

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

5/8, 5/15

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 15th day of MAY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the County of El Dorado Board of Supervisors will hold a public hearing at 10 a.m. or as soon thereafter as possible on Tuesday, June 16, 2026, to consider the annual update to the Traffic Impact Fee (TIF) Program fee schedule. General Plan Measure TC-B requires the County to adopt a traffic impact fee program and to update the program annually for changes in project costs; and County Ordinance No. 5173 provides that said fees shall be adjusted annually by an increase or decrease in actual projects costs or pursuant to the Engineering News Record – Construction Cost Index. Project costs have been updated as required by Ordinance No. 5173, resulting in revisions to the TIF Program schedule as shown below.

The Board of Supervisors meeting room will be open to the public, unless otherwise indicated on the published agenda. The meeting will be live-streamed via Zoom and YouTube. Members of the public may address the Board in-person or via Zoom to make a public comment. All persons interested should refer to the published agenda to obtain remote meeting ID and instructions. Any written correspondence should be directed to the Board of Supervisors, 330 Fair Lane, Placerville, CA 95667 or edc.cob@edcgov.us by 4:00 PM on the Monday before the meeting to ensure adequate time to review. Proposed changes are outlined below for the 2026 TIF Schedule, or may also be obtained from the Department of Transportation, Transportation Planning. Contact Zach Oates, Senior Civil Engineer, at zach.oates@edcgov.us or by calling 530-621-7580.

Proposed Changes to the Total TIF Schedule – 2026 Annual Update					
	EDU ¹	Fee per:	Zone A	Zone B	Zone C
Residential	Cost per EDU ¹ >>		\$13,968 \$13,364	\$30,153 \$28,622	\$38,739 \$37,467
Single Family	< 1,000 sf	0.82	\$11,454 \$10,959	\$24,726 \$23,470	\$31,766 \$30,723
	1,000 to 1,499 sf	0.89	\$12,432 \$11,894	\$26,836 \$25,473	\$34,477 \$33,346
	1,500 to 1,999 sf	0.95	\$13,270 \$12,696	\$28,645 \$27,190	\$36,802 \$35,594
	2,000 to 2,999 sf	1.00	\$13,968 \$13,364	\$30,153 \$28,622	\$38,739 \$37,467
	3,000 to 3,999 sf	1.06	\$14,806 \$14,166	\$31,962 \$30,339	\$41,063 \$39,745
	4,000 or more sf	1.10	\$15,365 \$14,700	\$33,168 \$31,484	\$42,613 \$41,214
Multi-Family	0.54	Dwelling Unit	\$7,543 \$7,216	\$16,282 \$15,456	\$20,919 \$20,233
Single Family Age Restricted	0.32	Dwelling Unit	N/A	\$9,649 \$9,459	\$12,397 \$11,990
Multi-Family Age Restricted	0.27	Dwelling Unit	N/A	\$8,141 \$7,727	\$10,460 \$10,116
Nonresidential	Cost per EDU ¹ >>		\$1,728 \$1,653	\$6,575 \$6,224	\$7,875 \$7,636
General Commercial	1.72	Bldg. Sq. Ft.	\$2.97 \$2.84	\$11.31 \$10.74	\$13.54 \$13.14
Hotel/Motel/B&B	0.28	Room	\$483 \$463	\$1,841 \$1,742	\$2,205 \$2,138
Church	0.26	Bldg. Sq. Ft.	\$0.45 \$0.43	\$1.71 \$1.62	\$2.05 \$1.98
Office/Medical	1.79	Bldg. Sq. Ft.	\$3.09 \$2.96	\$11.77 \$11.15	\$14.10 \$13.67
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	\$0.96 \$0.93	\$3.68 \$3.49	\$4.41 \$4.28

¹ "EDU" (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.

N/A = Not Applicable.

Source: Traffic Impact Fee Program Update Nexus & Funding Model (El Dorado County, 2025).

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