

# 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:

10/30, 11/6

ALL IN THE YEAR 2024

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

Dated at Placerville, California, this 6th day of NOVEMBER, 2024

*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 9 a.m. or as soon thereafter as possible on December 3, 2024, to adopt the Major Update to the Traffic Impact Fee Program and fee schedule and direct staff to incorporate the changes into the Capital Improvement Program (CIP). The CIP is the long-range plan for all individual capital improvement projects and funding sources in the County. It is used as a planning tool and updated periodically, as required by the County's General Plan Policy TC-Xb and Implementation Measure TC-A. The Traffic Impact Fee Program is used to fund needed improvements to accommodate travel demand from future land use growth during a 20 year period. The Traffic Impact Fee Program is updated periodically as required by the County's General Plan Policy TC-Xb and Implementation Measure TC-B.

The Traffic Impact Fee Program analysis of projected growth, roadway deficiencies, and required roadway improvement projects has been completed, and the updated Traffic Impact Fee schedule is shown below.

The Board of Supervisors meeting room will be open to the public, unless otherwise indicated on the published agenda. The meeting will also 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](mailto: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 2024 Major Update to the Traffic Impact Fee Schedule, or may also be obtained from the Department of Transportation, Transportation Planning. Contact Zach Oates, Senior Civil Engineer, at [zach.oates@edcgov.us](mailto:zach.oates@edcgov.us) or by calling 530-621-7580.

Proposed Changes to the Total TIF Schedule – 2024 Major Update					
	EDU <sup>1</sup>	Fee per:	Zone A	Zone B	Zone C
<b>Residential</b>	<i>Cost per EDU<sup>1</sup> &gt;&gt;</i>		<del>\$16,740</del> \$12,331	<del>\$31,745</del> \$31,297	<del>\$66,216</del> \$36,781
Single Family	< 1,000 sf	0.82	\$13,726 \$10,111	\$26,031 \$25,664	\$54,297 \$30,161
	1,000 to 1,499 sf	0.89	\$14,899 \$10,975	\$28,253 \$27,854	\$58,933 \$32,735
	1,500 to 1,999 sf	0.95	\$15,902 \$11,715	\$30,158 \$29,732	\$62,906 \$34,942
	2,000 to 2,999 sf	1.00	\$16,740 \$12,331	\$31,745 \$31,297	\$66,216 \$36,781
	3,000 to 3,999 sf	1.06	\$17,744 \$13,071	\$33,649 \$33,174	\$70,190 \$38,988
	4,000 or more sf	1.10	\$18,414 \$13,564	\$34,919 \$34,426	\$72,838 \$40,459
Multi-Family	0.54 0.57	Dwelling Unit	\$9,040 \$7,028	\$17,142 \$17,839	\$35,757 \$20,965
Single Family Age Restricted	0.32 0.30	Dwelling Unit	N/A	\$10,159 \$9,389	\$21,190 \$11,035
Multi-Family Age Restricted	0.27 0.26	Dwelling Unit	N/A	\$8,571 \$8,137	\$17,878 \$9,563
<b>Nonresidential</b>	<i>Cost per EDU<sup>1</sup> &gt;&gt;</i>		<del>\$5,032</del> \$1,459	<del>\$7,540</del> \$6,116	<del>\$12,828</del> \$8,083
General Commercial	1.72 1.55	Bldg. Sq. Ft.	\$8.65 \$2.26	\$12.96 \$9.48	\$22.07 \$12.53
Hotel/Motel/B&B	0.28	Room	\$1,409 \$498	\$2,111 \$1,713	\$3,592 \$2,263
Church	0.26 0.25	Bldg. Sq. Ft.	\$1.31 \$0.36	\$1.96 \$1.53	\$3.34 \$2.02
Office/Medical	1.99 1.28	Bldg. Sq. Ft.	\$10.00 \$1.87	\$14.99 \$7.82	\$25.51 \$10.33
Industrial/Warehouse	0.56 0.51	Bldg. Sq. Ft.	\$2.82 \$0.74	\$4.22 \$3.12	\$7.19 \$4.12

<sup>1</sup> "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, 2024).

10/30, 11/6

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