



## COMMUNITY DEVELOPMENT AGENCY

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February 9, 2021

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**SUBJECT:** Resolution to waive regulatory requirements regarding the Bolinas On-Site Wastewater Treatment Systems Pilot Project

Dear Supervisors:

**RECOMMENDATION:**

Adopt a Resolution to waive regulatory requirements regarding the Bolinas On-Site Wastewater Treatment Systems Pilot Project

**SUMMARY:**

On December 16, 2020, Bolinas Community Land Trust (BCLT) submitted the Bolinas On-Site Wastewater Treatment System Pilot Program Proposal (Pilot Project) to facilitate the development of up to 22 deed restricted Accessory Dwelling Units (ADU) to increase the stock of affordable housing in the Bolinas Planning Area. BCLT will coordinate the program with specific property owners and the Bolinas Public Utilities District. In order for the proposal to be approved, staff recommends the Board of Supervisors (BOS) waive certain County requirements governing on-site wastewater treatment systems (OWTS), as discussed further below.

The Pilot Project involves upgrading existing Class III and OWTS to Class II, in order to permit additional ADUs. The Pilot Project would be coordinated by the BCLT with oversight and compliance contracted by a licensed professional wastewater specialist. The systems would be designed based on reduced water usage, as limited by the Bolinas Community Public Utilities District.

The OWTS design waivers include:

- (1) separation between the highest level of groundwater and the bottom of the dispersal system reduced to two (2) feet or 24 inches with supplemental treatment/pretreatment of the wastewater;
- (2) increasing the size of the ADU's from 500 square feet to 800 square feet; and
- (3) installation of a system that does not meet Class 1 OWTS standards.

On January 7, 2021, the San Francisco Bay Regional Water Quality Control Board granted approval to the County to review, authorize, and permit OWTS with less than two feet of separation to groundwater. Based on this, your Board's approval of the Pilot Project would apply to requirements of the: California On-site Wastewater Treatment System Policy dated June 19, 2012 (OWTS Policy); Marin County Local Agency Management Plan (LAMP) dated April 26, 2016; and Marin County

Regulations for the Design, Construction and Repair of individual Sewage Disposal Systems (Regulations).

Staff recommends that your Board adopt the proposed resolution to allow waivers to regulations in order to enable system design upgrades, additional ADU's, and protection of groundwater in the community of Bolinas. Staff will monitor and assess the effectiveness of the Pilot Project and provide a report at the completion of the Project to your Board.

**FISCAL/STAFFING IMPACT:** No fiscal impact.

**REVIEWED BY:**      *(These boxes must be checked)*

<input type="checkbox"/> Department of Finance	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> County Counsel	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

Respectfully Submitted,

Gwen Baert,  
Interim Supervising Environmental Health Specialist

Attachment: Proposed Resolution