



RESOLUTION NO. 074-2026
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
RESOLUTION INCREASING DEVELOPMENT IMPACT FEES
ON BEHALF OF
CAMERON PARK COMMUNITY SERVICES DISTRICT

WHEREAS, the Mitigation Fee Act (California Government Code Sections 66000 et seq.) allows a local agency to establish, increase, or impose a development impact fee as a condition of approval of a development project by complying with certain procedural and substantive requirements, including that the local agency must identify the purpose and use of the fee and determine how there is a reasonable relationship between the fee's use and the need of the public facility to be financed and the type of development project the fee is imposed on; and

WHEREAS, Chapter 13.20 of the El Dorado County Ordinance Code authorizes the County to establish a development impact fee that is collected on behalf of a special district upon the issuance of all building permits for development within the special district in order to fund the construction or purchase of public facilities and equipment necessary to mitigate the impacts of such development on the district's ability to provide public services; and

WHEREAS, the Cameron Park Community Services ("District") has entered into an agreement required by County Code Section 13.20.030 providing for the District to defend and indemnify the County for any challenge related to the adoption, collection, or disbursement of fees on behalf of the District;

WHEREAS, the Board of Supervisors has previously established fees within the boundaries of the District, for the purpose of funding the construction or purchase of parks and recreational facilities and equipment necessary to mitigate the impacts of new development on the District's ability to provide parks and recreation services within the District, as documented by Resolution #151-2019 approved on September 17, 2019; and

WHEREAS, such fees were based on a Fire Development Impact Fee Justification Nexus Study and Report ("Report") detailing the legal and policy basis for increasing the development impact mitigation fee within the District; and

WHEREAS, on February 18, 2026, the District adopted Resolution No. 2026-04, recommending an adjustment to the fees of 3%, based on the change in the Consumer Price Index for the calendar year 2025, and requesting the Board of Supervisors adopt the 3% adjustment to the established impact fees as proposed therein; and

WHEREAS, notice of this hearing was published in the *Mountain Democrat* on April 10, 2026, and April 7, 2026, in accordance with Section 66018 of the Mitigation Fee Act; and

NOW, THEREFORE, BE IT RESOLVED, after a full public hearing during which the fee structure was studied and reviewed, the Board makes the following findings pursuant to Government Code Section 66001:

- A. **Government Code Section 66001(a)(1); Identify the purpose of the fee.** The purpose of the District's Park Impact Fee is to fund new or expanded parks and recreational facilities, open space areas, and trails to serve new development.

- B. **Government Code Section 66001(a)(2): Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.** The Park Impact Fee will be used to fund the cost of the new or expanded parks and recreational facilities, open space areas, and trails to serve development

- C. **Government Code Section 66001(a)(3): Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.**
The Park Impact Fee will be used to fund the cost of the new or expanded parks and recreational facilities, open space area, and trails to serve development. All new residential development either directly impacts or contributes to the cumulative impact on park and recreational facilities. For these reasons, there is a reasonable relationship between new or expanded parks and recreational facilities, open space area, and trails, and the new development on which the fee will be imposed.

- D. **Government Code Section 66001(a)(4): Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed:**
The need for park and recreational services is inherently population-driven; new residential development in the District will generate additional need for new parks and recreational services and the corresponding need for various facilities. Each new residential development project will generate additional need for park and recreational services and the associated need for additional parks, recreational facilities, and trails.

- E. **Government Code Section 66001(b): Determine how there is a reasonable relationship between the Amount of the Fee and the Cost of the Public Facility or Portion of the public Facility Attributed to the Development on which the Fee is imposed (Proportionality).**
The cost of new public park and recreational facilities is allocated to new residential development. The amount of park and recreational facilities needed to serve a unit of development is based on the District's existing level of service standard for such facilities. The cost of new or expanded park and recreational facilities, open space areas, trail development, and fee program administrative costs is defined on a per-capita basis. These per capita costs are then applied to the residential land use categories, based on their respective dwelling unit occupancy factors, to determine the park impact fee schedule, which is applied proportionally across the types of development on which the fee is imposed. In addition, adjusting the fee annually based on the San Francisco Consumer Price Index (CPI) supports this relationship by ensuring the fee collected is sufficient to fund these new facilities. The Board of Supervisors has reviewed the assumptions of the Report supporting the original fee and evaluated the amount of fees collected under the original fee.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board of Supervisors hereby resolves and determines as follows:

1. Residential means and includes, but is not limited to, residential structures used for the following purposes:
 - a. Single-family detached homes;
 - b. Multi-family, including buildings with attached residential units, including apartments, town homes, condominiums, duplexes, and all other residential units not classified as Single Family Detached;

2. Effective sixty (60) days following the adoption of this resolution, the following fees shall be paid to the County prior to the issuance of the building permit by all new residential development within the District.

3. New or replacement mobile/manufactured homes in a mobile/manufactured home park, as defined in the El Dorado County Code Zoning Ordinance Glossary, shall be exempt from the above fees.
4. Fees collected on the reuse of an existing building shall be calculated based upon the current land use category, less any previous fee paid to the District. The landowner shall be required to provide evidence of prior payment of the fee.
5. The adjusted fee established by this Resolution shall be collected and expended in compliance with the Mitigation Fee Act and El Dorado County Chapter 13.20 and, notwithstanding any examples provided in the Report, any expenditure will be reimbursed only if adequate supporting information is provided to show that there is a reasonable relationship between the use of the fee and the type of development project for which the fee was imposed, including the percentage of the development project funded from the fee, and a reasonable relationship between the need for the public facility and the type of development for which the fee was imposed.
6. Any judicial action or proceedings to attack, review, set aside, void, or annul the 3% fee adjustment provided for in this Resolution shall be brought within 120 days of adoption of this Resolution. If this Resolution is set aside, void, or annulled for any reason and no subsequent Resolution provides otherwise, this Resolution shall be repealed automatically and Resolution 151-2019, adopted September 17, 2019, and the fees established therein shall remain in effect. Subject to this limitation, this Resolution supersedes Resolution 151-2019.
7. Any adjustment or increase to the fees adopted herein, including any adjustment for inflation, must be requested by the District and shall comply with the Mitigation Fee Act. No automatic adjustment will occur.
8. All fees shall be paid to and maintained by County and disbursed to District only upon a request with sufficient supporting documentation as provided in this Resolution. Any credit or reimbursement will be determined by the County pursuant to El Dorado County Chapter 13.20.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of the Board of Supervisors, held the 21st day of April, 2026, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Laine, Ferrero, Veerkamp, Turnboo
Noes: None
Absent: Parlin

By: Kyra Schaufele
Deputy Clerk

[Signature]
Chair, Board of Supervisors
Brooke Laine

EXHIBIT A

Fee	Amount per Dwelling Unit
Single Family Housing	\$ 6,844
Multi-Family Housing	\$ 5,598
Mobile Home	\$ 3,504