



RESOLUTION NO.
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
RESOLUTION INCREASING DEVELOPMENT IMPACT FEES
ON BEHALF OF
CAMERON PARK COMMUNITY SERVICES DISTRICT
FOR THE CAMERON PARK FIRE DEPARTMENT

WHEREAS, AB 1600 was passed and codified in California Government Code Section 66000-66025 (“Mitigation Fee Act”), allowing the establishment of a development impact fee as a condition of approval where the purpose and use of the fee are identified and a reasonable relationship to the development project can be demonstrated; and

WHEREAS, the County of El Dorado has adopted Ordinance No. 3991, codified in Chapter 13, Section 20 of the El Dorado County Code authorizing the imposition of fire district improvement fees on new development within the unincorporated area of the County in order to construct or purchase fire protection facilities and equipment necessary to mitigate the impacts of such development in a fire protection district; 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 fire protection facilities and equipment necessary to mitigate the impacts of such development in a fire protection District, as documented by Resolution #098-2018 approved on May 22, 2018; 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. 2026-03, 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 Fire Impact Fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the District.

- 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 Fire Impact Fee will be used to fund the cost of expanded fire facilities, apparatus, and equipment to serve new 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 Fire Impact Fee will be used to maintain its existing level of fire protection and emergency response services. Fee revenue will be used to expand the District's facilities, apparatus, and equipment to meet the additional demand generated by the new residents and employees and the new structural area created by new development projects. For these reasons, there is a reasonable relationship between new or expanded facilities, apparatus, and equipment, 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:**
New development projects will create additional need for the District's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus, and equipment. The fee is imposed on different types of development projects in proportion to the additional service population generated and the structural area created by new development projects.
- 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 fire protection facilities, apparatus, and equipment attributable to a development project is based upon the level of existing development served by the District's existing fire protection facilities. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. The equivalent costs are applied to land use categories in proportion to the need they create for expanded facilities/ The use of the fire facilities demand factor to determine the fire impact fee schedule achieves proportionality 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.

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 098-2018, adopted May 22, 2018, and the fees established therein shall remain in effect. Subject to this limitation, this Resolution supersedes Resolution 098-2018.
- 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 _____ day of _____, 20 ____, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Chair, Board of Supervisors

EXHIBIT A

Description	Current Fee per sq. ft.	2025 CPI Adjustment per sq. ft.
		3.0%
Single Family Housing	\$ 0.54	\$ 0.56
Multi-Family Housing	\$ 0.91	\$ 0.94
Mobile Home	\$ 0.80	\$ 0.82
Retail Commercial	\$ 0.78	\$ 0.80
Office	\$ 0.96	\$ 0.99
Industrial	\$ 0.72	\$ 0.74
Agriculture	\$ 0.33	\$ 0.34
Warehouse/Distribution	\$ 0.52	\$ 0.54