COMMUNITY
DEVELOPMENT AGENCY

Update on septic regulations

November 10, 2026

OUTLINE

- Background
- Engagement and input
- What's changed?
- What's the process for approval?
- What's next?

DISABILITY ACCOMMODATIONS

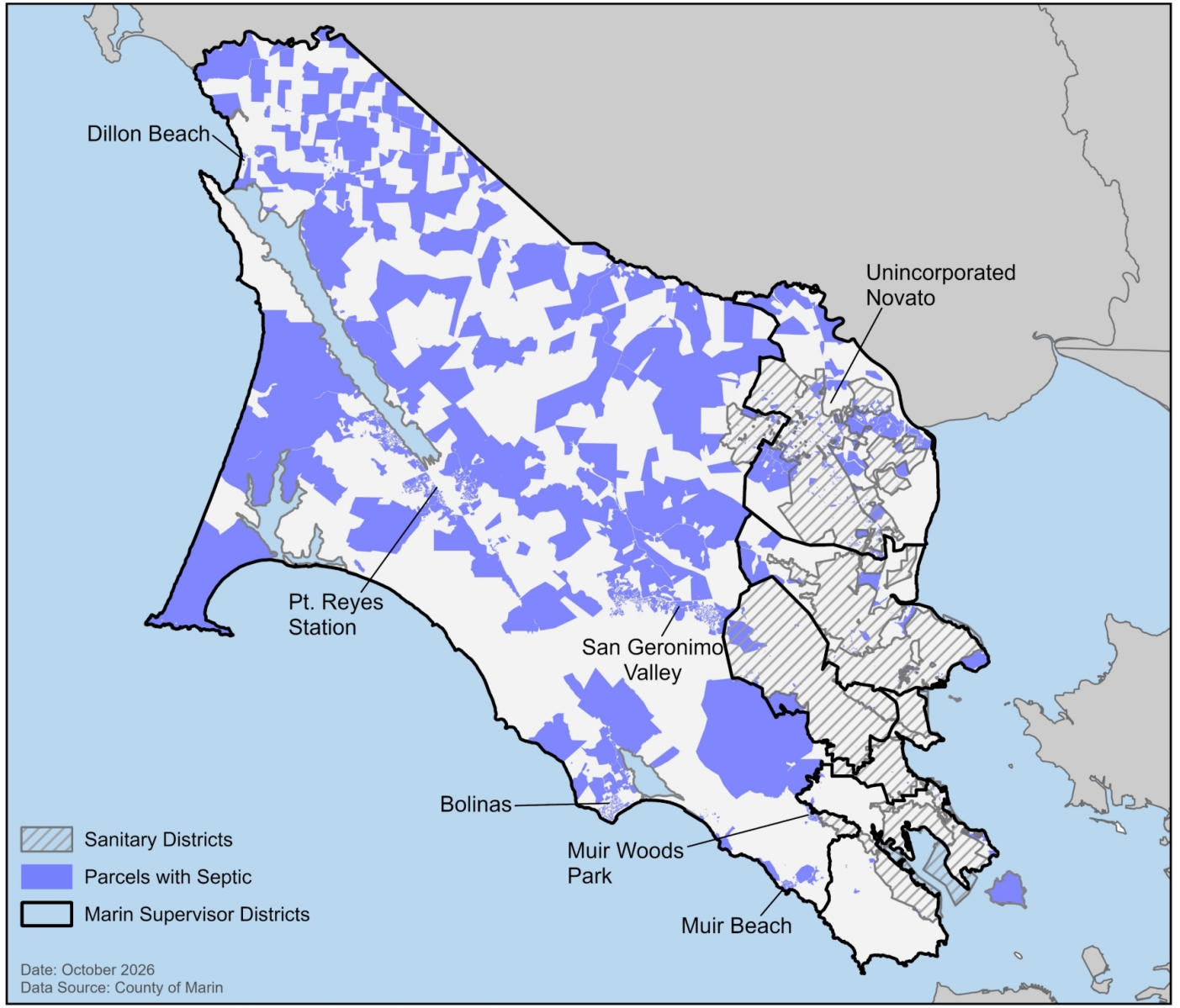


The County of Marin is committed to ensuring all its programs, services, activities, and facilities are accessible to people with disabilities. To learn more about accessibility and the County of Marin, please visit the Disability Access Program webpage, or contact the ADA Coordinator at (415) 473 -4381, or at DisabilityAccess@MarinCounty.gov. Documents in alternative formats are available, upon request.

BACKGROUND

Basics of onsite wastewater treatment systems (OWTS) a.k.a. septic systems

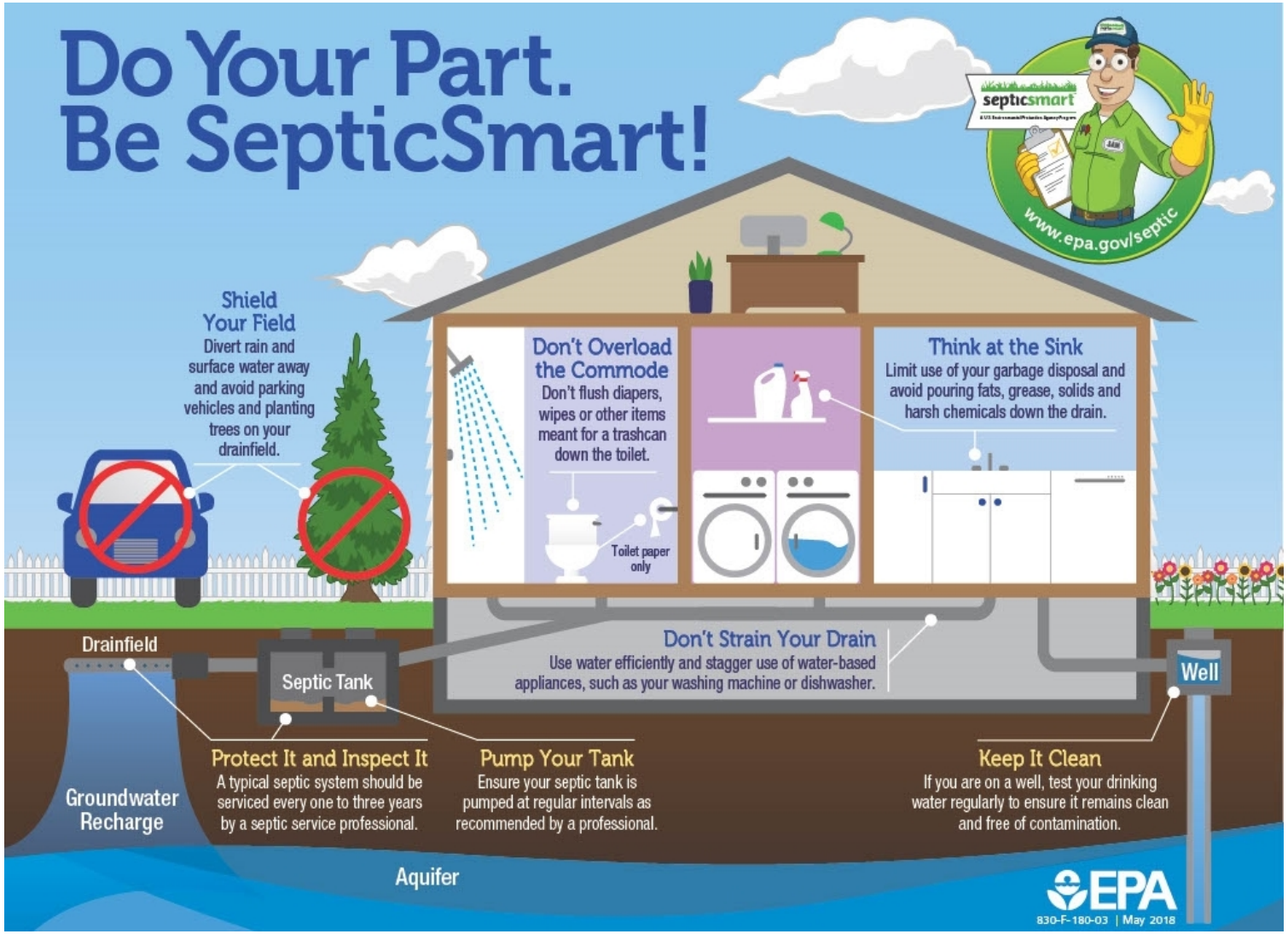
BACKGROUND


Dillon Beach
Unincorporated Novato
Pt. Reyes Station
San Geronimo Valley
Bolinas
Muir Woods Park
Muir Beach
Sanitary Districts
Parcels with Septic
Marin Supervisor Districts
Date: October 2026
Data Source: County of Marin

BACKGROUND

Winter prep

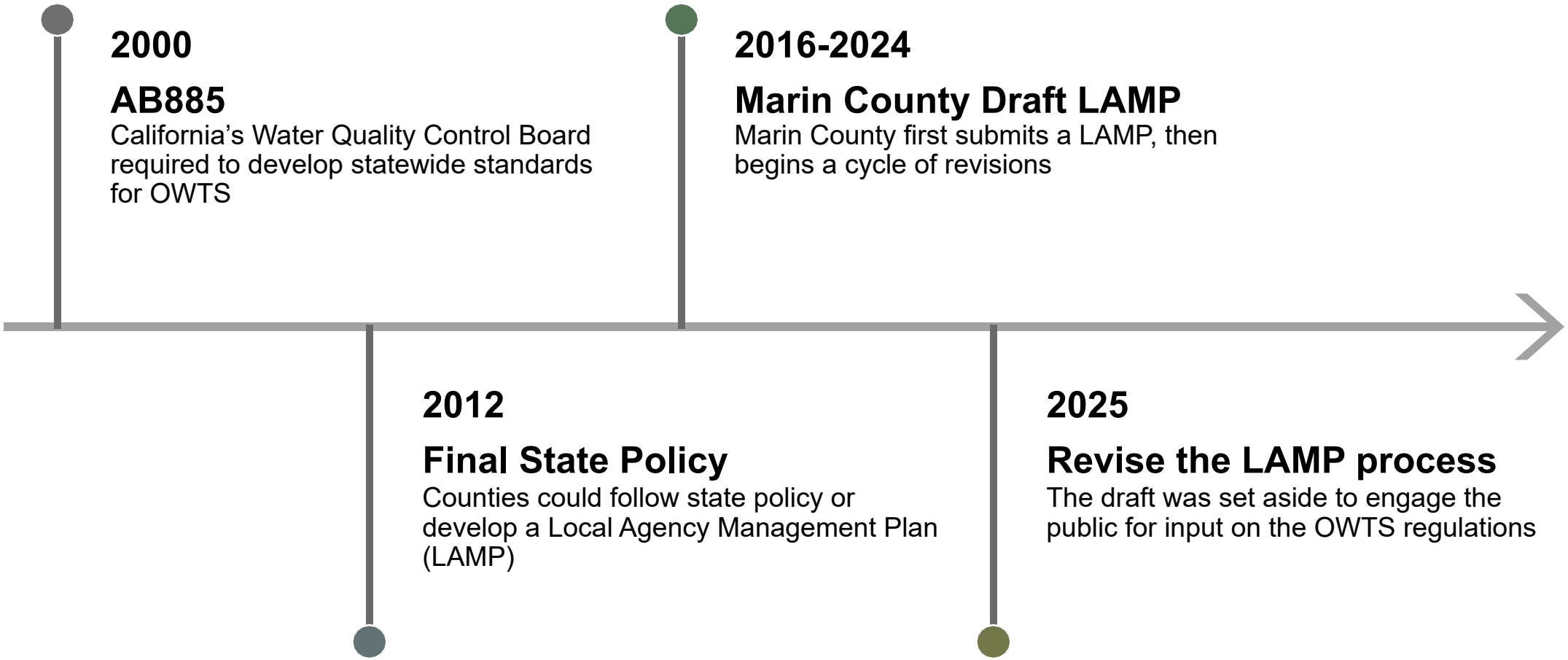
- ❑Contact a septic maintenance provider to conduct an inspection
- ❑Route roof gutter and surface drainage away from the leach field
- ❑Ensure tank lids are watertight
- [Visit Environmental Health's website for more]



BACKGROUND



BACKGROUND


2000
AB885
California's Water Quality Control Board required to develop statewide standards for OWTS
2012
Final State Policy
Counties could follow state policy or develop a Local Agency Management Plan (LAMP)
2016-2024
Marin County Draft LAMP
Marin County first submits a LAMP, then begins a cycle of revisions
2025
Revise the LAMP process
The draft was set aside to engage the public for input on the OWTS regulations

LAMP Team

- **Questa** as the technical lead
- **MRG** for project management
- **Liz Darby, Colby Communications** for public engagement

Colby Communications

Plus Industry professionals, Board of Supervisors subcommittee, County and Regional Board staff

PUBLIC ENGAGEMENT SUMMARY

What we heard

PUBLIC ENGAGEMENT SUMMARY

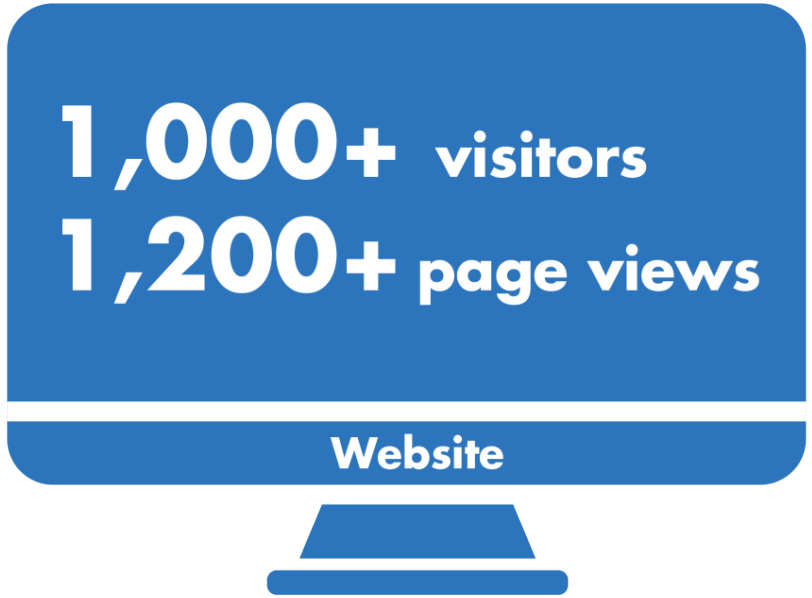
over **500** residents engaged

450+ comments & recommendations

17 stakeholder group meetings

4 tech meetings with professionals

21 one-on-one meetings



What We Heard



Lower costs and financial assistance
Reduce costs and offer financial assistance

More flexibility in systems and inspections
Allow alternative septic technologies and update inspection practices

More information and support
Increase County communications and septic literacy, and provide technical assistance

Better customer service and simpler processes
Improve customer service and streamline permitting processes

WHAT'S CHANGING?

Proposed changes based on feedback

A simpler, clearer process

Repair and legalization

More options for addressing existing systems

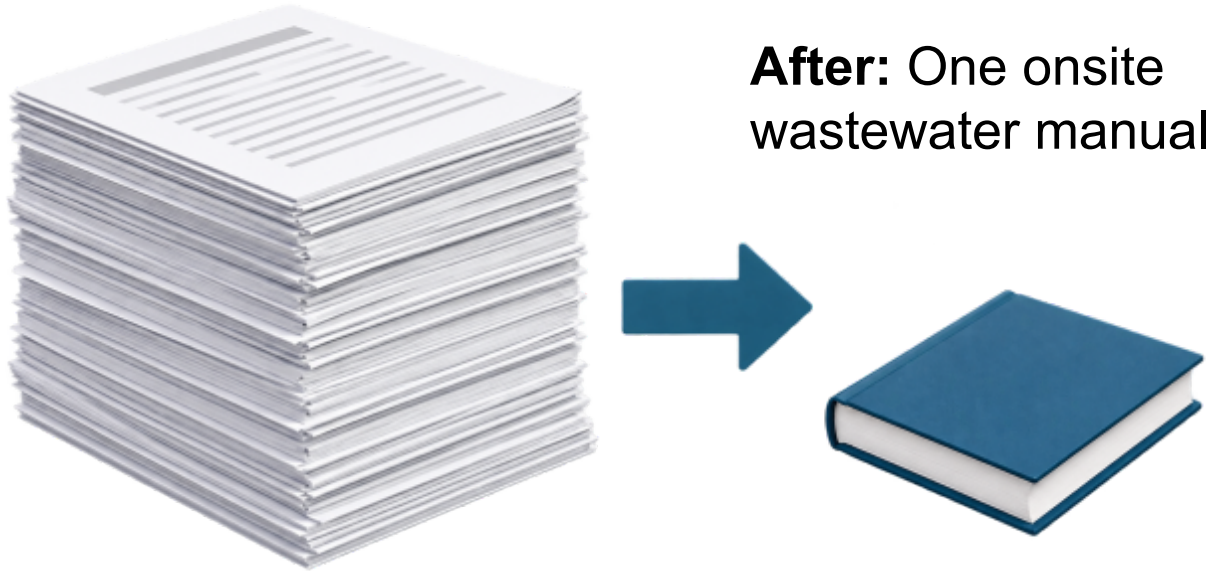
System monitoring

Updated requirements for alternative systems

Waivers and variances

Standard waivers, new ag waiver, and clear variance process

Before: Multiple documents



After: One onsite wastewater manual

Technical changes

Responsive to industry and public input.

Inspections and Testing

Inspection schedules and watertightness tests for tanks adjusted

Technology

More options, plus revised portable and chemical toilet rules

Composting toilets

Waterless technologies including incinerating toilets

Sizing Updates

Allow for development and lowers costs

Wastewater flows

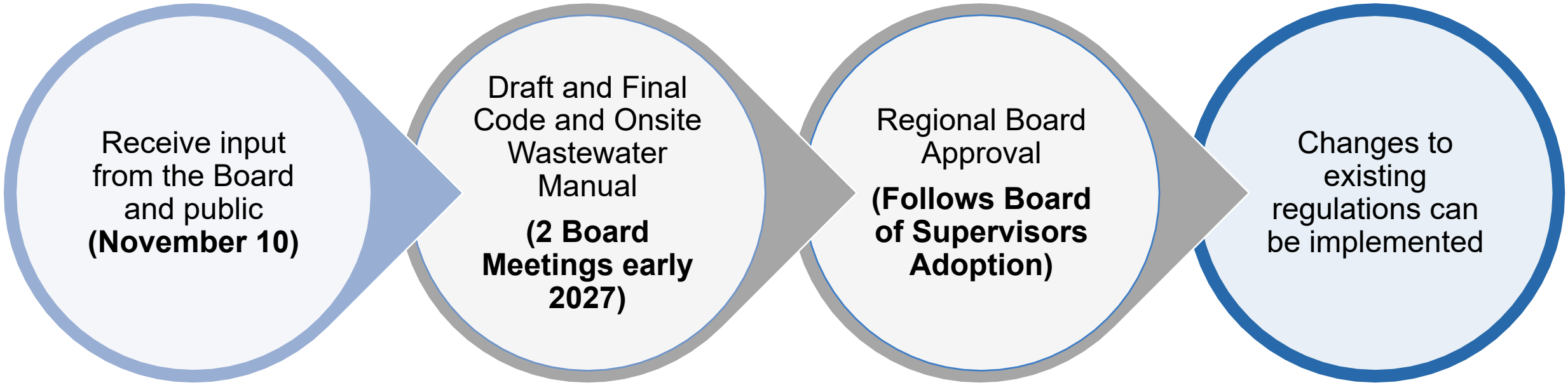
Drainage

Reserve area

Remaining areas to resolve

- Changes to the remodel policy
- Minimum lot sizes for new development
- Requirements for shared septic systems
- Septic inspections at time of property sales
- Waivers for agricultural lands

APPROVAL PROCESS



Improvements to services and information

- Financial assistance
- Developing educational materials for the regulations
- Changes to the website and access to information
- Considering technical assistance programs for property owners
- Ongoing improvements to customer service, adjustments to processes for the public and septic professionals
- Updates to monitoring schedules and permit fees

Questions and feedback