San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Development Fee

December 2, 2014
Habitat Mitigation Plan and Development Fee Program

- SJCOG, Inc. – Administration of Plan and Fee Program
  - Habitat Plan Adopted in 2001
  - Countywide Multi-Agency
    - US Fish & Wildlife, State Fish & Wildlife, SJCOG, Local Jurisdictions

- Plan and Fee Purpose
  - Mitigation for Cumulative Impacts
    - Threatened, endangered, rare, and unlisted Plan Species
    - Non-wildlife impacts to recreation, agriculture, scenic values and other Open Space uses
Habitat Mitigation Plan and Development Fee Program

Plan and Program – Options for Projects

- Pay the fee;
- Redesign the project to avoid/minimize impacts;
- Provide land In lieu of fee;
- Any combination of the above options; or
- Negotiate directly with multiple permitting agencies
## Development Fee
(History Since 2010)

<table>
<thead>
<tr>
<th>YEAR</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open Space</strong></td>
<td>$7,307</td>
<td>$6,631</td>
<td>$7,195</td>
<td>$6,364</td>
<td>$6,656</td>
<td>$7,281</td>
</tr>
<tr>
<td><strong>AG/Natural</strong></td>
<td>$14,615</td>
<td>$13,262</td>
<td>$14,372</td>
<td>$12,711</td>
<td>$13,295</td>
<td>$14,543</td>
</tr>
<tr>
<td><strong>Vernal Pool</strong></td>
<td>$42,071</td>
<td>$38,328</td>
<td>$41,534</td>
<td>$37,087</td>
<td>$39,047</td>
<td>$42,784</td>
</tr>
<tr>
<td>(grasslands)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Vernal Pool</strong></td>
<td>$80,760</td>
<td>$77,720</td>
<td>$81,989</td>
<td>$78,311</td>
<td>$80,972</td>
<td>$85,631</td>
</tr>
<tr>
<td>(wetted)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Development Fee

- Basis of Fee Changes
  - Primarily Acquisition (Comparable Sales)
    - Availability of Land Sales Through Public Records
    - State Laws – Option of Disclosing Final Cost
    - Increased Sample Size
  - California Consumer Price Index (inflationary)
  - Legal Costs & Administration
Actions

- SJCOG, Inc. Board
  - Approved proposed fee increase on September 25, 2014
  - Resolution requires approvals of Local Agencies

- City Council
  - Recommended adoption of Resolution amending the fee for 2015