



Camanche Mobilehome Park Rental Rates

Board of Directors
December 10, 2024

Background

- The District owns and operates three mobilehome parks (MHP) at Camanche Reservoir, with 195 individual sites.
- Annual change in MHP space fees set as the percent change in the Housing and Urban Development (HUD) Fair Market Rents (FMR) for two-bedroom homes in Amador and Calaveras Counties.
- Annual change in HUD FMR from 2010-2023 ranged from (-5.5) percent to 5.1 percent, resulting in an overall increase of 1.6 percent per year.
- The HUD FMR increased by 12.5 percent in 2024
- The HUD FMR increased by 9.9 percent in 2025

Background

- In January 2024, the Camanche Regional Park Advisory Board (CRPAB) proposed the District adopt a cap of 5 percent on MHP rental rates.
- EBMUD Board did not adopt the proposal as it would limit District revenue from MHP rental rates.
- District staff developed a MHP fee cap proposal that would distribute larger increases in HUD FMR over a number of years.
- The October 22, 2024 Finance/Administration Committee accepted staff recommendation of the new cap proposal.

Cap and Carryforward Proposal

- This proposal would use the HUD FMR formula but would cap annual increases initially at 5 percent with the ability to temporarily increase the cap up to 10 percent.
- The balance of a fee increase in excess of the effective rent cap would be placed into a fee carryforward balance and applied to the following year's fee adjustment up to the cap.
- Any balance remaining that was not applied due to the cap would carry forward to the following year.

Cap and Carryforward Proposal

- If the HUD FMR increases more than 5 percent over multiple consecutive years, resulting in a carryforward balance in excess of 8 percent, the fee cap would increase to 8 percent.
- If the carryforward balance exceeds 12 percent, the fee cap would increase to 10 percent.
- This table shows the carryforward balance and corresponding rent increase.

MHP Carryforward Balance from Previous Year	Annual MHP Fee Cap
0-8%	5%
8%-12%	8%
>12%	10%

Next Steps

- Conduct a public hearing and consider objections and protests to adoption of revisions to the Recreation Use Fees for Calendar Year 2025 recommended in the Report filed with the Board on November 12, 2024.
- Adopt the revised Recreation Use Fees for Calendar Year 2025 recommended in the Report filed with the Board on November 12, 2024.



Questions



Proposed Revisions to Watershed and Recreation Rules and Regulations

Board of Directors
December 10, 2024

Agenda

- Overview of EBMUD Watershed and Recreation Rules and Regulations
- Review of significant changes
- Outline review process
- Next Steps

Watershed and Recreation Rules and Regulations Overview

- Watershed and Recreation Rules and Regulations govern activities for East Bay and Mokelumne Watersheds and recreation areas.
- These rules and regulations are used by District Rangers and law enforcement to protect District resources and promote a safe, positive recreational experience.
- Watershed and Recreation Rules and Regulations are typically reviewed and updated every five years, more frequently if needed.
- Last update was completed in 2019.

Watershed and Recreation Rules and Regulations Review Process

- Proposed changes result from:
 - Input from visitors, staff, and law enforcement partners
 - Board direction
 - New legislation or regulations
- Rules and Regulations are reviewed internally and presented for Board input and consideration.
 - The November 12, 2024 Planning Committee accepted staff recommendation of the proposed amendments
- After Board approval:
 - Summary of changes and link to the full document is posted in local newspapers
 - Updated Rules and Regulations are distributed to cooperating agencies and posted in recreation areas with new brochures printed for the public

Watershed and Recreation Rules and Regulations Key Changes

- Prohibition of motorized personal watercraft (PWC) like jet skis, wave runners, and hydrofoils
- Addition of definitions for electric bicycles and electric scooters
- Editorial changes for clarity and consistency

Watershed and Recreation Rules and Regulations - PWC

- PWC definition:
 - A vessel 13 feet in length or less, propelled by machinery, that is designed to be operated by a person sitting, standing, or kneeling on the vessel, rather than in the conventional manner of sitting or standing inside the vessel.
- PWC prohibition:
 - No person shall: Operate or otherwise use any personal watercraft (e.g. jet skis, hydrofoils) on any EBMUD Reservoir.
- Reasons for PWC prohibition
 - Responsive to visitor input and complaints regarding PWC
 - PWC contacts require significant time commitment by Rangers and law enforcement
 - 47% of vessel accidents on Camanche Reservoir caused by PWC operator

Watershed and Recreation Rules and Regulations - Electric Bicycles and Scooters

- Electric Bicycle:
 - A bicycle equipped with fully operable pedals and an electric motor of less than 750 watts.
- Electric Scooter:
 - A personal device with no more than three wheels that has handlebars, is designed to be stood upon by the operator, and is powered by an electric motor that is capable of propelling the device with or without human propulsion at a speed of no more than 15 miles per hour on a paved level surface.
- Reasons to define:
 - Electric bicycles have become more powerful and more closely resemble a motorcycle. Adding this definition will aid in identifying electric conveyances not appropriate for use in a recreation area.

Camanche Regional Park Advisory Board

- Camanche Regional Park Advisory Board (CRPAB) met Thursday, November 21, 2024 to discuss the proposed changes to Watershed Rules and Regulations and seasonal alcohol ban at Camanche Recreation Area
- Thirty-eight people attended the meeting and 17 in attendance spoke
- Public input to CRPAB focused on lack of enforcement for PWCs by Rangers and law enforcement staff
- CRPAB requested the District hold an additional public forum to discuss the changes to Rules and Regulations and Seasonal alcohol prohibition
- Staff does not recommend an additional public meeting

Next Steps

- If approved, the public will be notified of changes to Watershed and Recreation Rules and Regulations in local newspapers
- County courts and law enforcement will receive new Rules and Regulations
- New Rules and Regulations will be posted in District recreation areas

Recommended Action

- Approve proposed amendments to Watershed and Recreation Rules and Regulations