Outlook

**Public Comment - Item 3, November 10 Board Meeting (Septic Regulations Update)**

**From** Marlo Kindermann
**Date** Mon 11/9/2026 9:05 AM
**To** BOS <BOS@MarinCounty.gov>

Dear Supervisors,

Thank you for your attention to the septic regulations update and for the work that has gone into it.

I want to be direct about what is at stake. Where I live, restrictive and costly septic requirements are a true hindrance to managing land. Affordability must be a central part of this review, not an afterthought.

As you shape the revised regulations, I ask the Board to:

1. Direct staff to publish clear estimates of testing, inspection, permitting and repair costs before new requirements are adopted, and explain how affordability will be evaluated.

2. Provide practical, affordable pathways for older systems to meet applicable standards, including phased compliance where it can protect public health and water quality.

3. Require testing, inspection and permitting obligations to be proportionate to the actual risk, and explain the public health or environmental benefit that justifies each requirement.

4. Adopt permitting standards that allow appropriate waterless and composting toilets in areas without public sewer, drawing on the approaches already used in Sonoma and Humboldt Counties. Direct staff to evaluate the California Plumbing Code's Appendix O and NSF/ANSI Standard 41 as part of that work. Research on pathogen reduction shows why treatment, maintenance and safe handling of residual material matter; it should inform specific safeguards rather than a blanket rejection of alternatives. Separate graywater and other wastewater would still require appropriate management.

Protecting water quality and making compliance financially achievable should be joint goals. Please ask staff to show how the proposed regulations will accomplish both.

Thank you for your consideration.

Marlo Kindermann
SGV Resident

References:
Sonoma County, Waterless Toilets standards:

https://permitsonoma.org/Microsites/Permit%20Sonoma/Documents/Divisions/Well-Septic/OWTS/2022/OWTS-Section-21-Waterless-Toilets.pdf

Humboldt County Code, Section 615-4:
https://humboldt.county.codes/Code/615-4

Systematic review of pathogen reduction in onsite sanitation, Water Research X (2023):
https://pmc.ncbi.nlm.nih.gov/articles/PMC10214292/

WEST MARIN COMMUNITY SERVICES

*Every one. All ways.*

November 9, 2026

Marin County Board of Supervisors

Re: Support for direction of LAMP septic regulations

West Marin Community Services (WMCS) is a non-profit organization providing services throughout West Marin. WMCS supports programs and services that ensure the well-being of individuals and families in West Marin. Human dignity and social justice are the values that guide our efforts.

WMCS is a member of **CHAWTF, the Coalition for Housing All Workers and Their Families** in West Marin, formerly Committee for Housing Agricultural Workers and Their Families, first formed by the Marin Community Foundation and the County of Marin to prioritize addressing substandard housing on ranches in West Marin. In 2023, CHAWTF commissioned a Housing Action Study to better understand the existing housing conditions and unmet housing needs of agricultural workers and other lower-income households in West Marin, and the social, economic, and racial barriers they experience accessing reliable, quality housing. Since the launch of the Growing Together West Marin Housing Solutions Study in September 2024, the Coalition has been focusing on advancing action on several of the recommendations identified in the study.

The Coalition has also grown to include **11 key organizations and 8 community members**. Our goal is to expand housing opportunities for all in West Marin, with a focus on low-wage workers, most of whom have deep ties to the community. The coalition represents a diverse network of residents, workers, and community advocates who see the impacts of the housing shortage every day: people forced into displacement, schools at risk of reduced enrolment and resources, and harm to local businesses.

**We strongly support new regulations that reduce unnecessary barriers to installing new septic systems and promote the legalization of existing sufficiently functioning systems. We look forward to an open and transparent process in the coming year as specific regulations are proposed.**

As currently in effect, septic regulations create barriers to housing and affordable housing in West Marin. Compliance often comes with costs that are prohibitive for many residents, businesses, and those in the agricultural community. According to the 2024 Growing Together study, septic requirements are especially prohibitive to the development of multi-family housing in West Marin: current standards for septic capacity in Marin County are higher than actual wastewater usage, leading to higher costs and installation barriers, and often do not incorporate water conservation practices and updated technology that reduce water usage.

WEST MARIN COMMUNITY SERVICES

*Every one. All ways.*

To advance critically needed housing solutions and help the County meet its obligations under the 2023-2031 Housing Element's Regional Housing Needs Allocation (RHNA), the study recommends prioritizing updates to septic regulations and requirements to address the constraint septic systems place on multi-unit development. It further recommends increasing the number of larger-scale septic systems that have already proven successful in West Marin, as in Marshall and Tomales, as a strategy to facilitate infill development.

We recognize that the goal of these septic standards is to promote health, safety, and habitability. In practice, however, the barriers they create often lead to non-compliance, which has the opposite impact: neglected systems that can pose public health risks. Reducing barriers and incorporating more financial resources to help lower-income property owners meet compliance will be critical.

The staff report highlights the need for changes to the customer service culture within the Environmental Health Services Department, and the Coalition strongly supports this. People need information presented transparently and clearly, access to staff, and clearer pathways to compliance so that financial uncertainty is reduced.

**We strongly support the progress and direction towards updating our septic regulations and look forward to receiving continued information as implementation occurs**, so that programs and regulatory frameworks work with people to advance compliance and health and safety for all and create more opportunities for affordable housing development.

Respectfully,



Anne-Marie Flynn
Executive Director
West Marin Community Services

11431 State Route One, Suite 10, P.O. Box 1093, Point Reyes Station, CA 94956
415-663-8361 www.westmarincommunityservices.org

Outlook

# Support for direction of LAMP septic regulations

**From** Sarah Hobson
**Date** Mon 11/9/2026 10:41 AM
**To** BOS <BOS@MarinCounty.gov>
**Cc** drodoni@marincounty.gov <drodoni@marincounty.gov>

Monday November 9, 2026

To: Marin County Board of Supervisors

Re: Support for direction of LAMP septic regulations

I am writing as a resident of West Marin who has lived in Inverness full-time as a homeowner for more than 20 years, raised my youngest son here as he received his education in the West Marin and County of Marin public school system, and now share a home with my son and his wife so they can continue to live and work locally on modest salaries while contributing to the community.

I worked for more than eight years as the executive director of West Marin Fund and am currently a community member and Co-Chair of **CHAWTF, the Coalition for Housing All Workers and Their Families** in West Marin, formerly Committee for Housing Agricultural Workers and Their Families, first formed by the Marin Community Foundation and the County of Marin to prioritize addressing substandard housing on ranches in West Marin. In 2023, CHAWTF commissioned a Housing Action Study to better understand the existing housing conditions and unmet housing needs of agricultural workers and other lower-income households in West Marin, and the social, economic, and racial barriers they experience accessing reliable, quality housing. Since the launch of the Growing Together West Marin Housing Solutions Study in September 2024, the Coalition has been focusing on advancing action on several of the recommendations identified in the study.

The Coalition has also grown to include **11 key organizations and 8 community members**. Our goal is to expand housing opportunities for all in West Marin, with a focus on low-wage workers, most of whom have deep ties to the community. The coalition represents a diverse network of residents, workers, and community advocates who see the impacts of the housing shortage every day: people forced into displacement, schools at risk of reduced enrolment and resources, and harm to local businesses.

**We strongly support new regulations that reduce unnecessary barriers to installing new septic systems and promote the legalization of existing sufficiently functioning systems. We look forward to an open and transparent process in the coming year as specific regulations are proposed.**

As currently in effect, septic regulations create barriers to housing and affordable housing in West Marin. Compliance often comes with costs that are prohibitive for many residents, businesses, and those in the agricultural community. According to the 2024 Growing Together study, septic requirements are especially prohibitive to the development of multi-family housing in West Marin: current standards for septic capacity in Marin County are higher than actual wastewater usage, leading to higher costs and installation barriers, and often do not incorporate water conservation practices and updated technology that reduce water usage.

To advance critically needed housing solutions and help the County meet its obligations under the 2023-2031 Housing Element's Regional Housing Needs Allocation (RHNA), the study recommends prioritizing updates to septic regulations and requirements to address the constraint septic systems place on multi-unit development. It further recommends increasing the number of larger-scale septic systems that have already proven successful in West Marin, as in Marshall and Tomales, as a strategy to facilitate infill development.

We recognize that the goal of these septic standards is to promote health, safety, and habitability. In practice, however, the barriers they create often lead to non-compliance, which has the opposite impact: neglected systems that can pose public health risks. Reducing barriers and incorporating more financial resources to help lower-income property owners meet compliance will be critical.

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**We strongly support the progress and direction towards updating our septic regulations and look forward to receiving continued information as implementation occurs**, so that programs and regulatory frameworks work with people to advance compliance and health and safety for all and create more opportunities for affordable housing development.

Respectfully,

Sarah Hobson
Co-Chair
CHAWTF, Coalition for Housing All Workers and their Families
www.wmhousingsolutions.org

Outlook

## LAMP Septic Regulations

**From** Loretta Murphy <loretta@fundforwestmarin.org>
**Date** Mon 11/9/2026 10:39 AM
**To** BOS <BOS@MarinCounty.gov>; Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>

Some people who received this message don't often get email from loretta@fundforwestmarin.org. Learn why this is important

November 9, 2026
Marin County Board of Supervisors

Re: Support for direction of LAMP septic regulations

West Marin Fund is a community foundation based in Point Reyes Station. Our work focuses on serving the residents of the villages of West Marin.

I am a member of **CHAWTF, the Coalition for Housing All Workers and Their Families** in West Marin, formerly Committee for Housing Agricultural Workers and Their Families, first formed by the Marin Community Foundation and the County of Marin to prioritize addressing substandard housing on ranches in West Marin. In 2023, CHAWTF commissioned a Housing Action Study to better understand the existing housing conditions and unmet housing needs of agricultural workers and other lower-income households in West Marin, and the social, economic, and racial barriers they experience accessing reliable, quality housing. Since the launch of the Growing Together West Marin Housing Solutions Study in September 2024, the Coalition has been focusing on advancing action on several of the recommendations identified in the study.

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**We strongly support new regulations that reduce unnecessary barriers to installing new septic systems and promote the legalization of existing sufficiently functioning systems. We look forward to an open and transparent process in the coming year as specific regulations are proposed.**

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To advance critically needed housing solutions and help the County meet its obligations under the 2023-2031 Housing Element's Regional Housing Needs Allocation (RHNA), the study recommends prioritizing updates to septic regulations and requirements to address the constraint septic systems place on multi-

Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:49 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:48 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | Dear Marin County Board of Supervisors,<br>Please correct my last email to say “vericomposting toilet” in regards to what David Hoffman has created in Lagunitas. I hope you can take a field trip there to see it for yourselves. Attached is a you tube which explains how the system works.<br><br>https://youtu.be/7qN9OU9GyWk<br><br>Thank you,<br>Laura Szawarzenski |
| Name | Laura Szawarzenski |
| Email | |

You can edit this submission and view all your submissions easily.

Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:53 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:53 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | Hi, I am a highly esteemed “septic system operator” for my home in San Geronimo. For this privilege I pay an annual fee of several hundreds of dollars to Marin County environmental services. On top of that I am obligated to have a licensed engineer inspect my system annually. I am fully supportive of my annual inspection from Questa as I get to say hi as well know my system is running well.<br><br>However, I am opposed to being held hostage to a fee that is grossly unjust. I would like to not be charged that fee going forward and get a credit on future taxes for 15 plus years of paying this fee.<br><br>I have petitioned environmental services (or whatever it’s called, sorry I’m caring for grandkids right now) and was not granted a waiver. If this is the rule for those of us who were required to put in mega systems in the last several years while old leaky systems grandfathered in go without this cost I think I at least deserve a trophy or a good bottle of wine. And my few peers ( a handful amongst 4000 other residents in San Geronimo Valley) should also receive the same.<br><br>Here’s to hoping someone will back off of that fee. We’re old retired people and this is a financial burden that’s is imposed on a tiny minority of people with the best and newest systems. Go figure?????!!!!! |

Thanks for your consideration,

Carol Fagan

| | |
|---|---|
| Name | carol fagan |
| Email | |

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Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:42 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:42 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | "Whether or not the permit includes work that would add wastewater flows to the septic system the County verifies the condition of the system at that time, and obtaining a building permit for many types of improvements can require bringing a system up to the requirements for the level of use on the property. "<br><br>As a longtime resident and homeowner in West Marin, I share the concerns and fears of many who live here about being required to upgrade my septic system when applying for a non-related building permit for making home repairs. I have spent several decades spending any available funds working to keep my property safe from fire danger and in good repair. I am now a senior trying to "age in place" and, after years of contributing to my community as a teacher and tax payer, find myself "very low income". I have my septic system periodically pumped out and inspected. I follow guidelines for keeping it functioning properly. It continues to work well despite its age. My home is as old as I am and does not have a recorded "map" with the county. How can I take the risk of applying for a permit if it can trigger a septic inspection that might find it doesn't comply with current code and requires replacement costing $100K or more? I would be forced to give up my home at a time when I am the most vulnerable. I know I am not alone. Nearly everyone I know here has a similar situation. Please consider this dilemma carefully. Offerring creative solutions for helping low income |

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| | residents stay in compliance is important. Otherwise, we are forced to avoid the permit process altogether.  Thank you. |
| Name | Sangeronimo Joe |
| Email | |

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Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:33 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:32 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | Dear Marin County Supervisors,<br>In regards to the new sewage solutions being discussed, I support letting existing homes that have failing septic systems use composting toilets and incinerating toilets and the vermiculture system that David Hoffman uses in Lagunitas.<br>I do not support using these alternative sewage systems for any new housing developments or new single family homes.<br>Thank you for your consideration,<br>Laura Szawarzenski |
| Name | Laura Szawarzenski |
| Email | |

can edit this submission and view all your submissions easily.

Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:33 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:32 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | 1) Allowing septic systems to be shared across lots should be tied to the provision of more units of affordable housing than currently is required for 'ordinary' development of parcels as a result of any lot splits or combined lots that intend to share a system. This is especially important for larger scale greenfield subdivisions that can take advantage of shared systems.<br>2) There should be educational material on the science of water filtration and septic system design that explains how the alternative and regular systems work, and what specifically are the areas that require maintenance. In addition, a landscape solution manual or set of principles should also be developed that indicate best practices for other types of plantings, besides grass, that can work over septic fields and support long range maintenance goals; a special mention of ground dwelling animals and their impact, as well as guidelines for adjacent tree root management should be included in this manual.<br>3) Property owners should also be allowed to and encouraged to compost droppings from pets and farm animals with guidelines developed for each, without having to develop septic systems for that purpose. Many examples are in existence that prove this can work and remove the material from landfills or concentrated areas on certain parcels. |
| Name | Steve Antonaros |

Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:14 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:14 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | Comments on Marin County's Revised Septic Regulations and Local Agency Management Program<br><br>Two Valleys Community Land Trust appreciates the County's considerable work to update Marin County's septic regulations and acknowledges the extensive public engagement that has informed this process.<br><br>We support the County's efforts to simplify permitting, reduce unnecessary costs, recognize alternative wastewater technologies, and establish regulations that better reflect the physical and economic realities of West Marin.<br><br>However, we believe the final Local Agency Management Program (LAMP) must do more than improve the administration of existing septic systems. It must become an effective tool for addressing one of West Marin's most significant barriers to affordable housing.<br><br>The original 2020 SB2-funded Septic Study was specifically intended to evaluate wastewater systems and regulations in West Marin and explore alternatives that would facilitate affordable housing infill development on vacant parcels and additional housing units on developed properties.<br><br>These objectives were subsequently incorporated into Program 12 of the County's 2023–2031 Housing Element, |

which called for alternative wastewater solutions, revised septic-capacity calculations, and standards for multi-unit housing in septic-served areas.

We are concerned that the November 2026 LAMP update does not yet clearly demonstrate how these original affordable-housing objectives will be achieved.

We encourage the County to address the following priorities before final adoption:

1. Establish clear standards for affordable multi-unit housing.

The County should create predictable permitting pathways for small affordable housing developments, including CLT projects, farmworker housing, ADUs, JADUs, and conversions of existing structures.

2. Advance shared and community wastewater systems.

The County should establish standards for small shared septic systems and community-scale wastewater solutions that can serve multiple parcels or clustered affordable housing developments.

3. Expand the use of alternative wastewater technologies.

Alternative technologies should be considered as legitimate solutions for increasing housing capacity, not merely as substitutes for conventional septic systems.

4. Recognize the unique conditions of West Marin.

Regulations should account for rural settlement patterns, challenging soils and topography, agricultural operations, existing development, and the need to preserve workforce housing.

5. Establish financial and technical assistance for affordable housing.

The County should develop a dedicated program to help nonprofit housing developers and community land trusts evaluate wastewater feasibility, finance required infrastructure, and navigate permitting.

6. Establish accountability for implementing the SB2 study and Housing Element commitments.

We recommend that the County prepare a written crosswalk identifying the SB2 study's recommendations, the corresponding Housing Element commitments, the regulatory changes proposed in the LAMP, and the remaining actions necessary to fulfill those commitments.

We also encourage the County to establish measurable performance objectives documenting how the revised regulations increase housing capacity, reduce development costs, and enable additional permanently affordable homes.

Two Valleys Community Land Trust believes that protecting public health and water quality and expanding affordable

housing are compatible objectives. The challenge is to develop regulations and wastewater solutions that accomplish both.

For West Marin, septic policy is housing policy. The success of the LAMP should ultimately be measured not only by improved septic compliance, but by whether it helps preserve existing communities and makes it possible for working families, older adults, and lower-income residents to continue living in West Marin.

We look forward to working with the County, the Regional Water Quality Control Board, and our community partners to achieve these objectives.

| | |
|---|---|
| Name | Hal Russek |
| Email | |

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Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:14 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:10 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | A building permit should only require a septic inspection when the project impacts the septic system. Getting a permit to replace a door or window should not require a septic inspection.<br>Change the Residential Improvement Policy to benefit property owners, especially seniors and low income. We ask for clear, common-sense requirements to reduce time and cost.<br>Allow for new and emerging septic technologies, such as composting, incinerating, and other waterless toilets. There should be changes and waivers proposed for sizing and siting of systems, based on years of monitoring data collected by property owners with alternative systems. These should result in sizing credits towards additional development.<br>Pathways to legalize unpermitted systems as well as options for incremental<br>repair.<br>Lower costs for property owners by reducing testing and inspection<br>requirements and allowing licensed professionals to submit documentation of<br>suitable tests and reports without the need for EHS staff to be present during inspections.<br>Create minimum lot sizes for new development.<br>The ability to create small shared septic systems would be very helpful for problem areas. |

| | |
|---|---|
| | Require septic inspections at time of property sales.<br>improve the customer service culture in the EHS Division, including education and outreach, access to permit history and information during real estate transactions, improvements to customer service, and financial assistance for property owners.<br>improved information on licensed professionals, standardized designs, potential costs, and better access to permit history. |
| Name | Eric Morey |
| Email | |

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Outlook

Fw: Septic Regulations Update feedback

**From** Liz Darby <Liz.Darby@MarinCounty.gov>
**Date** Mon 11/9/2026 11:08 AM
**To** BOS Clerks Staff <BOSClerksStaff@MarinCounty.gov>

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**From:** No-Reply <No-Reply@MarinCounty.gov>
**Sent:** Monday, November 9, 2026 11:03 AM
**To:** Liz Darby <Liz.Darby@MarinCounty.gov>; Chris Choo <Chris.Choo@MarinCounty.gov>
**Subject:** Re: Septic Regulations Update feedback

## Septic Regulations Update feedback

| | |
|---|---|
| Please provide your comments or feedback below: | As residence of San Geronimo Valley with pending ADU permits, we support regulations that would allow permits, for unpermitted ADUs with functioning septic systems (our healthy systems have existed for 18 years.) We would like these healthy systems and units to be "Grandfathered in." These systems have been tested multiple times by qualified septic engineers. |
| Name | Daniel and Fitting |
| Email | |

You can edit this submission and view all your submissions easily.

unit development. It further recommends increasing the number of larger-scale septic systems that have already proven successful in West Marin, as in Marshall and Tomales, as a strategy to facilitate infill development.

We recognize that the goal of these septic standards is to promote health, safety, and habitability. In practice, however, the barriers they create often lead to non-compliance, which has the opposite impact: neglected systems that can pose public health risks. Reducing barriers and incorporating more financial resources to help lower-income property owners meet compliance will be critical.

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Respectfully,

Loretta Murphy
Operations Manager
West Marin Fund
westmarinfund.org

loretta@westmarinfund.org

WEST MARIN FUND
our coastal community foundation