

RESOLUTION R2024-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, ADOPTING THE 2025 SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN FEE

WHEREAS, the City Council of the City of Manteca adopted Municipal Code Chapter 13.40, Development Fees for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), establishing the authority for collection of a Development Fee for the SJMSCP for all new developments pursuant to the SJMSCP within the City of Manteca; 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 Manteca and in San Joaquin County; and

WHEREAS, after considering the Fee Study and the testimony received at the public hearing, the Manteca City Council approved said report; and further found that the future development in the City of Manteca 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 Manteca 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; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council’s adoption of this Resolution.
2. 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 Municipal Code Chapter 13.40, San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and remain valid, and the City Council therefore adopts such determinations.
3. The 2025 Development Fee shall be as set forth in the following table and will be effective January 19, 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	\$8,246.00
AG/Natural	\$9,608.00	\$6,066.00	\$817.74	\$16,491.74	\$16,492.00
Vernal Pool (grasslands)	\$48,084.00	\$15,386.00	\$2,019.72	\$65,489.72	\$65,490.00
Vernal Pool (wetted)	\$48,270.00	\$127,031.00	\$1,980.10	\$177,281.10	\$177,281.00

4. The Fee provided in this resolution shall be effective on January 19, 2025, which is at least sixty (60) days after the adoption of this resolution.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 19th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA TILTON
City Clerk