

Resolution No.

# STOCKTON CITY COUNCIL

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## **RESOLUTION APPROVING THE SAN JOAQUIN COUNTY MULTI-SPECIES HABITAT CONSERVATION AND OPEN SPACE PLAN 2026 DEVELOPMENT FEE SCHEDULE**

On February 20, 2001, the City Council of the City of Stockton adopted Resolution No. 01-0101 establishing the authority for the 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 Stockton; and

A "Fee Study" dated July 16, 2001, analyzed and identified the costs, funding, and cost-benefit of the SJMSCP; and

The purpose of the SJMSCP Development Fee is to finance the goals and objectives of the SJMSCP that include, but are not limited to, preserving land acquisition, preserve restorations/enhancements, land monitoring and management, and administration of the program and preserves that compensate for land lost as a result of development in the City of Stockton and San Joaquin County; and

The Stockton City Council approved the 2001 Fee Study following a public hearing. This found that future development in the City of Stockton would need to compensate for the cumulative impacts to protected wildlife, open space and agriculture; and

"Updated Fee Studies" were prepared by San Joaquin Council of Governments, Inc. in 2006, 2011, 2016, 2020, and 2025, which analyzed and identified the costs and funding of the SJMSCP; and

The 2026 SJMSCP Development Fees are divided into three categories: Category A – Acquisition; Category B – Enhancement; and Category C – Land Management/Monitoring/Administration; and

The 2026 SJMSCP Development Fees are:

<b>Habitat Type</b>	<b>Fee Per Acre</b>
<b>Open Space</b>	<b>\$8,935</b>
<b>Agricultural/Natural</b>	<b>\$17,868</b>
<b>Vernal Pool (uplands)</b>	<b>\$72,662</b>
<b>Vernal Pool (wetted)</b>	<b>\$183,894</b>

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 Stockton City Council; and

The method of annual adjustments was modified in 2011, 2016, 2020, and also in 2025; and

The 2025 annual adjustment resulted in minor adjustments to the previous 2020 financial model; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, 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 valid and adopted as set forth herein.

2. The 2026 Development Fee shall be as set forth in the following table and will be effective January 1, 2026 – December 31, 2026:

**Proposed 2026 SJMSCP Development Fees**

Habitat Type	Category A	Category B	Category C	Total Fee	Rounded Fee
Open Space	\$ 5,528.00	\$ 3,093.00	\$ 314.00	\$ 8,935.00	\$ 8,935
AG/Natural	\$ 11,056.00	\$ 6,185.00	\$ 627.00	\$ 17,868.00	\$ 17,868
Vernal Pool (grasslands)	\$ 55,474.00	\$ 15,764.00	\$ 1,424.00	\$ 72,662.00	\$ 72,662
Vernal Pool (wetted)	\$ 54,519.00	\$127,980.00	\$ 1,395.00	\$183,894.00	\$ 183,894

3. The City Manager is authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED December 9, 2025.

ATTEST:

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CHRISTINA FUGAZI  
Mayor of the City of Stockton

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KATHERINE ROLAND, CMC, CPMC  
City Clerk of the City of Stockton