



MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **September 17, 2026**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

SUBJECT: Discussion about Local Watershed Protection and Fire Prevention on Montara Caltrans Bypass Lands.

The Montara Bypass Lands were acquired by Caltrans through eminent domain to construct a highway over Montara Mountain connecting Pacifica and Half Moon Bay. Local groups successfully advocated for the Tom Lantos Tunnels as a better-suited alternative, and Caltrans built the tunnels instead of the inland bypass road.

MWSD subsequently asked Caltrans to transfer ownership of the Bypass Lands to the District, returning them to local community ownership. The District secured support for a no-cost transfer to MWSD from the San Mateo County Board of Supervisors, the Coastal Conservancy, and others. Local control and ownership would ensure the best stewardship of this narrow strip of land running through the heart of the Montara and Moss Beach communities.

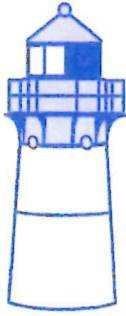
Left unmaintained for roughly 40 years, the Bypass Lands have become densely overgrown. MWSD has repeatedly asked Caltrans to address the significant danger the property poses to the local community and its water supply. A wildfire on the Montara Bypass Lands would be devastating to the community and would have severe consequences for water quality in the watersheds serving this area. Many local homeowners rely on wells that draw directly from shallow aquifers near the Bypass Lands.

Within the past two years, a local citizens' group, Red Alert Montara–Moss Beach (RAMMB), achieved the first significant step toward reducing the fire hazard and improving land management on the Caltrans Bypass Lands. Caltrans is currently thinning the sections of the property in the vicinity of existing development. RAMMB's leadership has demonstrated that engaged local residents can bring about meaningful improvement for the community when working together.

RECOMMENDATION

Discuss RAMMB's success in fire prevention and watershed protection.

Attachments



Montara Water & Sanitary District

Serving the Communities of Montara and Moss Beach

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January 20, 2026

Supervisor Ray Mueller
500 County Center
5th Floor
Redwood City, CA 94063
Via email: SMC_SupMueller@smcgov.org

Re: Please Agendize and Help Address the Extreme Fire Danger of Unmaintained Caltrans Right of Way in Montara

Dear Supervisor Mueller,

Montara Water and Sanitary District (MWSD) was pleased this December to see Coastside Fire Protection District write to Caltrans and the California Office of the State Fire Marshal regarding the extreme fire danger of unmaintained lands in Montara. Now, our community looks to you and the San Mateo County Board of Supervisors to push forward a solution for the Caltrans Right of Way, as we know Caltrans will not.

Please agendize transfer of the Caltrans Right of Way (Bypass Lands) to MWSD, our local public agency committed to reducing fire risk and maintaining the property.

In 2016, with leadership from Supervisor Horseley, the Board unanimously passed a resolution 'strongly supporting Montara Water and Sanitary District in its request to Caltrans for donation of the specified property known as the "Bypass Lands" in Montara, and encourages Caltrans to execute such transfer as soon as possible.'

Caltrans owns the Montara Bypass Lands, locally known as the Caltrans Right of Way (ROW), in Montara, CA. These lands have been left vacant and untended for decades under Caltrans' ownership. The Bypass Lands parcel is primarily forested sections consisting mainly of Eucalyptus trees, shrubs and heavy undergrowth. Some sections contain untended, unofficial trails that are used by locals and tourists. Other sections allow and even invite illegal dumping.

Over three years ago in July 2021, MWSD contacted Caltrans Deputy District Director Mark L. Weaver on behalf of our community regarding hazardous conditions on the property. Minor clearance work was undertaken in September 2021.

Throughout 2025, MWSD wrote to District 4 Director (now Caltrans Director) Dina El-Tawansy, District 4 Deputy District Director David Ambuehl, Deputy District Director Weaver, and Deputy District Director for Right of Way and Land Surveys Julie McDaniel to address fire hazards on Caltrans property in Montara.

As the one year anniversary of the devastating fires in Pacific Palisades and Altadena passes, insufficient action has been taken in Montara. We still see evidence of extreme fire hazard in our backyards and our critical watershed. The State is facing billions in emergency funding to address the impacts of the Los Angeles fires, but Caltrans cannot find the will or funding to address hazards in San Mateo County that can produce the same results.

The Montara Bypass Lands are a critical fire danger to adjacent homes and the local watershed which supplies all of our community's water. Further, this land is adjacent to the undeveloped 3,858-acre Golden Gate National Recreation Area Rancho Corral de Tierra where uncontrolled fire ignitions could consume the entire coastal mountain range. Caltrans does not have any documented plans for use of this property and clearly no active maintenance, fuel reduction, or risk mitigation program in place to protect our community.

MWSD has long advocated for resolution of this property. In 2021, we proactively sought cost estimates for fire reduction work and in prior years, due to extreme fire danger, we actually cleaned the parcel at our community's expense. We are prepared to address the fire hazards on this parcel, however as a parcel owned and maintained by MWSD. **We have asked that Caltrans address the fire danger on this parcel and then transfer the property to MWSD.**

A fire on this property will not only damage homes, but the storage and plumbing of our community owned water system. A fire in Montara will introduce debris, erosion and toxins into critical coastal ecosystems, the watersheds that provide our drinking water, our community water distribution and sewer collection systems, as well as private and community groundwater wells. These impacts will also be felt on our coastline, and throughout the protected Montara State Marine and Fitzgerald Marine Reserves.

We know how to keep our community safe. We ask to transfer this property to MWSD, a responsible land owner. We are ready to maintain this property and reduce this fire risk.

Sincerely,



President Scott Boyd

On behalf of the Montara Water and Sanitary District Board of Directors

Director Kathryn Slater-Carter

Director Bill Softky

Director Carlyle Ann (Cid) Young

Director Leah Champion

cc: *Via electronic transmission*
State of California Assembly Transportation Committee
CA State Assemblymember Marc Berman

CA State Senator Josh Becker

Director Dina El-Tawansy, California Department of Transportation

Chief Safety Officer Rachel Carpenter, California Department of Transportation

Director David Ambuehl, District 4, California Department of Transportation

Division Chief of Right of Way and Land Surveys, René Fletcher, California Department of Transportation

State Fire Marshal, Daniel Berlant, Office of the State Fire Marshal (Daniel.Berlant@fire.ca.gov)
County of San Mateo Board of Supervisors:

President Noelia Corzo

Supervisor Jackie Speier

Supervisor Lisa Gauthier

Supervisor David J. Canepa

Lennie Roberts, Committee for Green Foothills

Steve Monowitz, San Mateo County Planning

Dan Carl, Isobel Cooper, California Coastal Commission
Coastal Conservancy

Rob Bartoli, San Mateo Local Agency Formation Commission (LAFCo)

Midcoast Community Council

Red Alert Montara Moss Beach (RAMMB)

Bart Ney, Public Affairs Branch Chief, District 4, California Department of Transportation

Jeneane Crawford, Public Information Officer, District 4, California Department of Transportation

Cheryl Chambers, Deputy District Director, External Affairs, District 4, California Department of Transportation



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May 16, 2025

Director Dina El-Tawansy
District 4
California Department of Transportation
P.O. Box 23660, MS-11
Oakland, CA 94623-0660

Mark L. Weaver, Deputy District Director
Right of Way and Lands Surveys
California Department of Transportation
P.O. Box 23660, MS-11
Oakland, CA 94623-0660

Re: Response Needed—Continued Extreme Fire Danger of Unmaintained Caltrans Right of Way in Montara

Ms. El-Tawansy, Mr. Weaver:

In March, Montara Water & Sanitary District (MWSD) emailed you regarding the extreme fire danger of Caltrans property in Montara. **To date, we have received no response.**

We find it unacceptable that a property owner can just fail to respond to a hazard. We believe it untenable that a public agency fails to respond to the public which it serves. Our community is frightened by this extreme fire hazard in our backyards and our critical watershed.

This hazard needs resolution. Do not just let trees and vegetation continue to grow unabated.

A fire on this property will not only damage homes, but will destroy our community's water system. That's what happened in Paradise and other conflagrations. A fire here will introduce debris, erosion, and toxins into critical coastal ecosystems, the watersheds that provide our drinking water, our community water distribution and sewer collection systems, as well as private and community groundwater wells. These impacts will also be felt on our coastline, and throughout the protected Montara State Marine and Fitzgerald Marine Reserves.

We need your immediate plan to eliminate this fire hazard.

We ask Caltrans to immediately address the fire risks, and then transfer this property to MWSD, a responsible land owner. We are ready to maintain this property and reduce this fire risk.

Stop just letting the trees grow.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Boyd".

President Scott Boyd



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March 4, 2025

Director Dina El-Tawansy

District 4

California Department of Transportation

P.O. Box 23660, MS-11

Oakland, CA 94623-0660

Mark L. Weaver, Deputy District Director

Right of Way and Lands Surveys

California Department of Transportation

P.O. Box 23660, MS-11

Oakland, CA 94623-066

Re: Continued Extreme Fire Danger of Unmaintained Caltrans Right of Way in Montara

Ms. El-Tawansy, Mr. Weaver:

Over three years ago in July 2021, Montara Water & Sanitary District (MWSD) contacted Mr. Weaver on behalf of our community regarding hazardous conditions on Caltrans property within Montara, California. This outreach was necessary due to high fuel loads from vegetation and heavy tree growth within this unused and unmaintained property.

Unfortunately, despite some minimal fire clearance work in September 2021, we find our community facing almost the exact same hazards today in 2025.

The Montara Bypass Lands, originally planned for the Devils Slides Bypass, are unused, vacant, unmaintained and a critical fire danger to adjacent homes and the critical local watershed which supplies all of our community's water. Further, this land is adjacent to the undeveloped 3,858-acre Golden Gate National Recreation Area Rancho Corral de Tierra where uncontrolled fire ignitions could consume the entire coastal mountain range. Caltrans does not have any documented plans for use of

this property and clearly no active maintenance, fuel reduction, or risk mitigation program in place to protect our community.

What we see is that you just let trees and vegetation grow. Uncontrolled, unmaintained.

MWSD has long advocated for resolution of this property. In 2021, we proactively sought cost estimates for fire reduction work and in prior years, due to extreme fire danger, we actually cleaned the parcel at our community's expense. We once again are prepared today to address the fire hazards on this parcel, however as a parcel owned and maintained by MWSD. **We ask that Caltrans transfer the property to MWSD.**

Our community is frightened. We have seen the devastation of fires in Paradise, Santa Rosa, Lahaina, and now in Pacific Palisades and Altadena. We see evidence of this extreme fire hazard in our backyards and our critical watershed. The State is facing billions in emergency funding to address the impacts of the Los Angeles fires, but we cannot find the will or funding to address hazards in San Mateo County that can produce the same results.

A fire on this property will not only damage homes, but the storage and plumbing of our community owned water system. A fire here will introduce debris, erosion and toxins into critical coastal ecosystems, the watersheds that provide our drinking water, our community water distribution and sewer collection systems, as well as private and community groundwater wells. These impacts will also be felt on our coastline, and throughout the protected Montara State Marine and Fitzgerald Marine Reserves.

We ask that you respond to us with your immediate plan to eliminate this fire hazard and appropriately plan for a permanent solution to this community hazard.

We know how to keep our community safe. Transfer this property to MWSD, a responsible land owner who knows how to address this fire risk. Stop the just letting the trees grow.

Sincerely,



President Scott Boyd

On behalf of the Montara Water and Sanitary District Board of Directors

Director Kathryn Slater-Carter

Director Bill Softky

Director Carlisle Ann (Cid) Young

Director Peter Dekker

cc: *Via electronic transmission*
CA State Assemblymember Kevin Mullin
CA State Senator Josh Becker

County of San Mateo Board of Supervisors:

President David J. Canepa

Vice President Noelia Corzo

Supervisor Lisa Gauthier

Supervisor Ray Mueller

Supervisor Jackie Speier

Lennie Roberts, Committee for Green Foothills

Steve Monowitz, San Mateo County Planning

Dan Carl, Isobel Cooper, California Coastal Commission

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Rob Bartoli, San Mateo Local Agency Formation Commission (LAFCo)

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July 16, 2021

Mark L. Weaver

Deputy District Director

Dina El-Tawansy

Acting District Director

California Department of Transportation

P.O. Box 23660

Oakland, CA 94623

Mr. Weaver:

On behalf of the residents of Montara and Moss Beach, as well as other adjacent property owners in San Mateo County, we feel compelled to bring to your attention a matter of great concern; the untended, hazardous conditions on Caltrans property within Montara, California. Reports of hazards on this property through illegal activities have increased and not only pose physical risks, but have been and continue to be a financial burden to this community.

Caltrans owns the Montara Bypass Lands, locally known as the Caltrans Right of Way (ROW), in Montara, CA. These lands have been left vacant and untended for decades under Caltrans' ownership. The Bypass lands parcel is primarily forested sections consisting mainly of Eucalyptus trees, shrubs and heavy undergrowth. Some sections contain untended, unofficial trails that are used by locals and tourists. Other sections allow and even invite illegal dumping. Montara Water and Sanitary District (MWSD), the sole local public jurisdiction in Montara and Moss Beach, has frequently cleaned this parcel at our community's expense. This work has been undertaken to avoid a catastrophic fire within the critical local watershed which supplies all of our community's water.

The numerous condemned premises on the property are decaying, used as drug dens, and harbor other illegal and dangerous activities. Some of the premises remain illegally connected to the MWSD water system without proper safety features, posing a substantial health and safety risk to our public water supply.

PG&E powerlines are located within the parcel in an area of unmanaged and highly flammable fuel materials. Powerlines connected to the decaying structures are partially damaged and can ignite an inferno at any time.

Caltrans has not taken any action. MWSD is aware that the local Fire Department has raised concerns to Caltrans without Caltrans taking the responsibility that any local property owner must take. The local community is taking all the risk. The existence of this entire community is at risk due to Caltrans irresponsibility.

MWSD has repeatedly communicated to Caltrans our interest in acquiring these lands to benefit the local community. Given MWSD's known interest in acquiring the ROW, we have received a high number of complaints about the imminent dangers on the parcel, particularly the high fire risk.

To support our community, MWSD asked the State's largest tree maintenance company to provide a cost estimate to reduce the most imminent vegetation fire danger on the property. That quote is \$800,000 and does not include tree removal or long-term fire strategies. This significant cost represents simply what must be done IMMEDIATELY as of July 2021 to address this significant fire risk.

Montara Water and Sanitary District is a critical community and county asset, providing domestic water and fire protection to approximately 1,800 connections in our small, isolated Coastsides communities. We are a locally elected body charged with representing and taking action for our community members. We are prepared to continue the critical stewardship of our local lands, including safeguarding the watersheds that protect our local water resources for our community, now and in the future.

We ask that Caltrans address this hazardous situation immediately or initiate immediate discussions with MWSD on a collaborative solution that addresses both hazards and property ownership. Otherwise this community will hold Caltrans liable for past current and future damages and risks to our livelihood.

We look forward to your response to this urgent issue.

Sincerely,



President Scott Boyd

On behalf of the Montara Water and Sanitary District Board of Directors

Director Peter Dekker

Director Jim Harvey

Director Ric Lohman

Director Kathryn Slater-Carter

cc: *Via electronic transmission*
CA State Assemblymember Kevin Mullin

CA State Senator Josh Becker

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Steve Monowitz, San Mateo County Planning

Jeannine Manna, California Coastal Commission

Marthy Poyatos, San Mateo Local Agency Formation Commission (LAFCo)

Midcoast Community Council



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November 11, 2021

Mark L. Weaver
Deputy District Director
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regina.hunter@dot.ca.gov

Dear Mr. Weaver, Mr. Ney, Ms. Hunter,

Thank you for the fire prevention work performed along Elm Street between Franklin and Drake Street on the Caltrans owned Bypass parcel. We also appreciate that one of the property's dilapidated structures was properly disconnected from the electric grid and debris removal is underway.

In our September 15th letter, Montara Water and Sanitary District (MWSD) asked Caltrans for your 'scope and schedule of this upcoming work', as well as 'a full and accurate record (dates and work undertaken) of Caltrans' maintenance and fuel reduction work on this parcel since 2014'.

We have not seen a formal response to this request for information. Our community has a strong interest in the maintenance of this land, and we are committed to providing updates to them on past and future maintenance. The community continues to be in the dark on your plan to move forward.

At this time, we formally request, under the California Public Records Act (PRA), all documents, emails, etc. pertaining to past, currently planned and future maintenance on the Caltrans owned Montara Bypass Lands. We expect records related to current clearance work and maintenance records from the past two years will be readily available and producible. Additional historical records of maintenance, we expect may take research and production time, and look forward to your PRA response for their delivery schedule.

The recently performed fire prevention efforts were a good start. However, community members continue to communicate to us that they are concerned about the halt of work. They have asked MWSD to share these concerns with you.

I have attached photos of the current site conditions (photographed Saturday, November 6, 2021). As you can see in Exhibit 1 only a small portion of the immediate areas of concern was addressed. The second photo shows how much remains of untreated forested sections immediately adjacent to neighbors' homes.

The current drought has hit the San Mateo Coast hard and in recent years fire weather warnings were issued even in winter months. The Caltrans ROW property stretches through the center of our community. Most of us live in close proximity to it. Please immediately address the fire danger that exists on the entire parcel.

As you are aware, the San Mateo County Board of Supervisors and Montara Water and Sanitary District have requested the no cost transition of the Caltrans ROW property to MWSD. This was to be undertaken in adherence to all existing Local Coastal Program (LCP) Policies.

The 2013 LCP update (8 years ago) was to initiate action on this parcel:

*The County will work with CalTrans and other affected agencies in a manner consistent with applicable State and Federal laws and regulations to complete a LPTP Overlay Specific Plan for the Devil's Slide Bypass "Adopted Alignment." The County, CalTrans and other affected agencies shall collectively provide whatever information they have readily available to complete the requirements of the Specific Plan described below and shall collectively seek whatever additional effort or resources may be necessary to complete the plan **as soon as feasible**.*

In keeping with the LCP update, MWSD stands ready to provide additional effort and resources as an interested and affected agency.

We ask that Caltrans initiate this process.

Sincerely,



President Scott Boyd

On behalf of the Montara Water and Sanitary District Board of Directors

Director Peter Dekker

Director Jim Harvey

Director Ric Lohman

Director Kathryn Slater-Carter

cc: *Via electronic transmission*

CA State Assemblymember Kevin Mullin

CA State Senator Josh Becker

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Supervisor Dave Pine

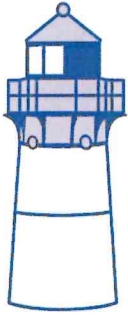
Supervisor Carole Groom

Supervisor Warren Slocum
Lennie Roberts, Committee for Green Foothills
Steve Monowitz, San Mateo County Planning
Jeannine Manna, California Coastal Commission
Martha Poyatos, San Mateo Local Agency Formation Commission (LAFCo)
Midcoast Community Council
Also published in MWSD's August – September 2021, October – November 2021 Newsletters
(attached)

PS: Though we are disappointed, we appreciate receipt of your email declining to meet on these issues.
We remain hopeful for a path forward with you.

A photograph of a dense forest. The ground is covered in a thick layer of fallen leaves, twigs, and branches. Many thin, light-colored tree trunks are visible, some with peeling bark. A few green leaves are scattered among the dry foliage. The background is filled with more trees and branches, creating a dense canopy.





Montara Water & Sanitary District

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September 15, 2021

Mark L. Weaver
Deputy District Director
Right of Way and Lands Surveys
California Department of Transportation
P.O. Box 23660, MS-11
Oakland, CA 94623-0660

Mr. Weaver:

Thank you for your letter of July 23, 2021 in response to Montara Water & Sanitary District's (MWSD) correspondence on behalf of our community regarding continuing hazardous conditions on Caltrans property within Montara, California. As you mention these unused properties were acquired for the original Devil's Slide Bypass alignment, now resolved with the Tom Lantos Tunnels.

We are pleased to hear Caltrans plans to address the unmaintained property and fuel loading. However, we feel it critical to note that though work was promised within the month, over 6 weeks later, no work has been undertaken. If we could obtain your scope and schedule of upcoming work, it would be greatly appreciated as we regularly update our community as to Caltrans' efforts and progress in mitigating the fire hazard that exists on the property. Similarly, we feel it important to have a full and accurate record (dates and work undertaken) of Caltrans' maintenance and fuel reduction work on this parcel since 2014. Though we commend your stated record of maintenance, on behalf of the adjacent neighbors we feel it is important to have an exact record given the history of poor maintenance and fuel loading.

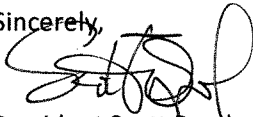
As mentioned, we are happy to share (attached) the initial estimate MWSD received from Davey Tree Service for the immediate fire reduction work necessary on the property. This quote estimated a daily rate for 100 days of work, focused only on the eucalyptus rich areas in the northern section of the property. The work does not include any tree removal, solely ground vegetation removal and tree limb pruning close to the ground. We want to emphasize that this estimate only addresses what is essential immediately (as estimated in June 2021 – now two months ago), but there is much more work needed to fully address the fire danger going forward.

In closing, we thank you for clarifying to important steps necessary for transfer of these properties. As stated previously, MWSD, on behalf of the local residents and communities we represent, has interest in

acquiring these properties to ensure the land will better serve our residents. Given that preparation of a Specific Plan is necessary, MWSD would like to meet and discuss how we can assist in ensuring that the process is undertaken and is a community-driven and informed endeavor. We ask that you meet with us to discuss the process and schedule to advance this critical planning document, as well as our interest in acquiring the parcels.

We will contact you shortly to schedule a meeting.

Sincerely,



President Scott Boyd

On behalf of the Montara Water and Sanitary District Board of Directors

Director Peter Dekker

Director Jim Harvey

Director Ric Lohman

Director Kathryn Slater-Carter

Encl. as stated

cc: *Via electronic transmission*

CA State Assemblymember Kevin Mullin

CA State Senator Josh Becker

County of San Mateo Board of Supervisors:

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