies	<i>Greater than anticipated demand Directly correlates to increased revenue.</i>
5220916	Cap. Outlay-Equip	<i>Tot Pool Heater Replacement</i>

FIRE DEPT:

5120110	Overtime Pay	<i>Large portion due to backfill for non-industrial injury leave/vacancies</i>
5210920	MERA Operating	<i>Annual amount paid in full</i>
5220810	Misc. Supplies	<i>Includes 4 new sets of PPE turn-outs</i>
5220916	Cap. Outlay-Equip	<i>Engine bay door opener replacement (Board approved July 2025)</i>

SREETLIGHTS:

5210825	Util. - Sreetlight Elec.	<i>4 months.</i>
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Staff Report

To: Board of Directors
From: Eric Dreikosen, District Manager
Date: November 18, 2025
Re: Res. 2025-04: Employee Health Care Premium Employer's Contribution

Directors,

CalPERS, the District's current employee health care insurance provider under the Public Employees' Medical and Hospital Care Act (PEMHCA), annually adjusts rates of the various health care insurance options provided. The District has a long-standing policy of contributing set percentages of the current Kaiser plan premiums for each respective employee classification.

For calendar year 2026, Kaiser premiums under the CalPERS plan have increased by approximately 5%. This results in both the employer and employee contributions increasing by an equal percentage compared to the prior calendar year. Kaiser rates had increased by 9% in calendar year 2025. This increase was anticipated and planned for in the FY 25/26 budget.

The Board is required to approve and submit this resolution stating the maximum employer contribution amounts for each employee classification in accordance with annual rates change. The contribution amounts are applicable to both active employees and qualified retirees. Retirees eligible for Medicare incur reduced rates.

Staff Recommendation: Approve Resolution 2025-04 as presented.

RESOLUTION NO. 2025-04
FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS

WHEREAS, (1) Marinwood Community Services District is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act"); and

WHEREAS, (2) Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and

WHEREAS, (3) Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; now, therefore be it

RESOLVED, (a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of:

Medical Group	Monthly Employer Health Contribution		
	Self	Self+1	Self+ Family
001 Miscellaneous	\$1,052.00	\$2,104.00	\$2,735.00
002 Safety	\$935.00	\$1,870.00	\$2,431.00

plus administrative fees and Contingency Reserve Fund assessments; and be it further

RESOLVED, (b) Marinwood Community Services District has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further

RESOLVED, (c) That the participation of the employees and annuitants of Marinwood Community Services District shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that Marinwood Community Services District would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further

RESOLVED, (d) That the executive body appoint and direct, and it does hereby appoint and direct, the District Manager to file with the Board a verified copy of this resolution, and to perform on behalf of Marinwood Community Services District all functions required of it under the Act; and be it further

RESOLVED, (e) That coverage under the Act be effective on January 1, 2026.

Adopted at a regular meeting of the Board of Directors at Marinwood Community Services District, this 18th day of November, 2025.

Signed: _____
Christopher Case, President, Board of Directors

Attest: _____
Tiffany Combrink, Secretary to the Board of Directors

District Manager Report
November 18, 2025
Submitted by: Eric Dreikosen, District Manager

The information below is intended to provide a brief update on select District initiatives, activities and items of note and should not be viewed as a complete list of all current District activities or initiatives.

ADP Payroll and State Tax Filing Challenges:

I'm relieved to report that all of the District's delinquent State Tax filings which were not originally filed properly by ADP have now been submitted properly to the State. We were fortunate to find a local consultant who was able to sort through all the ADP payroll info to reconcile and submit the proper filings.

We are waiting on final penalty and interest figures imposed by State. Staff will continue to aggressively hold ADP accountable for any and all late fees and interest incurred due to the delinquent submittals as well as the 3rd-party consultant costs. As mentioned previously, the compilation and submittal of all payroll tax filings was a stated responsibility of ADP within our agreement for service.

Firefighter-EMT Recruitment

As the board is well aware, our District has been extremely challenged in our ability to recruit and retain the position of Firefighter-Paramedic, causing for extended periods of position vacancies. The District is not unique in the challenges of recruiting firefighter-paramedics but given our limited financial resources compared to other fire departments also recruiting for this position, we have been especially impacted. This has resulted in the need for existing fire personnel to work a significant amount of mandatory overtime and/or deploying reduced staffing levels of a two-man engine company at times to provide much needed relief to our dedicated firefighters. While the District strives to provide as high a level of service to our community as possible by placing paramedics on our fire engine, this has proven to be an untenable situation.

Due to this, and as has been discussed as a potential option at multiple previous board meetings, the District recently launched a recruitment for the position of Firefighter-EMT. In the few weeks since the recruitment was posted the District has received over 80 applicants for the Firefighter-EMT position.

Even though the District is not legally obligated to provide paramedic services, the District would maintain the two paramedics currently on staff and continue recruitment efforts for a 3rd paramedic. We do currently have a Firefighter-Paramedic progressing through the interview process. In the event this applicant does not continue to progress or does not accept an offer of employment, at that point the priority in hiring should rightfully be placed on achieving full-staffing. The recruitment of highly-qualified Firefighter-EMT's will allow the fire department to return to full staffing levels in as quick and efficient a manner as possible, thus eliminating instances of two-man engine companies and greatly reducing mandatory overtime requirements currently burdening existing personnel.

Post Note: At approximately 3:00 PM on Friday, November 14, 2025, a letter was received from Marin Professional Firefighters, IAFF 1775 regarding the District's recent recruitment posting for the position of Firefighter-EMT. It has been included immediately following this report for the Board's reference and consideration.

Several other items of note that staff have been working on during the past month are included as separate agenda items. These will be presented and discussed at those times.



MARIN PROFESSIONAL FIREFIGHTERS

• IAFF Local 1775 •

Est. 1968

John Bagala
Union President

Geoffrey Larkin
Union Vice President

Todd Lando
Union Secretary

Timothy Pratt
Union Treasurer

Mario Bernardini Jr.
Asst. to the Principal Officers

Ryan Day
Political Director

Adam Brolan
Retiree Representative

Jason Golden
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Michael Tribolet
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Sid Jamotte
Health and Safety Chair

John Grey, Esq.
Legal Counsel

Affiliated with:

International Association
of Fire Fighters

California Professional
Firefighters

North Bay Labor Council

AFL-CIO

California Labor Federation

Phone (415) 459-4058
www.iaff1775.org
4330 Redwood Highway,
Ste. 350, San Rafael
CA 94903

November 14, 2025

Eric Dreikosen, District Manager
Marinwood Community Services District
775 Miller Creek Road
San Rafael, CA 94903

RE: Potential Hiring of Firefighter / EMT's

Dear Mr. Dreikosen,

This letter is being sent jointly by the Marinwood Professional Firefighters (MPF) and the Marin Professional Firefighters, IAFF Local 1775 (L1775). This letter is also wholeheartedly endorsed by the San Rafael Firefighters Association (SRFA).

We collectively express our significant concern over the District's decision to suddenly advertise for Firefighter/EMT's to apply for positions within the Marinwood Fire Department. We appreciate that the actions of advertising for EMT's may have been made ostensibly to alleviate the current long term staffing shortage and to help with the significant overtime burden that has been placed upon the employees, but the hiring of non-paramedic EMT's will create additional problems.

The last non-firefighter / paramedic that was hired in Marinwood was Mr. Sean Day just over ten (10) years ago. This is clearly a major change in that long-established past hiring practice.

From January 15th, 2025, until October 31st, 2025 (just over 9 ½ months), there were 289 days / shifts. Engine 58 was responding on a 2-person engine 134 of those days or 46.3% of the time and the engine was BLS (with no paramedics on board) for 112 of those shifts or 38.75% of the time.

This is despite there being nearly 4,000 hours of mandatory overtime required to be worked by the remaining seven (7) Marinwood Firefighters and an additional 1,200 hours of voluntary overtime that they picked up AND San Rafael firefighters working shifts on Engine 58 to help alleviate some of the decreases in staffing and service levels.



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Marinwood Firefighters have routinely been forced to work up to 11 straight 24-hour shifts in a row which is patently unsafe and unsustainable.

As you are well aware, the staffing goal for Engine 58 is to, at all times, be a professional three-person ALS paramedic engine in order to provide the communities we serve the rapid response they have come to expect when they call 9-1-1. This is consistent with the staffing levels in the City of San Rafael Fire Department, the Novato Fire Protection District and other agencies around Marin.

Anything short of this is a disservice to the citizens (taxpayers) of the areas we serve, and it not only provides a lower level of response than they have been led to believe they have, but it also places the direct safety of our dedicated firefighters at risk as well.

Currently the San Rafael Fire Department is having to send an additional ALS Engine Company to provide first response ALS paramedic services to all medical calls where Engine 58 is not staffed appropriately. Hiring EMT's would perpetuate this situation. **When additional engine companies are responding to multiple medical aid calls per day that should normally only require a single engine and transport ambulance it strips resources and reduces the availability for those engines to respond in a timely manner into their own 'first-in' areas for other emergency calls within Santa Venetia & Terra Linda.**

This decision to fly a job announcement to lower the hiring standards in Marinwood creates a significant issue that could potentially derail some of the progress that has been made in the lengthy discussions between the CSD and the City about the long-term sustainable solution of entering into a Contract for Services for fire protection between the two agencies. Any contract for services would provide for a transfer of Marinwood personnel from the District to the City of San Rafael.

Each of the City of San Rafael Engine Company and the Medic units are currently staffed by Firefighter/Paramedics. San Rafael does NOT have Firefighter / EMT positions. There would be no place for EMT's to be absorbed into the cities operations once the merger takes place.



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We are all dismayed in that there was no prior written notice given nor was there an opportunity to meet and confer regarding the change in this decade long existing practice. It is unclear to us if, or when, Fire Chief Abe Roman was even made aware if this unilateral decision to post the job announcement. We respectfully ask that you do NOT proceed with the hiring until such time as we (the MPF and L1775) have had the opportunity to sit down and meet with you and members of the CSD Board to discuss our collective concerns.

We, the Marinwood Professional Firefighters and the Marin Professional Firefighters Local 1775, fully support moving forward expeditiously with a Contract for Services between the District and the City of San Rafael. We have had extensive experience and significant success with putting together mergers and consolidations of fire agencies here in Marin and we stand ready to participate in the process to ensure that the agreements are resolved without delay.

We look forward to hearing from you and ask that this letter be placed into the board packet for the next CSD Board meeting.

Respectfully submitted on behalf of Marinwood Professional Firefighters Chapter President Ryan Brackett and the San Rafael Firefighters Association President Randy Ainsworth.


John Bagala, Union President
Marin Professional Firefighters
IAFF Local 1775

cc: John Grey, General Counsel L1775
Fire Chief Abe Roman, City of San Rafael
Marinwood Professional Firefighters Association
San Rafael Firefighters Association



Marinwood Board Meeting – Fire Chief's Report -November 2025

STAFFING UPDATE

We are scheduling some ER rotations for FF/PM Bearwald at Kaiser TL. He will have opportunities to work with ER nurses and doctors to complete multiple patient assessments and perform a high quantity of ALS skills, like establishing IV's. This is part of his ongoing paramedic training.

We have one firefighter/paramedic who will be having a chief's interview the week of 11/17.

OPERATIONS DIVISION UPDATES

No reportable updates

TRAINING DIVISION UPDATES

This month's block training is HazMat and the topic is electric vehicle fires and hazards.

PREVENTION DIVISION UPDATES

No update

WILDFIRE MITIGATION DIVISION UPDATES

No Update

RECREATION ACTIVITY REPORT

Fall Art Show

Our annual Fall Art Show took place on Saturday, October 25th from 3-7:00pm at the community center. This year's show, directed by Susan Press, featured works from around 50 of Marin's finest artists, centered around the theme "A Touch of Red." This year's show was professionally adjudicated, with prizes awarded for 1st, 2nd, and 3rd places, as well as a handful of "honorable mentions." The show saw our largest ever art show turnout. We had a full house for the duration of the event and several pieces ended up selling. I want to thank Susan Press for coordinating another terrific show, and the Recreation staff for putting on a wonderful event.

Jingle Bell Jazz

Our next community event will be our annual Jingle Bell Jazz Winter Concert, which takes place on Friday, December 12th from 5-6:30pm in the community center. This year's event will feature live music, photos with Santa, arts & crafts, refreshments, and treats.

After last year's strong turnout resulted in some long lines and congested areas, we are redesigning the layout this year to better accommodate the growing audience. We are looking forward to another festive concert.

Raise a Glass – Wine Tasting

Staff have begun preparing for our upcoming "Raise a Glass" wine tasting, which takes place Saturday, March 7th from 2-5pm at the community center. Invitations to wineries are currently being sent out and we are expecting a great lineup for next year's installment. We have several wineries return each year, but we always strive to add at least a few new names to the roster. More details will be announced as the event approaches.

Senior Stroll

On Wednesday, October 22nd we offered our second Senior Stroll of the fall season. We had a small handful of seniors in attendance and everyone had a wonderful time. Now in its third year, the program has developed a loyal following and been a source of friendship and community. I want to acknowledge John Paul Kessler for playing the role of organizer, tour guide, and safety officer during the strolls. The next stroll is scheduled for December 17th, weather permitting.

Spring & Summer 2026 Preparation

Staff are currently working on the schedule of programs for the spring and summer for inclusion in our spring/summer issue of the Marinwood Review. The next issue is scheduled to come out in mid-late February 2026 and will feature information about our spring and summer camps, pool programs, classes, and events, plus a lot of other resources and information relevant to our community members.

Recreation programs currently taking place this fall include Tae Kwon Do, White Crane Silat, Mahjong, Pilates, LEGO engineering, Irish Dance, Babysitter's Training, Little Explorers Art, Zumba, Watercolor Workshops, CPR/First Aid, All Sorts of Sport Camps, and the Preschool Program.

PARKS MAINTENANCE ACTIVITY REPORT

Annual Miller Creek Inspection

Ahead of the first storms of the season the parks staff completed inspections of Miller Creek, walking the length of the creek that flows through Marinwood CSD property and noting any damming, flooding, and/or erosion concerns.

Following our inspections, staff went back and removed minor log jams from 3 areas and began removing ivy from trees throughout the area. Overall, the creek remains relatively clear of hazards, though there continue to be eroding areas we will continue to monitor and address with strategic plantings and removal of nonnative destabilizing plants.

Pool Deck and Fence Repair

This past month staff have made repairs to select areas of the pool deck and nearby stretches of perimeter fencing that had become unstable from age, wear, and excessive ivy growth. The integrity of the pool's perimeter fence is a crucial component of our pool's safety plan, as it deters and prevents unauthorized access to the pool when staff are not present. Staff regularly inspect the fence for wear and damage.

Inspection of Open Space Drains, V-Ditches, and Culverts

Ahead of the recent storms staff began inspecting drains, culverts, and v-ditches throughout the District to check for hazards, damage, or debris that needs clearing. Other than needing to clear a few areas that had become filled with dirt and leaves, no major issues were observed. We will continue to monitor Marinwood's drainage infrastructure throughout the rainy season.

Tree Work

In late October tree work was performed at Roundtree Boulevard, where a dead alder tree in danger of falling on a nearby property was removed. At this time, a fallen tree was also cleared from the open space area adjacent to Blackstone Lane. The large trunk was left, but the leafy debris and small branches were cut and chipped.

Finally, the large oak tree between the two grass fields in Marinwood Park was trimmed to reduce the weight of the canopy. Surrounding bay laurel trees were also cut back to prevent contact with the oak. Bay laurel trees are known to carry sudden oak disease and limiting contact with nearby oaks can limit the chances of transmission.

Further tree work is planned in the park in the coming weeks as weather permits.

Daily/Weekly Tasks:

- Clean and restock Community Center
- Clean and restock park bathroom
- Empty garbage in all 3 parks and at trailheads
- Restock dog waste bags at dog stations
- Mow, edge, and blow in all 3 parks
- Check playground equipment in all 3 playgrounds for damage/vandalism
- Check and adjust pool chemistry