

Andrew Boston
136 La Grande Avenue
Moss Beach, CA 94038
waboston@gmail.com

May 14, 2026

San Mateo County Local Agency Formation Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Request to Accelerate Municipal Service Review of Montara Water and Sanitary District

Dear Commissioners:

I am a ratepayer within the Montara Water and Sanitary District, writing to request that the Commission accelerate the scheduled Municipal Service Review of MWSD from FY 2027-28 to FY 2026-27.

In 1985, MWSD built a sewer system in Seal Cove using public improvement bonds. The bond offering lists individual grinder pumps as project facilities (Attachment 1). The District's own 1986 Ordinance No. 66 defines lateral sewers as connecting to "a publicly owned and maintained individual pump system" (Attachment 2). The District's 2017 Sewer System Management Plan, adopted by Board Resolution, lists "28 District maintained individual house pumps" as part of the system (Attachment 3). A 1986 newspaper article confirms the Board's condition that the District assume maintenance responsibility for the project (Attachment 4).

In spring 2025, the District informed homeowners that this infrastructure is now privately owned and directed its maintenance contractor to cease all service to 35 Seal Cove homes (Attachment 5). No board resolution, recorded instrument, or other formal action authorizing this reclassification has ever been produced. After twelve months of Public Records Act requests, the District's own counsel confirmed in a May 5, 2026 letter that "the District has produced all Board actions" going back to the 1980s (Attachment 6). Not one of those documents authorizes the change.

The District has also secured over one million dollars in federal funding through Congressman Liccardo's office for the same Seal Cove infrastructure it now says is privately owned.

On May 12, 2026, in response to a Public Records Act request for any updates, amendments, or revisions to the SSMP since January 2025, the District confirmed it is "not in possession of non-exempt, non-privileged documents" (Attachment 7). The District's own compliance document still lists this infrastructure as District-maintained, yet no one is actually maintaining it.

No one is currently maintaining pressurized sewer in an active landslide zone where the community has already experienced months-long sewage spills. Twelve Seal Cove

households have filed claims against the District.

This is precisely the type of service delivery concern that a Municipal Service Review is designed to evaluate. The review is already on the Commission's workplan. I respectfully ask that it be moved up one year.

Sincerely,

Andrew Boston

Attachments:

1. Improvement Bond Offering, Introduction (1986) — page 4
2. Ordinance No. 66, Section 115 (1986) — “publicly owned and maintained individual pump system”
3. Sewer System Management Plan, System Overview (2017) — “28 District maintained individual house pumps”
4. Newspaper article (1986) — District to assume maintenance
5. SAM/MWSD correspondence (April 2025) — directive to cease Seal Cove maintenance
6. District Counsel letter (May 5, 2026) — “The District has produced all Board actions”
7. District PRA response (May 12, 2026) — no SSMP updates since January 2025

year 1984-85 (See Appendix B).

INTRODUCTION

The Montara Sanitary District ("the Issuer") is located adjacent to the Pacific Ocean on the San Francisco Peninsula toward the northern end of San Mateo County which is immediately to the south of the City and County of San Francisco. It provides sewer service to the unincorporated territory of San Mateo County known as Montara.

The Issuer has formed the Seal Cove Area Collection System Improvement Project Assessment District ("the District") pursuant to Board Resolution of Intention No. 576, as amended ("the Resolution of Intention") to finance the acquisition of certain lands and rights of entry and the construction and/or reconstruction of certain sanitary sewer facilities. Facilities will include both sanitary force and gravity mains, with manholes complete with frames and covers; junction structures; blow-off valves; air release valves; pump stations; individual grinder pumps; laterals; electrical services and all necessary appurtenances where necessary. The issuance herein of the Montara Sanitary District, Seal Cove Area Collection System Improvement Project Assessment District Bonds (the "Bonds") will provide funds for the cost of these improvements.

Assessed Value

The property within the Seal Cove Area Collection System Improvement Project Assessment District is largely developed with rather expensive single family ocean view homes ranging from \$100,000 to \$350,000 in price. Some of the properties being assessed remain vacant, but are considered "buildable". No appraiser has been retained to place a current value on the property within the district but the county assessor has valued all but a dozen of the 194 parcels at a value which is considerably more than the cost of the assessment being levied for the project. The county assessor does not keep property valuation current with the marketplace. As a result of a change in the State Constitution because of California's Proposition 13, property is only revalued at the time of a change of ownership or when construction takes place. In the case of the few lots with low assessed valuation the District Engineer has ascertained that these properties were both inaccessible and without utilities available to them at the time they were last assessed and that this is no longer the case. Vacant parcels similar to these sell on the open market for several times the value of the assessments being levied for this project.

The Bonds are secured by the unpaid assessment liens levied

ORDINANCE NO. 66MONTARA SANITARY DISTRICT
SAN MATEO COUNTY, CALIFORNIA

AN ORDINANCE AMENDING ORDINANCE NO. 7 ENTITLED,
"AN ORDINANCE REGULATING THE USE OF PUBLIC AND
PRIVATE SEWERS AND DRAINS, THE INSTALLATION AND
CONNECTION OF BUILDING SEWERS, THE INSTALLATION OF
SEWER LATERALS AND PUBLIC SEWER MAIN EXTENSIONS,
PROVIDING PERMITS AND FIXING FEES FOR THE INSTALLATION
AND CONNECTION OF SANITARY SEWERS, ESTABLISHING CHARGES
FOR SUBDIVISIONS, REGULATING THE DISCHARGE OF WATERS AND
WASTES INTO THE PUBLIC SEWER SYSTEM, AND PROVIDING
PENALTIES FOR THE VIOLATION OF THE PROVISIONS THEREOF"

The Sanitary Board of the Montara Sanitary District, San Mateo County, California, DOES ORDAIN, as follows:

ARTICLE IDEFINITIONS

101. Agent or Authorized Agent shall mean a person who acts for or in the place of another by authority from him.

102. Applicant shall mean the person making application for a permit for a sewer or plumbing installation and shall be the owner of premises to be served by the sewer for which a permit is requested or his authorized agent.

103. Board shall mean the Sanitary Board of said District.

104. Building shall mean any structure used for human habitation or a place of business, recreation or other purpose containing sanitary facilities.

105. Building Sewer shall mean that portion of any sewer beginning at the plumbing or drainage outlet of any building or industrial facility and running to the property line or to a private sewage disposal system.

106. Collection System Operations Manager shall mean the person designated by and acting for the District in the operation and maintenance of the District Sewage Works.

107. Combined Sewer shall mean a sewer receiving both surface runoff and sewage.

108. Contractor shall mean an individual, firm, corporation, partnership or association duly licensed by the State of California to perform the type of work to be done under the permit.

109. County shall mean the County of San Mateo, California.

110. District shall mean the Montara Sanitary District, San Mateo County, California.

111. District Engineer shall mean the Engineer appointed by and acting for the District and shall be a Registered Civil Engineer.

112. District Inspector shall mean the inspector acting for the District and shall be the Collection System Operations Manager or the person appointed by him and approved by the Board.

113. Fixture Unit shall mean service detailed in the Fixture Unit Table appended to this Ordinance. For the purpose of this Ordinance, when plumbing fixtures are not listed, the appropriate fixture units to be applied shall be determined by the District Engineer after application of generally accepted methods of calculating units of service.

114. Garbage shall mean solid wastes from the preparation, cooking and dispensing of food and from the handling, storage and sale of produce.

115. Lateral Sewer shall mean the portion of a sewer lying within a public street connecting a building sewer to the main sewer or to a publicly owned and maintained individual pump system.

116. Main Sewer shall mean a public sewer designed to accommodate more than one lateral sewer.

117. Manager shall mean the person or persons appointed by the Board to administer and enforce the rules and regulations of District.

118. Multiple Family Unit shall mean any residence, habitation or other structure comprised of two or more Single Family Units located on a single ownership parcel.

119. Other Use Unit shall mean all uses of the public sewer other than those defined in Sections 118 and 135, including but not limited to commercial, industrial, public and institutional uses.

120. Outside Sewer shall mean a sanitary sewer beyond the limits of the Sanitary District not subject to the control or jurisdiction of District.

System Overview

The Montara Water and Sanitary District (MWSD) was formed in 1958 to provide sewage collection and treatment services for the unincorporated areas of Montara and Moss Beach. MWSD serves an estimated 2010 population of 6,000 in about a 7-square mile area and provides sewerage collection services to approx. 2400 sewer connections, private homes and businesses. MWSD consists of approximately **125,000 LF (about 24 miles)** of gravity sewerage collection system, **13 major pump stations** **28 District maintained individual house pumps** and **28,600 LF (about 5.5 miles)** of force main pipes. MWSD once operated its own wastewater treatment plant at the District offices of 8888 Cabrillo Highway, and discharged through a shallow water discharge pipe in the heart of what is now known as the Fitzgerald Marine Reserve.

The MWSD sewer service area is located 30 miles south of San Francisco, 40 miles north of San Jose, and lies on the most western edge of the County of San Mateo in the western sector or SWQCB Region 2 (See Figure 1). The service area is roughly 3 square miles inside the urban-rural boundary (urban developed areas) and 4 square miles of rural (partially developed) areas of San Mateo County.

Today, MWSD is one of three member agencies of Sewer Authority Mid-Coastside (SAM), the agency that collects and cleans our Coastside community's wastewater before it enters the ocean. SAM is a joint-power authority (JPA) that was formed in 1976 by the City of Half Moon Bay (City of HMB or HMB), Granada Sanitary District (GSD), and Montara Water and Sanitary District (MWSD, Formerly known as Montara Sanitary District, MSD) and provides wastewater treatment services to three coastal communities in the Mid-Coast region: the City of HMB, Granada, and Montara. The JPA Agreement creating SAM is included as Attachment 1. MWSD and the other member agencies of SAM work diligently to protect ocean water quality by preventing sewer spills and recognize the importance of working toward MWSD's goal of *keeping our local waters clean*.

The SAM regional system includes three main pumping stations, an 8-mile transmission Intertie Pipeline System (IPS) line, the SAM wastewater treatment plant (WWTP), and an ocean outfall, where final effluent is dispersed to the Pacific Ocean and a part of the Monterey Bay National Marine Sanctuary. Each of the member agencies owns and operates its individual collection systems including local pump/lift stations. There are no individual connections to the SAM system and SAM provides contract services to its member agencies to operate and maintain the collection systems. The SAM conveyance system has 1.9 miles of express gravity pipeline and 5.8 miles of force main.

The SAM WWTP and collection system is permitted for 4.0 MGD average dry weather flow (ADWF), and currently the ADWF is 1.65 MGD. Treatment processes at the SAM WWTP include primary sedimentation, activated sludge, secondary clarification, disinfection and anaerobic sludge digestion.

\$1.5 Grinder Pump Plan For Seal Cove OK'd By Montara Sanitary Board

By Ted Ward

Montara Sanitary District directors approved a new grinder pump sewer system for Seal Cove residents last week, but they also made some concessions the residents were looking for, said Secretary Larry Giddings.

Ralph Ely, Seal Cove resident, said he thought the majority of the residents were satisfied with the board's decision last Thursday, March 27.

Ely Still Opposed

"I am still opposed to the grinder pump system, though" said Ely.

\$1.1M Project Approved

The district approved a 1.1 million dollar project to replace faulty sewage facilities in Seal Cove with new equipment. The system, as designed by District Engineer Steve Yaeger, calls for 22 individual grinder pumps and several lift stations to push sewage east from the slipping Ocean Blvd.

Westphaul Comment

David Westphaul, another Seal Cove resident who opposed the grinder system on a cost basis, said he believed the district board made a sound decision last week. "I still think a bravery bypass line going up La Grande Ave. and San Lucas Ave. would work," he said.

Vote Was Unanimous

Giddings said the board, in unanimously accepting the sewer system improvement project, took some steps to alleviate the burden on Seal Cove residents.

Conditions Imposed

Four conditions the board imposed on the project are:

--Montara Sanitary District pick up the cost of maintenance for the grinder pumps.

--Lessened the assessment to the homeowners by nearly \$100,000 by chipping in \$440,000, instead of their original proposition of \$347,000.

--The district will provide emergency pump service for the grinders if the electricity goes off for more than one day.

--The district will work with the homeowners about possibly allowing individual grinder pump installations, but to district specifications.

Bond Sale

The district plans to sell bonds to

finance the project, and they awarded a contract to First California Regional Securities, Inc. to handle the financing. District Legal Counsel Joan Briody said they will pay a net 7.8 percent interest rate on the bond for 21 years.

Giddings said the project construction could begin in nine months, after permits and public easement rights of way are acquired by the district.

3 Meetings Held

The board held three meetings on the proposed project in the past two months before they made their decision. Westphaul admired the directors for spending time and thinking the project through and not making a quick decision.

Ely and Westphaul said the Seal Cove resident, who were guided through the sewer project by legal counsel, would probably refrain from any action to prevent the district from proceeding with the improvements. They hired Henn and Edsel, attorneys from San Francisco for representation and advice, said Ely.

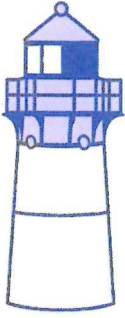
Daly City Declares Moratorium On New Sewer Connections

An urgency ordinance placing a moratorium on all new sewer connections, created by a crisis in the sewage treatment plant, was approved unanimously Mar. 24 by the Daly City Council, sitting as the Board of Directors of the North San Mateo County Sanitation District.

As an urgency ordinance, it takes effect immediately.

In late February, the city learned that its sewage treatment plant, which serves most of Daly City and Colma and the Westborough area of South San Francisco, has reached its 8 million-gallons-per-day capacity.

The sewage crisis, City Manager David Rowe explained, hit the city "unknowingly and much quicker than expected," based on studies completed only a couple of years ago.



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

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April 1, 2025

Re: Private sewer connections, sump and grinder pumps in the Seal Cove Critical Geotechnical Hazards Area

Dear Property Owner,

The Montara Water and Sanitary District (MWSD) has confirmed recent increased land movement affecting roads, and our water and sewer infrastructure in the Seal Cove Critical Geotechnical Hazards Area, specifically within the San Mateo County Geotechnical Hazard Zones 1 and 2 along the coastal bluff.

Since mid-February, MWSD has responded to 10 water leaks and repaired 8 water leaks on either a District water main or individual property water connections near San Lucas Avenue and Ocean Avenue. Staff are also aware of at least five sewer issues (separations or pump failures) on private sewer assets. This is a clear indication of additional land movement.

This increased land movement may result in impacts to the sewer service to your property. **At this time, MWSD is reminding you to check and properly maintain your sewer lateral, sewer sump and grinder pumps.** Homeowners are responsible for all portions of the sewer laterals on their property and within the public right of way up to a District owned community sewer mainline. There are various privately built sewer assets in this area to address land subsidence that has occurred since the 1970's. Property owners must be vigilant in maintaining these assets to avoid failures.

Seal Cove is an area of documented geologic hazard zones and land movement. In the late 1960's, the U.S. Geological Survey slowed Seal Cove development due to active landsliding and accelerated coastal erosion. San Mateo County froze building construction and authorized a detailed geologic study of the area intended to provide guidelines for future development. The geologic study, completed in 1971, confirmed active landsliding, faulting, and seacliff erosion, and outlined requirements for development in some areas of Seal Cove. Some residential single family home development continued.

In 1980, the County once again commissioned a geologic study and confirmed continued instability and geologic hazards, including approximately 17 homes that had suffered some form of structural damage due to landslide activity. The report further identified 3 geologic hazard zones. Risk for these areas was outlined in the report, including active hazards in Zone 1:

Zone 1 Risk Assessment – UNSTABLE; Risk to development in this zone is considered to be extremely high. It is reasonable to conclude that slow progressive landsliding and seacliff retreat will continue, resulting in structural and property damage. This is especially true for structures or utilities located astride active surface breaks. Rapid catastrophic slope failure of the high, steep portion of the seacliff located west of Ocean Boulevard is a clear probability. Such an event could involve the loss of life as well as significant property damage. The feasibility of reducing the risk to acceptable levels is extremely low. No additional development should be allowed in this zone.

As part of our responsibility to maintain safe and reliable infrastructure, MWSD has been monitoring the stability of service lines in this known area of geologic hazard. Your property is located in a hazardous zone where ongoing ground movement and erosion pose a serious risk to water and sewer infrastructure. Continued operation of water or sewer service lines in these conditions could lead to:

- Pipeline failures and service interruptions
- Sinkholes or further land destabilization
- Potential environmental contamination from leaks

Given these risks to infrastructure and to MWSD staff working in a geologically active area, MWSD is evaluating the need to cap or relocate additional water mains and sewer mains outside of the geologic hazard zones. This may require property owners to relocate their service connections, maintain above ground service connections, or potentially relocate sump and sewer pumps.

If conditions worsen or if infrastructure is deemed unsafe, MWSD may be required to disconnect or modify service lines to protect public safety and the integrity of the water and sewer systems. The high likelihood of increased leaks and damage to District water and sewer pipelines is unsustainable, and contrary to our mission to protect public health and the environment.

District staff have been actively working with San Mateo County and Coastside Fire Protection District to alert them to these new leaks and land movement. We continue to work with San Mateo County to follow their guidance regarding access and building safety. We have also expressed our concern that the County seek funding opportunities which can support impacted residents.

We understand that this situation may be unsettling and raise concerns for you. We want to work closely with affected property owners to explore potential solutions, including service line relocation or reinforcement where feasible. Please feel free to contact MWSD to discuss your specific property.

For more information or to schedule a meeting with MWSD staff, please contact Clemens Heldmaier by email at clemens@mwsd.net.

We appreciate your cooperation as we navigate these challenges and prioritize community safety.

Kishen Prathivadi

From: Tim Costello
Sent: Tuesday, April 1, 2025 3:13 PM
To: Clemens Heldmaier
Cc: Kishen Prathivadi; pippin.c@nute-engr.com
Subject: RE: Seal cove

Thank you for the timely response, I'll let the guys know.

Tim

From: Clemens Heldmaier <clemens@MWSD.net>
Sent: Tuesday, April 1, 2025 3:09 PM
To: Tim Costello <timc@samcleanswater.org>
Cc: Kishen Prathivadi <kishen@samcleanswater.org>; pippin.c@nute-engr.com
Subject: RE: Seal cove

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Tim,

Thanks for asking the question. The answer is yes, this is a privately owned asset that was implemented in conjunction with the Seal Cove assessment District. Some of the pumps out there were installed before or after this area and are also privately owned. The attached map is a good guidance what is privately owned and what is District owned (green lines).

MWSD has done more than their fair share in maintaining some of these private assets even after the completion of the assessment District, even donating a fancier control panel to the Distillery pump station. With passage of the attached Ordinance, the board confirmed long existing District Code that spells out that private pumps and laterals are to be maintained by the property owner regardless of the lateral or equipment being located on private property or within the public right of way.

The attached letter is going out today to all owners of private pump stations and could be used as the first reference for the responding operators if questions arise.

Thanks,

Clemens

From: Tim Costello <timc@samcleanswater.org>
Sent: Tuesday, April 1, 2025 2:26 PM
To: Clemens Heldmaier <clemens@MWSD.net>
Cc: Kishen Prathivadi <kishen@samcleanswater.org>
Subject: Seal cove

Greetings sir,

I want to confirm as per our phone conversation Friday that the Distillery is also on the list for grinders that we will not be servicing going forward.

The Maintenance crew asked me to confirm since that station has a control panel unlike the other grinder stations for the distillery and the house next to it.

If you have a canned response in the event the guys are approached in the field while at the other lift stations that would be most excellent as well.

Thank you,

Tim Costello
Superintendent
Sewer Authority Mid-Coastside
1000 N. Cabrillo Hwy.
Half Moon Bay Ca, 94019
(P) 650-726-0124
(F) 650-726-7833

Kishen Prathivadi

From: Tony Young
Sent: Friday, May 23, 2025 1:22 PM
To: Kishen Prathivadi
Subject: FW: Seal Cove Private Grinder Pumps
Attachments: doc01484420250401124728.pdf

From: Pippin Cavagnaro <pippin.c@nute-engr.com>
Sent: Wednesday, April 2, 2025 3:18 PM
To: Tim Costello <timc@samcleanswater.org>; Carlos Mendez <Carlos@samcleanswater.org>; Tony Young <Tyoung@samcleanswater.org>
Cc: clemens <clemens@MWSD.net>
Subject: Seal Cove Private Grinder Pumps

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Tim, Carlos, Tony,

Can you look over the attached map and see if we missed any of the private grinder pumps in Seal Cove area (not shown on the map are possibly 160 Bernal, and 836 Park Ave ADU pump (under construction)). I marked the active pumps in orange. Lots already abandoned/torn down and Red-Tagged are marked as red-hash marked.

Carlos, please do not proceed with any further spare parts for any private lateral pipes, pumps or electrical parts, per District Emergency Declaration and clarification.

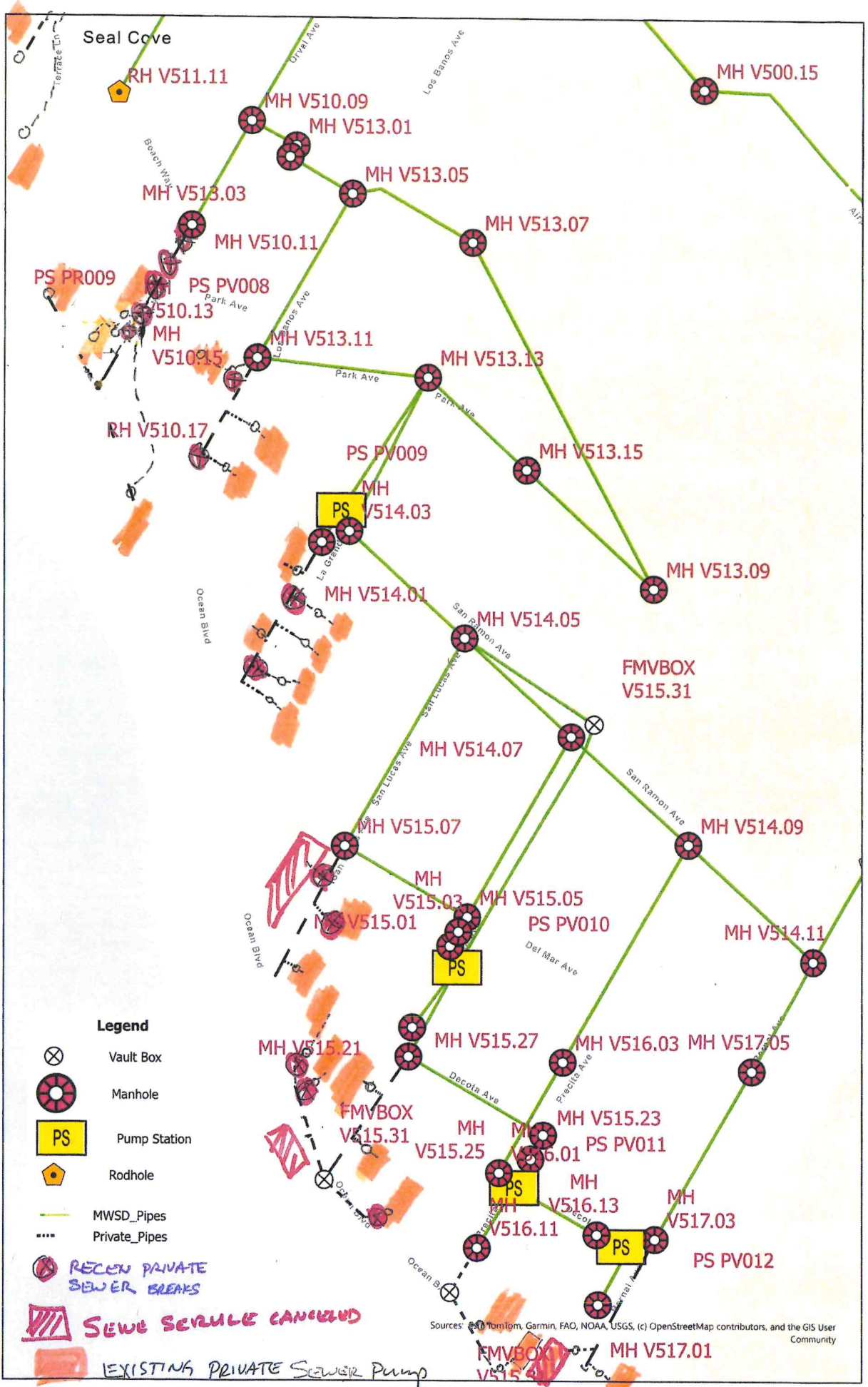
Marked on this map are the District sewers in Green, and private sewers in dashed black. Red Spot with black X are recent breaks and failures with these facilities related to soil movement.

This week we are under emergency starting the project to move the sewer manhole at the corner of San Lucas and Del Mar to more safe ground and extending the private pipe to the new location.

Thanks,
Pippin

Pippin Cavagnaro, PE
Nute Engineering
415-453-4480 office
415-847-0282 cell/txt

 Please consider the environment before printing this e-mail



Seal Cove

RH V511.11

MH V510.09

MH V513.01

MH V513.05

MH V513.07

MH V513.37

MH V510.11

PS PR009

PS PV008

MH V510.13

MH V513.11

MH V513.13

MH V513.15

RH V510.17

PS PV009

MH V514.03

MH V513.09

MH V514.01

MH V514.05

FMVBOX V515.31

MH V514.07

MH V515.07

MH V514.09

MH V515.01

MH V515.03

MH V515.05

PS PV010

MH V514.11

MH V515.21

MH V515.27

MH V516.03

MH V517.05

FMVBOX V515.31

MH V515.25

MH V516.01

PS PV011

MH V516.11

MH V516.13







MH V517.03

PS PV012

MH V517.01


FMVBOX V515.31

Legend

-  Vault Box
-  Manhole
-  Pump Station
-  Rodhole
-  MWS D Pipes
-  Private Pipes

 RECENT PRIVATE SEWER BREAKS

 SEWER SERVICE CANCELED

 EXISTING PRIVATE SEWER PUMP

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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May 5, 2026

William Andrew Boston
136 La Grande Avenue
Moss Beach, CA, 94038

Via email to: waboston@gmail.com and U.S. certified mail

Re: April 23, 2026 Email Regarding Prior Public Records Act Requests

Dear Mr. Boston:

This responds to your above referenced email, as well as follows the District's February 18, 2026 response and production of the District's second set of records on a flash drive, and its November 20, 2025 response and production of the District's first set of records on a flash drive; this also follows the District's September 23 and 30, 2025 responses to your respective emails of September 13 and 26, 2025, purportedly clarifying your requests. All said prior responses are incorporated herein by this reference.

This will reiterate the District's position that it has fully complied with its legal obligations regarding your requests under the Public Records Act (PRA). To review, the District has produced all Board actions, including agendas, minutes, and staff reports that you have requested going back to the 1980s. Some of those minutes may reflect actions the Board took to comply with CEQA with respect to a project as defined per state law that required CEQA review. The District has also produced recorded documents related to your requests that it could locate following a reasonably diligent search.

Instead, you have repeated the questions you would like the District to answer. As the District has informed you on several occasions, including during public meetings of the Board, the PRA does not require to District to interpret, characterize, or ascribe legal interpretations to District documents or Board actions, as you seek, but simply to provide the records, which it has done. Your repeated assertions that the District is not responding to your questions, and your most recent statement that "I am not asking the District to search further" supports the District's position that rather than asking for

William Andrew Boston
May 5, 2026
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records, you want the District to answer your questions about those records, which you state you have asked “four times,” and which records you have now admitted reviewing. The District has no legal obligation to answer your questions, regardless of how many times you pose them. (See, *Haynie v. Superior Court* (2001) 26 Cal.4th 1061, 1075; *Sander v. Superior Court* (2018) 26 Cal.App.4th 651, 665.) Nor is the District required to agree or disagree with your interpretation, characterization, or legal implications of those records. Moreover, the questions you have asked contain assumptions that may or may not be correct.

The requests you have made to the District are extremely broad and cover an extended period of time. Some requests essentially ask for every record of a certain type that the District has ever created. Despite its very limited administrative staff and obligations to service all of its ratepayers, the District has continued to compile, review, and produce records that it believes are responsive to your requests, which you have repeatedly declined to narrow.

If you would now like the District to stop its efforts in this regard, as you suggest in your email, please confirm in writing and the District will do so.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clemens Heldmaier', with a long horizontal flourish extending to the right.

Clemens Heldmaier, General Manager

cc: Board of Directors, Montara Water and Sanitary District



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

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May 12, 2026

William Andrew Boston
136 La Grande Avenue
Moss Beach, CA, 94038
Via email to: waboston@gmail.com and US Certified Mail

Re: Your 05/04/26 Public Records Act Request: SSMP Updates, FEMA Application,
and CPF Application

Dear Mr. Boston:

In compliance with the Public Records Act, this responds to your email of May 4, 2026 related to your requests for records. The District's responses to your three numbered requests are provided in italics below.

1. *Any updates, amendments, or revisions to the MWSD Sewer System Management Plan since January 2025.*

The request may include drafts, which are exempt from disclosure, and/or documents protected by the attorney client, attorney work product, and/or mental process privileges per state and federal law. After performing a diligent search, the District is not in possession of non-exempt, non-privileged documents in response to this request.

2. *All documents submitted by MWSD or on its behalf to FEMA in connection with any Public Assistance application related to Seal Cove infrastructure, including but not limited to the application, project worksheets, and any ownership certifications.*

To the extent this request seeks documents submitted by MWSD or on its behalf to FEMA pertaining to the FY26 Community Funding Request for Seal Cove, and after performing a diligent search, the District is not in possession of responsive records.

William Andrew Boston

May 12, 2026

Page 2 of 2

3. *All documents submitted by MWSD or on its behalf in connection with the Community Project Funding request through Congressman Liccardo's office for the Seal Cove Utilities Relocation and Coastal Protection Project, including the original application and any ownership representations.*

To assist the District in identifying responsive records, please clarify whether by “documents submitted” through Congressman Liccardo's office you intend only those documents actually submitted as part of the Community Project Funding request. Pending your clarification, the District will proceed with identifying records responsive to the request as reasonably understood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clemens Heldmaier', with a long horizontal flourish extending to the right.

Clemens Heldmaier, General Manager