

RESOLUTION NO. 2024-

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING THE 2025 SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN (SJMSCP) FEE

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WHEREAS, the City Council of the City of Lodi adopted an Ordinance (Lodi Municipal Code Chapter 15.68) establishing the authority for collection of a Development Fee for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) for all new developments pursuant to the SJMSCP within the City of Lodi; and

WHEREAS, a “Fee Study” dated July 16, 2001, was prepared which analyzed and identified the costs, funding, and cost-benefit of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan; and

WHEREAS, the purpose of the SJMSCP Development Fee is to finance the goals and objectives of the SJMSCP that include, but are not limited to preserve land acquisition, preserve enhancement, land management, and administration that compensate for such lands lost as a result of future development in the City of Lodi and in San Joaquin County; and

WHEREAS, after considering the Fee Study and the testimony received at the public hearing, the Lodi City Council approved said report; and further found that the future development in the City of Lodi will need to compensate cumulative impacts to threatened, endangered, rare and unlisted SJMSCP Covered Species and other wildlife and compensation for some non-wildlife related impacts to recreation, agriculture, scenic values and other beneficial Open Space uses; and

WHEREAS, an “Updated Fee Study” was prepared in 2006, 2011, 2016, and 2020 which analyzed and identified the costs and funding of the SJMSCP; and

WHEREAS, the SJMSCP Development Fees are divided into three categories: Category A – Acquisition; Category B – Enhancement; and Category C – Land Management/Administration; and

WHEREAS, the 2025 SJMSCP Development Fees will be as shown in the following table:

2025 SJMSCP Development Fees

Habitat Type	Fee Per Acre
Open Space	\$8,246
AG/Natural	\$16,492
Vernal Pool (uplands)	\$65,490
Vernal Pool (wetted)	\$177,281

WHEREAS, to ensure that the SJMSCP development fees keep pace with inflation, annual adjustments are made to the fees based on the method previously adopted by the Lodi City Council; and

WHEREAS, the method of annual adjustments was modified in 2011, 2016, and again in 2020; and

WHEREAS, the 2020 adjustment resulted in a minor change to category “A” with an adjustment to the easement to fee title percentage used in the fee model and category “C” with pivoting to a more robust diversified endowment investment for higher return on investment.

NOW, THEREFORE, BE IT RESOLVED that City Council of the City of Lodi as follows:

1. The City Council finds and declares that the purposes and uses of the Development Fee, and the determination of the reasonable relationship between the fees’ uses and the type of development project on which the fees are imposed, are all established in Lodi Municipal Code Chapter 15.68, and remain valid, and the City Council therefore adopts such determinations.
2. The 2024 Development Fee shall be as set forth in the following table and will be effective January 1, 2025 – December 31, 2025.

2025 SJMSCP Development Fees

Habitat Type	Category A	Category B	Category C	Total Fee	Rounded Fee
Open Space	\$4,804.00	\$3,033.00	\$409.47	\$8,246.47	\$8,246
AG/Natural	\$9,608.00	\$6,066.00	\$817.74	\$16,491.74	\$16,492
Vernal Pool (grasslands)	\$48,084.00	\$15,386.00	\$2,019.72	\$65,489.72	\$65,490
Vernal Pool (wetted)	\$48,270.00	\$127,031.00	\$1,980.10	\$177,281.10	\$177,281

3. The Fee provided in this resolution shall be effective sixty (60) days after the adoption of this resolution.

Dated: November 20, 2024

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I hereby certify that Resolution No. 2024-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 2024, by the following vote:

- AYES: COUNCIL MEMBERS –
 NOES: COUNCIL MEMBERS –
 ABSENT: COUNCIL MEMBERS –
 ABSTAIN: COUNCIL MEMBERS –

Olivia Nashed
 City Clerk

2024-_____