



EAST BAY MUNICIPAL UTILITY DISTRICT

DATE: March 6, 2025

MEMO TO: Board of Directors

THROUGH: Clifford C. Chan, General Manager 

FROM: Michael T. Tognolini, Director of Water and Natural Resources 

SUBJECT: Follow-up to Camanche South Shore Mobilehome Park Letter

SUMMARY

On February 20, 2025, the Board received a letter from a lessee at the Camanche South Shore Mobilehome Park (MHP) with questions related to communication with MHP residents, fire fuel abatement around MHPs, and communications between residents and EBMUD. The lessee addressed the Board during its regular meeting February 25, 2025 with additional questions related to posting information in the MHP and an information packet resident had received from park management. The information packet received included a lease renewal, a copy of the MHP and watershed rules and regulations, and an emergency contact form for the tenant to return. This memo addresses those questions and concerns.

DISCUSSION

Mobilehome Park Homeowner's Association and EBMUD Board Representation

The Camanche MHPs are owned by the District, and daily operations are managed by the recreation concessionaire for the Camanche Recreation Area. Camanche MHPs are "owner occupied," meaning that residents own their mobilehome but not the park land. Residents of any MHP have the right to assemble and freely communicate with one another and with others with respect to mobilehome living or for social or educational purposes. Residents of the Camanche MHPs do not own the park land or the MHP itself and so are limited to forming a voluntary homeowners' association (HOA), which can advocate for homeowner rights, social activities, or park improvements.

Residents of the Camanche MHPs cannot vote in elections for District Board members, but Board members may address concerns raised by residents of the Camanche MHPs.

Communication Between MHP Residents and Park Management

Park management, collectively the District and recreation concessionaire, are not aware of any unresolved issues in the MHPs. Park management meets annually with lessees of both North and South Shore MHPs to hear and address their questions and concerns. The District hosts quarterly meetings of the Camanche Regional Park Advisory Board (CRPAB) to discuss issues related to recreation around the Camanche Reservoir, and MHP lessees, the concessionaire, and HOA representatives attend these meetings regularly. In addition, staff is planning to schedule semi-annual meetings with Camanche HOA presidents and the concessionaire to improve communication and address issues. Recent MHP policy changes, like the integration of a cap and carryforward proposal which was designed to spread larger annual rent increases over time, were developed in collaboration with MHP lessees, the CRPAB, and the concessionaire. Park management is aware that some MHP lessees have received non-renewal notices from their homeowner's insurance providers. Park management has and will continue to address reasonable requests for fire fuel abatement from insurance companies but cannot guarantee that insurers will continue to provide coverage for residents.

Fire Fuel Abatement

District staff and its concessionaire perform fire fuel abatement around MHPs annually in spring using a variety of methods including mowing and goat grazing. The District also trims or removes hazardous trees and trees that do not meet California Department of Forestry and Fire Protection regulations for fire clearance around homes. In 2021 following conversations with lessees of the Camanche South Shore MHP, specialized spark-arresting fire rings were installed in the Riverview campground to limit the size of campfires and reduce the likelihood of a campfire escaping and spreading to the MHP. Fires that started inside the recreation area near MHPs are infrequent and have been kept to small areas.

Personal Watercraft and Alcohol Prohibition

The effort to ban the use of personal watercraft (PWC) has been suspended to focus on re-opening District reservoirs for boating following closure due to the discovery of the invasive golden mussel in the Sacramento-San Joaquin Delta just west of the Port of Stockton. Prior to suspending the PWC prohibition effort, staff discussed the proposed changes to watershed rules and regulations with the CRPAB, and EBMUD's Board and Planning Committee, providing numerous opportunities for public engagement. If a PWC prohibition is reconsidered, the District will offer additional opportunities for public engagement.

District staff have explained to MHP lessees that have attended these meetings that while the alcohol prohibition for Camanche Recreation Area will go into effect May 1, 2025 as planned, it only applies to the recreation area and not the MHP. MHP lessees benefit from living adjacent to the Camanche Recreation Area and receive special discounts on certain services as an additional benefit. While management decisions in the recreation areas consider MHP input, the District's priority is to provide a safer, family-friendly experience for all visitors.

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Access to MHP Bulletin Boards

MHP residents have access to an information board dedicated for their use. There are bulletin boards outside each of the three Camanche MHPs which are unlocked and can be accessed at any time without permission from park management. These dedicated spaces are regularly utilized by residents.

NEXT STEPS

Park management will continue to meet and discuss MHP related issues at the regular meetings of the CRPAB and during annual community meetings. Annual community meetings may increase in frequency if needed. Leaders of MHP HOAs will continue to be invited to these meetings to engage on issues in the MHP. If a Board member would like to meet with the MHP HOA, please contact the General Manager.

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