




MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **May 1, 2025**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Report and Update Concerning Seal Cove Critical Geotechnical Hazards Area Emergency

At its March 27, 2025, meeting, this Board took several emergency actions related to the Seal Cove Critical Geotechnical Hazards Area, including the adoption of a resolution suspending the competitive bidding requirements and immediate expenditure of funds for emergency repair work. This item provides a status of 1) the emergency work performed and future work to be performed, and 2) the overall condition of the emergency in the Seal Cove Area, as required under Public Contract Code Sections 22050 and 20806. The Board may determine whether the situation warrants continuation of the emergency, which it is required to do at every regular meeting following the emergency declaration.

Staff continue to address land movement and the impact to water and sewer assets in the Seal Cove Area and recommend that the emergency authorization continue. Since the last update provided at the April 3 meeting, staff have:

- Noticed renewed movement on La Grande Ave, opening the road and exposing the District's live water main 3' below the ground surface. The main is at imminent risk of failure.
- Completed a design to address La Grande Street that can serve as a template to keep all affected homes in the landslide area in service. This proposal consists of water main abandonment, meter relocations to safer areas, and above ground permanent service lines (proposal attached).
- Completed the relocation of the water main in San Lucas near Del Mar, moving the main from the north side to the south side to better protect the main and maintain water service to the nearby fire hydrant.
- Relocated the domestic and fire service connections for 98 San Lucas Ave.
- Relocated the most western sewer manhole in San Lucas and Del Mar intersection further east. This entailed extension of the private shared sewer lateral for homes on the west end of San Lucas to maintain sewer service to these properties.
- Provided a new temporary connection to 89 San Lucas via a blow off on the Ocean Ave. water main.
- Mapped all new scarping in the affected area.



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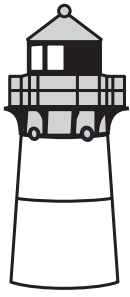
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- Distributed a second update on the District's Emergency Declaration to all residents in the Seal Cove area. (attached)
- Distributed the newsletter highlighting the emergency to all customers, as well as Pillar Ridge residents and well owners in the District.
- Continued assessment of the water main in Ocean Avenue from Madrone to San Lucas. Staff are determining whether to cap this main which would require above ground water service connections for three homes on Ocean.
- Continued assessment of the water main in west end of Los Banos. Staff are determining whether to cap this main and provide above ground service to three homes and relocate a hydrant to the Los Banos Park intersection.
- Continued assessment of water and fire service to Moss Beach Distillery and surrounding homes via an above ground water water main.
- Continued coordination with the Coastside Fire Protection District and San Mateo County regarding geotechnical assessment, risks of and solutions for District assets, as well as fire hydrants.
- Committed to updating Seal Cove residents regularly though both Board meeting updates and Updates distributed to their properties.

RECOMMENDATION:

MOVE approval determining that the emergency condition still exists and warrants continuing the suspension of competitive bidding and authorizing the expenditures of funds therefor



Montara Water & Sanitary District

Staying Ahead of our Local Community Needs

Montara Water and Sanitary District (MWSD) works every day to deliver water, garbage and sewer services for the residents of Montara and Moss Beach. Over 6,000 residents rely on our services for their homes and businesses.

April 28, 2025

Seal Cove Critical Geotechnical Hazards Area Resident Update

What is the latest MWSD activity in Seal Cove?

Staff have continued active response in the Seal Cove area. This includes responding to and repairing additional leaks of water and sewer infrastructure, as well as continuing evaluation of safe solutions to maintain water and sewer services. Some key updates:

- Everyone remains connected and served by both water and sewer systems.
- On San Lucas Avenue, we have abandoned both our water and sewer mains west of the Del Mar Avenue intersection. We are no longer utilizing these pipes for any water or sewage flows.
- The water main in San Lucas was reconfigured east of the Del Mar intersection. The main now crosses San Lucas, keeps the fire hydrant at the intersection operational, and connects into the water main in Del Mar Avenue.
- We have continued to meet and coordinate with both Coastside Fire Protection District and San Mateo County as we assess our infrastructure in the affected area.
- Our crews have seen increased land movement most recently on La Grande Avenue.
- Water and sewer mains on the western ends of Madrone, La Grande and Los Banos Avenues, as well as the Park Street and Beach Street intersection, are being examined for safer configurations. This may include above ground pipelines, and relocation of water meters for private properties. Above ground pipelines provide increased flexibility and quick visual access, ensuring leaks are less frequent and caught quickly.

Please Remember:

- Check and properly maintain your sewer lateral, shared sewer laterals, sewer sump and grinder pumps.
- Leaks on your private water and sewer laterals may be repaired by a qualified plumber.
- Sewer pump repairs should be completed by the service company (Signa Mechanical) listed on the electrical panels of the pumps.

MWSD Board Action on May 1st

On May 1st, the MWSD Board will consider continuing this District Emergency as declared at our March 27th Board meeting. A District Emergency allows for faster contracting and response to the emerging issues in the Seal Cove area. This emergency also authorizes the District to seek state and federal financial assistance.

We continue our investigations to recommend safe solutions for Seal Cove water and sewer infrastructure.

MWSD is committed to providing continued updates directly to our Seal Cove customers, and during MWSD Board Meetings.

History of Seal Cove Land Movement

Since the 1960's there have been numerous, geotechnical studies of the Seal Cove area by San Mateo County, the land use authority for this area.

Study started in the 1960's, when the U.S. Geological Survey slowed Seal Cove development due to active landsliding and accelerated coastal erosion. In 1971 and 1984 San Mateo County studies confirmed continued instability and geologic hazards. Structural damage due to landslide activity has been documented throughout this time.

San Mateo County

San Mateo County's Planning and Building Department establishes land use policies and development regulations that protect public health and safety. This includes oversight of County streets and structures on private property.

Emergency Contact Numbers

Water Emergencies: Call MWSD at (650) 728-3545
Sewer Emergencies: Call SAM at (650) 726-0124
Dial 911 for life-threatening and safety

Providing safe public access via ZOOM teleconference for our regularly scheduled public meetings.

Board Meetings on the 1st and 3rd Thursday of each month at 7:30 p.m. at 8888 Cabrillo Highway, Montara.

Call: (650) 728-3545

Email: info@mwsd.net

Visit: mwsd.montara.org