



## CAMERON PARK COMMUNITY SERVICES

February 18, 2026

El Dorado County  
Chief Administrative Office  
Attn: Management Analyst  
330 Fair Lane  
Placerville, CA 95667

**RE: CAMERON PARK COMMUNITY SERVICES DISTRICT RECOMMENDING  
EL DORADO COUNTY ADOPT TO APPLY THE ANNUAL CONSUMER PRICE INDEX  
(CPI) ADJUSTMENT FOR CALENDAR YEAR 2025 TO THE ADOPTED PARK IMPACT  
FEES**

Dear Ms. Stout,

The Cameron Park Community Services District (“District”) submits this request to El Dorado County (“County”) regarding the District’s adopted Park Impact Fees. Pursuant to El Dorado County Code Chapter 13.20 and Government Code Section 66000 et seq. (Mitigation Fee Act), any adjustment to adopted impact fees, including adjustments for inflation, must be requested by the District and adopted by the County. No automatic adjustment occurs.

The District’s Park Impact Fees are supported by the Cameron Park Community Services District Park Impact Fee Nexus Study (May 2019), which established the maximum justified park impact fees based on the District’s level of service, per capita park development costs, and dwelling unit occupancy factors. The Nexus Study further recommends that adopted fees be adjusted annually to account for inflationary increases in construction and facility development costs.

On February 18, 2026, the District’s Board of Directors adopted Resolution No. 2026-04 recommending that the County apply the annual Consumer Price Index for All Urban Consumers (CPI-U) inflationary adjustment for Calendar Year 2025. Adoption of this request would apply a CPI-U adjustment of **3.0%**, resulting in the following updated Park Impact Fees:



## CAMERON PARK COMMUNITY SERVICES

Building Type	Current Fee	CPI-U (3.0%) Adjusted Fee
Single Family Housing	\$6,645	<b>\$6,844</b>
Multi-Family Unit	\$5,435	<b>\$5,598</b>
Mobile Home	\$3,402	<b>\$3,504</b>

The adjusted fees remain within the maximum justified amounts identified in the 2019 Nexus Study and continue to maintain the reasonable relationship required by the Mitigation Fee Act between new development, the cost of facilities, and the impacts of growth on the District's park and recreation system.

The District respectfully requests that the El Dorado County Board of Supervisors adopt this CPI-U adjustment so the updated Park Impact Fees may be implemented and collected in accordance with County Code Chapter 13.20.

The District is available to discuss the process and next steps related to El Dorado County adopting to apply the CPI increase as defined above. I can be reached at (916) 790-4990 or [generalmanager@cameronpark.org](mailto:generalmanager@cameronpark.org).

Sincerely,

Maurice Johnson  
General Manager  
Cameron Park Community Services District

# Cameron Park Community Services District



## Staff Report

**DATE:** February 18, 2026

**FROM:** MAURICE JOHNSON, INTERIM GENERAL MANAGER

**AGENDA ITEM #8:** Consideration of Resolution Recommending Adoption of Annual CPI-U Adjustment to Park Impact Fees

**RECOMMENDED ACTION:** Approve Resolution No. 2026-04 recommending that the El Dorado County Board of Supervisors apply a **3.0 percent Consumer Price Index for All Urban Consumers (CPI-U) adjustment** to the District's adopted Park Impact Fees.

### BACKGROUND

Pursuant to California Government Code Section 66000 et seq. (Mitigation Fee Act) and El Dorado County Code Chapter 13.20, Park Impact Fees collected on behalf of the Cameron Park Community Services District do not adjust automatically. Any inflationary adjustment to the adopted Park Impact Fees must be formally requested by the District and approved by the El Dorado County Board of Supervisors.

The District's Park Impact Fees are supported by the Park Impact Fee Nexus Study (May 2019), which established the maximum justified Park Impact Fees based on the District's adopted level of service standards, per capita park development costs, and dwelling unit occupancy factors. The Nexus Study further recommends that adopted fees be adjusted periodically to account for inflation in construction and facility development costs in order to preserve the required nexus under the Mitigation Fee Act.

Since adoption of the 2019 Nexus Study, the District has **not requested annual CPI-U adjustments**, resulting in Park Impact Fees that have remained static while construction and park development costs have increased.

### CPI-U HISTORY AND MISSED ADJUSTMENTS

Based on published CPI-U 12-month data, the following annual inflationary adjustments were available but not requested by the District:

Calendar Year	CPI-U (12-month)
2020	1.4%
2021	4.2%
2022	4.9%
2023	2.6%
2024	2.4%

### ILLUSTRATIVE FEE IMPACT OF MISSED ADJUSTMENTS

For illustrative purposes only, the table below shows what the District’s Park Impact Fees would be today had CPI-U adjustments been applied annually since 2020. These figures are provided to demonstrate the effect of deferred adjustments and do not represent a proposed retroactive fee increase.

Building Type	Current Fee	Illustrative Fee w/ CPI Applied	Difference per Unit
Single Family Housing	\$6,645	~\$7,787	~\$1,142
Multi-Family Unit	\$5,435	~\$6,371	~\$936
Mobile Home	\$3,402	~\$3,987	~\$585

### REVENUE IMPLICATIONS

Because CPI adjustments were not requested annually, the District has forgone incremental Park Impact Fee revenue that would otherwise have been available to support parkland acquisition, park development, and eligible capital improvements. Actual revenue impacts depend on the number and type of residential units seen approved and constructed in each year. However, each residential unit constructed since 2020 has paid a Park Impact Fee that was lower than what would have resulted had inflationary adjustments been applied consistent with the Nexus Study methodology.

### CURRENT REQUEST AND POLICY CONSIDERATION

The proposed action applies a **3.0 percent CPI-U adjustment** to the District’s adopted Park Impact Fees. This adjustment reflects current-year inflation only, does not seek to recover inflationary increases from prior years that were not requested, and remains within the maximum justified fee levels established by the 2019 Park Impact Fee Nexus Study.

Applying the CPI-U adjustment maintains consistency with the methodology and assumptions used in the Nexus Study, preserves the proportional relationship required under the Mitigation Fee Act between development impacts and facility costs, and

supports a return to periodic, transparent inflationary updates consistent with El Dorado County procedures and best practices.

### **FISCAL IMPACT**

If adopted by the El Dorado County Board of Supervisors, the adjusted Park Impact Fees would be as follows:

- Single Family Housing: \$6,844 per unit
- Multi-Family Unit: \$5,598 per unit
- Mobile Home: \$3,504 per unit

The proposed adjustment will modestly increase future Park Impact Fee revenue and help maintain the purchasing power of those funds for eligible capital expenditures.

### **CONCLUSION**

Adoption of the proposed resolution will allow the District to request that El Dorado County apply a **3.0 percent CPI-U adjustment** to the adopted Park Impact Fees. The proposed adjustment reflects current-year inflation only, maintains compliance with the Mitigation Fee Act, and remains consistent with the methodology and assumptions underlying the District's Park Impact Fee Program.

#### Attachments:

8A – Resolution No. 2026-04

8B – Park Impact Fee Request Letter

8C – Cameron Park Community Services District Park Impact Fee Nexus Study  
(May 2019)



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Maurice Johnson  
Interim General Manager

**RESOLUTION NO. 2026-04**  
**of the BOARD OF DIRECTORS of the**  
**CAMERON PARK COMMUNITY SERVICE DISTRICT**  
**February 18, 2026**

**RESOLUTION RECOMMENDING THE EL DORADO COUNTY BOARD OF SUPERVISORS**  
**ADOPT AN ANNUAL CPI-U ADJUSTMENT TO THE DISTRICT'S ADOPTED**  
**PARK IMPACT FEES**

**WHEREAS**, the Cameron Park Community Services District ("District") is authorized, pursuant to California Government Code Section 66000 et seq. (Mitigation Fee Act) and El Dorado County Code Chapter 13.20, to request that El Dorado County establish and administer development impact fees on behalf of the District; and

**WHEREAS**, the District's Park Impact Fees are supported by the *Cameron Park Community Services District Park Impact Fee Nexus Study (May 2019)*, which established the maximum justified park impact fees based on the District's level of service, per capita park development costs, and dwelling unit occupancy factors. The District approved the Nexus Study on July 17, 2019, by resolution 2019-17; and

**WHEREAS**, on September 17, 2019, by resolution 151-2019, the El Dorado County Board of Supervisors adopted Park Impact Fees on behalf of the District; and

**WHEREAS**, the Park Impact Fee Nexus Study recommends that adopted park impact fees be adjusted annually to account for inflationary increases in construction and facility development costs in order to maintain the required nexus and proportionality under the Mitigation Fee Act; and

**WHEREAS**, any adjustment or increase to the Park Impact Fees, including an adjustment for inflation, must be requested by the District and adopted by the El Dorado County Board of Supervisors, and no automatic adjustment occurs; and

**WHEREAS**, the Consumer Price Index for All Urban Consumers (CPI-U) increased by **3.0 percent** for Calendar Year 2023; and

**WHEREAS**, on February 18, 2026, the Board of Directors of the Cameron Park Community Services District reviewed the proposed CPI-U adjustment and determined that applying the 3.0 percent CPI-U adjustment maintains compliance with the Mitigation Fee Act and remains within the maximum justified fees identified in the 2019 Nexus Study.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the Cameron Park Community Services District does hereby recommend that the El Dorado County Board of Supervisors adopt the annual CPI-U adjustment of **3.0 percent** to the District's Park Impact Fees, resulting in the following adjusted fees:

Building Type	Adjusted Park Impact Fee (3.0% CPI-U)
Single Family Housing	\$6,844 per unit
Multi-Family Unit	\$5,598 per unit
Mobile Home	\$3,504 per unit

**BE IT FURTHER RESOLVED** that the adjusted Park Impact Fees shall be collected and expended in compliance with the Mitigation Fee Act, El Dorado County Code Chapter 13.20, and all applicable reporting and accounting requirements; and

**BE IT FURTHER RESOLVED** that the General Manager is authorized to transmit this Resolution and all supporting documentation to El Dorado County for consideration and adoption by the Board of Supervisors.

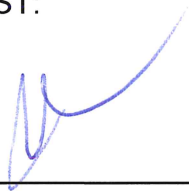
**PASSED AND ADOPTED** by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 18<sup>ST</sup> day of February 2026, by the following vote of said Board:

AYES: DW/KG/SB/TI

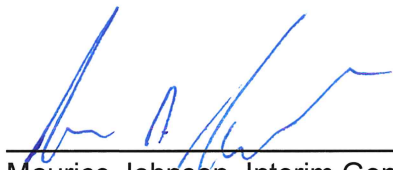
NOES: none

ABSENT: none

ATTEST:



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Dawn Wolfson, President  
Board of Directors



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Maurice Johnson, Interim General Manager  
Secretary to the Board