



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 FIRE IMPACT FEES

Dear Ms. Stout,

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

The District’s Fire Impact Fee Program is supported by its adopted Fire Impact Fee Nexus Study (September 2015), to expand fire protection and emergency response facilities, apparatus, and equipment to meet the additional demand generated by the new residents, employees, and structures created by development.

The Fire Impact Fee Program is structured on a cost-per-square-foot basis for residential and non-residential development and is intended to ensure that new development contributes its fair share toward the capital facilities and equipment required to maintain fire protection service levels as growth occurs.

On February 18, 2026, the District’s Board of Directors adopted Resolution No. 2026-03 recommending that the County apply the annual **Consumer Price Index for All Urban Consumers (CPI-U) adjustment for Calendar Year 2025** to the District’s adopted Fire Impact Fees. Adoption of this request would apply a **3.0 percent CPI-U adjustment**, reflecting current-year inflationary increases in construction, equipment, and facility costs.



CAMERON PARK COMMUNITY SERVICES

Land Use Category	Current Fee (\$/sq. ft.)	CPI-U Adjusted Fee (\$/sq. ft.)
Residential Single Family	\$0.54	\$0.56
Residential Multi-Family	\$0.91	\$0.94
Residential 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

The requested CPI-U adjustment reflects current-year inflation only, does not seek to recover inflationary increases from prior years that were not requested, and remains consistent with the proportionality and nexus requirements of the Mitigation Fee Act. Application of the adjustment will help preserve the purchasing power of Fire Impact Fee revenues for eligible capital improvements identified in the District's adopted planning and reporting documents.

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

District staff are available to coordinate with County staff regarding adoption timing, implementation, and any supporting documentation needed to complete this request. Please contact me if additional information is required. I can be reached at (916) 790-4990 or generalmanager@cameronpark.org.

Sincerely,

Maurice Johnson
Interim General Manager
Cameron Park Community Services District

RESOLUTION NO. 2026-03
of the BOARD OF DIRECTORS of the
CAMERON PARK COMMUNITY SERVICES DISTRICT
February 18, 2026

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

WHEREAS, the Cameron Park Community Services District ("District") provides fire protection services within its service area and relies on development impact fees to help maintain existing levels of fire protection service as new development occurs; and

WHEREAS, pursuant to California Government Code Section 66000 et seq. (Mitigation Fee Act) and El Dorado County Code Chapter 13.20, the El Dorado County Board of Supervisors is authorized to establish and administer development impact fees on behalf of the District upon request of the District; and

WHEREAS, the District's Fire Impact Fee Program is supported by an adopted Fire Impact Fee Nexus Study (September 2015), to expand fire protection and emergency response facilities, apparatus, and equipment to meet the additional demand generated by the new residents, employees, and structures created by development. The District approved the Nexus Study on September 16, 2015, by resolution 2015-16; and

WHEREAS, on May 22, 2018, by resolution 098-2018 the El Dorado County Board of Supervisors adopted Fire Impact Fees on behalf of the District; and

WHEREAS, the Fire Impact Fee Program is structured on a cost-per-square-foot basis for residential and non-residential development to ensure a reasonable and proportional relationship between new development and the need for additional fire protection facilities and equipment; and

WHEREAS, any adjustment or increase to the District's Fire 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 2025; 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 a 3.0 percent CPI-U adjustment reflects current-year inflationary cost increases and maintains consistency with the methodology and assumptions underlying the Fire Impact Fee Program.

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 **3.0 percent CPI-U adjustment for Calendar Year 2025** to the District's adopted Fire Impact Fees.

BE IT FURTHER RESOLVED that application of the CPI-U adjustment would result in the following Fire Impact Fees:

Land Use Category	Fire Impact Fee (\$/sq. ft.)
Residential Single Family	\$0.56
Residential Multi-Family	\$0.94
Residential Mobile Home	\$0.82
Retail / Commercial	\$0.80
Office	\$0.99
Industrial	\$0.74
Agriculture	\$0.34
Warehouse / Distribution	\$0.54

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 18th day of February 2026, by the following vote of said Board:

AYES: DW/KG/SB/TI

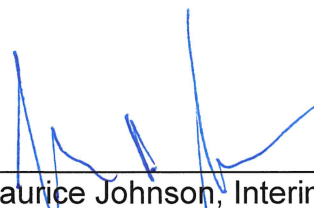
NOES: none

ABSENT: none

ATTEST:



Dawn Wolfson, President
Board of Directors



Maurice Johnson, Interim General Manager
Secretary to the Board

Cameron Park Community Services District



Staff Report

DATE: February 18, 2026

FROM: MAURICE JOHNSON, INTERIM GENERAL MANAGER

AGENDA ITEM #7: Consideration of Resolution Recommending Adoption of Annual CPI-U Adjustment to Fire Impact Fees

RECOMMENDED ACTION: Approve Resolution No. 2026-03 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 Fire Impact Fees

BACKGROUND AND LEGAL AUTHORITY

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

The Cameron Park Community Services District Fire Impact Fee Program is supported by an adopted Fire Impact Fee Nexus Study (September 2015) and subsequent Annual and Five-Year Findings Reports. The purpose of the Fire Impact Fee is to help maintain the District's existing level of fire protection service by funding new or expanded fire facilities, apparatus, vehicles, and equipment necessary to serve new residential and nonresidential development.

The Fire Impact Fee Program is structured on a cost-per-square-foot basis for residential and nonresidential development and is intended to ensure that new development contributes its fair and proportional share toward capital facilities and equipment required to maintain fire protection service levels as growth occurs.

The most recent Fire Impact Fee Program Annual Report and Five-Year Findings Report (FY 2020–21) confirms the continued need for the Fire Impact Fee Program and identifies eligible capital improvements, including fire station expansion, training facilities, and rescue equipment.

CPI-U HISTORY AND MISSED ADJUSTMENTS

Since adoption of the current Fire Impact Fee schedule, the District has **not requested annual CPI-U adjustments**, resulting in Fire Impact Fees that have remained unchanged while construction, apparatus, and equipment costs have increased.

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

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 demonstrates the effect of deferred CPI-U adjustments on select Fire Impact Fee categories. These figures are provided to show the policy impact of not applying annual inflationary adjustments and do not represent a proposed retroactive increase.

Land Use Category	Current Fee (\$/sq. ft.)	Illustrative Fee w/ CPI Applied
Residential Single Family	\$0.54	~\$0.63
Residential Multi-Family	\$0.91	~\$1.07
Retail / Commercial	\$0.78	~\$0.91

REVENUE IMPLICATIONS

Because CPI adjustments were not requested annually, the District has forgone incremental Fire Impact Fee revenue that would otherwise have been available to offset rising costs associated with fire station construction, training infrastructure, apparatus, vehicles, and rescue equipment.

Actual revenue impacts depend on the amount and type of residential and nonresidential development approved and constructed in each year. However, each development project approved since 2020 has paid Fire Impact Fees that were lower than what would have resulted had inflationary adjustments been applied consistent with the Fire Impact Fee Program methodology.

CURRENT REQUEST AND POLICY CONSIDERATION

The proposed action applies a **3.0 percent CPI-U adjustment** to the District's adopted Fire 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 consistent with the proportionality and nexus requirements of the Mitigation Fee Act.

Applying the CPI-U adjustment maintains consistency with the methodology and assumptions underlying the Fire Impact Fee Program, preserves the required relationship between new development and the cost of fire protection facilities and equipment, 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 Fire Impact Fees would be as follows:

Land Use Category	Current Fee (\$/sq. ft.)	Proposed Fee (\$/sq. ft.)
Residential Single Family	\$0.54	\$0.56
Residential Multi-Family	\$0.91	\$0.94
Residential 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

The proposed adjustment will modestly increase future Fire Impact Fee revenue and help maintain the purchasing power of those funds for eligible fire protection capital improvements.

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 Fire 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 Fire Impact Fee Program.

Approving this action will help preserve the purchasing power of Fire Impact Fee revenues for eligible capital improvements necessary to maintain the District's existing level of fire protection service as new development occurs, while reestablishing a consistent and transparent approach to future inflationary adjustments.

Attachments:

7A – Resolution No. 2026-03 Recommending Adoption of CPI-U Adjustment

7B – Fire Impact Fee Request Letter

7C – Fire Impact Fee Program Annual Report and Five-Year Findings Report
(FY 2020-21)