

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:

5/30, 6/4

ALL IN THE YEAR 2025

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

Dated at Placerville, California, this 4th day of JUNE, 2025

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 11 a.m. or as soon thereafter as possible on June 10, 2025, to adopt the Adjusted Major Update to the Traffic Impact Fee Program and 2025 fee schedules, adopt an updated nexus study under the Mitigation Fee Act, 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 adjusted. The updated Traffic Impact Fee schedules and effective dates are 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 by 4:00 PM on the Monday before the meeting to ensure adequate time to review.

Proposed changes are outlined below for the 2025 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 or by calling 530-621-7580.

Proposed Changes to the Total TIF Schedule – 2025 Update Effective 06/10/25						Proposed Changes to the Total TIF Schedule – 2025 Update Effective 08/09/25					
	EDU ¹	Fee per:	Zone A	Zone B	Zone C		EDU ¹	Fee per:	Zone A	Zone B	Zone C
Residential	Cost per EDU ¹ >>		\$13,364 \$16,740	\$26,191 \$31,745	\$37,467 \$66,216	Residential	Cost per EDU ¹ >>		\$13,364 \$26,191	\$28,621 \$26,191	\$37,467
Single Family	< 1,000 sf	0.82	\$10,959 \$13,726	\$21,476 \$26,031	\$30,723 \$54,297	Single Family	< 1,000 sf	0.82	\$10,959 \$13,726	\$23,470 \$21,476	\$30,723
	1,000 to 1,499 sf	0.89	\$11,894 \$14,866	\$23,310 \$26,253	\$33,346 \$58,933		1,000 to 1,499 sf	0.89	\$11,894 \$14,866	\$25,473 \$23,470	\$33,346
	1,500 to 1,999 sf	0.95	\$12,696 \$16,962	\$24,881 \$30,158	\$35,594 \$62,906		1,500 to 1,999 sf	0.95	\$12,696 \$16,962	\$27,190 \$24,881	\$35,594
	2,000 to 2,999 sf	1.00	\$13,364 \$16,740	\$26,191 \$31,745	\$37,467 \$66,216		2,000 to 2,999 sf	1.00	\$13,364 \$16,740	\$28,622 \$26,191	\$37,467
	3,000 to 3,999 sf	1.06	\$14,166 \$17,744	\$27,762 \$33,649	\$39,715 \$70,190		3,000 to 3,999 sf	1.06	\$14,166 \$17,744	\$30,339 \$27,762	\$39,715
	4,000 or more sf	1.10	\$14,700 \$18,414	\$28,809 \$34,919	\$41,214 \$72,938		4,000 or more sf	1.10	\$14,700 \$18,414	\$31,484 \$28,809	\$41,214
Multi-Family	0.54	Dwelling Unit	\$7,216 \$9,040	\$14,143 \$17,142	\$20,233 \$35,757	Multi-Family	0.54	Dwelling Unit	\$7,216 \$15,456	\$14,143 \$14,143	\$20,233
Single Family Age Restricted	0.32	Dwelling Unit	N/A	\$8,381 \$10,159	\$11,990 \$21,190	Single Family Age Restricted	0.32	Dwelling Unit	N/A	\$9,159 \$8,381	\$11,990
Multi-Family Age Restricted	0.27	Dwelling Unit	N/A	\$7,071 \$8,571	\$10,116 \$17,878	Multi-Family Age Restricted	0.27	Dwelling Unit	N/A	\$7,727 \$7,071	\$10,116
Nonresidential	Cost per EDU ¹ >>		\$1,653 \$5,032	\$6,224 \$7,540	\$7,636 \$12,828	Nonresidential	Cost per EDU ¹ >>		\$1,653 \$5,032	\$6,224 \$7,636	\$7,636
General Commercial	1.72	Bldg. Sq. Ft.	\$2.84 \$8.66	\$10.71 \$12.96	\$13.14 \$22.07	General Commercial	1.72	Bldg. Sq. Ft.	\$2.84 \$8.66	\$10.71 \$12.96	\$13.14
Hotel/Motel/B&B	0.28	Room	\$463 \$1,409	\$1,742 \$2,411	\$2,138 \$3,592	Hotel/Motel/B&B	0.28	Room	\$463 \$1,409	\$1,742 \$2,411	\$2,138
Church	0.26	Bldg. Sq. Ft.	\$0.43 \$1.34	\$1.62 \$1.96	\$1.98 \$3.24	Church	0.26	Bldg. Sq. Ft.	\$0.43 \$1.34	\$1.62 \$1.96	\$1.98
Office/Medical	1.99	Bldg. Sq. Ft.	\$2.96 \$10.00	\$11.15 \$14.99	\$13.67 \$26.51	Office/Medical	1.99	Bldg. Sq. Ft.	\$2.96 \$10.00	\$11.15 \$14.99	\$13.67
Industrial/Warehouse	0.56	Bldg. Sq. Ft.	\$0.93 \$2.92	\$3.49 \$4.22	\$4.28 \$7.19	Industrial/Warehouse	0.56	Bldg. Sq. Ft.	\$0.93 \$2.92	\$3.49 \$4.22	\$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, 2024).						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, 2024).					

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