

**City of San Marcos
City Council Regular Agenda**



**Tuesday, July 14, 2026
1 Civic Center Drive
San Marcos, CA 92069
City Council Chambers
6 PM**

**Regular City Council Meeting
Special San Marcos Successor Agency to the SM Redevelopment Agency Meeting
Special San Marcos Successor Housing Agency to the SM Redevelopment Agency Meeting
Regular Fire Protection District Meeting
Special San Marcos Public Financing Authority Meeting
Regular San Marcos Public Facilities Authority Meeting
Special Rent Review Commission Meeting**

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the ADA Coordinator at (760) 744-1050. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the City Clerk if you wish to use this device.

Meeting Schedule and Broadcast Information: Regular City Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Council Chambers. City meetings are broadcast LIVE on the City's YouTube Channel, San Marcos Community Television (SMTV) on Cox Channel 19, Time Warner Channel 24 and AT&T Channel 99. Meetings are also streamed live and archived online at www.sanmarcosca.gov.

Agenda related writings or documents provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection at the time of distribution in the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, CA during normal business hours. The same materials are also posted online at www.sanmarcosca.gov as time permits.

The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. Speakers are limited to one opportunity to address the Council under Oral Communications. Subject to very limited exceptions, the City Council is prohibited by state law from discussing or taking action on items NOT listed on the Agenda. However, they may refer the matter to staff for a future report and recommendation.

Provide in-person comments - Please fill out a public comment card and turn it in to the City Clerk prior to the commencement of public comment for the item you wish to speak to.

Provide written comments - Email comments to cityclerk@sanmarcosca.gov. Comments received by 12 p.m. the day of the meeting will be shared with the City Council prior to the meeting. When e-mailing comments, please identify in the subject line the agenda item to which your comments relate. All comments received will be included as part of the official record. Written comments will not be read out loud.

Provide virtual comments via Zoom - Join from a PC, Mac, iPad, iPhone or Android device:

<https://zoom.us/join> Meeting ID: 839 0833 0857 Passcode: 92069

Raise your hand when the Clerk calls for speakers for the item you wish to comment on. Unmute yourself when called on by the Clerk. By phone: Call: +1-669-900-6833 and enter Meeting ID: 839 0833 0857 followed by #. Press # for Participant ID. Enter passcode: 92069 followed by #. Press *9 when the Clerk calls for speakers for the item you wish to comment on. The Clerk will then call on the last four numbers of your telephone number. Press *6 to unmute yourself to speak.

Spanish captions are available via the Zoom meeting application. See Meeting Participation tab at <https://www.sanmarcosca.gov/City-Government/City-Council/Council-Meetings> for detailed directions.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****INVOCATION -****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS****A. VOLUNTEER SHERIFF PATROL PROCLAMATION****B. PARKS MAKE LIFE BETTER! MONTH PROCLAMATION****CONSENT CALENDAR**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting unless the public, staff, or Council Member(s) request that specific item(s) be removed from the Consent Calendar for separate discussion or action. In-person speaker slips and virtual commenter(s) for this category must be presented to the City Clerk at the start of that portion of the meeting. Speakers are limited to three minutes.

1. [26-2919](#) WAIVER OF TEXT. This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.
Recommendation: WAIVE
2. [26-2920](#) APPROVAL OF MINUTES
Recommendation: APPROVE the minutes of the City Council regular meeting on June 23, 2026.
Attachments: [06-23-26R](#)
3. [26-2921](#) APPROVAL OF WARRANTS
Recommendation: APPROVE City Council, Successor Agency, and Fire Protection District warrants dated July 2026.
Attachments: [Warrants 7-14-26](#)
4. [26-2913](#) RESOLUTION NO. 2026-9634 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL
Recommendation: ADOPT a resolution approving the expenditure of funds for attendance at events which are in furtherance of a public purpose.
Attachments: [July 14 - 802 reso](#)
[802 Cal Cities Annual Conference - Nunez, LeBlang, Lieberman](#)
[802 San Diego North Economic Development Council North County Economic §](#)

5. [TMP-2482](#) RESOLUTION NO. 2026-9635 - AUTHORIZE THE SAN MARCOS FIRE DEPARTMENT TO APPLY FOR THE COUNTY OF SAN DIEGO NEIGHBORHOOD REINVESTMENT PROGRAM GRANT

Recommendation: ADOPT a resolution authorizing the San Marcos Fire Department to apply for the County of San Diego Neighborhood Reinvestment Grant.

Attachments: [RESOLUTION 2026 NRPG](#)

6. [TMP-2478](#) RESOLUTION NO. 2026-9636 - SPECIAL ASSESSMENT FOR WEED AND NUISANCE ABATEMENT AT 0 WOODLAND PARKWAY

Recommendation: ADOPT a resolution for the Weed and Nuisance Abatement Itemized Cost Report and AUTHORIZE City staff to deliver the same to the County of San Diego Tax Assessor and the Treasurer-Tax Collector to recover the same by way of special assessment and associated lien against the property located at 0 WOODLAND PKWY Assessor's Parcel Number: 224-040-4000.

Attachments: [RESOLUTION 0 WOODLAND PKWY](#)
[EXHIBIT A - ITEMIZED COST REPORT 0 WOODLAND PARKWAY](#)

7. [TMP-2486](#) RESOLUTION NO. 2026-9637 - ON-CALL CONTRACT FOR TRAFFIC ENGINEERING SERVICES

Recommendation: ADOPT resolution awarding the consultant contract for on-call traffic engineering services to Chen Ryan Associates, Inc. and delegating authority to and authorizing the City Manager to negotiate, finalize, and execute the contract and all related documents.

Attachments: [Resolution No 2026-XX.docx](#)

8. [TMP-2488](#) RESOLUTION NOS. 2026-9638 & 2026-9639 - DECLARING CERTAIN PARCELS TO BE SURPLUS PROPERTY; EXEMPT FROM THE SURPLUS LAND ACT; AND AUTHORIZING THE CITY ATTORNEY TO SEEK CONFIRMATION FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITH RESPECT TO SUCH EXEMPTION; AND AUTHORIZING AN APPRAISAL TO MARKET SURPLUS PROPERTY FOR SALE, AND AUTHORIZING ALL DOCUMENTS NECESSARY FOR THE TRANSFER AND SALE IN THE EVENT SAID EXEMPTION FROM THE SURPLUS LAND ACT IS CONFIRMED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation:

1. ADOPT a resolution declaring APNs 220-222-07-00 and 220-222-23-00 to be surplus property and exempt from California Surplus Land Act, and authorizing the City Attorney to seek confirmation from the California Department of Housing and Community Development (HCD) with respect to such exemption.
2. ADOPT a resolution authorizing the City Manager to secure a valuation of and to market said real property, and authorizing a sale and transfer of said real property, contingent upon HCD verification of the property's exemption from Surplus Land Act.

Attachments: [Reso 2026-xxxx Mission Rd surplus declaration](#)
[Reso 2026-xxxx- Authorization to Market and Proceed with Sale](#)
[Exhibit A Mission vicinity map](#)

9. [TMP-2493](#) RESOLUTION NO. 2026-9640 - AWARDING A CONTRACT FOR CITY HALL COUNCIL CHAMBERS RENOVATIONS TO FLOW BUILDERS
- Recommendation:** ADOPT a resolution awarding a contract for Council Chambers renovations at 1 Civic Center Dr (City Hall) and delegating authority to the City Manager to Negotiate, Finalize, and Execute the Contract with Flow Builders.
- Attachments:** [2026-XXXX Chambers contract award](#)
10. [26-2915](#) RESOLUTION NO. 2026-9641 - ADOPTING POSITIONS ON LEGISLATION UNDER CONSIDERATION PURSUANT TO THE LEGISLATIVE PLATFORM
- Recommendation:** ADOPT a resolution taking a position on pending legislation in the California State Legislature that may have local impacts.
- Attachments:** [July 14 Reso - Legislation](#)
[AB 1738 Oppose](#)

ORAL COMMUNICATIONS

The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. Speakers are limited to one opportunity to address the Council under Oral Communications. The City Council is prohibited by state law from discussing or taking action on items NOT listed on the Agenda. In-person speaker slips and virtual commenter(s) for oral communications must be presented to the City Clerk at the start of that portion of the meeting. Speakers are limited to three minutes.

PUBLIC HEARINGS

11. [TMP-2489](#) URGENCY ORDINANCE NO. 2026-1580 AND ORDINANCE NO. 2026-1581 - IMPLEMENTING SENATE BILL 79 (SB 79) FOR TRANSIT-ORIENTED DEVELOPMENT STANDARDS, SITE EXEMPTIONS, PHASED IMPLEMENTATION AREAS, AND ZONING MAP AMENDMENTS.

Recommendation: ADOPTION of the following, in the order set forth below:
1. ADOPT Notice of Exemption (EX26-041); and
2. ADOPT an Urgency Ordinance No. 2026-1580 adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79 (Four Votes Required); and
3. INTRODUCE Ordinance No. 2026-1581 (Text Amendment TA 26-0001) adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79.

Attachments: [Urgency Ordinance No. 2026-1580](#)
[Exhibits A, B, & C \(Urgency Ordinance No. 2026-1580\)](#)
[Ordinance No. 2026-1581 - Non-Urgency Ordinance](#)
[> Exhibits A, B, & C \(Ordinance No. 2026-1581\)](#)
[A - Transit-Oriented Development Stops and Zones, Exempted Areas, and Excl](#)
[B - One-Mile Walking Path Methodology Memorandum dated June 12, 2026](#)
[C - San Marcos Municipal Code \(SMMC\) Chapter 20.280 Transit-Oriented Deve](#)
[D - Notice of Exemption \(EX26-041\)](#)
[E - Senate Bill 79 Full Text](#)
[F - Planning Commission Meeting Minutes from June 15, 2026](#)

REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS - GC 53232.3(D))

12. [26-2922](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation: Note and File

13. [26-2923](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation: Note and File

14. [26-2924](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation: Note and File.

15. [26-2925](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)

Recommendation: Note and File

16. [26-2926](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation: Note and File

17. [26-2927](#) CITY COUNCIL BUSINESS VISITS

Recommendation: Note and File

COUNCIL COMMENTARY**ADJOURNMENT**

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SAN MARCOS)

I, PHILLIP SCOLLICK, CITY CLERK OF THE CITY OF SAN MARCOS, HEREBY
CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY
CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON
JULY 10, 2026, 5:30 P.M.

DATE: JULY 10, 2026

PHILLIP SCOLLICK, CITY CLERK



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2919

MEETING DATE:

July 2026

SUBJECT:

WAIVER OF TEXT. This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.

WAIVE

Prepared by: City Clerk's Office

Approved by: Michelle Bender, City Manager



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2920

MEETING DATE:

July 14, 2026

SUBJECT:

APPROVAL OF MINUTES

Recommendation

APPROVE the minutes of the City Council regular meeting on June 23, 2026.

Prepared by: Micki Olinger Chavez, Deputy City Clerk

Reviewed by: Phil Scollick, City Clerk

Approved by: Michelle Bender, City Manager



MINUTES

Regular Meeting of the San Marcos City Council

TUESDAY, JUNE 23, 2026

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

Regular City Council Meeting

Special City of San Marcos as Successor Agency to the San Marcos Redevelopment Agency Meeting

Special City of San Marcos as Successor Housing Agency to the San Marcos Redevelopment Agency Meeting

Regular Fire Protection District Meeting

Special San Marcos Public Financing Authority Meeting

Regular San Marcos Public Facilities Authority Meeting

CALL TO ORDER: Mayor Jones called the City Council meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE: Led by Councilmember Musgrove.

INVOCATION: Led by Mayor Jones.

ROLL CALL:

PRESENT: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT: City Manager Bender, City Attorney Peak, Deputy City Clerk Olinger Chavez and City Clerk Scollick.

PROCLAMATIONS AND PRESENTATIONS

A. Clean Energy Alliance 5 Year Anniversary presented to Program Analyst Tiffany Reynolds.

B. Chris Polentz presented with Certificate of Recognition.

C. Juneteenth Proclamation presented to Lionel and Natalie Saulsberry.

CONSENT CALENDAR

MOVED TO APPROVE CONSENT CALENDAR BY COUNCILMEMBER NUÑEZ, SECONDED BY COUNCILMEMBER MUSGROVE, EXCEPT FOR ITEMS #8 AND #9 WHICH WERE PULLED FOR FURTHER DISCUSSION.



AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

1. **WAIVER OF TEXT.** This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.
2. **APPROVAL OF MINUTES.** Approved the minutes of the City Council regular and special meeting on June 9, 2026.
3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated June 2026.
4. **RESOLUTION NO. 2026-9617 - AWARDING A CONTRACT FOR CITY HALL RESTROOM RENOVATIONS TO FLOW BUILDERS.** Adopted a resolution awarding a contract for restroom renovations at 1 Civic Center Dr (City Hall) to Flow Builders, and delegating authority to the City Manager to negotiate, finalize, and execute said contract.
5. **RESOLUTION NO. 2026-9618 - ADOPTING POSITIONS ON LEGISLATION UNDER CONSIDERATION PURSUANT TO THE LEGISLATIVE PLATFORM.** Adopted a resolution taking a position on pending legislation in the California State Legislature that may have local impacts.
6. **RESOLUTION NO. 2026-9619 - AWARDING A TWO-YEAR CONTRACT FOR MONITORING AND ASSESSMENT SERVICES FOR THE CARLSBAD WATERSHED MANAGEMENT AREA.** Adopted a resolution awarding a two year monitoring and assessment contract on behalf of the Carlsbad Watershed Management Area (CWMA) Responsible Agencies (RAs) to NV5 Environmental, LP in the amount of \$677,742.00.
7. **RESOLUTION NO. 2026-9620 - FISCAL YEAR 2026-27 APPROPRIATIONS LIMIT.** Adopted resolution establishing the City of San Marcos' appropriations subject to limit for the fiscal year ending June 30, 2027 as presented.
8. **RESOLUTION NO. 2026-9621 - AUTHORIZING AN AGREEMENT WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO RESTORE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR ELIGIBLE COMMUNITY PROJECTS.** Adopt resolution authorizing the City Manager to execute a Repayment Agreement with the U.S. Department of Housing and Urban Development (HUD) related to the Community Development Block Grant (CDBG) Program. **REMOVED FROM CONSENT**
9. **RESOLUTION NO. 2026-9622 - AWARDING A CONTRACT FOR SAFETY CENTER HVAC REPLACEMENT TO JACKSON & BLANC.** Adopt a resolution awarding a contract for Safety Center HVAC replacement at 187 Santar Dr (Safety Center) and delegating authority to the City Manager to negotiate, finalize, and execute the contract and related change orders as needed with Jackson & Blanc. **REMOVED FROM CONSENT**



10. **RESOLUTION NO. 2026-9623 - APPROVING A CONTRACT WITH NORTH STAR CONSULTING, INC. FOR ORGANIZATIONAL DEVELOPMENT SERVICES, PURSUANT TO SAN MARCOS MUNICIPAL CODE (SMMC) CHAPTER 2.30, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.** Adopted a resolution approving a contract for organizational development services with North Star Consulting, Inc. and authorizing the City Manager or delegated designee to execute documents related to the contract, and authorizing the City Manager to approve and manage any amendments within the project budget appropriated by the city council.
11. **RESOLUTION NO. 2026-9624 - APPROVAL OF WITHDRAWAL FROM THE PUBLIC AGENCIES SELF-INSURANCE SYSTEM (PASIS) AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE WITHDRAWAL AGREEMENT AND ANY ASSOCIATED DOCUMENTS TO EFFECTUATE THE SAME.** Adopted a resolution approving withdrawal from the Public Agencies Self-Insurance System (PASIS) effective July 1, 2026, approving the Agreement for Withdrawal from PASIS Membership between PASIS and the City of San Marcos; and authorizing the City Manager to execute the Withdrawal Agreement and any related documents necessary to effectuate the City's withdrawal from PASIS.
12. **RESOLUTION NOS. 2026-9625 & 2026-9626 - APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR ANNUAL LEVY OF ASSESSMENT FOR FISCAL YEAR 2026-2027 FOR LANDSCAPING AND LIGHTING DISTRICT NO. 1, AND DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR MAINTENANCE IN LANDSCAPING AND LIGHTING DISTRICT NO. 1, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.** Adopted resolutions approving the preliminary engineer's report and declaring the City of San Marcos' intention to levy and collect assessments in Landscaping and Lighting District No. 1 for the fiscal year 2026-2027 and establishing a subsequent public hearing on July 28, 2026 at the regular 6:00 p.m. Council meeting.
13. **RESOLUTION NOS. 2026-9627 & 2026-9628 - APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR ANNUAL LEVY OF ASSESSMENT FOR FISCAL YEAR 2026-2027 FOR VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT; AND DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR STREET MAINTENANCE IN THE VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.** Adopted resolutions approving the preliminary engineer's report and declaring the City of San Marcos' intention to levy and collect assessments in the Vallecitos Town Center Street Maintenance District for fiscal year 2026-2027, and establishing a subsequent public hearing at a regular meeting of the San Marcos City Council on July 28, 2026, at 6:00 p.m.

ITEMS REMOVED FROM CONSENT CALENDAR

8. **RESOLUTION NO. 2026-9621 - AUTHORIZING AN AGREEMENT WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO RESTORE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR ELIGIBLE COMMUNITY PROJECTS.** Adopt resolution authorizing the City Manager to execute a Repayment Agreement with the U.S. Department of Housing and Urban Development (HUD) related to the Community Development Block Grant (CDBG) Program.

BY CONSENSUS THE ITEM WAS DEFERRED TO A FUTURE COUNCIL MEETING TO BE DETERMINED.



9. **RESOLUTION NO. 2026-9622 - AWARDING A CONTRACT FOR SAFETY CENTER HVAC REPLACEMENT TO JACKSON & BLANC.** Adopt a resolution awarding a contract for Safety Center HVAC replacement at 187 Santar Dr (Safety Center) and delegating authority to the City Manager to negotiate, finalize, and execute the contract and related change orders as needed with Jackson & Blanc.

PUBLIC COMMENTS INCLUDED: None

COUNCILMEMBER DISCUSSION INCLUDED: clarification of the address being 182 Santar Drive.

MOVED TO APPROVE BY COUNCILMEMBER MUSGROVE, SECONDED BY COUNCILMEMBER NUÑEZ.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE

ORAL COMMUNICATIONS

John Mosher, President of San Marcos Mobile Estates HOA, provided comments on negotiations with park management in relation to the rent review.

David Hubbard, Legal Counsel for Lanikai Management, provided comments on review process, timeline of project, staff comments on project, and request for placing the item on a future agenda.

NEW BUSINESS

14. **RESOLUTION NOS. 2026-9629, 2026-9630 & 2026-9631 - APPROVAL OF UPDATED FULL-TIME AND PART-TIME CLASSIFICATION AND COMPENSATION SCHEDULES, AND ANNUAL SALARY ADJUSTMENT FOR THE MAYOR AND CITY COUNCIL MEMBERS.** Adopt a resolution approving the updated Full-Time and Part-Time Classification and Compensation Schedules, effective for Fiscal Year 2026-2027; and adopt a resolution approving a 3.2% salary adjustment for the Mayor and City Council Members effective for Fiscal Year 2026-2027, based on the Consumer Price Index (CPI).

Janelle Laughlin, Administrative Services Director, provided the staff presentation.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on salary adjustment for Council.

MOVED TO APPROVE BY COUNCILMEMBER MUSGROVE, SECONDED BY COUNCILMEMBER LEBLANG.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: NONE



15. **APPOINTMENTS TO CITY BOARDS, COMMITTEES AND COMMISSIONS.** APPOINT individuals to positions on City Boards, Committees and Commissions.

BUDGET REVIEW COMMITTEE: Alison Stanton, Jawid Habib, Joanne Harris-Malone, Ray Deal, and Vanessa Crespín attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY DEPUTY MAYOR SANNELLA TO APPOINT JOANNE HARRIS-MALONE TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2029, VANESSA CRESPIN TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2029, AND ALISON STANTON TO AN ALTERNATE POSITION WITH TERM EXPIRING 06/30/2029.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

COMMUNITY FOUNDATION: Jawid Habib, Katie Croskrey, and Ray Deal attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY DEPUTY MAYOR SANNELLA TO APPOINT JAWID HABIB TO A REGULAR POSITION WITH TERM EXPIRING 12/31/2027.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

YOUTH COMMISSION: Atharva Jadhav, Charu Saravanakumar, Diya Subramanian, Kendra Schreckengast, Madeline Cohen, Natalie Carrillo and Reid Emoto-Garay attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY DEPUTY MAYOR SANNELLA TO APPOINT ATHARVA JADHAV TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2029.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOVED BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE TO APPOINT NATALIE CARRILLO TO AN ALTERNATE POSITION WITH TERM EXPIRING 06/30/2027.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOVED BY DEPUTY MAYOR SANNELLA, SECONDED BY MAYOR JONES TO APPOINT REID EMOTO-GARAY TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2029.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA



NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOVED BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA TO APPOINT KENDRA SCHRECKENGAUST TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOVED BY COUNCILMEMBER NUÑEZ, SECONDED BY MAYOR JONES TO APPOINT KAI FINLEY TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2029.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOVED BY COUNCILMEMBER NUÑEZ, SECONDED BY MAYOR JONES TO APPOINT CHARU SARAVANAKUMAR TO AN ALTERNATE POSITION WITH TERM EXPIRING 06/30/2028.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOVED BY COUNCILMEMBER LEBLANG, SECONDED BY MAYOR JONES TO APPOINT DIYA SUBRAMANIAN TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2029.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

PUBLIC HEARINGS

- 16. RESOLUTION NO. 2026-9632 - ADOPTING INDEXED INCREASES IN DEVELOPMENT IMPACT FEES, INCLUSIONARY HOUSING IN-LIEU FEES, AND USER FEES FOR 2026.** Adopt resolution adopting indexed increases in Development Impact Fees, Inclusionary Housing In-Lieu Fees, and User Fees.

Donna Apar, Finance Director, provided the staff presentation.

PUBLIC COMMENTS: None.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on the increase.

MOTION TO CLOSE THE PUBLIC HEARING BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER MUSGROVE.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA



NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOTION TO ADOPT BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

17. **RESOLUTION NO. 2026-9615 - APPEAL (AA26-0002) OF PLANNING COMMISSION RESOLUTION PC 26-5212 APPROVING A MASTER SIGN PROGRAM (CSP19-00003) TO GOVERN THE DESIGN, TYPE, AND DETAILS OF ALL SIGNAGE PROPOSED FOR THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA, KNOWN AS NORTH CITY.** Adopt resolution denying the appeal (AA26-0002) and uphold the decision of the Planning Commission.

Scott Nightingale – Principal Planner and Joe Farace – Planning Director, provided the staff presentation.

Elizabeth Santos provided appellant presentation.

Scott Nightingale – Principal Planner and Joe Farace – Planning Director provided staff rebuttal. Appellant denied opportunity for rebuttal. Staff and appellant denied opportunity for closing statements.

PUBLIC COMMENTS: None.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on Counsels concurrence with staff findings, environmental review, appellant request for denial of project, signs located on private property, permitting process, basis to stay on project, and standards for light emitting from sign.

MOTION TO CLOSE THE PUBLIC HEARING BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER NUÑEZ.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOTION TO ADOPT AS RECOMMENDED BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER MUSGROVE.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

18. **RESOLUTION NO. 2026-9616 - APPEAL (AA26-0003) OF PLANNING COMMISSION RESOLUTION PC 26-5201 APPROVING A TENTATIVE SUBDIVISION MAP (TSM24-0004) FOR THE CREATION OF THREE**



LOTS ON A 19.83 ACRE SITE FOR FUTURE DEVELOPMENT OF 202 MULTI-FAMILY CONDOMINIUMS, AND RESOLUTION PC 26-5197 RECOMMENDING TO CITY COUNCIL THE ASSOCIATED SUMMARY VACATION AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY, ALL LOCATED NORTH OF DISCOVERY STREET, WEST OF TWIN OAKS VALLEY ROAD, SOUTH OF HIGHWAY 78 WITHIN THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA. Adopt resolution to deny the appeal (AA26-0003) and uphold the decisions of the Planning Commission.

Scott Nightingale – Principal Planner and Joe Farace – Planning Director, provided the staff presentation.

Elizabeth Santos provided appellant presentation.

Staff and appellant denied opportunity for rebuttals.

Project applicant representative from U.V.S.M. was brought up to answer questions regarding property ownership.

At this time Mayor Jones recused herself from the hearing item due to a potential conflict of interest with one of the property ownership partners.

Staff and appellant denied opportunity for closing statements.

PUBLIC COMMENTS: None.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on subsequent actions if appeal is not denied, tentative subdivision map project approval, basis to stay on project entitlements, and appellant property location in comparison to project.

MOTION TO CLOSE THE PUBLIC HEARING BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA.

AYES: COUNCILMEMBERS: LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: JONES

MOTION TO ADOPT AS RECOMMENDED BY COUNCILMEMBER MUSGROVE, SECONDED BY COUNCILMEMBER LEBLANG.

AYES: COUNCILMEMBERS: LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
ABSTAIN: COUNCILMEMBERS: JONES

Mayor Jones returned to the meeting.

ORAL COMMUNICATIONS



There were no public comments.

REPORTS (Including AB 1234 Reporting Requirements)

19. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. No report given.
20. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER MUSGROVE. No report given.
21. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. Report given. No action taken.
22. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG. No report given.
23. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. Report given. No action taken.
24. **CITY COUNCIL BUSINESS VISITS** – MAYOR JONES and COUNCILMEMBER NUÑEZ visited North City Florist. Report given. No action taken.

COUNCIL COMMENTARY

None.

ADJOURNMENT

MAYOR JONES adjourned the meeting at 8:36 p.m.

REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2921

MEETING DATE:

July 14, 2026

SUBJECT:

APPROVAL OF WARRANTS

Recommendation

APPROVE City Council, Successor Agency, and Fire Protection District warrants dated July 2026.

Attachment

Warrants

Prepared by: Micki Olinger Chavez, Deputy City Clerk

Approved by: Michelle Bender, City Manager

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6154 JANEL RODRIGUEZ										
194743		06/19/2026	WIRE_001	293	646.15	646.15	07/01/2026	DIR	PD	CASE #17FL007
INVOICE:061926		CHECKDATE:07/01/2026								
1 INVOICES										

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.07.06 08:16:29 -07'00'

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4403 SOUTHERN COUNTIES LUBRICANTS, LLC										
194722	INVOICE:549649	05/31/2026	WIRE2601	292	1,485.17	1,485.17	07/01/2026	DIR	PD	GASOLINE
194729	INVOICE:550242	06/15/2026	WIRE2601	292	1,124.62	1,124.62	07/01/2026	DIR	PD	GASOLINE
194725	INVOICE:853330	06/08/2026	WIRE2601	292	5,653.74	5,653.74	07/01/2026	DIR	PD	OIL RECYCLING
194723	INVOICE:897195	06/02/2026	WIRE2601	292	14,232.22	14,232.22	07/01/2026	DIR	PD	UNLEADED FUEL
194724	INVOICE:897199	06/02/2026	WIRE2601	292	27,443.46	27,443.46	07/01/2026	DIR	PD	DIESEL FUEL:
194726	INVOICE:897241	06/09/2026	WIRE2601	292	2,556.11	2,556.11	07/01/2026	DIR	PD	DIESEL FUEL:
194727	INVOICE:897251	06/10/2026	WIRE2601	292	16,614.52	16,614.52	07/01/2026	DIR	PD	DIESEL FUEL:
194728	INVOICE:897254	06/10/2026	WIRE2601	292	13,730.40	13,730.40	07/01/2026	DIR	PD	UNLEADED FUEL
194730	INVOICE:897294	06/18/2026	WIRE2601	292	13,204.12	13,204.12	07/01/2026	DIR	PD	UNLEADED FUEL
					96,044.36					
9 INVOICES					96,044.36					

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: **Ryan Rector**

Digitally signed by Ryan Rector
Date: 2026.07.06 08:15:23 -07'00'

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5944 GAFCON PM-CM, LLC										
194619	25000482	06/15/2026	CIP2601	182047	379.24	379.24	07/01/2026	INV	PD	TO 5 - DBE AN
INVOICE: 54513					CHECKDATE: 07/01/2026					
194740	25000493	06/15/2026	CIP2601	182047	671.28	671.28	07/01/2026	INV	PD	DBE AND LABOR
INVOICE: 54514					CHECKDATE: 07/01/2026					
3107 RINCON CONSULTANTS, INC.					1,050.52					
194618	INVOICE: 75178	06/11/2026	CIP2601	182048	1,402.80	1,402.80	07/01/2026	INV	PD	AS NEEDED CEQ
					CHECKDATE: 07/01/2026					
3 INVOICES					2,453.32					

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: **Ryan Rector**

Digitally signed by Ryan Rector
Date: 2026.07.06 08:05:40 -07'00'

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5460 AMAZON CAPITAL SERVICES, INC.										
194454		06/01/2026	FY2601	181955	2,847.13	2,847.13	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:14NC-4LNM-XGCR CHECKDATE:07/01/2026										
194456		06/01/2026	FY2601	181955	717.16	717.16	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:1697-Y1VJ-Y71T CHECKDATE:07/01/2026										
194461		06/01/2026	FY2601	181955	-17.92	-17.92	07/01/2026	CRM	PD	CREDIT FOR IN
INVOICE:1K73-PTNK-366Q CHECKDATE:07/01/2026										
194460		06/01/2026	FY2601	181955	-230.40	-230.40	07/01/2026	CRM	PD	CREDIT FOR IN
INVOICE:1K73-PTNK-L9H1 CHECKDATE:07/01/2026										
194453		06/01/2026	FY2601	181955	5,500.07	5,500.07	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:1KJF-KYVG-YHYV CHECKDATE:07/01/2026										
194459		06/07/2026	FY2601	181955	-19.78	-19.78	07/01/2026	CRM	PD	CREDIT FOR IN
INVOICE:1MDM-19FT-Q3WD CHECKDATE:07/01/2026										
194462		06/01/2026	FY2601	181955	-11.84	-11.84	07/01/2026	CRM	PD	CREDIT FOR IN
INVOICE:1T4X-VFDR-43FW CHECKDATE:07/01/2026										
194455		06/01/2026	FY2601	181955	2,184.70	2,184.70	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:1T4X-VFDR-7LV7 CHECKDATE:07/01/2026										
194457		06/01/2026	FY2601	181955	518.12	518.12	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:1T4X-VFDR-9FTG CHECKDATE:07/01/2026										
194458		06/01/2026	FY2601	181955	74.58	74.58	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:1X3X-6P3X-LG6H CHECKDATE:07/01/2026										
194463		06/01/2026	FY2601	181955	167.31	167.31	07/01/2026	INV	PD	OFFICE SUPPLI
INVOICE:1XJW-WLXT-9R39 CHECKDATE:07/01/2026										
4350 BANNER DAY, INC.										
194441	26000494	06/11/2026	FY2601	181956	3,950.00	3,950.00	07/01/2026	INV	PD	WEED ABATEMEN
INVOICE:5697 CHECKDATE:07/01/2026										
2276 BEST BEST & KRIEGER										
194443		06/12/2026	FY2601	181957	375.00	375.00	07/01/2026	INV	PD	GENERAL PUBLI
INVOICE:1064757 CHECKDATE:07/01/2026										
6358 BUSY BEES LOCKS & KEYS INC										
194499		05/22/2026	FY2601	181958	2,002.41	2,002.41	07/01/2026	INV	PD	SERVICE CALL
INVOICE:91196975 CHECKDATE:07/01/2026										
194500		05/27/2026	FY2601	181958	29.01	29.01	07/01/2026	INV	PD	KEY COPIES
INVOICE:91198445 CHECKDATE:07/01/2026										
194501		06/11/2026	FY2601	181958	215.00	215.00	07/01/2026	INV	PD	SERVICE CALL:
INVOICE:91199541 CHECKDATE:07/01/2026										
6955 CORPORATE TRANSLATION SERVICES, LLC										
194531		06/01/2026	FY2601	181959	13.31	13.31	07/01/2026	INV	PD	TRANSLATION S
INVOICE:332263 CHECKDATE:07/01/2026										
1819 DUDEK										
194538		06/08/2026	FY2601	181960	927.50	927.50	07/01/2026	INV	PD	ON CALL CONST

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:202605377										
6204 FABIANA IBANEZ DIEGUEZ										
194535	06/23/2026	FY2601		181961	11,755.80	11,755.80	07/01/2026	INV	PD	INSTRUCTOR PA
INVOICE:050426-062226										
5944 GAFCON PM-CM, LLC										
194559	25000360	09/09/2025	FY2601	181962	278.11	278.11	07/01/2026	INV	PD	DBE AND LABOR
INVOICE:52296										
194560	25000360	11/11/2025	FY2601	181962	312.09	312.09	07/01/2026	INV	PD	DBE AND LABOR
INVOICE:52805										
194561	25000360	01/12/2026	FY2601	181962	218.89	218.89	07/01/2026	INV	PD	DBE AND LABOR
INVOICE:53254										
194562	25000360	05/14/2026	FY2601	181962	271.67	271.67	07/01/2026	INV	PD	DBE AND LABOR
INVOICE:54117										
194563	23000218	06/15/2026	FY2601	181962	254.93	254.93	07/01/2026	INV	PD	DBE AND LABOR
INVOICE:54484										
7248 ECOMPUTER, INC										
194721	26000085	06/20/2026	FY2601	181963	878.50	878.50	07/01/2026	INV	PD	PHONE CARRIER
INVOICE:INV359893										
2452 MYERS AND SONS HIWAY SAFETY INC.										
194577	06/09/2026	FY2601		181964	53.46	53.46	07/01/2026	INV	PD	SAFETY SUPPLI
INVOICE:187347										
194578	06/10/2026	FY2601		181964	539.40	539.40	07/01/2026	INV	PD	CONSTRUCTION
INVOICE:187378										
194579	06/12/2026	FY2601		181964	141.81	141.81	07/01/2026	INV	PD	SAFETY SUPPLI
INVOICE:187531										
194580	06/12/2026	FY2601		181964	183.24	183.24	07/01/2026	INV	PD	THERMOPLASTIC
INVOICE:187532										
1533 LESLIE'S POOLMART, INC										
194591	05/28/2026	FY2601		181965	50.23	50.23	07/01/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-01-068159										
194592	05/28/2026	FY2601		181965	6.53	6.53	07/01/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-01-068160										
194593	06/01/2026	FY2601		181965	75.68	75.68	07/01/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-01-068313										
194594	06/01/2026	FY2601		181965	43.14	43.14	07/01/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-01-068314										
194595	06/13/2026	FY2601		181965	665.82	665.82	07/01/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-01-068801										
3511 MARK MONCEY										
194600	06/23/2026	FY2601		181966	1,414.00	1,414.00	07/01/2026	INV	PD	INSTRUCTOR PA

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:050926-062026										
CHECKDATE:07/01/2026										
5837 NV5, INC.										
194604		06/10/2026	FY2601	181967	12,049.00	12,049.00	07/01/2026	INV	PD	CARLSBAD WMA
INVOICE:522827										
1787 PARKHOUSE TIRE, INC.										
194646		06/15/2026	FY2601	181968	447.75	447.75	07/01/2026	INV	PD	TIRES
INVOICE:3020319204										
6769 LOS ANGELES TRUCK CENTERS, LLC										
194708		06/09/2026	FY2601	181969	396.06	396.06	07/01/2026	INV	PD	HEAVY FIRE EQ
INVOICE:XA290261871:01										
7044 VILLA CIVIL, APC										
194709		06/05/2026	FY2601	181970	23,052.00	23,052.00	07/01/2026	INV	PD	ON CALL ENG S
INVOICE:26-003.04										
2293 VULCAN MATERIALS COMPANY										
194713		05/29/2026	FY2601	181971	264.11	264.11	07/01/2026	INV	PD	CONCRETE
INVOICE:6557702										
1053 ACE UNIFORMS										
194623		06/16/2026	FY2601	181972	111.98	111.98	07/01/2026	INV	PD	NEW HIRE SUPP
INVOICE:VS0137835										
1102 ALLIANT INSURANCE SERVICES, INC.										
194435		06/22/2026	FY2601	181973	3,508.00	3,508.00	07/01/2026	INV	PD	INSURANCE POL
INVOICE:062226										
6319 AT&T										
194439		06/15/2026	FY2601	181974	9,482.21	9,482.21	07/01/2026	INV	PD	ACCT 83100120
INVOICE:7781986111										
7839 AUSTIN SCHULTZ										
194622		06/19/2026	FY2601	181975	4,257.00	4,257.00	07/01/2026	INV	PD	INSTRUCTOR PA
INVOICE:061526-061926										
5532 CHRISTINA BIGGIN										
194444		06/17/2026	FY2601	181976	7,332.60	7,332.60	07/01/2026	INV	PD	INSTRUCTOR PA
INVOICE:050626-061126										
2073 BOUND TREE MEDICAL, LLC										
194445		06/16/2026	FY2601	181977	567.33	567.33	07/01/2026	INV	PD	MEDICAL BILLA



CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE: 86245328		CHECKDATE: 07/01/2026								
194446	06/16/2026	FY2601	181977	730.26	730.26	730.26	07/01/2026	INV	PD	MEDICAL BILLA
INVOICE: 86245329		CHECKDATE: 07/01/2026								
194447	06/16/2026	FY2601	181977	158.86	158.86	158.86	07/01/2026	INV	PD	MEDICAL BILLA
INVOICE: 86245330		CHECKDATE: 07/01/2026								
194451	06/17/2026	FY2601	181977	7.80	7.80	7.80	07/01/2026	INV	PD	RE-CHASSIS RE
INVOICE: 86247263		CHECKDATE: 07/01/2026								
194452	06/17/2026	FY2601	181977	7.80	7.80	7.80	07/01/2026	INV	PD	RE-CHASSIS RE
INVOICE: 86247264		CHECKDATE: 07/01/2026								
194448	06/19/2026	FY2601	181977	10.85	10.85	10.85	07/01/2026	INV	PD	MEDICAL BILLA
INVOICE: 86249942		CHECKDATE: 07/01/2026								
6294 CCS FACILITY SERVICES - SAN DIEGO, INC.										
194506	04/22/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 755372		CHECKDATE: 07/01/2026								
194507	04/24/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 755338		CHECKDATE: 07/01/2026								
194508	04/24/2026	FY2601	181978	228.00	228.00	228.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 755541		CHECKDATE: 07/01/2026								
194516	04/29/2026	FY2601	181978	476.18	476.18	476.18	07/01/2026	INV	PD	JANITORIAL SU
INVOICE: 756050		CHECKDATE: 07/01/2026								
194517	05/13/2026	FY2601	181978	1,351.12	1,351.12	1,351.12	07/01/2026	INV	PD	JANITORIAL SU
INVOICE: 756463		CHECKDATE: 07/01/2026								
194518	05/20/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 757379		CHECKDATE: 07/01/2026								
194519	05/20/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 757380		CHECKDATE: 07/01/2026								
194520	05/20/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 757381		CHECKDATE: 07/01/2026								
194521	05/20/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 757382		CHECKDATE: 07/01/2026								
194522	05/21/2026	FY2601	181978	38.00	38.00	38.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 759889		CHECKDATE: 07/01/2026								
194523	05/21/2026	FY2601	181978	684.00	684.00	684.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 759890		CHECKDATE: 07/01/2026								
194524	05/21/2026	FY2601	181978	912.00	912.00	912.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 759891		CHECKDATE: 07/01/2026								
194525	05/27/2026	FY2601	181978	525.00	525.00	525.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760040		CHECKDATE: 07/01/2026								
194526	05/29/2026	FY2601	181978	684.00	684.00	684.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760301		CHECKDATE: 07/01/2026								
194527	05/29/2026	FY2601	181978	1,520.00	1,520.00	1,520.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760302		CHECKDATE: 07/01/2026								
194509	05/30/2026	FY2601	181978	76.00	76.00	76.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760535		CHECKDATE: 07/01/2026								
194510	05/30/2026	FY2601	181978	350.00	350.00	350.00	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760536		CHECKDATE: 07/01/2026								
194511	05/30/2026	FY2601	181978	1,072.80	1,072.80	1,072.80	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760604		CHECKDATE: 07/01/2026								
194512	05/30/2026	FY2601	181978	140.88	140.88	140.88	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760605		CHECKDATE: 07/01/2026								
194513	05/30/2026	FY2601	181978	228.24	228.24	228.24	07/01/2026	INV	PD	SPECIAL EVENT
INVOICE: 760606		CHECKDATE: 07/01/2026								



CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194514	INVOICE:760607	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	356.70	356.70	07/01/2026	INV	PD	SPECIAL EVENT
194515	INVOICE:760608	06/01/2026	FY2601 CHECKDATE:07/01/2026	181978	38.00	38.00	07/01/2026	INV	PD	SPECIAL EVENT
194628	INVOICE:760793	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	158.17	158.17	07/01/2026	INV	PD	JANITORIAL SU
194629	INVOICE:760794	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	981.00	981.00	07/01/2026	INV	PD	JANITORIAL SU
194630	INVOICE:760795	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	798.59	798.59	07/01/2026	INV	PD	JANITORIAL SU
194631	INVOICE:760796	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	696.78	696.78	07/01/2026	INV	PD	JANITORIAL SU
194632	INVOICE:760801	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	1,545.32	1,545.32	07/01/2026	INV	PD	JANITORIAL SU
194633	INVOICE:760807	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	505.13	505.13	07/01/2026	INV	PD	JANITORIAL SU
194634	INVOICE:760809	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	193.59	193.59	07/01/2026	INV	PD	JANITORIAL SU
194635	INVOICE:760811RB	06/18/2026	FY2601 CHECKDATE:07/01/2026	181978	881.84	881.84	07/01/2026	INV	PD	JANITORIAL SU
194636	INVOICE:760812	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	937.84	937.84	07/01/2026	INV	PD	JANITORIAL SU
194638	INVOICE:760814	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	3,533.92	3,533.92	07/01/2026	INV	PD	CITYWIDE PARK
194637	INVOICE:760944	05/30/2026	FY2601 CHECKDATE:07/01/2026	181978	524.18	524.18	07/01/2026	INV	PD	JANITORIAL SU
1282 CENTRAL SUPPLY INTERNATIONAL					19,893.28					
194528	INVOICE:2210	06/10/2026	FY2601 CHECKDATE:07/01/2026	181979	5,256.75	5,256.75	07/01/2026	INV	PD	INTERCOM FOR
4741 CHEN RYAN ASSOCIATES, INC.										
194529	INVOICE:0012841	02/11/2026	FY2601 CHECKDATE:07/01/2026	181980	10,874.86	10,874.86	07/01/2026	INV	PD	TO 21 - ON CA
1316 CA DEPT OF CONSERVATION										
194502	INVOICE:040125-063025	07/01/2025	FY2601 CHECKDATE:07/01/2026	181981	31,029.50	31,029.50	07/01/2026	INV	PD	STATE STRONG
194503	INVOICE:100125	10/01/2025	FY2601 CHECKDATE:07/01/2026	181982	7,074.50	7,074.50	07/01/2026	INV	PD	STATE STRONG
194504	INVOICE:010126	01/01/2026	FY2601 CHECKDATE:07/01/2026	181983	6,008.50	6,008.50	07/01/2026	INV	PD	STATE STRONG
194505	INVOICE:040126	04/01/2026	FY2601 CHECKDATE:07/01/2026	181984	14,555.50	14,555.50	07/01/2026	INV	PD	STATE STRONG
1362 D-MAX ENGINEERING INC										
194532		05/28/2026	FY2601	181985	24,263.01	24,263.01	07/01/2026	INV	PD	STORMWATER SU

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:9938										
6945 DAVIAN SCHOENECKE										
194675	26000552	06/04/2026	FY2601	181986	1,500.00	1,500.00	07/01/2026	INV	PD	STUDENT LOAN
INVOICE:060426										
3654 DOWNSTREAM SERVICES, INC.										
194537		04/30/2026	FY2601	181987	2,561.00	2,561.00	07/01/2026	INV	PD	STORM DRAIN I
INVOICE:185709										
4691 BRIAN DUFFY										
194450	26000549	06/10/2026	FY2601	181988	470.00	470.00	07/01/2026	INV	PD	TUITION REIMB
INVOICE:061026										
7706 EDUARDO NILO										
194540	26000508	06/19/2026	FY2601	181989	985.00	985.00	07/01/2026	INV	PD	ROPE RESCUE T
INVOICE:FIR056										
1004 EWING IRRIGATION PRODUCTS INC.										
194640		05/14/2026	FY2601	181990	10.47	10.47	07/01/2026	INV	PD	IRRIGATION SU
INVOICE:30283554										
194641		05/26/2026	FY2601	181990	642.85	642.85	07/01/2026	INV	PD	IRRIGATION SU
INVOICE:30431982										
194642		05/28/2026	FY2601	181990	465.71	465.71	07/01/2026	INV	PD	IRRIGATION SU
INVOICE:30473079										
194643		05/29/2026	FY2601	181990	154.06	154.06	07/01/2026	INV	PD	CONSTRUCTION
INVOICE:30488845										
194644		06/02/2026	FY2601	181990	206.36	206.36	07/01/2026	INV	PD	IRRIGATION SU
INVOICE:30527417										
1000 EXECUTIVE LANDSCAPE INC.										
194542		05/28/2026	FY2601	181991	116.46	116.46	07/01/2026	INV	PD	EXTRA WORK
INVOICE:2633031										
194552		06/12/2026	FY2601	181991	182.91	182.91	07/01/2026	INV	PD	EXTRA WORK
INVOICE:2633035										
194553		06/12/2026	FY2601	181991	89.56	89.56	07/01/2026	INV	PD	EXTRA WORK
INVOICE:2633037										
194541		05/14/2026	FY2601	181991	240.75	240.75	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335101										
194742		05/28/2026	FY2601	181991	1,102.49	1,102.49	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335106										
194546		05/28/2026	FY2601	181991	881.99	881.99	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335107										
194544		05/28/2026	FY2601	181991	31.88	31.88	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335109										
194545		05/28/2026	FY2601	181991	96.73	96.73	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335113										
194554		06/12/2026	FY2601	181991	53.17	53.17	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335113										
1,479.45										

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:26335115		06/12/2026	CHECKDATE:07/01/2026	181991	42.18	42.18	07/01/2026	INV	PD	EXTRA WORK
194555		05/28/2026	CHECKDATE:07/01/2026	181991	174.00	174.00	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335117		05/28/2026	CHECKDATE:07/01/2026	181991	174.00	174.00	07/01/2026	INV	PD	EXTRA WORK
194547		05/28/2026	CHECKDATE:07/01/2026	181991	174.00	174.00	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335118		05/28/2026	CHECKDATE:07/01/2026	181991	174.00	174.00	07/01/2026	INV	PD	EXTRA WORK
194548		05/28/2026	CHECKDATE:07/01/2026	181991	174.00	174.00	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335119		05/28/2026	CHECKDATE:07/01/2026	181991	534.27	534.27	07/01/2026	INV	PD	EXTRA WORK
194549		06/12/2026	CHECKDATE:07/01/2026	181991	116.00	116.00	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335120		05/28/2026	CHECKDATE:07/01/2026	181991	232.00	232.00	07/01/2026	INV	PD	EXTRA WORK
194556		05/28/2026	CHECKDATE:07/01/2026	181991	4,242.39	4,242.39	07/01/2026	INV	PD	EXTRA WORK
INVOICE:26335121		05/28/2026	CHECKDATE:07/01/2026	181991						
194550		05/28/2026	CHECKDATE:07/01/2026	181991						
INVOICE:26335123		05/28/2026	CHECKDATE:07/01/2026	181991						
194551		05/28/2026	CHECKDATE:07/01/2026	181991						
INVOICE:26335124										
2091 FERGUSON ENTERPRISES, INC. #1350										
194557	26000335	05/27/2026	FY2601	181992	13,338.21	13,338.21	07/01/2026	INV	PD	DRINKING FOUN
INVOICE:6267334			CHECKDATE:07/01/2026							
5801 FIRST ALARM WELLNESS										
194558		06/12/2026	FY2601	181993	1,125.00	1,125.00	07/01/2026	INV	PD	DIRECT CLIENT
INVOICE:141			CHECKDATE:07/01/2026							
3349 JAY FRANKLIN										
194536		06/18/2026	FY2601	181994	240.00	240.00	07/01/2026	INV	PD	COMMISSION PA
INVOICE:194536			CHECKDATE:07/01/2026							
1048 GRAINGER										
194564		06/09/2026	FY2601	181995	906.49	906.49	07/01/2026	INV	PD	SMALL TOOLS
INVOICE:9945696301			CHECKDATE:07/01/2026							
194565		06/09/2026	FY2601	181995	2,381.00	2,381.00	07/01/2026	INV	PD	SMALL TOOLS
INVOICE:9946146298			CHECKDATE:07/01/2026							
194566		06/09/2026	FY2601	181995	12.10	12.10	07/01/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9946146306			CHECKDATE:07/01/2026							
194567		06/12/2026	FY2601	181995	465.78	465.78	07/01/2026	INV	PD	SAFETY SUPPLI
INVOICE:9950064742			CHECKDATE:07/01/2026							
194568		06/12/2026	FY2601	181995	2,612.73	2,612.73	07/01/2026	INV	PD	SAFETY SUPPLI
INVOICE:9950064759			CHECKDATE:07/01/2026							
194569		06/16/2026	FY2601	181995	28.44	28.44	07/01/2026	INV	PD	EXPENDABLE MA
INVOICE:9954306941			CHECKDATE:07/01/2026							
1853 HARRIS & ASSOCIATES, INC.										
194570	24000202	02/17/2026	FY2601	181996	2,251.02	2,251.02	07/01/2026	INV	PD	TO 2 - BIOLOG
INVOICE:71211			CHECKDATE:07/01/2026							
194571	24000202	06/23/2026	FY2601	181996	15,948.30	15,948.30	07/01/2026	INV	PD	TO 2-BIOLOGIC
INVOICE:72837			CHECKDATE:07/01/2026							

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1097 HIRSCH PIPE & SUPPLY										
194572		05/19/2026	FY2601	181997	21.20	21.20	07/01/2026	INV	PD	PLUMBING REPA
INVOICE:1868842		CHECKDATE:07/01/2026								
194573		05/29/2026	FY2601	181997	1,257.26	1,257.26	07/01/2026	INV	PD	PLUMBING REPA
INVOICE:1887853		CHECKDATE:07/01/2026								
194574		06/04/2026	FY2601	181997	159.29	159.29	07/01/2026	INV	PD	PLUMBING REPA
INVOICE:1899316		CHECKDATE:07/01/2026								
194575		06/10/2026	FY2601	181997	87.69	87.69	07/01/2026	INV	PD	SMALL TOOLS
INVOICE:1910142		CHECKDATE:07/01/2026								
194576		06/10/2026	FY2601	181997	228.81	228.81	07/01/2026	INV	PD	SMALL TOOLS
INVOICE:1911073		CHECKDATE:07/01/2026								
2477 I LOVE A CLEAN SAN DIEGO										
194625		26000361 06/15/2026	FY2601	181998	5,700.00	5,700.00	07/01/2026	INV	PD	SERVICES PERF
INVOICE:26-6013		CHECKDATE:07/01/2026								
6821 JAMES CRANDALL										
194620		06/04/2026	FY2601	181999	49.30	49.30	07/01/2026	INV	PD	MILEAGE REIMB
INVOICE:060426		CHECKDATE:07/01/2026								
5946 BEAU JONES										
194442		26000550 06/11/2026	FY2601	182000	650.00	650.00	07/01/2026	INV	PD	TUITION REIMB
INVOICE:061126		CHECKDATE:07/01/2026								
6178 JUDY PRESTININZI										
194583		06/18/2026	FY2601	182001	90.00	90.00	07/01/2026	INV	PD	COMMISSION PA
INVOICE:194583		CHECKDATE:07/01/2026								
5371 KELLY PAPER COMPANY										
194585		06/02/2026	FY2601	182002	657.07	657.07	07/01/2026	INV	PD	PAPER SUPPLIE
INVOICE:12243406		CHECKDATE:07/01/2026								
194586		06/16/2026	FY2601	182002	955.39	955.39	07/01/2026	INV	PD	PAPER SUPPLIE
INVOICE:12254891		CHECKDATE:07/01/2026								
1820 KIMLEY-HORN AND ASSOCIATES, INC.										
194587		05/31/2026	FY2601	182003	3,899.56	3,899.56	07/01/2026	INV	PD	ON CALL ENG:
INVOICE:095824108-0526		CHECKDATE:07/01/2026								
2431 TOM KOUTROUBA										
194588		26000548 06/16/2026	FY2601	182004	700.00	700.00	07/01/2026	INV	PD	TUITION REIMB
INVOICE:061626		CHECKDATE:07/01/2026								
2119 KUSTOM IMPRINTS										

18,199.32

1,754.25

1,612.46

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194589 INVOICE:53858	26000027 6756 LEAL FAMILY INC.	06/23/2026 CHECKDATE:07/01/2026	FY2601	182005	7,380.03	7,380.03	07/01/2026	INV	PD	SPRING 2026 C
194590 INVOICE:061526-061926	06/19/2026 6197 LETICIA ROBLES	06/19/2026 CHECKDATE:07/01/2026	FY2601	182006	8,739.50	8,739.50	07/01/2026	INV	PD	INSTRUCTOR PA
194596 INVOICE:194596	06/18/2026 2076 LIFE-ASSIST, INC.	06/18/2026 CHECKDATE:07/01/2026	FY2601	182007	180.00	180.00	07/01/2026	INV	PD	COMMISSION PA
194598 INVOICE:2141566	06/17/2026 7948 LUIS VAZQUEZ	06/17/2026 CHECKDATE:07/01/2026	FY2601	182008	34.00	34.00	07/01/2026	INV	PD	MEDICATION AN
194597 INVOICE:2144547	06/16/2026 7705 MARY KAZUNGU	06/16/2026 CHECKDATE:07/01/2026	FY2601	182008	27.38	27.38	07/01/2026	INV	PD	MEDICATION AN
194599 INVOICE:2144669	06/17/2026 7948 LUIS VAZQUEZ	06/17/2026 CHECKDATE:07/01/2026	FY2601	182008	34.00	34.00	07/01/2026	INV	PD	MEDICATION AN
194668 INVOICE:0611126	06/11/2026 7705 MARY KAZUNGU	06/11/2026 CHECKDATE:07/01/2026	FY2601	182009	175.00	175.00	07/01/2026	INV	PD	TUITION REIMB
194584 INVOICE:194584	06/18/2026 3352 DANYTE MOCKUS	06/18/2026 CHECKDATE:07/01/2026	FY2601	182010	180.00	180.00	07/01/2026	INV	PD	COMMISSION PA
194533 INVOICE:194533	06/18/2026 6477 NORMAN A. TRAUB & ASSOCIATES LLC	06/18/2026 CHECKDATE:07/01/2026	FY2601	182011	180.00	180.00	07/01/2026	INV	PD	COMMISSION PA
194603 INVOICE:B26058	06/22/2026 2321 JESUS OREA	06/22/2026 CHECKDATE:07/01/2026	FY2601	182012	2,135.00	2,135.00	07/01/2026	INV	PD	PRE-EMPLOYMEN
194645 INVOICE:062326	06/23/2026 7259 PARKWOOD LANDSCAPE MAINTENANCE, INC.	06/23/2026 CHECKDATE:07/01/2026	FY2601	182013	89.99	89.99	07/01/2026	INV	PD	BOOT REIMBURS
194647 INVOICE:111386	06/19/2026 3132 BRAD PEARSON	06/19/2026 CHECKDATE:07/01/2026	FY2601	182014	398.10	398.10	07/01/2026	INV	PD	ADDITIONAL PO

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194449 INVOICE:060226	26000533	06/02/2026 CHECKDATE:07/01/2026	FY2601	182015	700.00	700.00	07/01/2026	INV	PD	TUITION REIMB
6910 PRODUCTION HEADQUATER INTL. LLC										
194627 INVOICE:22-1656	06/11/2026	FY2601 CHECKDATE:07/01/2026	182016		3,200.00	3,200.00	07/01/2026	INV	PD	AUDIO EQUIPME
2219 PROGRAPHICS SCREENPRINTING, INC.										
194607 INVOICE:110982	26000482	06/05/2026 CHECKDATE:07/01/2026	FY2601	182017	798.33	798.33	07/01/2026	INV	PD	CERT NEON GRE
3283 ANDREW PROUD										
194437 INVOICE:061826	06/18/2026	FY2601 CHECKDATE:07/01/2026	182018		10.00	10.00	07/01/2026	INV	PD	SD COUNTY AG
2735 PWLC I, INC.										
194648 INVOICE:68299	06/17/2026	FY2601 CHECKDATE:07/01/2026	182019		472.36	472.36	07/01/2026	INV	PD	EXTRA WORK
194649 INVOICE:68300	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		71.87	71.87	07/01/2026	INV	PD	EXTRA WORK
194650 INVOICE:68301	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		236.61	236.61	07/01/2026	INV	PD	EXTRA WORK
194651 INVOICE:68302	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		221.00	221.00	07/01/2026	INV	PD	EXTRA WORK: R
194652 INVOICE:68303	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		277.03	277.03	07/01/2026	INV	PD	EXTRA WORK
194653 INVOICE:68304	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		67.20	67.20	07/01/2026	INV	PD	EXTRA WORK
194654 INVOICE:68305	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		85.22	85.22	07/01/2026	INV	PD	EXTRA WORK
194655 INVOICE:68306	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		12.96	12.96	07/01/2026	INV	PD	EXTRA WORK
194657 INVOICE:68307	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		69.27	69.27	07/01/2026	INV	PD	EXTRA WORK: S
194658 INVOICE:68308	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		138.56	138.56	07/01/2026	INV	PD	EXTRA WORK
194659 INVOICE:68309	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		112.76	112.76	07/01/2026	INV	PD	EXTRA WORK
194660 INVOICE:68310	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		65.27	65.27	07/01/2026	INV	PD	EXTRA WORK
194661 INVOICE:68311	06/18/2026	FY2601 CHECKDATE:07/01/2026	182019		393.42	393.42	07/01/2026	INV	PD	EXTRA WORK
2099 QUARTIC SOLUTIONS, LLC					2,223.53					
194608 INVOICE:5020	06/10/2026	FY2601 CHECKDATE:07/01/2026	182020		25,980.00	25,980.00	07/01/2026	INV	PD	GIS CONSULTIN
7463 RENEWELL FLEET SERVICE LLC										

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194662 INVOICE:10755		04/21/2026	FY2601 CHECKDATE:07/01/2026	182021	371.94	371.94	07/01/2026	INV	PD	HEAVY FIRE EQ
194663 INVOICE:10801		04/23/2026	FY2601 CHECKDATE:07/01/2026	182021	1,047.94	1,047.94	07/01/2026	INV	PD	HEAVY FIRE EQ
194664 INVOICE:11106		05/14/2026	FY2601 CHECKDATE:07/01/2026	182021	7,803.84	7,803.84	07/01/2026	INV	PD	HEAVY FIRE EQ
194665 INVOICE:11267		05/27/2026	FY2601 CHECKDATE:07/01/2026	182021	984.04	984.04	07/01/2026	INV	PD	HEAVY FIRE EQ
194666 INVOICE:11285		05/28/2026	FY2601 CHECKDATE:07/01/2026	182021	4,448.85	4,448.85	07/01/2026	INV	PD	HEAVY FIRE EQ
194667 INVOICE:11327		06/01/2026	FY2601 CHECKDATE:07/01/2026	182021	853.59	853.59	07/01/2026	INV	PD	HEAVY FIRE EQ
5299 OSCAR RINCON					15,510.20					
194605 INVOICE:061626	26000551	06/16/2026	FY2601 CHECKDATE:07/01/2026	182022	400.00	400.00	07/01/2026	INV	PD	TUITION REIMB
6124 ROCKET JOHNS, INC										
194602 INVOICE:11217		06/16/2026	FY2601 CHECKDATE:07/01/2026	182023	821.76	821.76	07/01/2026	INV	PD	RESTROOM RENT
194669 INVOICE:11327		06/02/2026	FY2601 CHECKDATE:07/01/2026	182023	430.88	430.88	07/01/2026	INV	PD	RESTROOM RENT
194601 INVOICE:I379		05/28/2026	FY2601 CHECKDATE:07/01/2026	182023	607.75	607.75	07/01/2026	INV	PD	RESTROOM RENT
7649 ROTH STAFFING COMPANIES, LP					1,860.39					
194611 INVOICE:1407662		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	1,607.60	1,607.60	07/01/2026	INV	PD	TEMP STAFFING
194616 INVOICE:16407659		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	2,073.60	2,073.60	07/01/2026	INV	PD	TEMP STAFFING
194617 INVOICE:16407660		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	3,045.25	3,045.25	07/01/2026	INV	PD	TEMP STAFFING
194610 INVOICE:16407661		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	440.00	440.00	07/01/2026	INV	PD	TEMP STAFFING
194612 INVOICE:16407663		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	1,127.52	1,127.52	07/01/2026	INV	PD	TEMP STAFFING
194613 INVOICE:16407664		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	349.92	349.92	07/01/2026	INV	PD	TEMP STAFFING
194614 INVOICE:16407665		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	1,601.32	1,601.32	07/01/2026	INV	PD	TEMP STAFFING
194615 INVOICE:16407666		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	812.70	812.70	07/01/2026	INV	PD	TEMP STAFFING
194670 INVOICE:16407667		06/19/2026	FY2601 CHECKDATE:07/01/2026	182024	5,504.00	5,504.00	07/01/2026	INV	PD	TEMP STAFFING
6787 SAN DIEGO ELEVATOR AND LIFTS, LLC					16,561.91					
194672		06/15/2026	FY2601	182025	150.00	150.00	07/01/2026	INV	PD	PW ELEVATOR S

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:7103811										
2586 SAN DIEGO NORTH ECONOMIC DEVELOPMENT COUNCIL										
194673	06/22/2026	FY2601	182026		2,500.00	2,500.00	07/01/2026	INV	PD	NORTH COUNTY
INVOICE:SDN-260619										
1756 SAN DIEGO GAS & ELECTRIC										
194676	05/21/2026	FY2601	182027		106.07	106.07	07/01/2026	INV	PD	ACCT 21000200
INVOICE:194676										
194677	06/08/2026	FY2601	182027		141.48	141.48	07/01/2026	INV	PD	ACCT 21000115
INVOICE:194677										
194678	06/08/2026	FY2601	182027		28.18	28.18	07/01/2026	INV	PD	ACCT 21000123
INVOICE:194678										
194679	06/08/2026	FY2601	182027		85.62	85.62	07/01/2026	INV	PD	ACCT 21000123
INVOICE:194679										
194680	06/08/2026	FY2601	182027		82.80	82.80	07/01/2026	INV	PD	ACCT 21000086
INVOICE:194680										
194681	06/08/2026	FY2601	182027		29.84	29.84	07/01/2026	INV	PD	ACCT 21000121
INVOICE:194681										
194682	06/08/2026	FY2601	182027		109.43	109.43	07/01/2026	INV	PD	ACCT 21000121
INVOICE:194682										
194683	06/08/2026	FY2601	182027		16.15	16.15	07/01/2026	INV	PD	ACCT 21000125
INVOICE:194683										
194684	06/08/2026	FY2601	182027		14.46	14.46	07/01/2026	INV	PD	ACCT 21000200
INVOICE:194684										
194685	06/16/2026	FY2601	182027		27,250.28	27,250.28	07/01/2026	INV	PD	ACCT 00222450
INVOICE:194685										
194686	06/16/2026	FY2601	182027		13,103.65	13,103.65	07/01/2026	INV	PD	ACCT 00102495
INVOICE:194686										
194687	06/16/2026	FY2601	182027		12,002.98	12,002.98	07/01/2026	INV	PD	ACCT 00418676
INVOICE:194687										
194688	06/16/2026	FY2601	182027		23,662.20	23,662.20	07/01/2026	INV	PD	ACCT 00516342
INVOICE:194688										
6037 JOYCE SENSMEIER										
194582	06/18/2026	FY2601	182028		180.00	180.00	07/01/2026	INV	PD	COMMISSION PA
INVOICE:194582										
3227 SIEMENS INDUSTRY, INC.										
194689	06/12/2026	FY2601	182029		15,418.48	15,418.48	07/01/2026	INV	PD	FIRE EXTINGUI
INVOICE:5332464686										
1813 SIERRA PACIFIC FENCE										
194624	06/24/2026	FY2601	182030		12,812.43	12,812.43	07/01/2026	INV	PD	FENCE INSTALL
INVOICE:4394										
4203 SASHA SMITH										
194674	06/18/2026	FY2601	182031		180.00	180.00	07/01/2026	INV	PD	COMMISSION PA

76,633.14

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:194674										
1748 SAN MARCOS VIEW ESTATES COMMUNITY ASSOCIATION										
194691	INVOICE:146-02012026	02/01/2026	CHECKDATE:07/01/2026	182032	206.50	206.50	07/01/2026	INV	PD	SMVE HOA DUES
194692	INVOICE:146-03012026	03/01/2026	CHECKDATE:07/01/2026	182032	206.50	206.50	07/01/2026	INV	PD	SMVE HOA DUES
194693	INVOICE:146-04012026	04/01/2026	CHECKDATE:07/01/2026	182032	206.50	206.50	07/01/2026	INV	PD	SMVE HOA DUES
194694	INVOICE:146-05012026	05/01/2026	CHECKDATE:07/01/2026	182032	206.50	206.50	07/01/2026	INV	PD	SMVE HOA DUES
194695	INVOICE:146-06012026	06/01/2026	CHECKDATE:07/01/2026	182032	206.50	206.50	07/01/2026	INV	PD	SMVE HOA DUES
194690	INVOICE:146-06012026	06/15/2026	CHECKDATE:07/01/2026	182032	4,284.50	4,284.50	07/01/2026	INV	PD	HOA SPACE 146
INVOICE:SMVE146PD					5,317.00					
1545 STAPLES BUSINESS ADVANTAGE										
194696	INVOICE:26000026	06/06/2026	CHECKDATE:07/01/2026	182033	113.97	113.97	07/01/2026	INV	PD	PAPER SUPPLIE
194697	INVOICE:6065782022	06/06/2026	CHECKDATE:07/01/2026	182033	224.69	224.69	07/01/2026	INV	PD	PAPER SUPPLIE
194698	INVOICE:6065782023	06/13/2026	CHECKDATE:07/01/2026	182033	133.83	133.83	07/01/2026	INV	PD	PAPER SUPPLIE
INVOICE:6066223326					472.49					
7607 STRADLING YOCCA CARLSON & RAUTH LLP										
194699	INVOICE:431858	05/27/2026	CHECKDATE:07/01/2026	182034	2,508.15	2,508.15	07/01/2026	INV	PD	PROFESSIONAL
7895 SWEETWATER SOUND HOLDINGS, LLC										
194701	INVOICE:26000545	06/23/2026	CHECKDATE:07/01/2026	182035	5,081.89	5,081.89	07/01/2026	INV	PD	A/V EQUIPMENT
1675 TARGET SPECIALTY PRODUCTS										
194702	INVOICE:INVP50217686	06/09/2026	CHECKDATE:07/01/2026	182036	968.30	968.30	07/01/2026	INV	PD	FERTILIZERS/H
6656 THE COMPLIANCE GUYS, LLC										
194530	INVOICE:3728-S	06/22/2026	CHECKDATE:07/01/2026	182037	300.00	300.00	07/01/2026	INV	PD	DEH COMPLIANC
1482 US BANK										
194703	INVOICE:15291250	05/22/2026	CHECKDATE:07/01/2026	182038	1,038.39	1,038.39	07/01/2026	INV	PD	SVCS: APRIL 2
5407 US BANK CORPORATE PAYMENT SYSTEMS										

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194464	INVOICE:194464	05/25/2026	CHECKDATE:07/01/2026	182039	799.89	799.89	07/01/2026	INV	PD	ACCT ENDING 4
194465	INVOICE:194465	05/25/2026	CHECKDATE:07/01/2026	182039	625.00	625.00	07/01/2026	INV	PD	ACCT ENDING 3
194466	INVOICE:194466	05/25/2026	CHECKDATE:07/01/2026	182039	145.00	145.00	07/01/2026	INV	PD	ACCT ENDING 6
194467	INVOICE:194467	05/25/2026	CHECKDATE:07/01/2026	182039	843.71	843.71	07/01/2026	INV	PD	ACCT ENDING 5
194468	INVOICE:194468	05/25/2026	CHECKDATE:07/01/2026	182039	509.48	509.48	07/01/2026	INV	PD	ACCT ENDING 3
194469	INVOICE:194469	05/25/2026	CHECKDATE:07/01/2026	182039	43.01	43.01	07/01/2026	INV	PD	ACCT ENDING 8
194470	INVOICE:194470	05/25/2026	CHECKDATE:07/01/2026	182039	92.26	92.26	07/01/2026	INV	PD	ACCT ENDING 4
194471	INVOICE:194471	05/25/2026	CHECKDATE:07/01/2026	182039	1,877.41	1,877.41	07/01/2026	INV	PD	ACCT ENDING 2
194472	INVOICE:194472	05/25/2026	CHECKDATE:07/01/2026	182039	39.64	39.64	07/01/2026	INV	PD	ACCT ENDING 7
194473	INVOICE:194473	05/25/2026	CHECKDATE:07/01/2026	182039	1,221.79	1,221.79	07/01/2026	INV	PD	ACCT ENDING 9
194474	INVOICE:194474	05/25/2026	CHECKDATE:07/01/2026	182039	609.58	609.58	07/01/2026	INV	PD	ACCT ENDING 5
194475	INVOICE:194475	05/25/2026	CHECKDATE:07/01/2026	182039	2,143.60	2,143.60	07/01/2026	INV	PD	ACCT ENDING 3
194476	INVOICE:194476	05/25/2026	CHECKDATE:07/01/2026	182039	224.00	224.00	07/01/2026	INV	PD	ACCT ENDING 6
194477	INVOICE:194477	05/25/2026	CHECKDATE:07/01/2026	182039	1,204.56	1,204.56	07/01/2026	INV	PD	ACCT ENDING 7
194478	INVOICE:194478	05/25/2026	CHECKDATE:07/01/2026	182039	3,064.50	3,064.50	07/01/2026	INV	PD	ACCT ENDING 7
194479	INVOICE:194479	05/25/2026	CHECKDATE:07/01/2026	182039	261.05	261.05	07/01/2026	INV	PD	ACCT ENDING 8
194480	INVOICE:194480	05/25/2026	CHECKDATE:07/01/2026	182039	163.11	163.11	07/01/2026	INV	PD	ACCT ENDING 1
194481	INVOICE:194481	05/25/2026	CHECKDATE:07/01/2026	182039	4,117.74	4,117.74	07/01/2026	INV	PD	ACCT ENDING 3
194482	INVOICE:194482	05/25/2026	CHECKDATE:07/01/2026	182039	762.09	762.09	07/01/2026	INV	PD	ACCT ENDING 2
194483	INVOICE:194483	05/25/2026	CHECKDATE:07/01/2026	182039	207.90	207.90	07/01/2026	INV	PD	ACCT ENDING 2
194484	INVOICE:194484	05/25/2026	CHECKDATE:07/01/2026	182039	250.00	250.00	07/01/2026	INV	PD	ACCT ENDING 3
194485	INVOICE:194485	05/25/2026	CHECKDATE:07/01/2026	182039	1,494.76	1,494.76	07/01/2026	INV	PD	ACCT ENDING 8
194486	INVOICE:194486	05/25/2026	CHECKDATE:07/01/2026	182039	952.75	952.75	07/01/2026	INV	PD	ACCT ENDING 8
194487	INVOICE:194487	05/25/2026	CHECKDATE:07/01/2026	182039	2,901.71	2,901.71	07/01/2026	INV	PD	ACCT ENDING 5
194488	INVOICE:194488	05/25/2026	CHECKDATE:07/01/2026	182039	2,488.17	2,488.17	07/01/2026	INV	PD	ACCT ENDING 8
194489	INVOICE:194489	05/25/2026	CHECKDATE:07/01/2026	182039	336.78	336.78	07/01/2026	INV	PD	ACCT ENDING 4
194490	INVOICE:194490	05/25/2026	CHECKDATE:07/01/2026	182039	31.05	31.05	07/01/2026	INV	PD	ACCT ENDING 5
194491	INVOICE:194491	05/25/2026	CHECKDATE:07/01/2026	182039	2,611.22	2,611.22	07/01/2026	INV	PD	ACCT ENDING 9

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:194491		CHECKDATE:07/01/2026								
194492		05/25/2026	FY2601	182039	323.66	323.66	07/01/2026	INV	PD	ACCT ENDING 1
INVOICE:194492		CHECKDATE:07/01/2026								
194493		05/25/2026	FY2601	182039	130.00	130.00	07/01/2026	INV	PD	ACCT ENDING 3
INVOICE:194493		CHECKDATE:07/01/2026								
194494		05/25/2026	FY2601	182039	491.53	491.53	07/01/2026	INV	PD	ACCT ENDING 1
INVOICE:194494		CHECKDATE:07/01/2026								
194495		05/25/2026	FY2601	182039	2,908.98	2,908.98	07/01/2026	INV	PD	ACCT ENDING 2
INVOICE:194495		CHECKDATE:07/01/2026								
194496		05/25/2026	FY2601	182039	692.53	692.53	07/01/2026	INV	PD	ACCT ENDING 7
INVOICE:194496		CHECKDATE:07/01/2026								
194497		05/25/2026	FY2601	182039	12.00	12.00	07/01/2026	INV	PD	ACCT ENDING 5
INVOICE:194497		CHECKDATE:07/01/2026								
194498		05/25/2026	FY2601	182039	1,709.79	1,709.79	07/01/2026	INV	PD	ACCT ENDING 7
INVOICE:194498		CHECKDATE:07/01/2026								
194737		05/25/2026	FY2601	182039	3,043.50	3,043.50	07/01/2026	INV	PD	ACCT ENDING 7
INVOICE:194737		CHECKDATE:07/01/2026								
194738		05/25/2026	FY2601	182039	1,094.96	1,094.96	07/01/2026	INV	PD	ACCT ENDING 4
INVOICE:194738		CHECKDATE:07/01/2026								
194739		05/25/2026	FY2601	182039	4,177.99	4,177.99	07/01/2026	INV	PD	ACCT ENDING 5
INVOICE:194739		CHECKDATE:07/01/2026								
1740 VALLECITOS WATER DISTRICT										
194705		06/10/2026	FY2601	182040	41,564.98	41,564.98	07/01/2026	INV	PD	CUST NO 00004
INVOICE:194705		CHECKDATE:07/01/2026								
194706		06/10/2026	FY2601	182040	424.35	424.35	07/01/2026	INV	PD	CUST NO 00057
INVOICE:194706		CHECKDATE:07/01/2026								
194707		06/17/2026	FY2601	182040	297.80	297.80	07/01/2026	INV	PD	CUST NO 00004
INVOICE:194707		CHECKDATE:07/01/2026								
1764 VISTA IRRIGATION DISTRICT										
194710		06/17/2026	FY2601	182041	88.70	88.70	07/01/2026	INV	PD	ACCT 3745-001
INVOICE:194710		CHECKDATE:07/01/2026								
194711		06/17/2026	FY2601	182041	2,729.36	2,729.36	07/01/2026	INV	PD	ACCT 3745-013
INVOICE:194711		CHECKDATE:07/01/2026								
194712		06/17/2026	FY2601	182041	947.76	947.76	07/01/2026	INV	PD	ACCT 3745-013
INVOICE:194712		CHECKDATE:07/01/2026								
7336 WASTE MANAGEMENT OF CALIFORNIA, INC.										
194621		26000569 06/01/2026	FY2601	182042	603.00	603.00	07/01/2026	INV	PD	COMMUNITY GAR
INVOICE:0012347-4653-3		CHECKDATE:07/01/2026								
7817 WAYWARD SONS LLC										
194714		06/22/2026	FY2601	182043	2,000.00	2,000.00	07/01/2026	INV	PD	SUMMER CONCER
INVOICE:47473		CHECKDATE:07/01/2026								
3070 WEST COAST ARBORISTS, INC.										

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194715 INVOICE:245212		06/05/2026 CHECKDATE:07/01/2026	FY2601	182044	3,680.00	3,680.00	07/01/2026	INV	PD	TREE REMOVAL:
1988 WESTAIR GAS & EQUIPMENT										
194716 INVOICE:0012219131		04/29/2026 CHECKDATE:07/01/2026	FY2601	182045	109.52	109.52	07/01/2026	INV	PD	MEDICAL BILLA
194717 INVOICE:0012245156		06/17/2026 CHECKDATE:07/01/2026	FY2601	182045	125.38	125.38	07/01/2026	INV	PD	MEDICAL BILLA
194718 INVOICE:0012245158		06/17/2026 CHECKDATE:07/01/2026	FY2601	182045	180.14	180.14	07/01/2026	INV	PD	MEDICAL BILLA
5645 DAVID YORBA					415.04					
194639 INVOICE:042426		04/24/2026 CHECKDATE:07/01/2026	FY2601	182046	240.43	240.43	07/01/2026	INV	PD	MILEAGE & M&I
273 INVOICES					590,682.40					

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.07.06 08:00:58 -07'00'

CITY OF SAN MARCOS

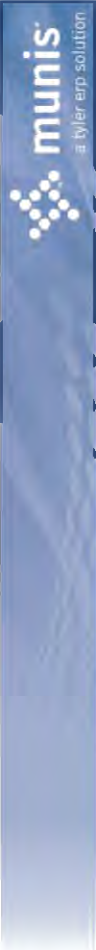
VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6154 JANEL RODRIGUEZ										
194154		06/05/2026	WIRE347	291	646.15	646.15	06/17/2026	DIR	PD	CASE #17FL007
INVOICE:060526		CHECKDATE:06/17/2026								
1 INVOICES 646.15										

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
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Date: 2026.07.06 08:00:16 -07'00'



CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6252 EIDE BAILLY LLP										
194417	INVOICE:EI02077981RDA	05/27/2026	RDA347	181953	971.68	971.68	06/24/2026	INV	PD	RDA CITY ACCO
		CHECKDATE:06/24/2026								
1809 LOUNSBERY, FERGUSON, ALTONA & PEAK										
194418	INVOICE:060226RDA	06/02/2026	RDA347	181954	312.40	312.40	06/24/2026	INV	PD	RDA SUCCESSOR
		CHECKDATE:06/24/2026								
2 INVOICES					1,284.08					

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.07.06 07:59:48 -07'00

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1819 DUDEK										
193893 INVOICE:202604441	21000252	05/12/2026 CHECKDATE:06/17/2026	CIP347	181833	949.00	949.00	06/17/2026	INV PD	ON CALL	CONST
7044 VILLA CIVIL, APC										
193899 INVOICE:22-015.30	06/05/2026 CHECKDATE:06/17/2026	CIP347	181834	61,413.75	61,413.75	61,413.75	06/17/2026	INV PD	ON CALL	ENG S
7873 AVI-SPL LLC										
194121 INVOICE:2714535	06/05/2026 CHECKDATE:06/17/2026	CIP347	181835	78,295.64	78,295.64	74,380.86	06/17/2026	INV PD	SENIOR	CENTER
6961 CHALIFOUX, BRAST, THOMPSON & POTOCKI, APC										
193892 INVOICE:4345	03/16/2026 CHECKDATE:06/17/2026	CIP347	181836	1,330.49	1,330.49	1,330.49	06/17/2026	INV PD	PROFESSIONAL	
193889 INVOICE:4346	03/16/2026 CHECKDATE:06/17/2026	CIP347	181836	1,977.23	1,977.23	1,977.23	06/17/2026	INV PD	PROFESSIONAL	
193891 INVOICE:4347	03/16/2026 CHECKDATE:06/17/2026	CIP347	181836	275.00	275.00	275.00	06/17/2026	INV PD	PROFESSIONAL	
1820 KIMLEY-HORN AND ASSOCIATES, INC.					3,582.72					
193895 INVOICE:35779032	21000179 04/30/2026 CHECKDATE:06/17/2026	CIP347	181837	2,737.24	2,737.24	2,737.24	06/17/2026	INV PD	TO 1 -	ON CAL
7197 LANDSCAPE STRUCTURES, INC.										
194119 INVOICE:INV-179875A	05/18/2026 CHECKDATE:06/17/2026	CIP347	181838	71,431.42	67,859.85	67,859.85	06/17/2026	INV PD	PLAYGROUND	EQ
7606 MCPARLANE & ASSOCIATES, INC										
193898 INVOICE:213904	02/28/2026 CHECKDATE:06/17/2026	CIP347	181839	9,500.00	9,500.00	9,500.00	06/17/2026	INV PD	HVAC	DESIGN S
7964 MARINA LANDSCAPE, INC.										
194305 INVOICE:SA05	06/17/2026 CHECKDATE:06/22/2026	CIP347	181841	2,500,000.00	2,500,000.00	2,500,000.00	06/22/2026	INV PD	SETTLEMENT	AG
1819 DUDEK										
194250 INVOICE:202604697	05/19/2026 CHECKDATE:06/24/2026	CIP347	181947	7,072.07	7,072.07	7,072.07	06/24/2026	INV PD	ON CALL	CONST
2452 MYERS AND SONS HIWAY SAFETY INC.										
194420 INVOICE:187346	06/09/2026 CHECKDATE:06/24/2026	CIP347	181948	263.11	263.11	263.11	06/24/2026	INV PD	CONSTRUCTION	

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6961 CHALIFOUX, BRAST, THOMPSON & POTOCKI, APC										
194206		05/15/2026	CIP347	181949	4,812.50	4,812.50	06/24/2026	INV	PD	PROFESSIONAL
INVOICE:4536		CHECKDATE:06/24/2026								
194248		05/15/2026	CIP347	181949	382.23	382.23	06/24/2026	INV	PD	PROFESSIONAL
INVOICE:4537		CHECKDATE:06/24/2026								
7885 COASTAL POOL CONSTRUCTION INC										
194283		05/15/2026	CIP347	181950	108,805.50	103,365.21	06/24/2026	INV	PD	WOODLAND PARK
INVOICE:5		CHECKDATE:06/24/2026								
7941 EC CONSTRUCTORS, INC.										
194419		04/21/2026	CIP347	181951	12,000.00	12,000.00	06/24/2026	INV	PD	STIPEND - PRO
INVOICE:2026-01_EST		CHECKDATE:06/24/2026								
7555 MOORE IACOFANO GOLTSMAN, INC.										
194251		05/19/2026	CIP347	181952	6,016.95	6,016.95	06/24/2026	INV	PD	SAN MARCOS CR
INVOICE:0096548		CHECKDATE:06/24/2026								
					2,867,262.13					
					17 INVOICES					

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: **Ryan Rector**

Digitally signed by Ryan Rector
Date: 2026.07.06 07:59:06 -07'00'

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1121 AMERIGAS PROPANE, LP										
193812	INVOICE:3190092439	05/20/2026	AP347	181719	1,203.27	1,203.27	06/17/2026	INV	PD	PROPANE: MISS
193814	INVOICE:3190118608	05/21/2026	AP347	181719	109.07	109.07	06/17/2026	INV	PD	PROPANE: JACK
193813	INVOICE:406123437	05/15/2026	AP347	181719	-67.96	-67.96	06/17/2026	CRM	PD	CREDIT MEMO -
					1,244.38					
4823 COAST NEWS INC										
193876	INVOICE:00161338	05/22/2026	AP347	181721	213.13	213.13	06/17/2026	INV	PD	LEGAL AD SERV
1819 DUDEK										
193916	INVOICE:202603725	04/22/2026	AP347	181722	8,165.85	8,165.85	06/17/2026	INV	PD	ON CALL CONST
4341 ENTERPRISE FLEET MANAGEMENT TRUST										
193918	INVOICE:FBN5659042	06/03/2026	AP347	181723	94,820.53	94,820.53	06/17/2026	INV	PD	CITY VEHICLE
5698 FACILITATING ACCESS TO COORDINATED TRANSPORTATION										
193921	INVOICE:05312026CAR	05/31/2026	AP347	181724	3,343.25	3,343.25	06/17/2026	INV	PD	SENIOR TRANSP
193922	INVOICE:5312026SMLS	05/31/2026	AP347	181724	3,628.50	3,628.50	06/17/2026	INV	PD	SENIOR TRANSP
					6,971.75					
1653 AFECO, INC.										
193923	INVOICE:202715	11/20/2025	AP347	181725	1,787.00	1,787.00	06/17/2026	INV	PD	FIRE EXTINGUI
5944 GAFCON PW-CM, LLC										
193924	INVOICE:54110	05/14/2026	AP347	181726	241.34	241.34	06/17/2026	INV	PD	DBE AND LABOR
193925	INVOICE:54126	05/14/2026	AP347	181726	280.60	280.60	06/17/2026	INV	PD	DBE AND LABOR
					521.94					
3335 THE HARTFORD										
193931	INVOICE:760910628116	06/01/2026	AP347	181727	566.78	566.78	06/17/2026	INV	PD	VOLUNTARY AD&
2452 MYERS AND SONS HIWAY SAFETY INC.										
193932		05/04/2026	AP347	181728	233.93	233.93	06/17/2026	INV	PD	PARKING BLOCK



CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:185706										
6736 HPS MECHANICAL, INC.										
193943		06/01/2026	AP347	181729	464.15	464.15	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:116724		CHECKDATE:06/17/2026								
193935		04/29/2026	AP347	181729	433.69	433.69	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-202		CHECKDATE:06/17/2026								
193936		04/24/2026	AP347	181729	1,059.24	1,059.24	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-203		CHECKDATE:06/17/2026								
193937		05/06/2026	AP347	181729	284.00	284.00	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-204		CHECKDATE:06/17/2026								
193938		05/06/2026	AP347	181729	1,180.98	1,180.98	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-205		CHECKDATE:06/17/2026								
193939		05/07/2026	AP347	181729	412.50	412.50	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-206		CHECKDATE:06/17/2026								
193940		05/21/2026	AP347	181729	319.50	319.50	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-207		CHECKDATE:06/17/2026								
193941		05/21/2026	AP347	181729	426.00	426.00	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-208		CHECKDATE:06/17/2026								
193942		05/21/2026	AP347	181729	142.00	142.00	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:2737-209		CHECKDATE:06/17/2026								
1532 ELECTRICAL SYSTEMS, INC.										
193949		05/01/2026	AP347	181730	330.00	330.00	06/17/2026	INV	PD	ANNUAL MONITO
INVOICE:240838		CHECKDATE:06/17/2026								
193950		06/01/2026	AP347	181730	440.00	440.00	06/17/2026	INV	PD	ANNUAL MONITO
INVOICE:244098		CHECKDATE:06/17/2026								
4923 LINKEDIN CORPORATION										
193957		06/07/2026	AP347	181731	4,100.00	4,100.00	06/17/2026	INV	PD	JOB POSTING S
INVOICE:10113196541		CHECKDATE:06/17/2026								
5689 MARIANA LOPEZ										
193877		05/04/2026	AP347	181732	166.76	166.76	06/17/2026	INV	PD	TRANSLATION S
INVOICE:0000376		CHECKDATE:06/17/2026								
193878		06/02/2026	AP347	181732	155.54	155.54	06/17/2026	INV	PD	TRANSLATION S
INVOICE:0000382		CHECKDATE:06/17/2026								
5699 ORKIN, LLC										
193961		05/31/2026	AP347	181733	2,140.00	2,140.00	06/17/2026	INV	PD	PEST CONTROL
INVOICE:0155323526151		CHECKDATE:06/17/2026								
4351 J. HARRIS INDUSTRIAL WATER TREATMENT, INC.										
193965		05/31/2026	AP347	181734	30.10	30.10	06/17/2026	INV	PD	MIXED BED: FS
INVOICE:2417252		CHECKDATE:06/17/2026								
193966		05/31/2026	AP347	181734	30.10	30.10	06/17/2026	INV	PD	MIXED BED: FS

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:2411253		CHECKDATE:06/17/2026								
193967		05/31/2026	AP347	181734	30.10	30.10	06/17/2026	INV	PD	MIXED BED: FS
INVOICE:2417254		CHECKDATE:06/17/2026								
193968		05/31/2026	AP347	181734	30.10	30.10	06/17/2026	INV	PD	MIXED BED: FS
INVOICE:2417255		CHECKDATE:06/17/2026								
6653 QUENCH USA, INC					120.40					
194004		06/01/2026	AP347	181735	163.54	163.54	06/17/2026	INV	PD	WATER COOLER
INVOICE:INV10925709		CHECKDATE:06/17/2026								
4876 ROADPOST USA										
193825		06/02/2026	AP347	181736	77.25	77.25	06/17/2026	INV	PD	JUNE 2026 SAT
INVOICE:BU01887415		CHECKDATE:06/17/2026								
4549 SITEONE LANDSCAPE SUPPLY HOLDING, LLC										
194061		05/20/2026	AP347	181737	255.15	255.15	06/17/2026	INV	PD	IRRIGATION MA
INVOICE:166444897-001		CHECKDATE:06/17/2026								
7791 TRIDEN GROUP CORPORATION										
194070		04/20/2026	AP347	181738	249,550.38	249,550.38	06/17/2026	INV	PD	CISCO NETWORK
INVOICE:29070R		CHECKDATE:06/17/2026								
6793 UNIFIRST CORPORATION										
194122		05/18/2026	AP347	181739	76.18	76.18	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162050		CHECKDATE:06/17/2026								
194123		05/18/2026	AP347	181739	76.84	76.84	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162070		CHECKDATE:06/17/2026								
194124		05/18/2026	AP347	181739	76.18	76.18	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162136		CHECKDATE:06/17/2026								
194125		05/18/2026	AP347	181739	33.30	33.30	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162159		CHECKDATE:06/17/2026								
194126		05/18/2026	AP347	181739	18.18	18.18	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162164		CHECKDATE:06/17/2026								
194127		05/18/2026	AP347	181739	25.22	25.22	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162167		CHECKDATE:06/17/2026								
194129		05/19/2026	AP347	181739	86.06	86.06	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162322		CHECKDATE:06/17/2026								
194128		05/18/2026	AP347	181739	29.10	29.10	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162401		CHECKDATE:06/17/2026								
194130		05/19/2026	AP347	181739	43.80	43.80	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162411		CHECKDATE:06/17/2026								
194132		05/19/2026	AP347	181739	31.83	31.83	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162419		CHECKDATE:06/17/2026								
194133		05/19/2026	AP347	181739	38.18	38.18	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162439		CHECKDATE:06/17/2026								
194135		05/19/2026	AP347	181739	44.87	44.87	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162440		CHECKDATE:06/17/2026								
194136		05/19/2026	AP347	181739	32.24	32.24	06/17/2026	INV	PD	JANITORIAL SE
INVOICE:2351162441		CHECKDATE:06/17/2026								



CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194137 INVOICE:2351163144		05/22/2026	AP347 CHECKDATE:06/17/2026	181739	18.18	18.18	06/17/2026	INV	PD	JANITORIAL SE
194138 INVOICE:2351163223		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	76.18	76.18	06/17/2026	INV	PD	JANITORIAL SE
194139 INVOICE:2351163243		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	76.84	76.84	06/17/2026	INV	PD	JANITORIAL SE
194140 INVOICE:2351163329		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	76.18	76.18	06/17/2026	INV	PD	JANITORIAL SE
194141 INVOICE:2351163379		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	33.30	33.30	06/17/2026	INV	PD	JANITORIAL SE
194142 INVOICE:2351163388		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	18.18	18.18	06/17/2026	INV	PD	JANITORIAL SE
194143 INVOICE:2351163391		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	25.22	25.22	06/17/2026	INV	PD	JANITORIAL SE
194144 INVOICE:2351163412		05/25/2026	AP347 CHECKDATE:06/17/2026	181739	29.10	29.10	06/17/2026	INV	PD	JANITORIAL SE
194145 INVOICE:2351163520		05/26/2026	AP347 CHECKDATE:06/17/2026	181739	86.06	86.06	06/17/2026	INV	PD	JANITORIAL SE
194146 INVOICE:2351163607		05/26/2026	AP347 CHECKDATE:06/17/2026	181739	43.80	43.80	06/17/2026	INV	PD	JANITORIAL SE
194147 INVOICE:2351163623		05/26/2026	AP347 CHECKDATE:06/17/2026	181739	31.83	31.83	06/17/2026	INV	PD	JANITORIAL SE
194148 INVOICE:2351163656		05/26/2026	AP347 CHECKDATE:06/17/2026	181739	38.18	38.18	06/17/2026	INV	PD	JANITORIAL SE
194149 INVOICE:2351163657		05/26/2026	AP347 CHECKDATE:06/17/2026	181739	44.87	44.87	06/17/2026	INV	PD	JANITORIAL SE
194150 INVOICE:2351163659		05/26/2026	AP347 CHECKDATE:06/17/2026	181739	32.24	32.24	06/17/2026	INV	PD	JANITORIAL SE
194151 INVOICE:2351164321		05/29/2026	AP347 CHECKDATE:06/17/2026	181739	18.18	18.18	06/17/2026	INV	PD	JANITORIAL SE
6769 LOS ANGELES TRUCK CENTERS, LLC					1,260.32					
194089 INVOICE:XA290260007:01	26000442	05/20/2026	AP347 CHECKDATE:06/17/2026	181740	356.49	356.49	06/17/2026	INV	PD	HEAVY FIRE EQ
194090 INVOICE:XA290261314:01	26000442	06/03/2026	AP347 CHECKDATE:06/17/2026	181740	277.30	277.30	06/17/2026	INV	PD	HEAVY FIRE EQ
1852 VERIZON WIRELESS					633.79					
194091 INVOICE:052026		05/20/2026	AP347 CHECKDATE:06/17/2026	181741	4,502.04	4,502.04	06/17/2026	INV	PD	ACCT 97026115
7044 VILLA CIVIL, APC										
194092 INVOICE:24-044-21		06/04/2026	AP347 CHECKDATE:06/17/2026	181742	6,410.00	6,410.00	06/17/2026	INV	PD	ON CALL ENG S
2252 VISTA PAINT										
194095 INVOICE:2026-348690-00		04/17/2026	AP347 CHECKDATE:06/17/2026	181743	329.91	329.91	06/17/2026	INV	PD	GRAFFITI ABAT
194096		04/24/2026	AP347	181743	240.44	240.44	06/17/2026	INV	PD	ROAD PAINT TI

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:2026-358450-00		CHECKDATE:06/17/2026								
194097	06/01/2026	AP347	181743	2,068.95	2,068.95	06/17/2026	INV PD	GRAFFITI ABAT		
INVOICE:2026-405391-00		CHECKDATE:06/17/2026								
194098	06/01/2026	AP347	181743	-2,068.95	-2,068.95	06/17/2026	CRM PD	CREDIT FOR GR		
INVOICE:2026-405546-00		CHECKDATE:06/17/2026								
194099	06/01/2026	AP347	181743	1,976.18	1,976.18	06/17/2026	INV PD	GRAFFITI ABAT		
INVOICE:2026-405567-00		CHECKDATE:06/17/2026			2,546.53					
1050 ACE ELECTRIC, INC										
193804	05/04/2026	AP347	181744	3,000.00	3,000.00	06/17/2026	INV PD	TENNIS COURT		
INVOICE:6905-1		CHECKDATE:06/17/2026								
1053 ACE UNIFORMS										
193805	26000471	06/02/2026	AP347	231.49	231.49	06/17/2026	INV PD	NEW HIRE STAT		
INVOICE:VS0137435		CHECKDATE:06/17/2026								
193863	26000471	05/28/2026	AP347	432.99	432.99	06/17/2026	INV PD	NEW HIRE STAT		
INVOICE:VS0137436		CHECKDATE:06/17/2026			664.48					
2427 HEALTH AND HUMAN RESOURCE CENTER, INC.										
193803	06/03/2026	AP347	181746	570.71	570.71	06/17/2026	INV PD	EAP CAPITATIO		
INVOICE:E0371879		CHECKDATE:06/17/2026								
7835 AGILE OCCUPATIONAL MEDICINE, PC										
193807	06/06/2026	AP347	181747	791.00	791.00	06/17/2026	INV PD	PRE-EMPLOYEME		
INVOICE:DM0000023		CHECKDATE:06/17/2026								
193808	06/06/2026	AP347	181747	1,779.00	1,779.00	06/17/2026	INV PD	PRE-EMPLOYEME		
INVOICE:EW081587		CHECKDATE:06/17/2026								
193806	06/06/2026	AP347	181747	7,512.00	7,512.00	06/17/2026	INV PD	PRE-EMPLOYEME		
INVOICE:PP000031		CHECKDATE:06/17/2026			10,082.00					
7637 ALLIED HOLDINGS GROUP, LLC										
193809	05/31/2026	AP347	181748	238.77	238.77	06/17/2026	INV PD	MEDICAL WASTE		
INVOICE:18496		CHECKDATE:06/17/2026								
1105 ALLSTAR FIRE EQUIPMENT INC.										
193810	26000504	05/29/2026	AP347	7,569.14	7,569.14	06/17/2026	INV PD	FIREFIGHTING		
INVOICE:272767		CHECKDATE:06/17/2026								
1109 ALTEC INDUSTRIES, INC.										
193811	05/14/2026	AP347	181750	1,123.38	1,123.38	06/17/2026	INV PD	ANNUAL PM INS		
INVOICE:52081448		CHECKDATE:06/17/2026								
7056 ANDERSEN COMMERCIAL PLUMBING, LLC										
193815	05/19/2026	AP347	181751	1,308.75	1,308.75	06/17/2026	INV PD	PLUMBING REPA		

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:219221		CHECKDATE:06/17/2026								
193816	05/23/2026	AP347		181751	737.50	737.50	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:220079		CHECKDATE:06/17/2026								
193817	05/27/2026	AP347		181751	1,090.00	1,090.00	06/17/2026	INV	PD	PLUMBING REPA
INVOICE:220212		CHECKDATE:06/17/2026								
1178 AT&T/CALNET 3					3,136.25					
193818	06/01/2026	AP347		181752	3,104.20	3,104.20	06/17/2026	INV	PD	BAN 939105986
INVOICE:000025331971		CHECKDATE:06/17/2026								
193819	06/01/2026	AP347		181752	500.19	500.19	06/17/2026	INV	PD	BAN 939106513
INVOICE:000025333388		CHECKDATE:06/17/2026								
7469 ATHARVA JADHAV					3,604.39					
193820	06/05/2026	AP347		181753	75.00	75.00	06/17/2026	INV	PD	YOUTH COMMISS
INVOICE:193820		CHECKDATE:06/17/2026								
7496 AVA SCOLLICK										
193821	06/05/2026	AP347		181754	75.00	75.00	06/17/2026	INV	PD	YOUTH COMMISS
INVOICE:193821		CHECKDATE:06/17/2026								
7083 B&H FOTO & ELECTRONICS CORP										
193822	25000552 06/03/2026	AP347		181755	3,136.90	3,136.90	06/17/2026	INV	PD	COMMUNITY MED
INVOICE:245150660		CHECKDATE:06/17/2026								
7872 BENTLEY'S ELECTRICAL INC										
193824	05/19/2026	AP347		181756	8,400.00	8,400.00	06/17/2026	INV	PD	ELECTRICAL RE
INVOICE:1947		CHECKDATE:06/17/2026								
7322 BOOT BARN HOLDINGS										
194116	26000453 05/29/2026	AP347		181757	210.43	210.43	06/17/2026	INV	PD	STATION BOOTS
INVOICE:INV00610734		CHECKDATE:06/17/2026								
4618 CATHLEEN BOSSALLER										
193826	06/09/2026	AP347		181758	567.00	567.00	06/17/2026	INV	PD	INSTRUCTOR PA
INVOICE:050126-053126		CHECKDATE:06/17/2026								
2073 BOUND TREE MEDICAL, LLC										
193829	05/27/2026	AP347		181759	687.02	687.02	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE:86221304		CHECKDATE:06/17/2026								
193830	05/27/2026	AP347		181759	927.72	927.72	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE:86221305		CHECKDATE:06/17/2026								
193831	05/29/2026	AP347		181759	7.15	7.15	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE:86224729		CHECKDATE:06/17/2026								
193832	05/29/2026	AP347		181759	243.59	243.59	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE:86224730		CHECKDATE:06/17/2026								



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VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
193833		05/29/2026	AP347	181759	10.73	10.73	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86224731		CHECKDATE: 06/17/2026								
193834		06/01/2026	AP347	181759	448.80	448.80	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226631		CHECKDATE: 06/17/2026								
193835		06/01/2026	AP347	181759	528.36	528.36	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226632		CHECKDATE: 06/17/2026								
193836		06/01/2026	AP347	181759	28.92	28.92	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226633		CHECKDATE: 06/17/2026								
193837		06/01/2026	AP347	181759	1,266.10	1,266.10	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226634		CHECKDATE: 06/17/2026								
193838		06/01/2026	AP347	181759	40.11	40.11	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226635		CHECKDATE: 06/17/2026								
193839		06/01/2026	AP347	181759	990.52	990.52	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226636		CHECKDATE: 06/17/2026								
193840		06/01/2026	AP347	181759	1,086.66	1,086.66	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226637		CHECKDATE: 06/17/2026								
193841		06/01/2026	AP347	181759	1,086.66	1,086.66	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86226638		CHECKDATE: 06/17/2026								
193843	26000443	06/02/2026	AP347	181759	164.19	164.19	06/17/2026	INV	PD	RE-CHASSIS RE
INVOICE: 86228489		CHECKDATE: 06/17/2026								
193844	26000444	06/02/2026	AP347	181759	164.19	164.19	06/17/2026	INV	PD	RE-CHASSIS RE
INVOICE: 86228490		CHECKDATE: 06/17/2026								
193842		06/02/2026	AP347	181759	554.30	554.30	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86228491		CHECKDATE: 06/17/2026								
193845	26000443	06/04/2026	AP347	181759	707.72	707.72	06/17/2026	INV	PD	RE-CHASSIS RE
INVOICE: 86231948		CHECKDATE: 06/17/2026								
193846	26000444	06/04/2026	AP347	181759	708.58	708.58	06/17/2026	INV	PD	RE-CHASSIS RE
INVOICE: 86231949		CHECKDATE: 06/17/2026								
193847		06/05/2026	AP347	181759	5.42	5.42	06/17/2026	INV	PD	MEDICAL BILLA
INVOICE: 86233466		CHECKDATE: 06/17/2026								
7218 CATHERINE A HUETT										
193945		06/09/2026	AP347	181760	1,303.40	1,303.40	06/17/2026	INV	PD	INSTRUCTOR PA
INVOICE: 050126-053126		CHECKDATE: 06/17/2026								
6294 CCS FACILITY SERVICES - SAN DIEGO, INC.										
193848		04/29/2026	AP347	181761	76.00	76.00	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755812		CHECKDATE: 06/17/2026								
193849		04/29/2026	AP347	181761	76.00	76.00	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755813		CHECKDATE: 06/17/2026								
193850		04/30/2026	AP347	181761	2,145.60	2,145.60	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755814		CHECKDATE: 06/17/2026								
193851		04/29/2026	AP347	181761	237.80	237.80	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755815		CHECKDATE: 06/17/2026								
193852		04/29/2026	AP347	181761	608.00	608.00	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755819		CHECKDATE: 06/17/2026								
193853		04/29/2026	AP347	181761	152.00	152.00	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755820		CHECKDATE: 06/17/2026								
193854		05/05/2026	AP347	181761	228.00	228.00	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755821		CHECKDATE: 06/17/2026								
193855		04/29/2026	AP347	181761	380.00	380.00	06/17/2026	INV	PD	SPECIAL EVENT
INVOICE: 755822		CHECKDATE: 06/17/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
193856	INVOICE:756259	04/29/2026	AP347	181761	2,599.60	2,599.60	06/17/2026	INV	PD	JANITORIAL SV
193857	INVOICE:756260	04/29/2026	AP347	181761	636.55	636.55	06/17/2026	INV	PD	JANITORIAL SV
193858	INVOICE:756261	04/29/2026	AP347	181761	289.14	289.14	06/17/2026	INV	PD	JANITORIAL SV
193859	INVOICE:756262	04/29/2026	AP347	181761	49.12	49.12	06/17/2026	INV	PD	JANITORIAL SV
193860	INVOICE:756263	04/29/2026	AP347	181761	1,675.05	1,675.05	06/17/2026	INV	PD	JANITORIAL SV
193861	INVOICE:756264	04/29/2026	AP347	181761	507.51	507.51	06/17/2026	INV	PD	JANITORIAL SV
193862	INVOICE:756265	04/29/2026	AP347	181761	1,321.30	1,321.30	06/17/2026	INV	PD	JANITORIAL SV
193867	INVOICE:756267	04/29/2026	AP347	181761	9,234.48	9,234.48	06/17/2026	INV	PD	CITYWIDE PARK
193868	INVOICE:758835	05/31/2026	AP347	181761	5,334.00	5,334.00	06/17/2026	INV	PD	JANITORIAL SV
193869	INVOICE:758939	05/31/2026	AP347	181761	22,794.87	22,794.87	06/17/2026	INV	PD	CITYWIDE JANI
193870	INVOICE:758954	05/31/2026	AP347	181761	27,074.44	27,074.44	06/17/2026	INV	PD	CITYWIDE PARK
2667 JEFFREY COLWELL					75,419.46					
193901	INVOICE:20260601-01	06/01/2026	AP347	181763	4,512.50	4,512.50	06/17/2026	INV	PD	SMTV VIDEO PR
6357 CONSCIOUS WATER COMPANY INC										
193882	INVOICE:01356	06/07/2026	AP347	181764	56.75	56.75	06/17/2026	INV	PD	WATER DELIVER
1690 CORELOGIC										
193884	INVOICE:30874070	05/31/2026	AP347	181765	361.43	361.43	06/17/2026	INV	PD	ONLINE DATA &
3090 COSTAR REALTY INFORMATION, INC.										
193907	INVOICE:124219032	06/02/2026	AP347	181766	759.12	759.12	06/17/2026	INV	PD	COSTAR SUITE
1488 COX COMMUNICATIONS										
193908	INVOICE:193908	05/24/2026	AP347	181767	50.00	50.00	06/17/2026	INV	PD	ACCT 00134101
193910	INVOICE:193910	06/01/2026	AP347	181768	55.44	55.44	06/17/2026	INV	PD	ACCT 00134100
193911	INVOICE:193911	06/04/2026	AP347	181769	80.51	80.51	06/17/2026	INV	PD	ACCT 00134100



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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
193912 INVOICE:193912		06/01/2026 CHECKDATE:06/17/2026	AP347	181770	38.43	38.43	06/17/2026	INV	PD	ACCT 00134100
193913 INVOICE:193913		06/04/2026 CHECKDATE:06/17/2026	AP347	181771	57.65	57.65	06/17/2026	INV	PD	ACCT 00134101
193914 INVOICE:193914		06/07/2026 CHECKDATE:06/17/2026	AP347	181772	26.80	26.80	06/17/2026	INV	PD	ACCT 00134101
193915 INVOICE:193915		06/03/2026 CHECKDATE:06/17/2026	AP347	181773	635.00	635.00	06/17/2026	INV	PD	ACCT 00134101
5713 JANA CRACIUNESCU										
193903 INVOICE:050126-053126		06/09/2026 CHECKDATE:06/17/2026	AP347	181774	986.30	986.30	06/17/2026	INV	PD	INSTRUCTOR PA
6627 CROSS CONNECTIONS EMERGENCY SERVICES INC										
193905 INVOICE:2651-SMFD-1	26000451	05/15/2026 CHECKDATE:06/17/2026	AP347	181775	8,050.70	8,050.70	06/17/2026	INV	PD	RE-MOUNT AMBU
193906 INVOICE:2651-SMFD-2	26000451	06/02/2026 CHECKDATE:06/17/2026	AP347	181775	3,030.25	3,030.25	06/17/2026	INV	PD	RE-MOUNT AMBU
					11,080.95					
2176 CONTROL TECH WEST INC										
193883 INVOICE:4468	26000476	05/31/2026 CHECKDATE:06/17/2026	AP347	181776	11,880.00	11,880.00	06/17/2026	INV	PD	KINETIC MOBIL
3654 DOWNSTREAM SERVICES, INC.										
193909 INVOICE:185718	04/30/2026	CHECKDATE:06/17/2026	AP347	181777	33,308.00	33,308.00	06/17/2026	INV	PD	STORM DRAIN I
7409 EMANUELS JONES										
193917 INVOICE:F26 06 09	06/08/2026	CHECKDATE:06/17/2026	AP347	181778	4,300.00	4,300.00	06/17/2026	INV	PD	LEGISLATIVE S
1000 EXECUTIVE LANDSCAPE INC.										
193919 INVOICE:83058	05/31/2026	CHECKDATE:06/17/2026	AP347	181779	40,230.26	40,230.26	06/17/2026	INV	PD	LANDSCAPE MAI
193920 INVOICE:83059	05/31/2026	CHECKDATE:06/17/2026	AP347	181779	116,051.13	116,051.13	06/17/2026	INV	PD	LANDSCAPE MAI
					156,281.39					
7875 BOTANICAL DESIGNS LLC										
193827 INVOICE:25412	02/01/2026	CHECKDATE:06/17/2026	AP347	181780	159.14	159.14	06/17/2026	INV	PD	PLANT SERVICE
193828 INVOICE:GEP 34018	05/01/2026	CHECKDATE:06/17/2026	AP347	181780	159.14	159.14	06/17/2026	INV	PD	PLANT SERVICE

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7726 HANNAH HOUZE					318.28					
193929	INVOICE:050426-060826	06/09/2026	AP347	181781	213.60	213.60	06/17/2026	INV PD		INSTRUCTOR PA
7701 HARSHINI SUBRAMANIAN										
193930	INVOICE:193930	06/05/2026	AP347	181782	60.00	60.00	06/17/2026	INV PD		YOUTH COMMISS
6722 HOLLY TAYLOR										
193933	INVOICE:050126-053126	06/09/2026	AP347	181783	679.70	679.70	06/17/2026	INV PD		INSTRUCTOR PA
7139 INDU SINGH										
193946	INVOICE:050126-053126	06/09/2026	AP347	181784	120.40	120.40	06/17/2026	INV PD		INSTRUCTOR PA
7771 KAI FINLEY										
193947	INVOICE:193947	06/05/2026	AP347	181785	75.00	75.00	06/17/2026	INV PD		YOUTH COMMISS
1820 KIMLEY-HORN AND ASSOCIATES, INC.										
193948	INVOICE:095824108-0426	04/30/2026	AP347	181786	1,689.58	1,689.58	06/17/2026	INV PD		ON CALL ENG:
7534 LAURIE SHEAHAN										
194057	INVOICE:050126-053126	06/09/2026	AP347	181787	478.80	478.80	06/17/2026	INV PD		INSTRUCTOR PA
6756 LEAL FAMILY INC.										
193952	INVOICE:050226-060626	06/09/2026	AP347	181788	2,128.00	2,128.00	06/17/2026	INV PD		INSTRUCTOR PA
2076 LIFE-ASSIST, INC.										
193953	INVOICE:2134529	06/01/2026	AP347	181789	124.88	124.88	06/17/2026	INV PD		MEDICATION AN
193955	INVOICE:2134583	06/02/2026	AP347	181789	485.53	485.53	06/17/2026	INV PD		MEDICATION AN
193954	INVOICE:2134908	06/01/2026	AP347	181789	1,127.69	1,127.69	06/17/2026	INV PD		MEDICATION AN
193956	INVOICE:2135599	06/02/2026	AP347	181789	175.59	175.59	06/17/2026	INV PD		MEDICATION AN
2291 LEAGUE OF CALIFORNIA CITIES					1,913.69					

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194120 INVOICE:1770		03/10/2026 CHECKDATE:06/17/2026	AP347	181790	1,050.00	1,050.00	06/17/2026	INV	PD	MEMBERSHIP DU
7923 LOS ANGELES AREA FIRE CHIEFS ASSOCIATION										
193958 INVOICE:041326	26000492	04/13/2026 CHECKDATE:06/17/2026	AP347	181791	4,275.00	4,275.00	06/17/2026	INV	PD	SCS2 TUITION:
1809 LOUNSBERY, FERGUSON, ALTONA & PEAK										
193904 INVOICE:060226		06/02/2026 CHECKDATE:06/17/2026	AP347	181792	89,329.42	89,329.42	06/17/2026	INV	PD	LEGAL SVCS: M
7459 MADISON EMOTO GARAY										
193926 INVOICE:193926		06/05/2026 CHECKDATE:06/17/2026	AP347	181793	90.00	90.00	06/17/2026	INV	PD	YOUTH COMMISS
7937 MATTHEW HUDDLESTON										
193944 INVOICE:060126		06/01/2026 CHECKDATE:06/17/2026	AP347	181794	140.00	140.00	06/17/2026	INV	PD	BOOT REIMBURS
7699 MICAEALA WOOD										
193959 INVOICE:193959		06/05/2026 CHECKDATE:06/17/2026	AP347	181795	60.00	60.00	06/17/2026	INV	PD	YOUTH COMMISS
7781 MICKI OLINGER CHAVEZ										
193875 INVOICE:060426	26000515	06/04/2026 CHECKDATE:06/17/2026	AP347	181796	736.00	736.00	06/17/2026	INV	PD	TUITION REIMB
6984 NETHRA GOPALAKRISHNA										
193928 INVOICE:193928		06/05/2026 CHECKDATE:06/17/2026	AP347	181797	75.00	75.00	06/17/2026	INV	PD	YOUTH COMMISS
2517 NI GOVERNMENT SERVICES INC.										
193960 INVOICE:26052908511		06/05/2026 CHECKDATE:06/17/2026	AP347	181798	92.90	92.90	06/17/2026	INV	PD	MAY 2026 SAT
7259 PARKWOOD LANDSCAPE MAINTENANCE, INC.										
193962 INVOICE:111370		05/31/2026 CHECKDATE:06/17/2026	AP347	181799	89.40	89.40	06/17/2026	INV	PD	ADDITIONAL PO
6791 PEGGY LAWSON										
193951 INVOICE:050126-053126		06/09/2026 CHECKDATE:06/17/2026	AP347	181800	237.30	237.30	06/17/2026	INV	PD	INSTRUCTOR PA
6464 PACIFIC INSURANCE NETWORK SYSTEMS, INC										

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
193964 INVOICE: 3632		05/31/2026 CHECKDATE: 06/17/2026	AP347	181801	600.00	600.00	06/17/2026	INV	PD	SOFTWARE LICE
7695 PRISHA BALANI										
193823 INVOICE: 193823		06/05/2026 CHECKDATE: 06/17/2026	AP347	181802	60.00	60.00	06/17/2026	INV	PD	YOUTH COMMISS
3283 ANDREW PROUD										
193881 INVOICE: 060426		06/04/2026 CHECKDATE: 06/17/2026	AP347	181803	266.73	266.73	06/17/2026	INV	PD	BOOT REIMBURS
2735 PWLC I, INC.										
193969 INVOICE: 67673		02/10/2026 CHECKDATE: 06/17/2026	AP347	181804	3,208.00	3,208.00	06/17/2026	INV	PD	EXTRA WORK
193970 INVOICE: 67674		02/10/2026 CHECKDATE: 06/17/2026	AP347	181804	180.00	180.00	06/17/2026	INV	PD	EXTRA WORK
193971 INVOICE: 67675		02/10/2026 CHECKDATE: 06/17/2026	AP347	181804	45.36	45.36	06/17/2026	INV	PD	EXTRA WORK
193972 INVOICE: 67676		02/10/2026 CHECKDATE: 06/17/2026	AP347	181804	35.09	35.09	06/17/2026	INV	PD	EXTRA WORK
193973 INVOICE: 67677		02/10/2026 CHECKDATE: 06/17/2026	AP347	181804	18.80	18.80	06/17/2026	INV	PD	EXTRA WORK
193974 INVOICE: 67678		02/10/2026 CHECKDATE: 06/17/2026	AP347	181804	52.55	52.55	06/17/2026	INV	PD	EXTRA WORK
193975 INVOICE: 67921		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	56.06	56.06	06/17/2026	INV	PD	EXTRA WORK: A
193976 INVOICE: 67922		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	38.81	38.81	06/17/2026	INV	PD	EXTRA WORK: R
193980 INVOICE: 67923		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	138.00	138.00	06/17/2026	INV	PD	EXTRA WORK: S
193981 INVOICE: 67924		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	56.06	56.06	06/17/2026	INV	PD	EXTRA WORK: C
193982 INVOICE: 67925		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	90.56	90.56	06/17/2026	INV	PD	EXTRA WORK: V
193983 INVOICE: 67926		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	4.31	4.31	06/17/2026	INV	PD	EXTRA WORK
193984 INVOICE: 67927		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	73.31	73.31	06/17/2026	INV	PD	EXTRA WORK: L
193985 INVOICE: 67928		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	21.56	21.56	06/17/2026	INV	PD	EXTRA WORK: P
193986 INVOICE: 67929		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	64.68	64.68	06/17/2026	INV	PD	EXTRA WORK: S
193987 INVOICE: 67930		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	69.00	69.00	06/17/2026	INV	PD	EXTRA WORK: F
193988 INVOICE: 67931		04/07/2026 CHECKDATE: 06/17/2026	AP347	181804	138.00	138.00	06/17/2026	INV	PD	EXTRA WORK: F
193989 INVOICE: 68165		05/29/2026 CHECKDATE: 06/17/2026	AP347	181804	1,335.84	1,335.84	06/17/2026	INV	PD	EXTRA WORK
193990 INVOICE: 68166		05/29/2026 CHECKDATE: 06/17/2026	AP347	181804	521.03	521.03	06/17/2026	INV	PD	EXTRA WORK
193991		05/29/2026	AP347	181804	748.00	748.00	06/17/2026	INV	PD	EXTRA WORK

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:68167		CHECKDATE:06/17/2026								
193992		05/29/2026	AP347	181804	370.46	370.46	06/17/2026	INV	PD	EXTRA WORK
INVOICE:68169		CHECKDATE:06/17/2026								
193993		05/29/2026	AP347	181804	105.65	105.65	06/17/2026	INV	PD	EXTRA WORK
INVOICE:68170		CHECKDATE:06/17/2026								
193994		05/29/2026	AP347	181804	70.65	70.65	06/17/2026	INV	PD	EXTRA WORK
INVOICE:68171		CHECKDATE:06/17/2026								
193995		05/29/2026	AP347	181804	50.39	50.39	06/17/2026	INV	PD	EXTRA WORK
INVOICE:68172		CHECKDATE:06/17/2026								
193996		06/01/2026	AP347	181804	1,295.00	1,295.00	06/17/2026	INV	PD	WOODLAND PARK
INVOICE:68189		CHECKDATE:06/17/2026								
7578 L&L DEALER INVESTMENTS, INC										
193997		04/01/2026	AP347	181805	56.97	56.97	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:849640-1LCVW		CHECKDATE:06/17/2026								
193998		04/13/2026	AP347	181805	118.85	118.85	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:849647-1LCVW		CHECKDATE:06/17/2026								
193999		04/01/2026	AP347	181805	248.43	248.43	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:849998CVW		CHECKDATE:06/17/2026								
194000		04/01/2026	AP347	181805	35.00	35.00	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:850003CVW		CHECKDATE:06/17/2026								
194001		04/02/2026	AP347	181805	708.44	708.44	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:850037CVW		CHECKDATE:06/17/2026								
194002		06/03/2026	AP347	181805	2,199.68	2,199.68	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:851773CVW		CHECKDATE:06/17/2026								
194003		06/03/2026	AP347	181805	4.79	4.79	06/17/2026	INV	PD	FIRE AUTOMOTI
INVOICE:851872CVW		CHECKDATE:06/17/2026								
7439 QUIASON HOLT										
193934		26000514	AP347	181806	180.00	180.00	06/17/2026	INV	PD	TUITION REIMB
INVOICE:060226		CHECKDATE:06/17/2026								
6977 REID EMOTO										
193927		06/05/2026	AP347	181807	135.00	135.00	06/17/2026	INV	PD	YOUTH COMMISS
INVOICE:193927		CHECKDATE:06/17/2026								
4767 RICOH USA, INC.										
194009		06/01/2026	AP347	181808	2,650.03	2,650.03	06/17/2026	INV	PD	ACCT 24569-33
INVOICE:110036501		CHECKDATE:06/17/2026								
194010		05/27/2026	AP347	181808	624.41	624.41	06/17/2026	INV	PD	ACCT 24569-33
INVOICE:110060255		CHECKDATE:06/17/2026								
7649 ROTH STAFFING COMPANIES, LP										
194011		05/22/2026	AP347	181809	1,347.84	1,347.84	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398257		CHECKDATE:06/17/2026								
194012		05/22/2026	AP347	181809	2,354.00	2,354.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398258		CHECKDATE:06/17/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194018		05/22/2026	AP347	181809	200.00	200.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398259		CHECKDATE:06/17/2026								
194013		05/22/2026	AP347	181809	1,607.60	1,607.60	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398260		CHECKDATE:06/17/2026								
194014		05/22/2026	AP347	181809	972.00	972.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398261		CHECKDATE:06/17/2026								
194015		05/22/2026	AP347	181809	972.00	972.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398262		CHECKDATE:06/17/2026								
194016		05/22/2026	AP347	181809	1,274.52	1,274.52	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398263		CHECKDATE:06/17/2026								
194017		05/22/2026	AP347	181809	1,155.84	1,155.84	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16398264		CHECKDATE:06/17/2026								
194021		05/29/2026	AP347	181809	2,144.88	2,144.88	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400610		CHECKDATE:06/17/2026								
194022		05/29/2026	AP347	181809	2,951.84	2,951.84	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400611		CHECKDATE:06/17/2026								
194028		05/29/2026	AP347	181809	440.00	440.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400612		CHECKDATE:06/17/2026								
194023		05/29/2026	AP347	181809	964.56	964.56	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400613		CHECKDATE:06/17/2026								
194024		05/29/2026	AP347	181809	972.00	972.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400614		CHECKDATE:06/17/2026								
194025		05/29/2026	AP347	181809	972.00	972.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400615		CHECKDATE:06/17/2026								
194026		05/29/2026	AP347	181809	1,111.12	1,111.12	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400616		CHECKDATE:06/17/2026								
194027		05/29/2026	AP347	181809	1,155.84	1,155.84	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400617		CHECKDATE:06/17/2026								
194019		05/29/2026	AP347	181809	5,504.00	5,504.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16400618		CHECKDATE:06/17/2026								
194020		05/29/2026	AP347	181809	30.00	30.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402625		CHECKDATE:06/17/2026								
194035		06/05/2026	AP347	181809	1,607.04	1,607.04	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402946		CHECKDATE:06/17/2026								
194036		06/05/2026	AP347	181809	2,354.00	2,354.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402947		CHECKDATE:06/17/2026								
194029		06/05/2026	AP347	181809	480.00	480.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402948		CHECKDATE:06/17/2026								
194030		06/05/2026	AP347	181809	964.56	964.56	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402949		CHECKDATE:06/17/2026								
194031		06/05/2026	AP347	181809	777.60	777.60	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402950		CHECKDATE:06/17/2026								
194032		06/05/2026	AP347	181809	777.60	777.60	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402951		CHECKDATE:06/17/2026								
194033		06/05/2026	AP347	181809	1,143.80	1,143.80	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402952		CHECKDATE:06/17/2026								
194034		06/05/2026	AP347	181809	866.88	866.88	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402953		CHECKDATE:06/17/2026								
194037		06/05/2026	AP347	181809	5,504.00	5,504.00	06/17/2026	INV	PD	TEMP STAFFING
INVOICE:16402954		CHECKDATE:06/17/2026								
6964 SATURN ELECTRIC, INC.					40,605.52					
194042		04/30/2026	AP347	181810	254.42	254.42	06/17/2026	INV	PD	ELECTRICAL RE



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DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE: 771-146										
7470 SAVERA SEKHON										
194039		06/05/2026	AP347	181811	90.00	90.00	06/17/2026	INV	PD	YOUTH COMMISS
INVOICE: 194039										
4407 SDC ASSESSOR/RECORDER/COUNTY CLERK										
193902		06/03/2026	AP347	181812	180.00	180.00	06/17/2026	INV	PD	RECORDED DOCU
INVOICE: 202600479										
1886 COUNTY OF SAN DIEGO, RCS										
194007		06/01/2026	AP347	181813	110.00	110.00	06/17/2026	INV	PD	CAP CODE FOR
INVOICE: 26CTOFSMC11										
194008		06/01/2026	AP347	181813	11,712.00	11,712.00	06/17/2026	INV	PD	MAY 2026 RADI
INVOICE: 26CTOFSMN11										
1923 SAN DIEGO COUNTY WATER AUTHORITY										
194038		06/08/2026	AP347	181814	300.00	300.00	06/17/2026	INV	PD	ENCROACHMENT
INVOICE: 194038										
1756 SAN DIEGO GAS & ELECTRIC										
194043		05/18/2026	AP347	181815	13.91	13.91	06/17/2026	INV	PD	ACCT 21000149
INVOICE: 194043										
194044		06/08/2026	AP347	181815	127.84	127.84	06/17/2026	INV	PD	ACCT 00180656
INVOICE: 194044										
194045		06/08/2026	AP347	181815	44.00	44.00	06/17/2026	INV	PD	ACCT 00210252
INVOICE: 194045										
194046		06/08/2026	AP347	181815	192.31	192.31	06/17/2026	INV	PD	ACCT 00210414
INVOICE: 194046										
194047		06/08/2026	AP347	181815	3,214.06	3,214.06	06/17/2026	INV	PD	ACCT 00281645
INVOICE: 194047										
194048		06/08/2026	AP347	181815	1,377.90	1,377.90	06/17/2026	INV	PD	ACCT 00309895
INVOICE: 194048										
194049		06/08/2026	AP347	181815	14.63	14.63	06/17/2026	INV	PD	ACCT 00322650
INVOICE: 194049										
194050		06/08/2026	AP347	181815	50.86	50.86	06/17/2026	INV	PD	ACCT 00468243
INVOICE: 194050										
194051		06/08/2026	AP347	181815	37.06	37.06	06/17/2026	INV	PD	ACCT 00528843
INVOICE: 194051										
194052		06/04/2026	AP347	181815	16.95	16.95	06/17/2026	INV	PD	ACCT 00639307
INVOICE: 194052										
194053		06/08/2026	AP347	181815	92.62	92.62	06/17/2026	INV	PD	ACCT 00639307
INVOICE: 194053										
194054		06/04/2026	AP347	181815	198.16	198.16	06/17/2026	INV	PD	ACCT 00772912
INVOICE: 194054										
194055		06/08/2026	AP347	181815	131.25	131.25	06/17/2026	INV	PD	ACCT 00866981
INVOICE: 194055										
194056		06/08/2026	AP347	181815	12.02	12.02	06/17/2026	INV	PD	ACCT 00888150
INVOICE: 194056										



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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7207 SIDDHARTH SUBRAMANIAN					5,523.57					
194058	INVOICE:194058	06/05/2026	AP347	181816	60.00	60.00	06/17/2026	INV	PD	YOUTH COMMISS
2632 SOUTHWEST TRAILER SALES										
194062	INVOICE:9269	26000377 06/02/2026	AP347	181817	12,477.68	12,477.68	06/17/2026	INV	PD	DUMP TRAILER
4827 SUPERIOR CLEANING EQUIPMENT, INC.										
194063	INVOICE:Q-47500	02/23/2026	AP347	181818	168.13	168.13	06/17/2026	INV	PD	BUILDING MATE
194064	INVOICE:Q-47991	03/23/2026	AP347	181818	121.06	121.06	06/17/2026	INV	PD	BUILDING MATE
194065	INVOICE:Q-49023	04/22/2026	AP347	181818	260.48	260.48	06/17/2026	INV	PD	BUILDING MATE
6728 T-MOBILE USA INC.					549.67					
194066	INVOICE:052126	05/21/2026	AP347	181819	740.46	740.46	06/17/2026	INV	PD	ACCT 98244974
1675 TARGET SPECIALTY PRODUCTS										
194067	INVOICE:INVP502161731	05/21/2026	AP347	181820	87.75	87.75	06/17/2026	INV	PD	FERTILIZERS/H
194068	INVOICE:INVP502166015	05/27/2026	AP347	181820	3,074.11	3,074.11	06/17/2026	INV	PD	FERTILIZERS/H
5635 SZN INCORPORATED					3,161.86					
194069	INVOICE:11057	06/01/2026	AP347	181821	350.00	350.00	06/17/2026	INV	PD	PUBLIC NOTICE
7647 TORREY PINES BUILDING AND SIGNAGE INC										
194060	INVOICE:INV-36266	26000499 04/30/2026	AP347	181822	9,955.38	9,955.38	06/17/2026	INV	PD	PARK ENTRY SI
6997 TRUE NORTH COMPLIANCE SERVICES, INC.										
194071	INVOICE:26-05-021-2	06/01/2026	AP347	181823	560.00	560.00	06/17/2026	INV	PD	LAND DEVELOPM
4169 TURF STAR INC										
194072	INVOICE:INV157923	06/02/2026	AP347	181824	173.86	173.86	06/17/2026	INV	PD	SERVICE
194073		06/02/2026	AP347	181824	82.85	82.85	06/17/2026	INV	PD	SERVICE

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE: INV157924		CHECKDATE: 06/17/2026								
194074		06/02/2026	AP347	181824	68.00	68.00	06/17/2026	INV	PD	SERVICE
INVOICE: INV157925		CHECKDATE: 06/17/2026								
194075		06/02/2026	AP347	181824	93.44	93.44	06/17/2026	INV	PD	SERVICE
INVOICE: INV157926		CHECKDATE: 06/17/2026								
194076		06/02/2026	AP347	181824	101.93	101.93	06/17/2026	INV	PD	SERVICE
INVOICE: INV157928		CHECKDATE: 06/17/2026								
194077		06/02/2026	AP347	181824	68.00	68.00	06/17/2026	INV	PD	SERVICE
INVOICE: INV157929		CHECKDATE: 06/17/2026								
194078		06/02/2026	AP347	181824	137.97	137.97	06/17/2026	INV	PD	SERVICE
INVOICE: INV157930		CHECKDATE: 06/17/2026								
194079		06/02/2026	AP347	181824	89.22	89.22	06/17/2026	INV	PD	SERVICE
INVOICE: INV157931		CHECKDATE: 06/17/2026								
194080		06/02/2026	AP347	181824	68.00	68.00	06/17/2026	INV	PD	SERVICE
INVOICE: INV157932		CHECKDATE: 06/17/2026								
194081		06/02/2026	AP347	181824	112.53	112.53	06/17/2026	INV	PD	SERVICE
INVOICE: INV157933		CHECKDATE: 06/17/2026								
194082		06/02/2026	AP347	181824	91.32	91.32	06/17/2026	INV	PD	SERVICE
INVOICE: INV157934		CHECKDATE: 06/17/2026								
194083		06/02/2026	AP347	181824	135.85	135.85	06/17/2026	INV	PD	SERVICE
INVOICE: INV157935		CHECKDATE: 06/17/2026								
194084		06/02/2026	AP347	181824	169.80	169.80	06/17/2026	INV	PD	SERVICE
INVOICE: INV157936		CHECKDATE: 06/17/2026								
					1,392.77					
4734 SAN DIEGO NEWSPAPER HOLDINGS, LLC										
194040		04/30/2026	AP347	181825	6,191.06	6,191.06	06/17/2026	INV	PD	LEGAL AD SVCS
INVOICE: 0000640453		CHECKDATE: 06/17/2026								
194041		05/31/2026	AP347	181825	1,591.10	1,591.10	06/17/2026	INV	PD	LEGAL AD SVCS
INVOICE: 0000642438		CHECKDATE: 06/17/2026								
					7,782.16					
5407 US BANK CORPORATE PAYMENT SYSTEMS										
193886		04/27/2026	AP347	181826	1,104.52	1,104.52	06/17/2026	INV	PD	ACCT ENDING 5
INVOICE: 193886		CHECKDATE: 06/17/2026								
193887		04/27/2026	AP347	181826	754.18	754.18	06/17/2026	INV	PD	ACCT ENDING 4
INVOICE: 193887		CHECKDATE: 06/17/2026								
194115		04/27/2026	AP347	181826	1,026.29	1,026.29	06/17/2026	INV	PD	ACCT ENDING 8
INVOICE: 194115		CHECKDATE: 06/17/2026								
194152		04/27/2026	AP347	181826	1,025.39	1,025.39	06/17/2026	INV	PD	ACCT ENDING 5
INVOICE: 194152		CHECKDATE: 06/17/2026								
					3,910.38					
1740 VALLECITOS WATER DISTRICT										
194085		05/28/2026	AP347	181827	105,189.38	105,189.38	06/17/2026	INV	PD	CUST NO 00004
INVOICE: 194085		CHECKDATE: 06/17/2026								
194086		05/28/2026	AP347	181827	1,924.91	1,924.91	06/17/2026	INV	PD	CUST NO 00057
INVOICE: 194086		CHECKDATE: 06/17/2026								
194087		05/28/2026	AP347	181827	9,865.53	9,865.53	06/17/2026	INV	PD	CUST NO 00030
INVOICE: 194087		CHECKDATE: 06/17/2026								
194088		06/03/2026	AP347	181827	72,821.04	72,821.04	06/17/2026	INV	PD	CUST NO 00057
INVOICE: 194088		CHECKDATE: 06/17/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194153 INVOICE:194153		06/03/2026 CHECKDATE:06/17/2026	AP347	181827	2,669.65	2,669.65	06/17/2026	INV	PD	CUST NO 00004
1764 VISTA IRRIGATION DISTRICT					192,470.51					
194093 INVOICE:194093		06/01/2026 CHECKDATE:06/17/2026	AP347	181828	2,926.64	2,926.64	06/17/2026	INV	PD	ACCT 9903-045
194094 INVOICE:194094		06/01/2026 CHECKDATE:06/17/2026	AP347	181828	7,033.86	7,033.86	06/17/2026	INV	PD	ACCT 9908-042
1474 VSP					9,960.50					
194101 INVOICE:825357881		06/03/2026 CHECKDATE:06/17/2026	AP347	181829	1,175.51	1,175.51	06/17/2026	INV	PD	VOL VISION (A
194100 INVOICE:825359500		06/03/2026 CHECKDATE:06/17/2026	AP347	181829	1,178.82	1,178.82	06/17/2026	INV	PD	VOL VISION (A
194102 INVOICE:825359506		06/03/2026 CHECKDATE:06/17/2026	AP347	181829	65.13	65.13	06/17/2026	INV	PD	VOL VISION (R
1988 WESTAIR GAS & EQUIPMENT					2,419.46					
194103 INVOICE:0012234543		05/28/2026 CHECKDATE:06/17/2026	AP347	181830	217.84	217.84	06/17/2026	INV	PD	MEDICAL BILLA
194104 INVOICE:0012234545		05/28/2026 CHECKDATE:06/17/2026	AP347	181830	163.08	163.08	06/17/2026	INV	PD	MEDICAL BILLA
194105 INVOICE:0012234548		05/28/2026 CHECKDATE:06/17/2026	AP347	181830	75.08	75.08	06/17/2026	INV	PD	MEDICAL BILLA
194106 INVOICE:0012234551		05/28/2026 CHECKDATE:06/17/2026	AP347	181830	190.46	190.46	06/17/2026	INV	PD	MEDICAL BILLA
194107 INVOICE:0012238038		06/03/2026 CHECKDATE:06/17/2026	AP347	181830	180.14	180.14	06/17/2026	INV	PD	MEDICAL BILLA
194108 INVOICE:0012238040		06/03/2026 CHECKDATE:06/17/2026	AP347	181830	180.14	180.14	06/17/2026	INV	PD	MEDICAL BILLA
194109 INVOICE:0012238042		06/03/2026 CHECKDATE:06/17/2026	AP347	181830	125.38	125.38	06/17/2026	INV	PD	MEDICAL BILLA
1677 WITTMAN ENTERPRISES, LLC					1,132.12					
194110 INVOICE:WITT-000567		05/31/2026 CHECKDATE:06/17/2026	AP347	181831	12,864.00	12,864.00	06/17/2026	INV	PD	EMS BILLING S
1936 WORKPLACE SERVICES, INC.										
194111 INVOICE:092168		26000396 06/08/2026 CHECKDATE:06/17/2026	AP347	181832	9,865.00	9,865.00	06/17/2026	INV	PD	FS1 GYM FLOOR
1280 CDW GOVERNMENT, INC.										
193872 INVOICE:AJ6W32G		26000495 06/08/2026 CHECKDATE:06/17/2026	AP347	181840	306.06	306.06	06/17/2026	INV	PD	TVS - EQUIPME
193873		26000495 06/09/2026	AP347	181840	1,245.74	1,245.74	06/17/2026	INV	PD	TVS - EQUIPME

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:AJ6XT7V 193874 INVOICE:AJ6XW6R	26000216	06/09/2026 CHECKDATE:06/17/2026	AP347 AP347	181840	12,210.76	12,210.76	06/17/2026	INV	PD	AZURE OVERAGE
7239 AMORANTO FAMILY LLC										
194173 INVOICE:3306 194172 INVOICE:3314	06/04/2026 CHECKDATE:06/24/2026	AP347 AP347	181842 181842	2,275.80 433.97	2,275.80 433.97	06/24/2026 06/24/2026	INV	PD	ENCAMPMENT CL	
1005 BURTON'S FIRE, INC.										
194190 INVOICE:S71989 194191 INVOICE:S72071	06/02/2026 CHECKDATE:06/24/2026	AP347 AP347	181843 181843	818.77 545.56	818.77 545.56	06/24/2026 06/24/2026	INV	PD	HEAVY FIRE EQ	
6590 CHEROKEE CHEMICAL CO., INC										
194200 INVOICE:0522749-IN	05/21/2026 CHECKDATE:06/24/2026	AP347	181844	125.00	125.00	06/24/2026	INV	PD	MONTHLY WATER	
1280 CDW GOVERNMENT, INC.										
194201 INVOICE:AJ6YD9E	26000495 CHECKDATE:06/24/2026	AP347	181845	299.55	299.55	06/24/2026	INV	PD	TVS - EQUIPME	
4823 COAST NEWS INC										
194235 INVOICE:00161598 194203 INVOICE:00161603 194204 INVOICE:00161604	06/12/2026 CHECKDATE:06/24/2026	AP347 AP347	181846 181846 181846	372.78 325.50 337.13	372.78 325.50 337.13	06/24/2026 06/24/2026 06/24/2026	INV	PD	LEGAL AD SERV	
2197 ENTENMANN-ROVIN CO.										
194252 INVOICE:0195606-IN	06/11/2026 CHECKDATE:06/24/2026	AP347	181847	459.00	459.00	06/24/2026	INV	PD	EMT BADGES	
3586 FASTENAL COMPANY										
194237 INVOICE:CAESC103811 194238 INVOICE:CAESC103942 194239 INVOICE:CAESC103948 194240	04/28/2026 CHECKDATE:06/24/2026	AP347 AP347	181848 181848 181848 181848 181848	102.74 34.25 -34.25 34.25	102.74 34.25 -34.25 34.25	06/24/2026 06/24/2026 06/24/2026 06/24/2026 06/24/2026	INV	PD	SAFETY BOOTS	



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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:CAESC103990										
1654 FLEETPRIDE										
194243		05/27/2026	AP347	181849	131.05		06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:134862812										
5944 GAFCON PM-CM, LLC										
194253		04/15/2026	AP347	181850	350.91		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:53978										
194256		05/14/2026	AP347	181850	246.65		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54111										
194258		05/14/2026	AP347	181850	270.52		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54112										
194257		05/14/2026	AP347	181850	270.52		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54113										
194264		05/14/2026	AP347	181850	247.48		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54114										
194408		05/14/2026	AP347	181850	279.13		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54115										
194254		05/14/2026	AP347	181850	384.37		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54116										
194409		05/14/2026	AP347	181850	241.34		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54118										
194410		05/14/2026	AP347	181850	241.34		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54119										
194411		05/14/2026	AP347	181850	331.04		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54121										
194259		05/14/2026	AP347	181850	421.99		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54122										
194265		05/14/2026	AP347	181850	315.60		06/24/2026	INV	PD	TO 14 - DBE A
INVOICE:54123										
194260		05/14/2026	AP347	181850	304.00		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54125										
194261		05/14/2026	AP347	181850	358.68		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54127										
194262		05/14/2026	AP347	181850	559.06		06/24/2026	INV	PD	TO 23 - DBE A
INVOICE:54128										
194263		05/14/2026	AP347	181850	268.53		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54129										
194255		05/14/2026	AP347	181850	370.95		06/24/2026	INV	PD	DBE AND LABOR
INVOICE:54130										
6417 HASA, INC										
194275		05/26/2026	AP347	181851	935.25		06/24/2026	INV	PD	POOL CHEMICAL
INVOICE:1125697										
194276		05/26/2026	AP347	181851	701.44		06/24/2026	INV	PD	POOL CHEMICAL
INVOICE:1125700										
194277		06/02/2026	AP347	181851	539.57		06/24/2026	INV	PD	POOL CHEMICAL
INVOICE:1128047										
194278		06/09/2026	AP347	181851	215.30		06/24/2026	INV	PD	POOL CHEMICAL

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:1130576		CHECKDATE:06/24/2026								
194279	06/09/2026	AP347		181851	466.24	466.24	06/24/2026	INV	PD	POOL CHEMICAL
INVOICE:1130577		CHECKDATE:06/24/2026			2,857.80					
1095 HINDERLITTER DE LLAMAS										
194284	05/25/2026	AP347		181852	4,454.26	4,454.26	06/24/2026	INV	PD	SALES TAX AUD
INVOICE:SIN063209		CHECKDATE:06/24/2026								
7131 LOOMIS ARMORED US, LLC										
194314	05/31/2026	AP347		181853	2,375.43	2,375.43	06/24/2026	INV	PD	ARMORED CAR T
INVOICE:13994841		CHECKDATE:06/24/2026								
4405 MICHAEL BAKER INTERNATIONAL, INC.										
194319	03/13/2026	AP347		181854	9,292.06	9,292.06	06/24/2026	INV	PD	PROFESSIONAL
INVOICE:1280060		CHECKDATE:06/24/2026								
6940 NBS GOVERNMENT FINANCE GROUP										
194338	06/03/2026	AP347		181855	270.00	270.00	06/24/2026	INV	PD	AMBULANCE FEE
INVOICE:202606-1971		CHECKDATE:06/24/2026								
6653 QUENCH USA, INC										
194370	06/01/2026	AP347		181856	190.32	190.32	06/24/2026	INV	PD	WATER COOLER
INVOICE:IN10966961		CHECKDATE:06/24/2026								
6155 SAN DIEGO FRICTION										
194379	06/10/2026	AP347		181857	328.58	328.58	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:04P74946		CHECKDATE:06/24/2026								
194380	06/15/2026	AP347		181857	126.89	126.89	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:04P75125		CHECKDATE:06/24/2026								
194381	06/15/2026	AP347		181857	10.66	10.66	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:04P75144		CHECKDATE:06/24/2026			466.13					
3842 SNAP ON INDUSTRIAL										
194386	06/10/2026	AP347		181858	3,029.40	3,029.40	06/24/2026	INV	PD	SHOPKEY DIAGN
INVOICE:ARV/68271821		CHECKDATE:06/24/2026								
3518 ARIZONA MACHINERY LLC										
194394	05/28/2026	AP347		181859	97.57	97.57	06/24/2026	INV	PD	SMALL EQUIPME
INVOICE:199160		CHECKDATE:06/24/2026								
1830 STRYKER SALES CORPORATION										
194390	26000445 06/05/2026	AP347		181860	37.75	37.75	06/24/2026	INV	PD	NEW GURNEY AN
INVOICE:9212510054		CHECKDATE:06/24/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1761 TRANE U.S. INC										
194397	INVOICE:990549115	06/08/2026	AP347	181861	990.00	990.00	06/24/2026	INV	PD	HVAC REPAIRS:
7334 WESTFLEX, INC										
194398	INVOICE:5011840	04/07/2026	AP347	181862	56.66	56.66	06/24/2026	INV	PD	SMALL EQUIPME
194399	INVOICE:5012489	05/13/2026	AP347	181862	128.56	128.56	06/24/2026	INV	PD	HEAVY EQUIPME
6769 LOS ANGELES TRUCK CENTERS, LLC										
194414	INVOICE:XA290261168:01	06/02/2026	AP347	181863	1,128.25	1,128.25	06/24/2026	INV	PD	HEAVY FIRE EQ
194415	INVOICE:XA290261257:01	06/03/2026	AP347	181863	1,148.27	1,148.27	06/24/2026	INV	PD	HEAVY FIRE EQ
1852 VERIZON WIRELESS										
194404	INVOICE:6145232311	06/03/2026	AP347	181864	8,105.61	8,105.61	06/24/2026	INV	PD	ACCT 87109522
6328 WINZER FRANCHISE COMPANY, INC										
194412	INVOICE:3984057	06/03/2026	AP347	181865	1,406.36	1,406.36	06/24/2026	INV	PD	EXPENDABLE MA
7869 4IMPRINT, INC										
194155	INVOICE:15160016	06/04/2026	AP347	181866	637.32	637.32	06/24/2026	INV	PD	CERT PREP PRO
1053 ACE UNIFORMS										
194156	INVOICE:VS0137637	06/05/2026	AP347	181867	179.43	179.43	06/24/2026	INV	PD	NEW HIRE SUPP
6890 DARIA ZARRABI										
194183	INVOICE:ABC031053	03/13/2026	AP347	181868	1,589.00	1,589.00	06/24/2026	INV	PD	4TH OF JULY E
2641 JEREMY ADEN										
194158	INVOICE:052726	05/27/2026	AP347	181869	835.00	835.00	06/24/2026	INV	PD	TUITION REIMB
1103 ALLIE'S PARTY RENTAL										
194182	INVOICE:1-123118.1.4	05/18/2026	AP347	181870	2,163.47	2,163.47	06/24/2026	INV	PD	4TH OF JULY E



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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7939 ANDREW WILSON										
194159	26000517	06/01/2026	AP347	181871	180.00	180.00	06/24/2026	INV	PD	TUITION REIMB
INVOICE:060126 CHECKDATE:06/24/2026										
6319 AT&T										
194164	06/11/2026	AP347	181872	60.06	60.06	06/24/2026	INV	PD	ACCT	82900027
INVOICE:6391736114 CHECKDATE:06/24/2026										
194165	06/11/2026	AP347	181872	97.88	97.88	06/24/2026	INV	PD	ACCT	83100095
INVOICE:9119447111 CHECKDATE:06/24/2026										
1177 AT&T					157.94					
194160	05/25/2026	AP347	181873	30.92	30.92	06/24/2026	INV	PD	ACCT	76059101
INVOICE:194160 CHECKDATE:06/24/2026										
194162	05/25/2026	AP347	181873	29.09	29.09	06/24/2026	INV	PD	ACCT	76074497
INVOICE:194162 CHECKDATE:06/24/2026										
194163	05/25/2026	AP347	181873	28.31	28.31	06/24/2026	INV	PD	ACCT	76073692
INVOICE:194163 CHECKDATE:06/24/2026										
4675 BEAR ELECTRICAL SOLUTIONS, LLC					88.32					
194168	04/30/2026	AP347	181874	1,540.00	1,540.00	06/24/2026	INV	PD	TRAFFIC	SIGNA
INVOICE:11112 CHECKDATE:06/24/2026										
194169	04/30/2026	AP347	181874	5,642.50	5,642.50	06/24/2026	INV	PD	TRAFFIC	SIGNA
INVOICE:11226 CHECKDATE:06/24/2026										
194170	04/30/2026	AP347	181874	1,700.00	1,700.00	06/24/2026	INV	PD	TRAFFIC	SIGNA
INVOICE:11227 CHECKDATE:06/24/2026										
194171	04/30/2026	AP347	181874	12,939.80	12,939.80	06/24/2026	INV	PD	TRAFFIC	SIGNA
INVOICE:11228 CHECKDATE:06/24/2026										
2073 BOUND TREE MEDICAL, LLC					21,822.30					
194174	06/09/2026	AP347	181875	657.01	657.01	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:86237111 CHECKDATE:06/24/2026										
194175	06/09/2026	AP347	181875	28.92	28.92	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:86237112 CHECKDATE:06/24/2026										
194176	06/09/2026	AP347	181875	20.85	20.85	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:86237113 CHECKDATE:06/24/2026										
194177	06/09/2026	AP347	181875	41.62	41.62	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:86237114 CHECKDATE:06/24/2026										
194178	06/09/2026	AP347	181875	28.92	28.92	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:86237115 CHECKDATE:06/24/2026										
194179	06/10/2026	AP347	181875	74.89	74.89	06/24/2026	INV	PD	RE-CHASSIS	RE
INVOICE:86238740 CHECKDATE:06/24/2026										
194184	06/10/2026	AP347	181875	74.89	74.89	06/24/2026	INV	PD	RE-CHASSIS	RE
INVOICE:86238741 CHECKDATE:06/24/2026										
194180	06/10/2026	AP347	181875	136.06	136.06	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:86238742 CHECKDATE:06/24/2026										
194181	06/10/2026	AP347	181875	923.67	923.67	06/24/2026	INV	PD	MEDICAL	BILLA

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DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE: 86238743		CHECKDATE: 06/24/2026								
194185		06/11/2026	AP347	181875	19.58	19.58	06/24/2026	INV	PD	MEDICAL BILLA
INVOICE: 86240274		CHECKDATE: 06/24/2026								
194186		06/15/2026	AP347	181875	378.03	378.03	06/24/2026	INV	PD	MEDICAL BILLA
INVOICE: 86243250		CHECKDATE: 06/24/2026								
194187		06/15/2026	AP347	181875	17.73	17.73	06/24/2026	INV	PD	MEDICAL BILLA
INVOICE: 86243251		CHECKDATE: 06/24/2026								
194188		06/15/2026	AP347	181875	116.66	116.66	06/24/2026	INV	PD	MEDICAL BILLA
INVOICE: 86243252		CHECKDATE: 06/24/2026								
194189		06/15/2026	AP347	181875	18.15	18.15	06/24/2026	INV	PD	MEDICAL BILLA
INVOICE: 86243253		CHECKDATE: 06/24/2026								
1517 CA BUILDING STANDARDS COMMISSION										
194192		07/01/2025	AP347	181876	5,444.30	5,444.30	06/24/2026	INV	PD	2ND QUARTER P
INVOICE: 070125		CHECKDATE: 06/24/2026								
194193		10/01/2025	AP347	181877	1,259.80	1,259.80	06/24/2026	INV	PD	3RD QUARTER P
INVOICE: 100126		CHECKDATE: 06/24/2026								
194194		01/01/2026	AP347	181878	1,250.50	1,250.50	06/24/2026	INV	PD	4TH QUARTER P
INVOICE: 010126		CHECKDATE: 06/24/2026								
194195		04/01/2026	AP347	181879	3,723.30	3,723.30	06/24/2026	INV	PD	1ST QUARTER P
INVOICE: 040126		CHECKDATE: 06/24/2026								
194196		01/01/2025	AP347	181880	2,897.10	2,897.10	06/24/2026	INV	PD	4TH QUARTER P
INVOICE: 010125		CHECKDATE: 06/24/2026								
5526 DEPARTMENT OF RESOURCES RECYCLING AND										
194197		05/29/2026	AP347	181881	1,121.80	1,121.80	06/24/2026	INV	PD	CCP-23-269 UN
INVOICE: 0000001714246		CHECKDATE: 06/24/2026								
5715 CHRISTOPHER CARROLL										
194198		05/18/2026	AP347	181882	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE: 051826		CHECKDATE: 06/24/2026								
6619 CLEAN EARTH ENVIRONMENTAL SOLUTIONS, INC										
194202		05/31/2026	AP347	181883	20,312.00	20,312.00	06/24/2026	INV	PD	HHW MGMT SVC:
INVOICE: 72404508701		CHECKDATE: 06/24/2026								
3678 COLANTUONO, HIGHSWORTH & WHATLEY, PC										
194426		06/04/2026	AP347	181884	15,299.50	15,299.50	06/24/2026	INV	PD	LEGAL SVCS: M
INVOICE: 71141A		CHECKDATE: 06/24/2026								
1648 DEPT OF JUSTICE										
194389		06/03/2026	AP347	181885	495.00	495.00	06/24/2026	INV	PD	FINGERPRINT A
INVOICE: 050905		CHECKDATE: 06/24/2026								

2,536.98



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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6301 DIANA CAVANAUGH										
194199		05/18/2026	AP347	181886	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE:051826 CHECKDATE:06/24/2026										
6252 EIDE BAILLY LLP										
194208		05/27/2026	AP347	181887	7,960.44	7,960.44	06/24/2026	INV	PD	CITY ACCOUNTI
INVOICE:EI02077981 CHECKDATE:06/24/2026										
6099 ENTERPRISE SECURITY, INC										
194211		06/01/2026	AP347	181888	7,325.75	7,325.75	06/24/2026	INV	PD	SECURITY ACCE
INVOICE:62552 CHECKDATE:06/24/2026										
1000 EXECUTIVE LANDSCAPE INC.										
194213		03/30/2026	AP347	181889	147.45	147.45	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633018 CHECKDATE:06/24/2026										
194214		03/30/2026	AP347	181889	47.03	47.03	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633019 CHECKDATE:06/24/2026										
194215		03/30/2026	AP347	181889	600.00	600.00	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633020 CHECKDATE:06/24/2026										
194216		04/15/2026	AP347	181889	35.98	35.98	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633021 CHECKDATE:06/24/2026										
194218		04/15/2026	AP347	181889	345.80	345.80	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633022 CHECKDATE:06/24/2026										
194219		04/15/2026	AP347	181889	18.59	18.59	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633023 CHECKDATE:06/24/2026										
194232		05/14/2026	AP347	181889	152.51	152.51	06/24/2026	INV	PD	EXTRA WORK
INVOICE:26335102 CHECKDATE:06/24/2026										
194233		05/14/2026	AP347	181889	595.02	595.02	06/24/2026	INV	PD	EXTRA WORK
INVOICE:26335103 CHECKDATE:06/24/2026										
194212		03/13/2026	AP347	181889	2,296.46	2,296.46	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633516A CHECKDATE:06/24/2026										
194217		03/30/2026	AP347	181889	49.73	49.73	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633551 CHECKDATE:06/24/2026										
194220		04/15/2026	AP347	181889	110.50	110.50	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633566 CHECKDATE:06/24/2026										
194221		04/15/2026	AP347	181889	1,411.65	1,411.65	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633578A CHECKDATE:06/24/2026										
194222		04/30/2026	AP347	181889	46.96	46.96	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633579 CHECKDATE:06/24/2026										
194223		04/30/2026	AP347	181889	180.67	180.67	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633580 CHECKDATE:06/24/2026										
194224		04/30/2026	AP347	181889	99.48	99.48	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633583 CHECKDATE:06/24/2026										
194230		04/30/2026	AP347	181889	43.29	43.29	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633585 CHECKDATE:06/24/2026										
194225		04/30/2026	AP347	181889	260.55	260.55	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633586 CHECKDATE:06/24/2026										
194226		04/30/2026	AP347	181889	57.29	57.29	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633587 CHECKDATE:06/24/2026										
194227		04/30/2026	AP347	181889	168.99	168.99	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633589 CHECKDATE:06/24/2026										



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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194231		04/30/2026	AP347	181889	46.93	46.93	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633590		CHECKDATE:06/24/2026								
194228		04/30/2026	AP347	181889	35.62	35.62	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633591		CHECKDATE:06/24/2026								
194229		04/30/2026	AP347	181889	1,320.00	1,320.00	06/24/2026	INV	PD	EXTRA WORK
INVOICE:2633591A		CHECKDATE:06/24/2026								
4269 VOGEL TRAFFIC SERVICES, INC										
194236		05/28/2026	AP347	181890	60,000.00	60,000.00	06/24/2026	INV	PD	PAINT STRIPER
INVOICE:079176		CHECKDATE:06/24/2026								
5801 FIRST ALARM WELLNESS										
194242		06/07/2026	AP347	181891	1,125.00	1,125.00	06/24/2026	INV	PD	DIRECT CLIENT
INVOICE:131		CHECKDATE:06/24/2026								
4593 FRANCHISE TAX BOARD										
194244		06/05/2026	AP347	181892	28.29	28.29	06/24/2026	INV	PD	EWOT: 5/22/26
INVOICE:060526		CHECKDATE:06/24/2026								
194245		06/05/2026	AP347	181893	125.00	125.00	06/24/2026	INV	PD	EWOT: 5/22/26
INVOICE:060526 2		CHECKDATE:06/24/2026								
194246		06/05/2026	AP347	181894	50.00	50.00	06/24/2026	INV	PD	EWOT: 5/22/26
INVOICE:060526 3		CHECKDATE:06/24/2026								
7921 FSC COATINGS INC										
194247		06/10/2026	AP347	181895	1,539.88	1,539.88	06/24/2026	INV	PD	14 GALLONS OF
INVOICE:M0189733		CHECKDATE:06/24/2026								
7774 GEOTAB USA, INC.										
194266		05/31/2026	AP347	181896	69.00	69.00	06/24/2026	INV	PD	PROPLUS PW PL
INVOICE:IN494548		CHECKDATE:06/24/2026								
1048 GRAINGER										
194267		05/26/2026	AP347	181897	10.58	10.58	06/24/2026	INV	PD	ELECTRICAL RE
INVOICE:9927827502		CHECKDATE:06/24/2026								
194268		05/26/2026	AP347	181897	151.83	151.83	06/24/2026	INV	PD	SAFETY SUPPLI
INVOICE:9928324483		CHECKDATE:06/24/2026								
194269		05/28/2026	AP347	181897	1,292.92	1,292.92	06/24/2026	INV	PD	RADIO EQUIPME
INVOICE:9931859095		CHECKDATE:06/24/2026								
194270		05/29/2026	AP347	181897	175.00	175.00	06/24/2026	INV	PD	BUILDING MATE
INVOICE:9932929749		CHECKDATE:06/24/2026								
194271		06/01/2026	AP347	181897	-175.00	-175.00	06/24/2026	CRM	PD	CREDIT FOR IN
INVOICE:9934654311		CHECKDATE:06/24/2026								
194272		06/01/2026	AP347	181897	57.91	57.91	06/24/2026	INV	PD	SAFETY SUPPLI
INVOICE:9935411372		CHECKDATE:06/24/2026								
194273		06/02/2026	AP347	181897	981.97	981.97	06/24/2026	INV	PD	SMALL EQUIPME
INVOICE:9937246834		CHECKDATE:06/24/2026								

8,070.50



CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3446 FATIMA GUERRERO					2,495.21					
194241	INVOICE:051826	05/18/2026	AP347 CHECKDATE:06/24/2026	181898	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
1853 HARRIS & ASSOCIATES, INC.										
194274	INVOICE:72483	24000202	06/04/2026 CHECKDATE:06/24/2026	181899	741.32	741.32	06/24/2026	INV	PD	TO 2 - BIOLOG
1801 HAWTHORNE MACHINERY CO.										
194280	INVOICE:PS001021195	26000037	05/15/2026 CHECKDATE:06/24/2026	181900	1,160.42	1,160.42	06/24/2026	INV	PD	HEAVY EQUIPME
194281	INVOICE:PS040121118	26000037	05/21/2026 CHECKDATE:06/24/2026	181900	472.22	472.22	06/24/2026	INV	PD	HEAVY EQUIPME
3154 KEN GRODY FORD					1,632.64					
194285	INVOICE:502584	03/02/2026	AP347 CHECKDATE:06/24/2026	181901	1,207.12	1,207.12	06/24/2026	INV	PD	HEAVY FIRE EQ
194286	INVOICE:502713	03/06/2026	AP347 CHECKDATE:06/24/2026	181901	426.70	426.70	06/24/2026	INV	PD	HEAVY FIRE EQ
194287	INVOICE:503686	04/14/2026	AP347 CHECKDATE:06/24/2026	181901	213.35	213.35	06/24/2026	INV	PD	HEAVY FIRE EQ
194288	INVOICE:503989	04/27/2026	AP347 CHECKDATE:06/24/2026	181901	969.68	969.68	06/24/2026	INV	PD	HEAVY FIRE EQ
194289	INVOICE:504020	04/28/2026	AP347 CHECKDATE:06/24/2026	181901	2,114.36	2,114.36	06/24/2026	INV	PD	HEAVY FIRE EQ
194290	INVOICE:504295	05/07/2026	AP347 CHECKDATE:06/24/2026	181901	51.11	51.11	06/24/2026	INV	PD	RENTAL VEHICL
194291	INVOICE:504362	05/11/2026	AP347 CHECKDATE:06/24/2026	181901	343.31	343.31	06/24/2026	INV	PD	HEAVY FIRE EQ
2065 KEYSER MARSTON ASSOCIATES, INC.					5,325.63					
194293	INVOICE:0040791	06/08/2026	AP347 CHECKDATE:06/24/2026	181902	5,735.50	5,735.50	06/24/2026	INV	PD	AFFORDABLE HO
3431 STEPHEN KILDOO										
194294	INVOICE:051826	05/18/2026	AP347 CHECKDATE:06/24/2026	181903	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
6822 KODY KINNEY										
194300	INVOICE:PO 20260601-1	06/01/2026	AP347 CHECKDATE:06/24/2026	181904	2,075.00	2,075.00	06/24/2026	INV	PD	BOND - PAINTI
194301	INVOICE:PO 20260608-1	06/08/2026	AP347 CHECKDATE:06/24/2026	181905	8,000.00	8,000.00	06/24/2026	INV	PD	PAINTING SVCS

CITY OF SAN MARCOS

VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2288 KNORR SYSTEMS INT'L, LLC										
194295		05/18/2026	AP347	181906	1,053.50	1,053.50	06/24/2026	INV	PD	POOL MAINT AN
INVOICE:307977		CHECKDATE:06/24/2026								
194296		05/21/2026	AP347	181906	791.90	791.90	06/24/2026	INV	PD	REPAIR - PH S
INVOICE:308447		CHECKDATE:06/24/2026								
194297		05/29/2026	AP347	181906	1,535.45	1,535.45	06/24/2026	INV	PD	POOL MAINT AN
INVOICE:309377		CHECKDATE:06/24/2026								
194298		05/29/2026	AP347	181906	640.99	640.99	06/24/2026	INV	PD	REPAIR: LAS P
INVOICE:309391		CHECKDATE:06/24/2026			4,021.84					
2076 LIFE-ASSIST, INC.										
194302		06/09/2026	AP347	181907	176.31	176.31	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2140451		CHECKDATE:06/24/2026								
194303		06/09/2026	AP347	181907	39.78	39.78	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2140455		CHECKDATE:06/24/2026								
194304		06/09/2026	AP347	181907	492.69	492.69	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2140464		CHECKDATE:06/24/2026								
194306		06/10/2026	AP347	181907	271.53	271.53	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2140805		CHECKDATE:06/24/2026								
194307		06/10/2026	AP347	181907	244.14	244.14	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2141062		CHECKDATE:06/24/2026								
194308		06/15/2026	AP347	181907	271.03	271.03	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2143882		CHECKDATE:06/24/2026								
194309		06/15/2026	AP347	181907	426.73	426.73	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2143931		CHECKDATE:06/24/2026								
194310		06/15/2026	AP347	181907	837.59	837.59	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2144016		CHECKDATE:06/24/2026								
194311		06/15/2026	AP347	181907	244.14	244.14	06/24/2026	INV	PD	MEDICATION AN
INVOICE:2144021		CHECKDATE:06/24/2026			3,003.94					
7840 LINDSEY SMITH										
194422		05/18/2026	AP347	181908	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE:051826		CHECKDATE:06/24/2026								
7070 LIONEL SAULSBERRY										
194313		05/18/2026	AP347	181909	100.00	100.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE:051826		CHECKDATE:06/24/2026								
7946 LUKE PETERSON										
194315		05/08/2026	AP347	181910	35.00	35.00	06/24/2026	INV	PD	LIVESCAN FEE
INVOICE:050826		CHECKDATE:06/24/2026								
7591 MARIE MARCINKO										
194316		05/18/2026	AP347	181911	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE:051826		CHECKDATE:06/24/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7953 MICHAEL D'AQUILA										
194116		05/21/2026	AP347	181912	565.16	565.16	06/24/2026	INV	PD	TRAVEL REIMBU
INVOICE:052126 CHECKDATE:06/24/2026										
7326 MIKE BARNETT										
194166		05/18/2026	AP347	181913	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE:051826 CHECKDATE:06/24/2026										
1490 NAPA AUTO PARTS										
194323		05/27/2026	AP347	181914	17.61	17.61	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:104176 CHECKDATE:06/24/2026										
194324		05/27/2026	AP347	181914	116.67	116.67	06/24/2026	INV	PD	SMALL EQUIPME
INVOICE:104181 CHECKDATE:06/24/2026										
194325		05/27/2026	AP347	181914	82.08	82.08	06/24/2026	INV	PD	HEAVY EQUIPME
INVOICE:104194 CHECKDATE:06/24/2026										
194326		06/01/2026	AP347	181914	262.46	262.46	06/24/2026	INV	PD	HEAVY EQUIPME
INVOICE:104694 CHECKDATE:06/24/2026										
194327		06/02/2026	AP347	181914	295.93	295.93	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:104827 CHECKDATE:06/24/2026										
194328		06/02/2026	AP347	181914	120.54	120.54	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:104828 CHECKDATE:06/24/2026										
194329		06/03/2026	AP347	181914	36.89	36.89	06/24/2026	INV	PD	SMALL TOOLS
INVOICE:104978 CHECKDATE:06/24/2026										
194330		06/09/2026	AP347	181914	23.06	23.06	06/24/2026	INV	PD	SMALL TOOLS
INVOICE:105496 CHECKDATE:06/24/2026										
194331		06/09/2026	AP347	181914	247.34	247.34	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:105507 CHECKDATE:06/24/2026										
194332		06/09/2026	AP347	181914	468.05	468.05	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:105521 CHECKDATE:06/24/2026										
194333		06/09/2026	AP347	181914	241.08	241.08	06/24/2026	INV	PD	HEAVY FIRE EQ
INVOICE:105522 CHECKDATE:06/24/2026										
194334		06/09/2026	AP347	181914	25.37	25.37	06/24/2026	INV	PD	EXPENDABLE MA
INVOICE:105542 CHECKDATE:06/24/2026										
6157 NATIONWIDE MEDICAL SURGICAL INC					1,937.08					
194335		06/10/2026	AP347	181915	95.16	95.16	06/24/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN56512 CHECKDATE:06/24/2026										
194336		06/10/2026	AP347	181915	160.31	160.31	06/24/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN56520 CHECKDATE:06/24/2026										
194337		06/10/2026	AP347	181915	160.31	160.31	06/24/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN56539 CHECKDATE:06/24/2026										
3430 KEVIN NORRIS					415.78					
194292		05/18/2026	AP347	181916	50.00	50.00	06/24/2026	INV	PD	PLANNING COMM
INVOICE:051826 CHECKDATE:06/24/2026										
7844 ON DUTY HEALTH, PC										



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VENDOR INVOICE LIST



DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194340	INVOICE:2034	06/16/2026	AP347	181917	93,096.00	93,096.00	06/24/2026	INV	PD	HEALTH & WELL
7892 PARKNPOOL CORP										
194341	26000403	04/27/2026	AP347	181918	6,269.25	6,269.25	06/24/2026	INV	PD	POOL FURNITUR
INVOICE:394318		CHECKDATE:06/24/2026								
7945 PATRICK BARRY										
194167	INVOICE:061226	06/12/2026	AP347	181919	102.00	102.00	06/24/2026	INV	PD	LIVESCAN REIM
7676 PETTY CASH: HR/RISK										
194342	INVOICE:061726	06/17/2026	AP347	181920	260.00	260.00	06/24/2026	INV	PD	PETTY CASH RE
1664 PINPOINT PEST CONTROL										
194343	INVOICE:1005526	05/29/2026	AP347	181921	165.00	165.00	06/24/2026	INV	PD	BEE REMOVAL:
2735 PWLC I, INC.										
194344	INVOICE:68097	05/12/2026	AP347	181922	112.94	112.94	06/24/2026	INV	PD	EXTRA WORK
194345	INVOICE:68098	05/12/2026	AP347	181922	34.69	34.69	06/24/2026	INV	PD	EXTRA WORK
194346	INVOICE:68099	05/12/2026	AP347	181922	98.53	98.53	06/24/2026	INV	PD	EXTRA WORK
194347	INVOICE:68100	05/12/2026	AP347	181922	13.75	13.75	06/24/2026	INV	PD	EXTRA WORK
194348	INVOICE:68101	05/12/2026	AP347	181922	208.12	208.12	06/24/2026	INV	PD	EXTRA WORK
194349	INVOICE:68102	05/12/2026	AP347	181922	236.61	236.61	06/24/2026	INV	PD	EXTRA WORK
194350	INVOICE:68103	05/12/2026	AP347	181922	193.63	193.63	06/24/2026	INV	PD	EXTRA WORK
194351	INVOICE:68104	05/12/2026	AP347	181922	11.39	11.39	06/24/2026	INV	PD	EXTRA WORK
194352	INVOICE:68105	05/12/2026	AP347	181922	99.33	99.33	06/24/2026	INV	PD	EXTRA WORK
194353	INVOICE:68106	05/12/2026	AP347	181922	1,550.00	1,550.00	06/24/2026	INV	PD	EXTRA WORK
194354	INVOICE:68107	05/12/2026	AP347	181922	1,480.00	1,480.00	06/24/2026	INV	PD	EXTRA WORK
194355	INVOICE:68164	05/29/2026	AP347	181922	1,721.84	1,721.84	06/24/2026	INV	PD	EXTRA WORK
194356	INVOICE:68238	06/03/2026	AP347	181922	95.80	95.80	06/24/2026	INV	PD	EXTRA WORK
194357	INVOICE:68239	06/03/2026	AP347	181922	86.57	86.57	06/24/2026	INV	PD	EXTRA WORK
194358	INVOICE:68240	06/03/2026	AP347	181922	211.87	211.87	06/24/2026	INV	PD	EXTRA WORK

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194359 INVOICE: 68241		06/03/2026	AP347 CHECKDATE: 06/24/2026	181922	283.84	283.84	06/24/2026	INV	PD	EXTRA WORK
194360 INVOICE: 68242		06/03/2026	AP347 CHECKDATE: 06/24/2026	181922	12.97	12.97	06/24/2026	INV	PD	EXTRA WORK
194361 INVOICE: 68243		06/03/2026	AP347 CHECKDATE: 06/24/2026	181922	102.39	102.39	06/24/2026	INV	PD	EXTRA WORK
194362 INVOICE: 68244		06/03/2026	AP347 CHECKDATE: 06/24/2026	181922	33.82	33.82	06/24/2026	INV	PD	EXTRA WORK
194363 INVOICE: 68245		06/03/2026	AP347 CHECKDATE: 06/24/2026	181922	26.80	26.80	06/24/2026	INV	PD	EXTRA WORK
194364 INVOICE: 68246		06/01/2026	AP347 CHECKDATE: 06/24/2026	181922	92,526.04	92,526.04	06/24/2026	INV	PD	LAND MAINT SV
194365 INVOICE: 68247		06/01/2026	AP347 CHECKDATE: 06/24/2026	181922	110,074.84	110,074.84	06/24/2026	INV	PD	LAND MAINT SV
7578 L&L DEALER INVESTMENTS, INC					209,215.77					
194366 INVOICE: 851773-1CVW		06/04/2026	AP347 CHECKDATE: 06/24/2026	181923	6.53	6.53	06/24/2026	INV	PD	FIRE AUTOMOTI
194367 INVOICE: 851992CVW		06/08/2026	AP347 CHECKDATE: 06/24/2026	181923	297.18	297.18	06/24/2026	INV	PD	FIRE AUTOMOTI
194369 INVOICE: 852018CVW		06/10/2026	AP347 CHECKDATE: 06/24/2026	181923	471.54	471.54	06/24/2026	INV	PD	FIRE AUTOMOTI
194368 INVOICE: CM851992CVW		06/10/2026	AP347 CHECKDATE: 06/24/2026	181923	-297.18	-297.18	06/24/2026	CRM	PD	CREDIT FOR IN
7045 REGIONAL GOVERNMENT SERVICES AUTHORITY					478.07					
194371 INVOICE: 21334		05/31/2026	AP347 CHECKDATE: 06/24/2026	181924	15,467.30	15,467.30	06/24/2026	INV	PD	PROFESSIONAL
7463 RENEWELL FLEET SERVICE LLC										
194423 INVOICE: 11340		06/02/2026	AP347 CHECKDATE: 06/24/2026	181925	33,366.74	33,366.74	06/24/2026	INV	PD	PIERCE MANUFA
7879 ROADLINE PRODUCTS INC										
194373 INVOICE: 22780		04/21/2026	AP347 CHECKDATE: 06/24/2026	181926	1,116.60	1,116.60	06/24/2026	INV	PD	RENTAL VEHICL
6124 ROCKET JOHNS, INC										
194425 INVOICE: I907		06/09/2026	AP347 CHECKDATE: 06/24/2026	181927	420.88	420.88	06/24/2026	INV	PD	RESTROOM RENT
194318 INVOICE: I908		06/09/2026	AP347 CHECKDATE: 06/24/2026	181927	1,220.88	1,220.88	06/24/2026	INV	PD	RESTROOM RENT
1500 ROLLO COMMUNICATIONS					1,641.76					
194374 INVOICE: SMCITY526		05/01/2026	AP347 CHECKDATE: 06/24/2026	181928	220.00	220.00	06/24/2026	INV	PD	SVCS: MAY 202

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
194375	INVOICE:SMCITY626	06/01/2026	AP347	181928	220.00	220.00	06/24/2026	INV	PD	SVCS: JUNE 20
	7649 ROTH STAFFING COMPANIES, LP				440.00					
194428	INVOICE:16405294	06/12/2026	AP347	181929	1,969.92	1,969.92	06/24/2026	INV	PD	TEMP STAFFING
194429	INVOICE:16405295	06/12/2026	AP347	181929	2,951.84	2,951.84	06/24/2026	INV	PD	TEMP STAFFING
194427	INVOICE:16405296	06/12/2026	AP347	181929	480.00	480.00	06/24/2026	INV	PD	TEMP STAFFING
194430	INVOICE:16405297	06/12/2026	AP347	181929	1,286.08	1,286.08	06/24/2026	INV	PD	TEMP STAFFING
194431	INVOICE:16405298	06/12/2026	AP347	181929	1,088.64	1,088.64	06/24/2026	INV	PD	TEMP STAFFING
194432	INVOICE:16405299	06/12/2026	AP347	181929	583.20	583.20	06/24/2026	INV	PD	TEMP STAFFING
194433	INVOICE:16405300	06/12/2026	AP347	181929	1,405.24	1,405.24	06/24/2026	INV	PD	TEMP STAFFING
194434	INVOICE:16405301	06/12/2026	AP347	181929	614.04	614.04	06/24/2026	INV	PD	TEMP STAFFING
194376	INVOICE:16405302	06/12/2026	AP347	181929	5,504.00	5,504.00	06/24/2026	INV	PD	TEMP STAFFING
	1743 RSG, INC.				15,882.96					
194377	INVOICE:15652	05/31/2026	AP347	181930	1,946.25	1,946.25	06/24/2026	INV	PD	LOAN REVIEW S
194378	INVOICE:15653	05/31/2026	AP347	181930	1,052.50	1,052.50	06/24/2026	INV	PD	AS NEEDED SER
	7944 SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT				2,998.75					
194413	INVOICE:060926	06/09/2026	AP347	181931	332,803.62	332,803.62	06/24/2026	INV	PD	PASIS-ADMINIS
	1756 SAN DIEGO GAS & ELECTRIC									
194382	INVOICE:194382	06/11/2026	AP347	181932	15,982.51	15,982.51	06/24/2026	INV	PD	ACCT 00337948
	1813 SIERRA PACIFIC FENCE									
194383	INVOICE:433	05/15/2026	AP347	181933	89,086.53	89,086.53	06/24/2026	INV	PD	FENCE REPLACE
194384	INVOICE:435	06/11/2026	AP347	181933	5,883.68	5,883.68	06/24/2026	INV	PD	FENCE INSTALL
	1199 SM MISC EMPLOYEES ASSOC.				94,970.21					
194391		06/05/2026	AP347	181934	969.00	969.00	06/24/2026	INV	PD	PR EMP DUES -



CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT #	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:060526		CHECKDATE:06/24/2026								
1201 SAN MARCOS SUPERVISORS ASSOC.										
194392 INVOICE:060526	06/05/2026	AP347	181935	315.00	315.00	06/24/2026	INV	PD	PR	EMP DUES:
5638 AFECO, INC.										
194387 INVOICE:11205	26000032	06/12/2026	AP347	181936	1,114.69	1,114.69	06/24/2026	INV	PD	ANNUAL PPE IN
3084 SOLANA CENTER FOR ENVIRONMENTAL INNOVATION										
194393 INVOICE:40-85-5-26	06/12/2026	AP347	181937	5,115.32	5,115.32	06/24/2026	INV	PD	SB	1383 COMPL
7936 STATE CONTROLLER'S OFFICE										
194388 INVOICE:FTB-00008843	05/06/2026	AP347	181938	149.72	149.72	06/24/2026	INV	PD	FTB	OFFSETS 2
6656 THE COMPLIANCE GUYS, LLC										
194205 INVOICE:3702-S	26000023	05/25/2026	AP347	181939	300.00	300.00	06/24/2026	INV	PD	DEH COMPLIANC
7848 THE MIGHTY UNTOUCHABLES LLC										
194395 INVOICE:07042026A	01/28/2026	AP347	181940	5,000.00	5,000.00	06/24/2026	INV	PD	4TH	OF JULY C
4169 TURF STAR INC										
194400 INVOICE:E0007556	05/29/2026	AP347	181941	47,969.85	47,969.85	06/24/2026	INV	PD	TORO	WORKMAN
2872 U.S. BANK										
194401 INVOICE:060526	06/05/2026	AP347	181942	4,440.87	4,440.87	06/24/2026	INV	PD	PARS:	5/22/26
4006 UTILITY COST MANAGEMENT LLC										
194424 INVOICE:26638	06/15/2026	AP347	181943	15,552.64	15,552.64	06/24/2026	INV	PD	UTILITY	BILL
1740 VALLECITOS WATER DISTRICT										
194403 INVOICE:194403	06/02/2026	AP347	181944	124.93	124.93	06/24/2026	INV	PD	ACCT	20242400
1988 WESTAIR GAS & EQUIPMENT										
194405	06/10/2026	AP347	181945	234.90	234.90	06/24/2026	INV	PD	MEDICAL	BILLA



CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:0012241691		CHECKDATE:06/24/2026								
194406	06/10/2026	AP347	181945	152.76	152.76	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:0012241692		CHECKDATE:06/24/2026								
194407	06/10/2026	AP347	181945	125.38	125.38	06/24/2026	INV	PD	MEDICAL	BILLA
INVOICE:0012241694		CHECKDATE:06/24/2026			513.04					
7947 WILL NICHOLAS										
194339	01/29/2026	AP347	181946	30.00	30.00	06/24/2026	INV	PD	LIVESCAN	FEE
INVOICE:012926		CHECKDATE:06/24/2026								
5769 RHONDA CIARDETTI										
194732	06/10/2026	AP347	182049	350.00	350.00	07/01/2026	INV	PD	SENIOR	CENTER
INVOICE:07012026		CHECKDATE:07/01/2026								
3388 DELTA DENTAL INSURANCE COMPANY										
194734	07/01/2026	AP347	182050	4,180.10	4,180.10	07/01/2026	INV	PD	VOL	DENTAL HM
INVOICE:BE007107342		CHECKDATE:07/01/2026								
3397 DELTA DENTAL OF CALIFORNIA										
194735	07/01/2026	AP347	182051	10,913.30	10,913.30	07/01/2026	INV	PD	VOL	DENTAL PP
INVOICE:BE007105978		CHECKDATE:07/01/2026								
7611 JOHN GRIFFITH										
194733	03/09/2026	AP347	182052	450.00	450.00	07/01/2026	INV	PD	SENIOR	CENTER
INVOICE:071026		CHECKDATE:07/01/2026								
1477 KAISER FOUNDATION HEALTH PLAN										
194736	06/15/2026	AP347	182053	135,774.68	135,774.68	07/01/2026	INV	PD	HEALTH	INST A
INVOICE:107423843749		CHECKDATE:07/01/2026								
571 INVOICES					2,518,168.30					

** END OF REPORT - Generated by Gordon, Danielle **

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.07.06 07:58:08 -07'00'



Staff Report

File #:26-2913

MEETING DATE:

July 14, 2026

SUBJECT:

RESOLUTION NO. 2026-9634 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL

Recommendation

ADOPT a resolution approving the expenditure of funds for attendance at events which are in furtherance of a public purpose.

Introduction

Pursuant to the City of San Marcos Compensation and Reimbursement Policy ("Policy"), City Council Members may receive reimbursement for, or payment of, expenses incurred while performing official duties. Section D of the Policy describes the types of official duties for which reimbursement or payment is authorized which have been determined to be in furtherance of a public purpose in accordance with California Code of Regulations Title 2, §18944.1.

Discussion

The following events are presented for a determination to the effect that attendance would constitute official duties in furtherance of a public purpose, and otherwise meets Policy requirements for City Council approval for distribution of tickets to:

- Councilmember Nunez, Councilmember LeBlang, Legislative Affairs Analyst Michael Lieberman to attend the League of California Cities Annual Conference
- Councilmember Nunez to attend the San Diego North Economic Development Council North County Economic Study Tour

Attendance is deemed to support good governance by fostering and enhancing relations with 501(c)(3) and 501(c)(4) entities.

Environmental Review

The proposed action does not constitute a "project" as defined under Section 15378 of the California Environmental Quality Act Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 - 15387), and is therefore not subject to environmental review pursuant to Guidelines Section 15060(c)(3).

Fiscal Impact

The fiscal impact to the approved Fiscal Year 2025-26 General Fund (Fund 100) budget would be as follows:

- League of California Cities Annual Conference. - \$675.00 per ticket
- San Diego North Economic Development Council North County Economic Study Tour - \$2500.00 per ticket

Attachments

802 Ticket Resolution

League of California Cities Annual Conference 802 Form

San Diego North EDC Study Trip 802 Form

Prepared by: Michael Lieberman, Legislative Analyst

Reviewed by: Phil Scollick, City Clerk/Director of Legislative Affairs

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-xxxx

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN MARCOS, CALIFORNIA, APPROVING
THE EXPENDITURE OF FUNDS FOR EVENT
TICKETS PURSUANT TO THE COMPENSATION
AND REIMBURSEMENT POLICY

WHEREAS, the Compensation and Reimbursement Policy ("Policy") of the City of San Marcos ("City") provides that the City Council may approve payment for or reimbursement of expenses of officials for the performance of official duties; and

WHEREAS, the City Council has reviewed the events listed below for compliance with the regulations and the Policy, and hereby finds that said events are in compliance therewith.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Marcos finds that the attendance of Councilmember Nunez, Councilmember LeBlang, and Legislative Affairs Analyst Michael Lieberman at the League of California Cities Annual Conference, and the attendance of Councilmember Nunez at the San Diego North Economic Development Council North County Economic Study Tour, are within the requirements of the policy and regulations, and that costs associated with such attendance are hereby approved for payment by the City, inasmuch as such attendance is deemed to support and enhance relations with 501(c)(3) and 501(c)(4) entities, and involves significant regional benefit and public purpose.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos at a regular meeting thereof, this 14th day of July, 2026, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Rebecca D. Jones, Mayor City of San Marcos

ATTEST:

Phillip Scollick, City Clerk City of San Marcos

Agency Report of: Ceremonial Role Events and Ticket/Pass Distributions

A Public Document

1. Agency Name CITY OF SAN MARCOS		Date Stamp	California Form 802 For Official Use Only
Division, Department, or Region (If Applicable) CITY CLERK DEPARTMENT			
Designated Agency Contact (Name, Title) PHIL SCOLLICK, CITY CLERK			
Area Code/Phone Number (760) 744-1050	E-mail PSCOLLICK@SANMARCOSCA.GOV	☐ Amendment (Must provide explanation in Part 3.) Date of Original Filing: _____ (Month, Day, Year)	

2. Function or Event Information

Does the agency have a ticket policy? Yes ☒ No ☐ Face Value of Each Ticket/ \$675.00

Event Description Cal Cities Annual Conference Pass \$ Date(s) 09/23/2026 9 / 25 / 2026
Provide Title/Explanation

Ticket(s)/Pass(es) provided by agency? Yes ☒ No ☐ If no: _____
Name of Source

Was ticket distribution made at the behest of agency official? No ☒ Yes ☐ If yes: _____
Official's Name (Last, First)

3. Recipients

• Use Section A to identify the agency's department or unit. • Use Section B to identify an individual. • Use Section C to identify an outside organization.

A. Name of Agency, Department or Unit	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy
B. Name of Individual (Last, First)	Number of Ticket(s)/ Pass(es)	Identify one of the following:
Nunez, Maria/LeBlang, Danielle/ Lieberman, Michael	1	Ceremonial Role ☐ Other ☒ Income ☐ If checking "Ceremonial Role" or "Other" describe below: PUBLIC PURPOSE FOR INTERGOVERNMENTAL RELATIONS
		Ceremonial Role ☐ Other ☐ Income ☐ If checking "Ceremonial Role" or "Other" describe below:
C. Name of Outside Organization (include address and description)	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy

4. Verification

I have read and understand FPPC Regulations 18944.1 and 18942. I have verified that the distribution set forth above, is in accordance with the requirements.

_____	MICHELLE BENDER	CITY MANAGER	_____
Signature of Agency Head or Designee	Print Name	Title	(Month, Day, Year)

Comment: _____

Agency Report of: Ceremonial Role Events and Ticket/Pass Distributions

California **802**
Form

A Public Document

This form is for use by all state and local government agencies. The form identifies persons that receive admission tickets and passes and describes the public purpose for the distribution. This form was prepared by the Fair Political Practices Commission (FPPC) and is available at www.fppc.ca.gov.

General Information

FPPC Regulation 18944.1 sets out the circumstances under which an agency's distribution of tickets to entertainment events, sporting events, and like occasions would not result in a gift to individuals that attend the function. In general, the agency must adopt a policy which identifies the public purpose served in distributing the admissions. The Form 802 serves to detail each event and the public purpose of each ticket distribution. FPPC Regulation 18942 lists exceptions to reportable gifts, including ceremonial events, when listed on this form.

When the regulation procedures are followed, persons, organizations, or agencies who receive admissions are listed on a Form 802. Agency officials do not report the admissions on the official's Statement of Economic Interests, Form 700, and the value of the admission is not subject to the gift limit.

The Form 802 also informs the public as to whether the admissions were made at the behest of an agency official and whether the behested tickets were provided to an organization or to specific individuals.

Exception

This form is not required for admission provided to a school or university district official, coach, athletic director, or employee to attend an amateur event performed by students of that school or university.

Public Posting

This form must be maintained as a public document. A copy of all forms must be forwarded to the FPPC for posting on its website. E-mail delivery is preferred. E-mail: Form802@fppc.ca.gov; Fax: 916.322.0886; 428 J Street, Suite 620, Sacramento, CA 95814.

Forms must be sent to the FPPC as soon as possible. General business practice is no later than 45 days from the distribution.

A local agency may also post the forms on its website, but it is not required to do so.

Privacy Information Notice

Information requested by the FPPC is used to administer and enforce the Political Reform Act. Failure to provide

information may be a violation subject to administrative, criminal, or civil penalties. All reports are public records available for inspection and reproduction. Direct questions to FPPC's General Counsel.

Instructions

Part 1. Agency Identification:

List the agency's name. Provide a designated agency contact person, their phone number, and e-mail address. Mark the amendment box if changing any information on a previously filed form and include the date of the original filing.

Part 2. Function or Event Information:

Confirm that your agency has a policy for ticket distribution. Unless the ceremonial role or income box in Part 3, Section B, is marked, this form is only applicable if your agency has a policy.

Complete all of the other required fields that identify the ticket value, description of event, date(s) and whether the ticket was provided by the agency or an outside source. If an agency official behests the tickets, the official's name is also required. Use the comment field or an attachment to explain in full.

Part 3. Ticket Recipients:

This part identifies who uses the tickets. The identification requirements vary depending upon who received the tickets and are categorized into three sections. Each section must list the number of tickets received. Use the comment field or an attachment to explain in full.

Section A. Report tickets distributed to agency staff, other than an elected official or governing board member, pursuant to the agency's policy. It is not necessary to list each employee's name, but identify the unit/department for which the employee works. The agency must describe the public purpose associated with the ticket distribution. A reference to the policy is permissible.

Section B. Report: 1) any agency official who performs a ceremonial role; 2) any agency official who reports the value as income; or 3) tickets used by elected officials and governing board members (including those distributed pursuant to the agency's policy).

Section C. Report tickets provided to an organization. The organization's name, an address (website url is permissible), and a brief description of the public purpose are required.

**Agency Report of:
Ceremonial Role Events and Ticket/Pass Distributions
Continuation Sheet**

Agency Name

CITY OF SAN MARCOS

3. Recipients

• Use Section A to identify the agency's department or unit. • Use Section B to identify an individual. • Use Section C to identify an outside organization.

A. Name of Agency, Department or Unit	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy

B. Name of Individual (Last, First)	Number of Ticket(s)/ Pass(es)	Identify one of the following:
	1	Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
	1	Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
	1	Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
		Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>

C. Name of Outside Organization (include address and description)	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy

Agency Report of: Ceremonial Role Events and Ticket/Pass Distributions

A Public Document

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Designated Agency Contact (Name, Title) PHIL SCOLLICK, CITY CLERK			
Area Code/Phone Number (760) 744-1050	E-mail PSCOLLICK@SANMARCOSCA.GOV	☐ Amendment (Must provide explanation in Part 3.) Date of Original Filing: _____ (Month, Day, Year)	

2. Function or Event Information

Does the agency have a ticket policy? Yes ☒ No ☐ Face Value of Each Ticket/ \$2500.00
San Diego North Economic Development
Event Description Council North County Economic Study Tour Pass \$ Date(s) 06/24/2026 6 / 26 / 2026
Provide Title/Explanation
Ticket(s)/Pass(es) provided by agency? Yes ☒ No ☐ If no: _____
Name of Source
Was ticket distribution made at the behest of agency official? No ☒ Yes ☐ If yes: _____
Official's Name (Last, First)

3. Recipients

• Use Section A to identify the agency's department or unit. • Use Section B to identify an individual. • Use Section C to identify an outside organization.

A. Name of Agency, Department or Unit	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy
B. Name of Individual (Last, First)	Number of Ticket(s)/ Pass(es)	Identify one of the following:
Nunez, Maria	1	Ceremonial Role ☐ Other ☒ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i> PUBLIC PURPOSE FOR INTERGOVERNMENTAL RELATIONS
		Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
C. Name of Outside Organization (include address and description)	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy

4. Verification

I have read and understand FPPC Regulations 18944.1 and 18942. I have verified that the distribution set forth above, is in accordance with the requirements.

_____	MICHELLE BENDER	CITY MANAGER	_____
<i>Signature of Agency Head or Designee</i>	<i>Print Name</i>	<i>Title</i>	<i>(Month, Day, Year)</i>

Comment: _____

Agency Report of: Ceremonial Role Events and Ticket/Pass Distributions

California **802**
Form

A Public Document

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General Information

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When the regulation procedures are followed, persons, organizations, or agencies who receive admissions are listed on a Form 802. Agency officials do not report the admissions on the official's Statement of Economic Interests, Form 700, and the value of the admission is not subject to the gift limit.

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Instructions

Part 1. Agency Identification:

List the agency's name. Provide a designated agency contact person, their phone number, and e-mail address. Mark the amendment box if changing any information on a previously filed form and include the date of the original filing.

Part 2. Function or Event Information:

Confirm that your agency has a policy for ticket distribution. Unless the ceremonial role or income box in Part 3, Section B, is marked, this form is only applicable if your agency has a policy.

Complete all of the other required fields that identify the ticket value, description of event, date(s) and whether the ticket was provided by the agency or an outside source. If an agency official behests the tickets, the official's name is also required. Use the comment field or an attachment to explain in full.

Part 3. Ticket Recipients:

This part identifies who uses the tickets. The identification requirements vary depending upon who received the tickets and are categorized into three sections. Each section must list the number of tickets received. Use the comment field or an attachment to explain in full.

Section A. Report tickets distributed to agency staff, other than an elected official or governing board member, pursuant to the agency's policy. It is not necessary to list each employee's name, but identify the unit/department for which the employee works. The agency must describe the public purpose associated with the ticket distribution. A reference to the policy is permissible.

Section B. Report: 1) any agency official who performs a ceremonial role; 2) any agency official who reports the value as income; or 3) tickets used by elected officials and governing board members (including those distributed pursuant to the agency's policy).

Section C. Report tickets provided to an organization. The organization's name, an address (website url is permissible), and a brief description of the public purpose are required.

**Agency Report of:
Ceremonial Role Events and Ticket/Pass Distributions
Continuation Sheet**

Agency Name

CITY OF SAN MARCOS

3. Recipients

• Use Section A to identify the agency's department or unit. • Use Section B to identify an individual. • Use Section C to identify an outside organization.

A. Name of Agency, Department or Unit	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy

B. Name of Individual (Last, First)	Number of Ticket(s)/ Pass(es)	Identify one of the following:
	1	Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
	1	Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
	1	Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>
		Ceremonial Role ☐ Other ☐ Income ☐ <i>If checking "Ceremonial Role" or "Other" describe below:</i>

C. Name of Outside Organization (include address and description)	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy



Staff Report

File #: TMP-2482

MEETING DATE:

July 14, 2026

SUBJECT:

RESOLUTION NO. 2026-9635 - AUTHORIZE THE SAN MARCOS FIRE DEPARTMENT TO APPLY FOR THE COUNTY OF SAN DIEGO NEIGHBORHOOD REINVESTMENT PROGRAM GRANT

Recommendation

ADOPT a resolution authorizing the San Marcos Fire Department to apply for the County of San Diego Neighborhood Reinvestment Grant.

Board or Commission Action

Not Applicable

Executive Summary

The Neighborhood Reinvestment Program provides grant funds to non-profit organizations and public agencies for one-time community, social, environmental, education, cultural, or recreational needs. The San Marcos Fire Department requests approval to apply for \$75,000 in Neighborhood Reinvestment Program grant funding.

Discussion

The Neighborhood Reinvestment Program Grant will potentially provide funding for the purchase of three (3) deployable shelters, lighting systems, and a climate control unit for the Regional Task Force (RTF). The RTF is a multi-agency team consisting of personnel from the San Marcos Fire Department, Carlsbad Fire Department, CAL FIRE, Escondido Fire Department, Oceanside Fire Department, and Camp Pendleton Fire Department.

The proposed equipment will enhance the RTF's ability to support emergency response operations throughout the State of California. Two (2) larger deployable shelters will provide sleeping accommodation for more than 30 personnel, while the third shelter will serve as a mobile administrative workspace for incident management and support functions.

This investment will improve operational readiness and personnel welfare during extended emergency deployments by providing safe shelter, climate-controlled workspace, and sleeping accommodations in locations where lodging may be unavailable or inaccessible. The equipment will increase the RTF's capacity to effectively support disaster response and recovery efforts while maintaining the health, safety, and effectiveness of deployed personnel.

File #:TMP-2482

The San Marcos Fire Department is requesting the City Council adopt a resolution approving the department to apply for \$75,000 in grant funding through the Neighborhood Reinvestment Program.

Environmental Review

Not Applicable

Fiscal Impact

There is no fiscal impact associated with the requested action. Should grant funds be awarded, a subsequent staff report and resolution will be submitted to the Council for approval and budget appropriation.

Attachment(s)

Resolution

Prepared by: Scott Wachtler, Administrative Analyst

Submitted by: Heather Todd, Fire/EMS Administrative Services Manager

Reviewed by: Dan Barron, Fire Chief

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AUTHORIZING THE SAN MARCOS FIRE DEPARTMENT TO APPLY FOR THE COUNTY OF SAN DIEGO NEIGHBORHOOD REINVESTMENT PROGRAM GRANT.

WHEREAS, the San Marcos Fire Department recognizes the impact of supporting the needs of the Regional Task Force, ensuring that specially trained personnel are supported during disasters and emergencies; and

WHEREAS, the current equipment used by the Regional Task Force does not fully provide sufficient resources; and

WHEREAS, the Neighborhood Reinvestment Program does not require City matching funds, all grant-related expenditures are post-receipt of the awarded amount; and

WHEREAS, it is the desire of the City of San Marcos to participate in this program to enhance emergency and disaster response to the region.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS AS FOLLOWS:

1. The City Council confirms that the City is a public agency under the laws of the State of California; and
2. The filing of an application with the County of San Diego for Neighborhood Reinvestment Program funding during the County's current fiscal year is approved; and
3. The City Manager, Fire Chief, and Finance Director are authorized to sign and execute a grant agreement with the County of San Diego for Neighborhood Reinvestment fund for the current fiscal year.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, at a regularly scheduled Council Meeting thereof, this 14th day of July 2026 by the following roll call vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos



Staff Report

File #: TMP-2478

MEETING DATE:

JULY 14, 2026

SUBJECT:

RESOLUTION NO. 2026-9636 - SPECIAL ASSESSMENT FOR WEED AND NUISANCE ABATEMENT AT 0 WOODLAND PARKWAY

Recommendation

ADOPT a resolution for the Weed and Nuisance Abatement Itemized Cost Report and AUTHORIZE City staff to deliver the same to the County of San Diego Tax Assessor and the Treasurer-Tax Collector to recover the same by way of special assessment and associated lien against the property located at 0 WOODLAND PKWY Assessor's Parcel Number: 224-040-4000.

Board or Commission Action

Not Applicable

Executive Summary

Consider any objections and approve costs and expenses associated with court-authorized weed and nuisance abatement at 0 WOODLAND PKWY, Assessor's Parcel Number: 224-040-4000 and placement of the same as a Special Assessment on the County tax records for such real property.

Discussion

Each year the San Marcos Fire Department administers a weed abatement program to clear overgrown vegetation and related fire hazards from the City and Fire Protection District.

On January 7, 2025 the San Marcos Fire Department ("Fire Department") inspected the property located at 0 WOODLAND PKWY, further identified as Assessor's Parcel Number 224-040-4000 (the "Property"). According to the Official Records of San Diego County, the owner of record is N. Patterson ("Patterson"), a non-resident property owner. During the property inspection, it was determined that the Property was in violation of SMMC § 8.64.010(a) (Abatement of Weeds, Shrubs, Dead Trees and Certain Waste Matter) and California Fire Code ("CFC") § 109.3.2 for accumulation of dry and dead weeds and other fuel existing on the Property.

On January 9, 2025, the Fire Department sent Patterson a 21-Day Notice to Clean Premises ("Initial Notice"), which required the abatement of any fire hazards and the removal of all dry and dead weeds and brush from the Property.

On March 5, 2025 the Fire Department inspected the Property and discovered that Patterson had failed to comply with the Initial Notice.

On March 19, 2025 the Fire Department sent Patterson a 10-Day Final Notice to Clean Premises ("Final

Notice”).

On April 16, 2025 the Fire Department inspected the Property and discovered that Patterson had failed to comply with the Final Notice. On that day, the Fire Department posted at the Property a 10-Day Notice to Clean Premises (“Posted Notice”).

On June 18, 2025, the Fire Department inspected the Property and discovered that Patterson had failed to comply with the Posted Notice.

On December 17, 2025, Deputy City Attorney Punam Prahalad prepared and sent a Weed Abatement Notice of Violation (“Notice of Violation”) to the property owner, which required abatement of the Property within ten days or the City would pursue further action against Patterson.

On February 4, 2026, the Fire Department inspected the Property and determined that the Property owner remained in violation, having failed to comply with the Notice of Violation.

Since January 7, 2025, notices sent to the Property owner have been disregarded or not accepted by the owner and certified mail items have been subsequently returned to the City by the Postal Service. No abatement action has been performed by the Property owner, and the SMMC and CFC violations continue to exist on the Property and constitute a fire hazard.

On February 17, 2026, the City Attorney’s Office prepared the necessary paperwork and filed for an Abatement Warrant from the San Diego Superior Court (“the Court”). On February 19, 2026, the Abatement Warrant was approved from the Court. The abatement time period permitted by the Court was within 21 days of the granting of the Abatement Warrant which was March 12, 2026. The City Attorney’s Office caused a copy of this warrant to be served on the owner by sending the warrant via Certified mail, First Class mail, and via posting at the Property and at the property owner’s address.

The Fire Department staff solicited bids from contractors and selected the lowest bid.

On March 5, 2026, a copy of the warrant was posted on the Property and at the property owner’s address for a 24-hour period prior to start of cleanup work by the contractor.

On March 6, 2026, the weed abatement nuisance on the Property was abated by a contractor. Abatement was completed within the time permitted by the Court order.

In April 2026, it was discovered that the Property owner of record was deceased. and the Property was proceeding through the probate process. The Property owner’s heir, through the probate attorney, has been provided with notice of this hearing and with the opportunity to object to the proposed action or any component thereof. An Administrative Cost Hearing was held on April 27, 2026, where the City’s abatement costs in the amount of \$5,733.67 (including \$2500 in anticipated costs) were confirmed by the hearing officer.

The Fire Department mailed multiple notices to the Property owner and heir over a 14 month period, significantly extending the time frame available to the owner to clear the property. The abatement warrant was mailed via First Class Mail and Certified Mail to the Property owner and posted on the Property and the Property owner’s address for 24-hours prior to cleanup as required by law. The City Attorney’s office also communicated with the probate attorney who confirmed that the Property owner’s heir was aware of the Fire

File #:TMP-2478

Department's notices.

The majority of property owners willingly comply with notices and remove fire hazards within the time period allowed, or will contact City staff and request an extension be granted so they may clean their own property. In this case, the Property owner and/or heir did not take any action to abate the hazard and made no effort to contact staff or the City Attorney's office to resolve the issue.

The attached exhibit details the final contractor cleanup costs, as well as specific administrative and legal fees incurred. The final cost incurred is \$4,278.87. The owner's name and address, along with cost to clean the Property are shown on the attached Weed and Nuisance Abatement Itemized Cost Report attached as Exhibit "A" to the accompanying resolution. Following Council's approval of the Weed & Nuisance Abatement Itemized Cost Report and Resolution accompanying this agenda item, the approved documents will be delivered to the County of San Diego Assessor and Treasurer-Tax Collector's Offices, with an authorization and request that they directly assess the Property owner on their next real property tax bill. When the lien fees are collected, they will be forwarded to the City of San Marcos. Upon receipt of the assessed amount, the funds will be deposited into the Fire Department's weed abatement account.

Environmental Review

Not Applicable

Fiscal Impact

Weed and Nuisance Abatement Itemized Cost Report was not included in the Nuisance Abatement/Code Enforcement Account (#606057-581012) budget for the fiscal year. Failure to approve the Weed and Nuisance Abatement Itemized Cost Report and authorized transmission to the San Diego County Assessor and San Diego County Treasurer-Tax Collector's Offices will mean the funds expended by the City for this weed and nuisance abatement proceeding will not be recovered through the tax rolls.

Attachment(s)

Resolution

Exhibit "A" - Weed and Nuisance Abatement Itemized Cost Report

Prepared by: Kenneth Kim, Deputy Fire Marshal

Submitted by: Heather Todd, Fire/EMS Administrative Services Manager

Reviewed by: Dan Barron, Fire Chief

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS CONFIRMING THE WEED & NUISANCE ABATEMENT ITEMIZED COST REPORT FOR 0 WOODLAND PKWY (A.P.N. 224-040-4000) AND AUTHORIZING PLACEMENT OF THE SAME AS A SPECIAL ASSESSMENT AND LIEN ON THE COUNTY TAX ROLLS AGAINST SUCH PROPERTY FOR THE COST OF SUCH ABATEMENT

WHEREAS, pursuant to San Marcos Municipal Code (“SMMC”) Chapter 8.64, Weeds, shrubs, dead trees and other waste matter located on private property within the City of San Marcos (“City”) can present a danger to the public health & safety;

WHEREAS, there were such weeds, shrubs, dead trees and other waste matter located within and upon certain real property located within the City at 0 WOODLAND PKWY, further identified as Assessor’s Parcel Number 224-040-4000 (“the Property”);

WHEREAS, despite repeated notices sent to the owner of the Property from January 2025 through March 2026, the Property owner took no action to clear the weeds, shrubs, dead trees and other waste matter and/or to cut back vegetation that constituted a fire hazard;

WHEREAS, after due notice and hearing as required by law, the San Marcos Fire Department (“SMFD”) was authorized by order issued by the San Diego Superior Court to abate such nuisance conditions and to seek recovery of the same by such manner as may be authorized by the City Council;

WHEREAS, the SMFD has caused the weed and nuisance conditions existing within and upon the Property to be abated;

WHEREAS, an accounting of the costs and expenses associated with abating such nuisances within and upon the Property has been compiled by the SMFD and this Weed and Nuisance Abatement Itemized Cost Report is attached to this Resolution as Exhibit “A” and is presented to the Council for confirmation; and

WHEREAS, on April 27, 2026, an Administrative Cost Hearing was held and the City’s abatement costs in the amount of \$5,733.67 (including \$2500.00 in anticipated costs) were confirmed by the hearing officer. This hearing has been set and noticed to confirm such compilation and to hear any and all objections to said accounting and assessment proposal; and

WHEREAS, the City Council has duly considered the Weed and Nuisance Abatement Itemized Cost Report and any objections thereto.

NOW, THEREFORE, BE IT RESOLVED:

1. The foregoing recitals are true and correct.
2. The City Council finds that the Weed and Nuisance Abatement Itemized Cost Report, reflecting the final costs and expenses totaling \$4,278.87 incurred by the Fire Department in abating nuisance conditions on the Property, as outlined in Exhibit “A” is complete and correct, that the costs and expenses set forth therein are reasonable, that

said Weed and Nuisance Abatement Itemized Cost Report is confirmed, and that the recovery of such costs and expenses is in the best interests of the City and its residents.

3. The City Council further finds that the costs and expenses set forth on the Weed and Nuisance Abatement Itemized Cost Report shall constitute a special assessment against the Property and a lien on the property for the amount of the respective assessment.
4. All written or oral protests or objections to said report, if any, are overruled or denied.
5. The unpaid amounts reflected on the Weed and Nuisance Abatement Itemized Cost Report shall be entered upon the tax roll against the Property and shall be collected at the same time and in the same manner as general City taxes, be subject to the same interest and penalties, and be subject to the same procedure and sale in case of delinquency. All laws and ordinances applicable to the levy, collection and enforcement of City taxes are hereby made applicable to this special assessment.
6. Staff is authorized to deliver this Resolution and accompanying Exhibit "A" (Weed and Nuisance Abatement Itemized Cost Report) to the County of San Diego Tax Assessor and the Treasurer- Tax Collector as applicable, with such entities being authorized and requested to impose such costs and expenses in the amount shown on Exhibit "A" against the real property located at 0 WOODLAND PKWY, San Marcos, Assessor's Parcel Number 224-040-4000, as a special assessment.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos this 14th day of July, 2026 by the following roll call votes:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos

EXHIBIT "A"

SAN MARCOS FIRE DEPARTMENT
Weed and Nuisance Abatement Itemized Cost Report
FY 2025-2026

Assessor Parcel Numbers	Hazard Location	Owner Name & Address	Assessment Total
224-040-40-00	0 WOODLAND PKWY	NINA PATTERSON 752 W BEL ESPRIT CIR San Marcos, CA 92069	\$4,278.87

Other Expenses Associated with Forced Abatement of
0 WOODLAND PKWY, San Marcos, CA 92069

Staff Administrative Time	Hours	TOTAL
Fire Inspector	10.58	\$797.24
Fire Marshal	2.65	\$314.64
City Attorney Fee	-	\$2,403.00
City Attorney Expenses	-	\$12.66
Abatement Services	-	\$381.18
Administrative	-	\$370.15
Expenses Advanced	-	-
TOTAL EXPENSES ASSOCIATED WITH FORCED ABATEMENT		\$4,278.87



Staff Report

File #: TMP-2486

MEETING DATE:

JULY 14, 2026

SUBJECT:

RESOLUTION NO. 2026-9637 - ON-CALL CONTRACT FOR TRAFFIC ENGINEERING SERVICES

Recommendation

ADOPT resolution awarding the consultant contract for on-call traffic engineering services to Chen Ryan Associates, Inc. and delegating authority to and authorizing the City Manager to negotiate, finalize, and execute the contract and all related documents.

Board or Commission Action

Not Applicable

Executive Summary

After a review of proposals, City staff recommend two contracts for on-call traffic engineering services, both to be awarded to Chen Ryan Associates, Inc., each in an amount not to exceed \$1,000,000.00 over the five-year duration of the contracts, one for local and state-funded projects and one containing provisions required for federally-funded projects.

Discussion

The City regularly requires specialized traffic engineering services to support both ongoing operations and the delivery of capital projects. These services may include traffic engineering review and design, traffic data collection, transportation system analysis, signal operations support, safety evaluations, grant-funded project support, and other technical services that require specialized expertise. While these services are important to City operations, the need for them varies depending on project workload, development activity, grant opportunities, and the timing of projects.

As a business practice, maintaining on-call professional services agreements allows the City to remain flexible and responsive while managing resources efficiently. Many of the services included in the proposed scope require specialized technical knowledge that may not be available internally or may only be needed periodically. In these circumstances, it is not practical or cost-effective for the City to hire full-time staff for every specialized service area, particularly when the need for those services is intermittent or project-specific. An on-call agreement allows the City to access qualified professional expertise when needed without creating ongoing staffing obligations for services that may not be required on a continuous basis.

The proposed award for on-call traffic engineering services agreement will allow the City to assign work on an as-needed basis over the term of the contract. Work would be authorized only when specific services are

File #:TMP-2486

needed, and the agreement would establish a not-to-exceed value of \$1,000,000 over a five-year contract period. This structure provides the City with the ability to manage workload fluctuations, respond to emerging transportation needs, support development review and CIP delivery, and supplement internal capacity when specialized expertise or additional resources are required.

The scope of work also includes federal contracting provisions to allow the agreement to be used for projects funded through a variety of sources that may be programmed in the Capital Improvement Program, including local, state, and federal funds. Including these provisions at the outset provides the City with greater flexibility to assign eligible work under the agreement while maintaining compliance with applicable funding requirements.

On May 12, 2025, the City solicited proposals for the on-call traffic engineering services. Proposals were received from the following firms:

- Chen Ryan Associates, Inc.
- Fehr & Peers
- Interwest Consulting Group
- LLG
- Michael Baker International
- Rick Engineering Company
- TKE Engineering, Inc.

After evaluating proposals, and in conformance with the solicitation documents, the proposal review panel selected Chen Ryan Associates, Inc. as the most qualified proposer. Staff recommend that City Council authorize the City Manager to negotiate, finalize, and execute the agreement with Chen Ryan Associates, Inc.

Environmental Review

The proposed award of consultant contract is not a project within the meaning of Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because there is no potential for it to result in a physical change in the environment, either directly or indirectly. In the event the proposed resolution is found to be subject to CEQA, it is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility of a significant effect on the environment.

Fiscal Impact

The two contracts are proposed in an amount not to exceed \$1,000,000.00 over the five-year contract period. Costs associated with the proposed contract have been budgeted in the Fiscal Year 2026-27 Operations & Maintenance Budget and Capital Improvement Projects Budget. The proposed contracts are for on-call use and will only be used when a project or task is budgeted.

Attachment(s)

Resolution

File #: TMP-2486

Prepared by: Edd Alberto, City Traffic Engineer

Reviewed by: Stephanie Kellar, Deputy City Engineer

Submitted by: Isaac Etchamendy, Development Services Director/ City Engineer

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AWARDING TWO CONTRACTS FOR ON-CALL TRAFFIC ENGINEERING SERVICES TO CHEN RYAN ASSOCIATES, INC. AND DELEGATING AUTHORITY TO AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT AND RELATED DOCUMENTS

WHEREAS, the City requires the services of an on-call consultant to provide support for traffic engineering review and design, data collection, and transportation system design and support; and

WHEREAS, on May 12, 2025, City staff released a Request for Proposals for the above work in conformance with San Marcos Municipal Code Chapter 2.30; and

WHEREAS, seven proposals were received and reviewed by the proposal review committee; and

WHEREAS, the staff proposal review committee recommends Chen Ryan Associates, Inc as the most qualified consultant to provide the required services; and

WHEREAS, staff recommend that City Council approve the award of two five-year contracts, each in an amount not to exceed \$1,000,000.00 to Chen Ryan Associates, Inc., one for local and state-funded projects and one containing provisions required for federally funded projects.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Marcos does hereby approve the award of two five-year contracts with Chen Ryan Associates, Inc., each in an amount not to exceed \$1,000,000.00, one for local and state-funded projects and one containing provisions required for federally funded projects. and hereby delegates to and authorizes the City Manager to negotiate, finalize, and execute the contract and related documents.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, on the 14th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Phillip Scollick, City Clerk
City of San Marcos

ATTEST:

Rebecca D. Jones, Mayor
City of San Marcos

Phillip Scollick, City Clerk
City of San Marcos



Staff Report

File #: TMP-2488

MEETING DATE:

JULY 14, 2026

SUBJECT:

RESOLUTION NOS. 2026-9638 & 2026-9639 - DECLARING CERTAIN PARCELS TO BE SURPLUS PROPERTY; EXEMPT FROM THE SURPLUS LAND ACT; AND AUTHORIZING THE CITY ATTORNEY TO SEEK CONFIRMATION FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITH RESPECT TO SUCH EXEMPTION; AND AUTHORIZING AN APPRAISAL TO MARKET SURPLUS PROPERTY FOR SALE, AND AUTHORIZING ALL DOCUMENTS NECESSARY FOR THE TRANSFER AND SALE IN THE EVENT SAID EXEMPTION FROM THE SURPLUS LAND ACT IS CONFIRMED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation

1. ADOPT a resolution declaring APNs 220-222-07-00 and 220-222-23-00 to be surplus property and exempt from California Surplus Land Act, and authorizing the City Attorney to seek confirmation from the California Department of Housing and Community Development (HCD) with respect to such exemption.
2. ADOPT a resolution authorizing the City Manager to secure a valuation of and to market said real property, and authorizing a sale and transfer of said real property, contingent upon HCD verification of the property's exemption from Surplus Land Act.

Executive Summary

The City owns two vacant parcels located on Mission Road identified as Assessor's Parcel Numbers 220-222-07-00 and 220-222-23-00 (collectively, "Property"). The parcels contain approximately 0.24 acres each, for a combined area of approximately 0.48 acres.

The City's ownership of the remnant parcels originated through boundary adjustments undertaken by the City in the 1990s. Due to their small size and constraints on municipal use, the parcels are currently vacant, unimproved, and are not utilized for municipal operations such as public facilities, roadway uses, drainage facilities, parks and community spaces, open space, or other identified public purposes.

Staff evaluated the Property and has determined that it is not necessary for the City's present or foreseeable future operational needs, and seeks to declare the combined Property surplus. Due to individual as well as their combined size, the parcels would be exempt from California's Surplus Land Act, pursuant to California Government Code Section 54221(f)(1)(B). The proposed resolutions will allow the City to initiate and proceed with disposal of the Property.

Discussion

The Property consists of two small parcels totaling approximately 0.48 acres combined. These two parcels are remnants from boundary adjustments executed in the 1990s that impacted all parcels in the surrounding area.

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The surrounding area is developed with industrial-type businesses which limits its appeal for recreational municipal uses. Potential municipal uses analyzed included overflow storage for public works equipment or vehicles or other public works type use. However, due to the small combined size of the Property and the configuration of the parcels, including the location on a busy City road, staff determined that the parcels have limited feasible collective or independent uses for future municipal purposes.

Staff conducted research and did not find any planned Capital Improvement Program project, General Plan implementation project, utility expansion, roadway project, drainage facility, public facility, or other municipal purpose requiring retention of the Property. Based on these factors, staff has proposed that the Property is surplus to the City's needs and would result in a cost-effective one-time revenue opportunity.

The Surplus Land Act (Government Code Section 54220, et seq., "the Act) governs the disposition of local agency property determined to be surplus. Priority for local agency surplus land is granted to the development of affordable housing and other public activities and listed for general sale should no affordable developer seek to purchase the land. However, Government Code Section 54221(f)(1)(B) defines "Exempt Surplus Land" as property that:

- Is less than one-half acre in area; and
- Is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

The subject parcels are approximately 0.24 acres each in area, which in total is less than one-half acre, thus the exemption applies when considered either separately or together. The parcels are also adjacent to privately owned industrial properties and are not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, which are additional factors specified by the Act. Accordingly, the Property qualifies as Exempt Surplus Land pursuant to Government Code Section 54221(f)(1)(B) and staff seeks to declare the property surplus and exempt from the Act. If the City Council adopts the proposed Resolution, staff will submit the exemption determination and supporting documentation to the Department of Housing and Community Development ("HCD") for review and confirmation as required by the Guidelines implementing the Act, after which staff will proceed with valuation, marketing, and sale of the Property.

Staff also requests authorization to obtain any additional appraisal, valuation, or market analysis deemed necessary to move forward with the disposal of the Property. Following confirmation of the exemption from the Act by HCD, the City Manager will be authorized to obtain an appraisal of and to market the Property to interested parties, solicit and evaluate offers, and negotiate the terms of a sale. The City Manager would also be authorized to complete the sale and transfer of the Property.

Environmental Review

Not applicable.

Fiscal Impact

There is no fiscal impact associated with declaring the properties surplus and exempt from the Surplus Land Act. One-time revenue relating to disposal of the properties is estimated at \$975,000 excluding broker fees

File #:TMP-2488

and associated real estate costs. The net one-time revenue would follow the City's Fiscal Management Policy 2015-11 and be utilized to meet the City's minimum reserve threshold or be transferred to the City's Infrastructure Rehabilitation and Replacement Funds should the City's minimum reserve threshold be met at the time the revenue is received.

Attachment(s)

Resolution Declaring Surplus Property

Resolution Authorizing an Appraisal

Prepared by: Janet Brotherton, Budget and Analysis Manager

Submitted by: Donna Apar, Finance Director

Reviewed by: Donna Apar, Finance Director

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS DECLARING CERTAIN PARCELS SURPLUS PROPERTY; DECLARING SAID PROPERTY IS EXEMPT FROM THE SURPLUS LAND ACT; AUTHORIZING THE CITY ATTORNEY TO SEEK CONFIRMATION FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITH RESPECT TO SUCH EXEMPTION.

WHEREAS, the City of San Marcos ("City") is the fee owner of certain vacant real property identified as Assessor's Parcel Numbers 220-222-07-00 and 220-222-23-00 (collectively, "Property"); and

WHEREAS, the City finds that the Property measures approximately 0.48 acres in total size and is bordered by privately owned industrial properties; and

WHEREAS, the land is not located within a coastal zone, is not adjacent to a historical unit of the State Parks System, is not listed on, or determined by the State Office of Historic Preservation to be eligible for listing on, the National Register of Historic Places, and is not located within the Lake Tahoe region as defined in Government Code section 66905.5, and notices of availability of surplus land for open-space purposes were therefore not required to be or were issued pursuant to Government Code section 54221(f)(2); and

WHEREAS, with respect to the Surplus Land Act, California Government Code Section 54221(f)(1)(B) includes within the definition of "Exempt Surplus Land" property that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, the characteristics of the Property are met and are consistent with the requirements of Government Code Section 54221(f)(1)(B) with respect to exemption when considered either separately or together, and

WHEREAS, City staff have evaluated the Property and City Council has determined that the Property is not necessary for the City's present or foreseeable use and is therefore surplus to the City's needs.

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

1. The foregoing recitals are true and correct, and are incorporated herein by this reference.
2. The City Council hereby finds and declares that Assessor's Parcel Numbers 220-222-07-00 and 220-222-23-00 are surplus to the City's needs and are not necessary for the City's use.
3. Based upon the facts contained in the recitals set forth above, which have been incorporated by reference as though set forth at this point, the City Council hereby declares that the Property is exempt from and not subject to Surplus Land Act requirements, as it meets the requirements of the "exempt surplus land" definition contained in California Government Code section 54221(f)(1)(B), consisting of property that is "less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate - income housing purposes."

4. The parcels, each approximately 0.24 acres, are exempt from the Surplus Land Act consistent with California Government Code section 54221(f)(1)(B) when considered either separately or together.
5. The City Attorney is authorized and directed to submit the City's exemption determination and supporting documentation to the California Department of Housing and Community Development and to take all administrative actions necessary to process and obtain confirmation of such exemption determination.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, on the 14th of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos

Exhibit(s):
Exhibit A – Aerial Vicinity Map

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AUTHORIZING THE CITY MANAGER TO SECURE AN APPRAISAL FOR AND TO MARKET CERTAIN REAL PROPERTY FOR SALE, AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE, FINALIZE, AND EXECUTE ALL DOCUMENTS NECESSARY FOR THE TRANSFER OF REAL PROPERTY AND TO PROCESS AND EFFECTUATE SUCH TRANSFER IN THE EVENT THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CONCURS IN THE EXEMPTION OF SAID REAL PROPERTY FROM THE SURPLUS LAND ACT

WHEREAS, the City of San Marcos ("City") is the fee owner of certain vacant real property identified as Assessor's Parcel Numbers 220-222-07-00 and 220-222-23-00 (collectively, "Property"); and

WHEREAS, the City Council has determined the Property to be surplus to the City's needs; and

WHEREAS, the City Council has declared the Property to be Exempt Surplus Land pursuant to Government Code section 54221(f)(1)(B); and

WHEREAS, the City intends to submit its exemption determination to the California Department of Housing and Community Development for review; and

WHEREAS, the City Council desires to authorize activities necessary to evaluate and facilitate a potential future sale of the Property, conditioned on the concurrence of the Department of Housing and Community Development with respect to such exemption determination.

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

1. The foregoing recitals are true and correct.
2. Following confirmation by the California Department of Housing and Community Development that the Property is exempt from the Surplus Land Act, the City Manager is hereby authorized to obtain an appraisal or other valuation analysis for the Property, to market the same, and to solicit and evaluate offers.
3. The City Manager and City Attorney are hereby authorized to negotiate, finalize, and implement the sale and transfer of the Property, provided HCD has confirmed the above-referenced declaration of exemption of such transaction from the Surplus Land Act.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, on the 14th of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Rebecca D. Jones, Mayor

City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos

EXHIBIT A VICINITY MAP





Staff Report

File #: TMP-2493

MEETING DATE:

July 14, 2026

SUBJECT:

RESOLUTION NO. 2026-9640 - AWARDING A CONTRACT FOR CITY HALL COUNCIL CHAMBERS
RENOVATIONS TO FLOW BUILDERS

Recommendation

ADOPT a resolution awarding a contract for Council Chambers renovations at 1 Civic Center Dr (City Hall) and delegating authority to the City Manager to Negotiate, Finalize, and Execute the Contract with Flow Builders.

Board or Commission Action

Not Applicable

Relevant Council Strategic Theme

Good Governance

Relevant Department Goal

Not Applicable

Executive Summary

The City of San Marcos owns and operates the Civic Center building, including the Council Chambers, which hosts City Council meetings, Planning Commission meetings, public workshops, and other public meetings required by law. Several components within the Council Chambers have exceeded their useful life and require replacement to maintain a safe, functional, and accessible public meeting space. The proposed improvements will enhance safety, improve the visibility and sound of broadcasted meetings, and support continued public use of the facility.

On behalf of the City, the City's real property management consultant initiated a request for proposal (RFP) for the City Hall Chamber renovations on June 26, 2026, which resulted in three (3) bids. Staff reviewed the proposals and seek City Council approval to award the contract to Flow Builders for the Chambers renovations at the City Hall Building (1 Civic Center Dr), and to authorize the City Manager to negotiate, finalize, and execute contract documents. The budget for the project was appropriated in the approved FY 2026-2027 Operating and Capital Improvement Budget for the project in the Public, Education, and Government access ("PEG") funds (Fund 216), which has a fund balance sufficient for the project and associated costs.

Discussion

The City of San Marcos owns and operates the Civic Center building, which is made up of City staff space as

File #:TMP-2493

well as tenant-occupied suites on floors 1-4. The ground floor contains the Council Chambers, which host regular and special council meetings that are open to the public as required by law. The chamber hosts other public meetings such as the planning commission and public workshops.

As part of upkeep and maintenance duties associated with the City as owner of the space, renovation work is required for the Council Chambers to better accommodate the public meetings held in the space and ensure the safety of City staff, meeting participants, and visitors. Several broadcast elements in the chambers such as the current lighting system and acoustic wall coverings are past their useful life, and replacement parts such as the broadcast lights are hard to find and replace due to being obsolete and discontinued. Replacement of the broadcast lights and wall coverings will ensure better visibility and sound for publicly broadcasted meetings, ensuring more reliable compliance with Brown Act requirements. Moreover, replacement of the carpet in the Council Chambers will also ensure safety of the space and avoid potential hazards, and would meet current Americans with Disabilities Act (ADA) regulations.

A request for proposal (RFP) for the Chambers renovations was issued on June 26, 2026. The request for proposal was advertised by IDS Real Estate, as the City's real property management consultant, on behalf of the City. Subsequently, three (3) bids were received. Of the three bids, Flow Builders was deemed to be a qualified firm for the work, and the proposal is within the anticipated project budget.

The proposal outlined the work needed, which includes replacement of the carpet, acoustic wall coverings, broadcast lights, other lighting replacements, and replacement of the audience seat coverings in the Council Chambers. The renovations will allow the City to continue to fulfill requirements outlined by the Brown Act and other applicable laws to host publicly accessible meetings, while also ensuring the public space is safe, well-maintained, and free of any potential hazards.

Staff reviewed the proposal for the project and seeks City Council approval to award the Council Chambers renovations contract to Flow Builders in the amount not-to-exceed \$1,000,000, and to authorize the City Manager to negotiate, finalize, and execute an agreement with Flow Builders. The project would be funded from the PEG fund (Fund 216), as the work ensures the reliability of public broadcasting for the meeting. The requested award is sufficient to cover the proposed contract with Flow Builders, as well potential change orders, additional support work, labor compliance, and other project-related items.

Environmental Review

Not applicable.

Fiscal Impact

The budget for the project is included in the City's Fiscal Year 2026-27 Operations & Capital Improvement Program Budget in the PEG fund (Fund 216).

Attachment(s)

Resolution

Prepared by: Janet Brotherton, Budget and Analysis Manager

Submitted by: Donna Apar, Finance Director

Reviewed by: Donna Apar, Finance Director

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AWARDING A CONTRACT FOR CITY HALL COUNCIL CHAMBERS RENOVATIONS, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT WITH FLOW BUILDERS

WHEREAS, the City owns and operates the City Hall building (1 Civic Center Dr) and is responsible for all maintenance and upkeep of the public facilities therein; and

WHEREAS, the City Council Chambers is an essential public facility used for broadcasted City Council meetings and public hearings, as well as commission meetings, and other public meetings required by law; and

WHEREAS, several broadcast components within the Council Chambers are well past their useful life, have components that are obsolete, and require replacement to maintain a safe and functional facility, as well as continue to reliably broadcast public meetings as required by law; and

WHEREAS, IDS Real Estate Group, acting in its capacity as the City's real property management consultant and on the City's behalf, has publicly advertised a request for proposal yielding 3 bids; and

WHEREAS, the proposal from Flow Builders has been reviewed by IDS Real Estate Group on behalf of the City and by City staff, and has been determined to meet the needs of the Council Chambers renovations work.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Marcos hereby award a contract to Flow Builders in an amount not-to-exceed \$1,000,000 for the City Hall Council Chambers renovations project, and authorizes the City Manager to negotiate, finalize, and execute contract documents and further authorizes the City Manager to approve and execute change orders within the budget appropriated by the City Council.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, on the 14th of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos



Staff Report

File #:26-2915

MEETING DATE:

July 14, 2026

SUBJECT:

RESOLUTION NO. 2026-9641 - ADOPTING POSITIONS ON LEGISLATION UNDER CONSIDERATION PURSUANT TO THE LEGISLATIVE PLATFORM

Recommendation

ADOPT a resolution taking a position on pending legislation in the California State Legislature that may have local impacts.

Board or Commission Action

Not Applicable

Introduction

The City Council adopted the 2026 Legislative Platform to guide the consideration of state and federal bills that affect City operations. Legislators introduced approximately 1800 bills. Staff, lobbyist consultants and Cal Cities continue to review this legislation.

The Legislature is currently in summer recess and will reconvene on August 3rd.

2026 is also an election year, and the final year in Governor Newsom's term.

Discussion

This report provides updates on legislation of concern in the second year of this legislative session. Staff continue to monitor these bills, and others as the legislative session continues. They will also collaborate with Cal Cities and our lobbyist teams on future City Council consideration for official positions on bills working their way through the legislative process.

Legislation of Importance:

Senate Bill (SB) 1164 (Cervantes) Elections, is currently in the Assembly Elections committee. According to the author, "this bill would enshrine many of the provisions prohibiting vote dilution, voter suppression, and other forms of voter discrimination that once existed in the federal VRA into state law. This bill will also ensure that California continues to lead on voting rights by providing the California Attorney General and individual California voters with improved means to enforce state elections laws his bill would repeal, and replace the California Voting Rights Act of 2001, with the California Voting Rights Act of 2026."

While staff do not currently recommend that Council take a position on SB 1164, staff want to ensure that

File #:26-2915

Council is aware of the potential negative outcomes from this legislation. It could open the city to injunctions, to lawsuits related to voter suppression, or vote dilution, and plaintiff's cost recovery, among other potentially negative outcomes.

Legislation Aligned with State Legislative Priorities

The following bills best align with the City's state legislative priorities, and staff believe that they would have a possible impact on the city.

Bill No.	Author	Title	Position
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AB 1738	Carillo	State Housing Law: remote inspections.	Oppose
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Staff recommend an Oppose position on AB 1738 because it would impose an unfunded statewide mandate for remote inspections, regardless of local best practices, staffing capacity, technology infrastructure, geographic realities, or community preferences.

Environmental Review

The proposed action does not constitute a "project" as defined under Section 15378 of the California Environmental Quality Act Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 - 15387), and is therefore not subject to environmental review pursuant to Guidelines Section 15060(c) (3).

Fiscal Impact

There is no direct fiscal impact associated with adopting the proposed resolution. Unknown fiscal impacts are associated with the bills noted in Attachment A. A more thorough analysis of each bill's implementation requirements is needed to demonstrate total fiscal impact.

Attachments

Attachment A: Resolution

Attachment B: AB 1738 Oppose Letter

Prepared by: Michael Lieberman, Legislative Analyst

Reviewed by: Phil Scollick, City Clerk/Director of Legislative Affairs

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-xxxx

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN MARCOS, CALIFORNIA, ADOPTING
POSITIONS ON LEGISLATION UNDER
CONSIDERATION PURSUANT TO THE
LEGISLATIVE PLATFORM

WHEREAS, the City Council has established a state and federal advocacy program to increase the City's presence at both levels of government; and

WHEREAS, in 2013 the City Council adopted modifications to Policy No. 2013-07 and implemented procedures to keep the City's legislative platform current, keep the Council informed on the legislative measures acted upon, and provide a process for effectively communicating the City's position on measures to the appropriate elected representatives; and

WHEREAS, in keeping with the adopted legislative procedures, the City Council is provided with regular legislative activity reports for review and direction.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Marcos, that the City Council adopts the following position on legislation:

PROPOSED LEGISLATION

POSITION

AB 1738	Carillo	State Housing Law: remote inspections.	Oppose
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PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos at a regular meeting thereof, this 14th day of July, 2026, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Rebecca D. Jones, Mayor City of San Marcos

ATTEST:

Phillip Scollick, City Clerk City of San Marcos



July 14, 2026

The Honorable Jesse Arreguín
Chair, Senate Housing Committee
1021 O Street, Suite 3330
Sacramento, CA 95814

RE: AB 1738 (Carrillo) State Housing Law: remote inspections - Oppose

Dear Chair Arreguín,

The City of San Marcos respectfully opposes AB 1738 (Carrillo), which would require local agencies to offer remote inspections for specific building permits or a subset of inspections in single- or two-family dwelling units by July 1, 2027.

Title 24 of the California Code of Regulations establishes the standards that state and local governments must enforce to ensure public health and safety in residential construction once a permit is approved. Local governments are responsible for inspecting development projects and ensuring compliance with these standards, using inspection methods that best meet local conditions and community needs. These methods may include in-person inspections, remote inspections, or a combination of both. Current law already provides local agencies with the flexibility to implement remote inspections where appropriate and feasible.

While some jurisdictions found remote inspections useful during the COVID-19 pandemic, not all cities adopted this approach, and others have since determined that in-person inspections remain the most effective way to ensure compliance and safety in their communities. AB 1738 would impose a statewide mandate regardless of local best practices, staffing capacity, technology infrastructure, geographic realities, or community preferences.

For the City of San Marcos this measure could create operational and fiscal challenges related to technology upgrades, staff training, inspection administration, and implementation timelines. Cities must retain the flexibility to determine which inspection methods are most appropriate based on local conditions and the type of project being inspected. A one-size-fits-all mandate undermines local decision-making and could negatively impact the effectiveness of local building and safety programs.

For these reasons, the City of San Marcos respectfully opposes AB 1738 (Carrillo).

Sincerely,

Rebecca D. Jones
Mayor



Staff Report

File #: TMP-2489

MEETING DATE:

July 14, 2026

SUBJECT:

URGENCY ORDINANCE NO. 2026-1580 AND ORDINANCE NO. 2026-1581 - IMPLEMENTING SENATE BILL 79 (SB 79) FOR TRANSIT-ORIENTED DEVELOPMENT STANDARDS, SITE EXEMPTIONS, PHASED IMPLEMENTATION AREAS, AND ZONING MAP AMENDMENTS.

Recommendation

ADOPTION of the following, in the order set forth below:

1. ADOPT Notice of Exemption (EX26-041); and
2. ADOPT an Urgency Ordinance No. 2026-1580 adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79 (Four Votes Required); and
3. INTRODUCE Ordinance No. 2026-1581 (Text Amendment TA 26-0001) adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79.

Board or Commission Action

On June 15, 2026, the Planning Commission met and considered the proposed ordinance. The Commission voted 7-0 recommending approval and adoption of the proposed Text Amendment to the City Council. The Planning Commission Draft Meeting Minutes are provided as Attachment F.

Executive Summary

Senate Bill 79 (SB 79) was adopted by the State of California to allow more intensive residential development near qualifying transit stops by establishing minimum standards for residential density, building height, and floor area ratio on certain residential, commercial, and mixed-use sites located within one-half mile of qualifying transit stops. The proposed ordinance would implement SB 79 locally, enact provisions of the law by exempting certain sites, phasing implementation on others, and establishing objective development standards, as authorized by state law, until the City completes the seventh Housing Element cycle.

SB 79 became effective on July 1, 2026, and eligible sites in San Marcos are now subject to the provisions of state law. Adoption of the proposed ordinance, together with the companion urgency ordinance providing for its immediate effectiveness, would implement the exemptions, phased implementation measures, and local objective development standards authorized by SB 79, ensuring a clear and consistent local framework for administering the law immediately upon adoption.

Discussion

SB 79, the Abundant and Affordable Homes Near Transit Act (California Government Code Sections

File #:TMP-2489

65912.155 through 65912.162), was adopted by the California Legislature, signed into law by Governor Gavin Newsom on October 10, 2025, and took effect on July 1, 2026. The law establishes Transit-Oriented Development (TOD) Zones within a one-half-mile radius of qualifying transit stops (TOD Stops) and permits Transit-Oriented Housing Development Projects on parcels zoned for residential, commercial, or mixed-use development within TOD zones.

SB 79 establishes minimum standards for residential density, building height, and floor area ratio (FAR) based on the classification of the TOD Stop and the distance of a project site from the TOD Stop. In addition, the law authorizes local jurisdictions to exempt sites meeting specified criteria, phase implementation on certain sites, adopt objective development standards, and develop alternative TOD plans that may redistribute development capacity within TOD Zones while maintaining overall housing capacity established by SB 79. Alternative TOD plans may be adopted through the seventh Housing Element cycle, currently anticipated in 2031.

San Marcos TOD Stops

Based on guidance published by the California Department of Housing and Community Development (HCD) on March 20, 2026, and the San Diego Association of Governments (SANDAG) draft map identifying TOD Stops and Zones within the San Diego region, published on June 18, 2026, the SPRINTER line qualifies as high-frequency commuter rail under SB 79. Accordingly, stations along the SPRINTER line are classified as Tier 2 Transit-Oriented Development Stops. Four SPRINTER stations have TOD Zones that are located within or extend into the City of San Marcos:

1. Palomar College
2. San Marcos Civic Center
3. California State University (CSU) San Marcos
4. Nordahl Road (located outside the San Marcos city limits, but with a TOD Zone that extends into the City)

Although SB 79 allows certain bus stops to qualify as Transit-Oriented Development (TOD) Stops, eligibility is limited to bus service operating within dedicated transit lanes or a dedicated transit right-of-way and providing service at intervals of 15 minutes or less during peak commute periods. No bus facilities within the City of San Marcos currently meet these statutory criteria, and no facilities are planned that would meet them. Accordingly, the City's TOD Zones are associated exclusively with the four SPRINTER stations identified above.

Eligible Sites

SB 79 applies to parcels located within one-half mile of a TOD Stop that are zoned for residential, commercial, or mixed-use development. Within San Marcos, these areas include properties zoned R-1-20, R-1-10, R-1-7.5, R-2, R-3-6, R-3-10, R-MHP, MU-1, MU-2, C, and NC, as well as certain residential, commercial, and mixed-use districts within Specific Plan Areas. Pursuant to Government Code Section 65912.157, eligible sites may be developed as Transit-Oriented Housing Development Projects, subject to the applicable development standards established by state law and supplemented by the proposed ordinance. Properties zoned for industrial, public/institutional, business park, or agricultural uses are not eligible for Transit-Oriented Housing Development Projects under SB 79.

A Transit-Oriented Housing Development Project must contain a minimum density of 30 dwelling units per acre

(du/ac) and no less than 5 dwelling units. Eligible projects may be approved on sites otherwise zoned for residential, commercial, or mixed-use development, provided they satisfy the requirements of SB 79, including applicable affordability, labor, demolition, and anti-displacement provisions.

Because all TOD Stops affecting San Marcos are currently classified as Tier 2 Transit-Oriented Development Stops, only the development standards applicable to Tier 2 stops under SB 79 are summarized in Table 1 below.

Table 1: SB 79 Minimum Tier 2 Development Standards		
Development Standard	Within ¼ Mile of TOD Stop	Between ¼ mile and ½ mile of TOD Stop
Minimum Project Size	5 dwelling units	5 dwelling units
Minimum Density	30 du/ac	30 du/ac
Maximum Density	100 du/ac	80 du/ac
Maximum Building Height	65 feet	55 feet
Maximum Residential FAR	3.0	2.5

In addition, projects located immediately adjacent to a TOD Stop may qualify for an "adjacency intensifier" under Government Code Section 65912.157(e), allowing an additional 20 feet of building height (85 total feet), 40 dwelling units per acre (140 total du/ac), and 1.0 FAR (4.0 total FAR).

While SB 79 establishes minimum density, height, and floor area ratio standards for Transit-Oriented Housing Development Projects, the law also authorizes local jurisdictions to adopt objective development standards, provided those standards do not physically preclude achievement of the development intensity permitted by state law. The proposed ordinance incorporates the Tier 2 development standards applicable within San Marcos and establishes objective standards governing project design, open space, accessibility, parking, and mobility in order to provide a clear framework for future Transit-Oriented Housing Development Projects.

Proposed Transit-Oriented Development Standards

Government Code Section 65912.160(c) authorizes local jurisdictions to adopt objective development standards applicable to Transit-Oriented Housing Development Projects. Consistent with state law, the proposed ordinance codifies the Tier 2 minimum development standards for density, building height, and FAR as maximums and establishes objective standards for open space, shadow and solar access, building articulation, parking and mobility, accessibility, and application procedures. These standards are intended to provide clarity and predictability for applicants, residents, and decision-makers while maintaining consistency with the requirements of SB 79.

In addition to the density, height, and FAR standards established by state law, the ordinance includes objective standards for open space, building articulation, bicycle parking, pedestrian accessibility, and shadow and solar access. These standards are intended to promote project livability, accessibility, and compatibility with surrounding development patterns while remaining consistent with the requirements of SB 79. To ensure compliance with Government Code Section 65912.160(c), the City's ordinance must expressly provide that development standards are to be interpreted and applied in a manner that does not physically preclude

achievement of the density, height, or FAR otherwise permitted by state law.

Exempt Sites

Government Code Section 65912.160(e)(1) authorizes a local jurisdiction to exempt areas within a Transit-Oriented Development Zone if substantial evidence demonstrates that no walking path of less than one mile exists between the site and the applicable TOD Stop. The statute recognizes that certain properties may be located within a one-half-mile radius of a transit stop but remain functionally disconnected from transit facilities due to topography, transportation infrastructure, private property, or other physical barriers that limit pedestrian access.

To identify eligible exemption areas, City staff analyzed pedestrian access routes between properties located within TOD Zones and the nearest TOD Stop, using the methodology described in Attachment B. The analysis utilized path data made available by San Diego Geographic Information Source (SanGIS) on sidewalks, pedestrian paths, multi-use trails, marked crossings, pedestrian bridges, and other publicly accessible pedestrian facilities. Consistent with the proposed ordinance, walking paths were measured using routes lawfully accessible to the public within that data and did not include travel through private property not subject to a public access easement or areas where pedestrian access is prohibited.

As seen in Attachment A, the analysis determined that several areas within the mapped TOD Zones do not have a publicly accessible walking path of less than one mile to a TOD Stop, despite being located within the one-half-mile radius established by SB 79. These areas are generally separated from transit facilities by roadway configurations (i.e. State Route 78), topographic constraints, railroad facilities, or other barriers that substantially increase walking distances beyond the direct radius measurement.

Pursuant to Government Code Section 65912.160(e)(1), the proposed ordinance identifies these areas as exempt from the provisions of SB 79. Properties within the exempt areas would remain subject to the City's underlying zoning regulations and would not be eligible for development as Transit-Oriented Housing Development Projects under Chapter 20.280.

Excluded Sites and Phased Implementation

In addition to authorizing exemptions for sites lacking a qualifying walking path, SB 79 authorizes local jurisdictions to temporarily exclude certain sites from the law's provisions. Government Code Section 65912.161(b)(1)(D) permits jurisdictions to exclude sites located within a Very High Fire Hazard Severity Zone (VHFHSZ), as designated by the California Department of Forestry and Fire Protection (CAL FIRE), until one year following adoption of the jurisdiction's seventh Housing Element cycle, expected to be in 2031.

As seen in Figure 20.280-1 of Attachment C, portions of the TOD Zones overlap areas designated as Very High Fire Hazard Severity Zones. While these areas would otherwise be eligible for development under SB 79 based solely on their proximity to a TOD Stop, the Legislature expressly recognized the unique planning, infrastructure, evacuation, and public safety considerations associated with development in high fire hazard areas and provided local jurisdictions the option to defer implementation.

The proposed ordinance utilizes this statutory authority by excluding properties located within a Very High Fire Hazard Severity Zone from the provisions of SB 79 until one year following adoption of the City's seventh

File #:TMP-2489

Housing Element cycle, or until superseded by a future Transit-Oriented Development (TOD) Alternative Plan. During the exclusion period, affected properties would remain subject to the City's underlying General Plan land use designations, zoning regulations, and applicable state housing laws.

The exclusion is intended to provide the City with additional time to evaluate long-term land use, infrastructure, public safety, environmental, and evacuation considerations through the ongoing General Plan Update and future Housing Element planning efforts. This approach is consistent with the phased implementation provisions expressly authorized by SB 79 and does not permanently remove affected properties from future consideration under the law.

Government Code Section 65912.161(b)(1) authorizes local jurisdictions to temporarily exclude additional categories of sites from the provisions of SB 79 until one year following adoption of the jurisdiction's seventh Housing Element cycle. These include sites that already permit at least 50 percent of the density and residential floor area ratio required by SB 79; sites within transit-oriented development zones that satisfy specified aggregate density and floor area ratio thresholds; sites covered by a locally adopted Transit-Oriented Development Alternative Plan; sites vulnerable to one foot of sea level rise; and sites containing historic resources designated on a local register as of January 1, 2025. Staff evaluated these provisions and determined that they are not currently applicable within San Marcos. Accordingly, the proposed ordinance utilizes only the phased implementation authority provided by Government Code Section 65912.161(b)(1)(D) for sites located within a Very High Fire Hazard Severity Zone.

Other SB 79 Provisions and Relationship to Other State Laws

The proposed ordinance, SMMC Chapter 20.280, is intended to supplement, and not supersede, the requirements of SB 79 and other applicable provisions of state law. While Chapter 20.280 establishes local development standards, exemptions, exclusions, and administrative procedures for Transit-Oriented Housing Development Projects, SB 79 contains additional requirements that are not restated in the ordinance but nonetheless remain applicable to qualifying projects. These include, but are not limited to, affordability requirements, labor standards, demolition and anti-displacement protections, eligibility for streamlined ministerial approval, and the relationship between SB 79 and other state housing laws, including the Density Bonus Law and the Housing Accountability Act.

Among other requirements, SB 79 establishes affordability provisions that generally require rental housing projects to provide at least 15 percent of dwelling units affordable to lower-income households and for-sale housing projects to provide at least 30 percent of dwelling units affordable to moderate-income households in order to qualify as a Transit-Oriented Housing Development Project. The law also establishes affordability term requirements, replacement housing obligations, and anti-displacement protections applicable to certain projects. In addition, SB 79 includes labor standards applicable to certain projects, including prevailing wage and skilled and trained workforce requirements, depending on project size, affordability levels, and other project characteristics.

SB 79 further includes provisions intended to protect existing housing and prevent displacement. Projects utilizing SB 79 may be prohibited on sites containing certain existing residential units, units occupied by tenants within specified timeframes, or housing subject to affordability restrictions. The law also contains demolition and replacement housing requirements applicable to certain sites and circumstances.

Transit-Oriented Housing Development Projects remain subject to other applicable provisions of state law, including the Density Bonus Law (Government Code Section 65915), the Housing Accountability Act (Government Code Section 65589.5), the Permit Streamlining Act, fair housing requirements, building and fire codes (i.e., the City's Midrise Ordinance), accessibility requirements, and other applicable federal, state, and local regulations. In particular, projects qualifying for a density bonus may be entitled to additional density, incentives, concessions, waivers, modifications of development standards, or height increases beyond those otherwise provided by SB 79.

The proposed ordinance is not intended to restate all requirements contained within SB 79 or other applicable state laws. Rather, it establishes the local development standards, exemptions, exclusions, and procedures necessary to implement SB 79 within San Marcos. Applicants remain responsible for demonstrating compliance with all applicable provisions of state law at the time an application for a Transit-Oriented Housing Development Project is submitted.

Application and Review Procedures

The proposed ordinance establishes objective application and review procedures for Transit-Oriented Housing Development Projects. Applicants seeking to utilize the provisions of Chapter 20.280 would be required to identify the project as a Transit-Oriented Housing Development Project and provide sufficient information to demonstrate compliance with the objective standards of the ordinance and applicable state law.

The ordinance authorizes the Planning Director to determine whether a property qualifies as an eligible site, whether any exemptions or exclusions apply, and which development standards are applicable based on the property's location within the TOD Zone. Application materials generally mirror those required for a Site Development Plan and include site plans, building elevations, civil plans, project statistics, and supporting documentation necessary to demonstrate compliance with the ordinance.

Consistent with SB 79, projects seeking streamlined ministerial approval pursuant to Government Code Sections 65912.159 and 65913.4 would be processed in accordance with those provisions and applicable state regulations. Examples may include qualifying affordable or mixed-income housing developments that satisfy the eligibility requirements for streamlined ministerial approval established by state law. Projects not seeking ministerial approval would continue to be processed in accordance with the City's existing development review procedures. Examples may include projects requiring discretionary approvals, projects seeking entitlements not eligible for ministerial processing, or projects electing to utilize the City's standard development review process. All projects would remain subject to the requirements, protections, and limitations established by SB 79, the Housing Accountability Act, and other applicable state laws.

The ordinance further provides that review of Transit-Oriented Housing Development Projects shall be limited to determining compliance with objective standards and applicable state law. In addition, the ordinance contains provisions clarifying that state law controls in the event of a conflict and that local development standards must be interpreted in a manner consistent with Government Code Chapter 4.1.5. These procedures are intended to provide a clear and predictable review process for applicants while ensuring compliance with the requirements and limitations established by SB 79.

Future Transit-Oriented Development (TOD) Alternative Plan

Staff views the proposed ordinance as the first phase of a multi-year implementation strategy for SB 79. The ordinance establishes a local framework for immediate compliance with state law while preserving the City's ability to undertake a more comprehensive planning effort through future General Plan and Housing Element updates.

SB 79 authorizes local jurisdictions to prepare and adopt a TOD Alternative Plan that may redistribute development capacity within TOD Zones, provided the plan complies with applicable state law and maintains overall housing capacity. The City is preparing to initiate a comprehensive update to the General Plan and anticipates future updates to the Housing Element and related planning documents over the coming years. These planning efforts will provide an opportunity to comprehensively evaluate transit-oriented development, including land use patterns, infrastructure capacity, mobility and circulation, public facilities, environmental constraints, wildfire risk, economic development objectives, and community character.

Through these future planning efforts, the City may evaluate how a TOD Alternative Plan could more effectively direct development intensity to appropriate locations within TOD Zones while preserving overall housing capacity and community character, consistent with state law. Any future TOD Alternative Plan would be subject to public review, environmental review as required by law, and adoption by the City Council.

Until such time as an alternative plan is adopted, the proposed ordinance provides the development standards, exemptions, exclusions, and administrative procedures necessary to implement SB 79 within the City of San Marcos.

Urgency Ordinance

Government Code Section 36937 authorizes the City Council to adopt an urgency ordinance that takes effect immediately upon adoption when it is necessary for the immediate preservation of the public peace, health, or safety, provided the ordinance contains a declaration of the facts constituting the urgency and is approved by a four-fifths vote of the City Council.

An urgency ordinance is proposed to ensure that the City's implementing regulations become effective immediately upon adoption. Senate Bill 79 became operative on July 1, 2026 and without an urgency ordinance, the implementing ordinance would not become effective until 30 days after adoption pursuant to Government Code Section 36937(a), creating a period during which SB 79 would apply within the City without locally adopted procedures, objective development standards, and mapped exemptions and exclusions expressly authorized by Government Code Sections 65912.160 and 65912.161, specifically parcels without a walking path and parcels in Very High Fire Hazard Zones. Immediate effectiveness is necessary to preserve the public peace, health, and safety by providing regulatory certainty for applicants, City staff, and the public, ensuring the orderly and consistent administration of SB 79, and avoiding uncertainty regarding the applicability of the City's state-authorized implementation measures during the period between adoption and the ordinance's otherwise effective date.

Environmental Review

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65912.160(c), which provides that an ordinance adopted by a local jurisdiction to

implement Senate Bill 79, including ordinances identifying exempt or excluded sites and establishing objective development standards and administrative procedures, is not a project for purposes of CEQA.

The proposed ordinance implements Government Code Chapter 4.1.5 (commencing with Section 65912.155) by identifying exempt and excluded sites, establishing objective development standards, adopting administrative procedures, and otherwise providing for local implementation of SB 79 within the City of San Marcos. The ordinance does not approve any specific development project, authorize any site-specific physical change to the environment, or commit the City to any particular future development proposal.

Accordingly, the proposed ordinance is exempt from CEQA pursuant to Government Code Section 65912.160 (c). In addition, the ordinance is exempt pursuant to CEQA Guidelines Section 15061(b)(3), the Commonsense Exemption, because it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment.

Planning Commission Meeting and Public Comment

Due to the large number of properties affected by the proposed ordinance, 20-day notice of the Planning Commission and City Council public hearings was provided through publication in a newspaper of general circulation on May 26, 2026, and June 24, 2026, respectively, in accordance with applicable state law. Although staff received inquiries regarding the proposed ordinance prior to the hearings, no public comments were submitted.

During the Planning Commission hearing, there was one speaker. They expressed general support for the proposed ordinance while encouraging the City to consider a Very High Fire Hazard Severity Zone (VHFHSZ) deferment approach similar to that adopted by the City of San Diego. Following the hearing, staff reviewed the City of San Diego's SB 79 implementing ordinance and confirmed that both cities utilize the same VHFHSZ deferment method authorized under state law. The Planning Commission also asked clarifying questions regarding the ordinance and generally expressed support for the City's ordinance, while acknowledging reservations regarding certain requirements established by the state legislation. Draft Planning Commission meeting minutes are included as Attachment F.

The ordinance has also been updated from the version recommended by the Planning Commission to include the addresses of the Tier 2 TOD Stops and to add the R-MHP zone to the list of eligible zones. At this time, mobilehome parks remain subject to SB 79. However, pending legislation (SB 722) would likely remove them from the applicability of SB 79. Currently, two resident-owned mobilehome parks in the city are subject to SB 79.

Fiscal Impact

The proposed ordinance is not anticipated to have a direct fiscal impact on the City's General Fund. The ordinance implements the requirements of Senate Bill 79 by establishing local procedures, objective development standards, exemptions, and phased implementation measures authorized by state law. Any future fiscal impacts associated with development occurring under SB 79 will depend on the number, location, timing, and scale of individual projects, all of which are currently unknown. Future development would continue to be subject to applicable development impact fees, permit fees, and other fees authorized by law, and individual projects would be evaluated for compliance with applicable infrastructure, public facility, and service

requirements through the City's established development review processes.

Implementation of SB 79 is expected to require additional staff resources to administer the requirements of state law during the review and processing of qualifying development applications. In addition, the City will incur direct costs associated with evaluating TOD zone densities during the General Plan update process, Housing Element update, or in the development of TOD Alternative Plans.

Attachment(s):

- Urgency Ordinance 2026-1580 adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79, including site exemptions, phased implementation areas, and zoning map amendments.
- Ordinance 2026-1581 (TA26-0001), a non-urgency ordinance, adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79, including site exemptions, phased implementation areas, and zoning map amendments.
 - A. Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites
 - B. One-Mile Walking Path Methodology Memorandum dated June 12, 2026
 - C. San Marcos Municipal Code (SMMC) Chapter 20.280: Transit-Oriented Development
 - D. Notice of Exemption (EX26-041)
 - E. Senate Bill 79 Full Text
 - F. Planning Commission Meeting Minutes from June 15, 2026

Prepared by: Sean del Solar, Principal Planner / Sustainability Program Manager
Punam Prahalad, Deputy City Attorney
Sarah Cluff, Senior Planner
James Crandall, GIS Program Manager
Julie Uhren, GIS Technician

Submitted by: Joesph Farace, Planning Division Director

Reviewed by: Isaac Etchamendy, City Engineer / Development Services Director
Helen Holmes Peak, City Attorney

Approved by: Michelle Bender, City Manager

ORDINANCE 2026-1580

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 36934 AND 36937 ADOPTING SAN MARCOS MUNICIPAL CODE CHAPTER 20.800 (TRANSIT-ORIENTED DEVELOPMENT), AN ORDINANCE IDENTIFYING SITES FOR EXCLUSION FROM SENATE BILL 79, IDENTIFYING SITES FOR PHASED IMPLEMENTATION OF SENATE BILL 79, AMENDING THE ZONING MAP TO REFLECT SB SENATE BILL 79 EXEMPT SITES AND SITES WITH PHASED IMPLEMENTATION, ESTABLISH DEVELOPMENT STANDARDS, AND FINDING THE ORDINANCE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

TA26-0001
City of San Marcos

WHEREAS, the legislature of the State of California has, in Article XI, Section 7 of the California Constitution and Government Code, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, Senate Bill 79 (SB 79), the Abundant and Affordable Homes Near Transit Act of 2025, codified in Government Code Chapter 4.1.5 (commencing with Government Code Section 65912.155), operative July 1, 2026, establishes statewide minimum residential density and development standards for properties located within one-quarter and one-half mile of qualifying transit-oriented development (TOD) stops; and

WHEREAS, pursuant to Government Code section 65912.160(f), the San Diego Association of Governments (SANDAG), the metropolitan planning organization for the San Diego region published a draft map on June 18, 2026 identifying transit-oriented development stops and zones within the region, which designates the North County Transit District (NCTD) SPRINTER hybrid rail corridor as Tier 2 commuter rail and identifies the following Tier 2 transit-oriented development stops located within, or adjacent to, the City, with one-half-mile and one-quarter-mile radii extending into the City: Palomar College (1142 W. Armorlite Dr., San Marcos, CA 92069), San Marcos Civic Center (40 W. San Marcos Blvd., San Marcos, CA 92069), California State University San Marcos (410 La Moree Rd., San Marcos, CA 92069), and Nordahl Road (2121 Barham Dr., Escondido, CA 92025), as shown in Exhibit A (Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites); and

WHEREAS, Government Code Section 65912.160(e), authorizes local jurisdictions to exempt certain sites from SB 79 applicability through adoption of a local ordinance, subject to

review and approval by the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65912.161(b), authorizes local jurisdictions to phase implementation of SB 79 on certain sites through adoption of a local ordinance, subject to review and approval by the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65912.160(c)(1), authorizes local jurisdictions to establish objective residential density and development standards for properties located within one-quarter and one-half mile of qualifying transit-oriented development (TOD) stops through adoption of a local ordinance, subject to review and approval by the California Department of Housing and Community Development (HCD); and

WHEREAS, the City Council desires to preserve local planning authority and allow sufficient time to evaluate SB 79 and potential local implementation measures in coordination with the Housing Element process, consistent with State law; and

WHEREAS, SB 79 permits exclusion of sites within one-half mile of a qualifying TOD stop where the site lacks a pedestrian walking path of less than one mile to the transit stop, pursuant to Government Code Section 65912.160(e)(1), supported by substantial evidence, as set forth in Exhibit B (Walking Path Methodology Memorandum dated June 12, 2026), attached hereto and incorporated herein; and

WHEREAS, the Development Services Department has analyzed properties within one-half mile of qualifying TOD stops and has identified certain sites that qualify for exclusion under SB 79, as set forth in Exhibit A (Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites), attached hereto and incorporated herein; and

WHEREAS, pursuant to Government Code Section 65912.161(b)(1)(D), SB 79 allows for phased implementation of SB 79 on sites within a Very High Fire Hazard Severity Zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178 until one year following adoption of the seventh cycle Housing Element; and

WHEREAS, the Development Services Department has analyzed properties within a Very High Fire Hazard Severity Zone and has identified certain sites that qualify for phased implementation of SB 79, as set forth in Exhibit A (Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites), attached hereto and incorporated herein; and

WHEREAS, the Development Services Department submitted a copy of the Ordinance to the California Department of Housing and Community Development (HCD) on June 30, 2026 (HAU0003561), 14 days prior to the adoption of the Ordinance by the City Council, pursuant to Government Code Section 65912.160(d)(1)(A); and

WHEREAS, according to the California Department of Housing and Community Development, the City's seventh revision of the Housing Element will be due on June 15, 2031; and

WHEREAS, on June 15, 2026, the San Marcos Planning Commission held a duly noticed public hearing and recommended approval of said request and the appropriate environmental document for said request to the City Council, by a 7-0 vote, in favor; and

WHEREAS, on July 14, 2026, the City Council held a duly noticed public hearing and heard and considered written evidence and oral testimony by all interested parties and the recommendation of the Planning Commission to adopt an SB 79 phased implementation and exemption ordinance; and

WHEREAS, if the proposed ordinance adopting Text Amendment (TA26-0001), adding Chapter 20.280: Transit-Oriented Development to the San Marcos Municipal Code (SMMC) and adopting the Zoning Map implementing the exclusions and phased implementation of SB 79 is not adopted and effective as soon as possible, proposals for development pursuant to SB 79 would be permitted on parcels without a walking path to transit and/or on parcels within the Very High Fire Hazard Zone; and

WHEREAS, if the City Council votes to introduce the SB 79 ordinance on July 14, 2026, and if the City Council votes to adopt the SB 79 ordinance on July 28, 2026, the SB 79 implementation ordinance will become effective 30 days from its adoption date and is subject to HCD review pursuant to Government Code section 65912.160(d); and

WHEREAS, the minimum and maximum capacity that SB 79 mandates on impacted parcels requires the City to account for unit counts, density, and potential population growth that far exceeds the City's long-range planning, severely straining existing public safety resources and infrastructure capacity and creating immediate impacts to public health, safety, and welfare in the exact areas the City Council has already identified and considered for exemption or phased implementation; and

WHEREAS, growth beyond the City's General Plan could induce development that will materially and forever alter the existing community before the City has even had the opportunity to address these planning concerns through holistic review and will impose ultra-high density development on a timeline on properties within Very High Fire Hazard Zones or without infrastructure and services able to meet demand;

WHEREAS, adopting an interim urgency ordinance that directly mirrors the provisions of the proposed SB 79 implementation ordinance avoids immediate health and safety impacts, and safeguards against attempts to circumvent these actions by becoming effective immediately upon adoption;

WHEREAS, pursuant to Government Code sections 36394 and 36397, an urgency ordinance for the immediate preservation of the public peace, health or safety, and containing a

declaration of the facts constituting the urgency, may be passed immediately upon introduction and either at a regular, or special meeting if passed by a four-fifths vote of the City Council; and

WHEREAS, unless this ordinance takes effect immediately as provided herein, there is a high likelihood that the City will receive applications for SB 79 high density developments for properties located in Very High Fire Hazard Severity Zones and properties without safe access to transit before the effective date of SB 79 ordinance introduced on July 14, 2026; and

WHEREAS, the City of San Marcos has drafted this ordinance ("Urgency Ordinance") to resolve the immediate health and safety issues created by the effective date of the adoption of the SMMC Chapter 20.800 after SB 79's effective date of July 1, 2026; and

WHEREAS, this Urgency Ordinance is exempt from review under the California Environmental Quality Act ("CEQA;" California Public Resources Code Section 21000 et seq.) and CEQA regulations (Title 14, California Code of Regulations Section 15000, et seq.) because an ordinance adopted to implement SB 79 is not considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code and Government Code Section 65912.160(c)(2); and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MARCOS DOES ORDAIN AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Ordinance.

Section 2. The City Council hereby finds that all requirements of CEQA have been met, in that adoption of an Urgency Ordinance to implement the provisions of Senate Bill 79 (Government Code Section 65912.155 et seq.) (SB 79) is not considered a project under the California Environmental Quality Act (Division 13 of Public Resources Code Section 21000 et seq) (CEQA) pursuant to Government Code Section 65912.160(c)(2) and therefore finds this Urgency Ordinance exempt from CEQA.

Section 3. The City Council hereby adopts this Urgency Ordinance as an emergency measure pursuant to Government Code Section 36934 and Section 36937 for the immediate preservation of the public peace, health, and safety, and is adopted and justified based on the findings set forth in the Recitals of this Ordinance; which are supported by substantial evidence in the record associated with the City Council's consideration thereof.

Section 4. The City Council adopts this Urgency Ordinance to implement Government Code sections 65912.160(e)(1) and 65912.161(b)(1) related to exemptions and phased implementation of SB 79 and to establish residential density and development standards pursuant to Government Code section 65912.160(c)(1) through the adoption of Text Amendment (TA26-0001), adding Chapter 20.280: Transit-Oriented Development to the San Marcos Municipal Code (SMMC), as shown on the attached Exhibit C, incorporated by reference and made a part of this Urgency Ordinance as though fully set forth herein.

Section 5. The City Council adopts this Urgency Ordinance to adopt the Zoning Map implementing the exclusions and phased implementation of SB 79, included as Exhibit A based on the tier 2 TOD stop and zone locations identified by SANDAG, pursuant to Government Code section 65912.160(f).

Section 6. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety, within the meaning of Government Code Section 36937(b), and, therefore, shall be effective immediately upon its adoption. This Urgency Ordinance shall be effective through the period until Ordinance No. 2026-1581 is adopted and for 30 days after its adoption until Ordinance No. 2026-1581 is effective.

Section 7. This Urgency Ordinance was adopted by the necessary four-fifths vote of the City Council pursuant to California Government Code Section 36937(b).

Section 8. If any section, sentence, clause or phrase of this Urgency Ordinance is determined to be invalid, illegal or unconstitutional by a decision or order of any court or agency of competent jurisdiction, then such decision or order will not affect the validity and enforceability of the remaining portions of this Urgency Ordinance. The City Council declares that it would have passed and adopted the urgency Ordinance, and each section, sentence, clause or phrase thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

Section 9. Within fifteen (15) days following adoption of this Urgency Ordinance, the City Clerk shall certify to the passage of the Urgency Ordinance and cause the same to be published, or the title thereof as a summary, in accordance with the provisions of State law in a newspaper of general circulation designated for legal notices publication in the City of San Marcos.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos, State of California, at a regular meeting held on this 14 day of July, 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Rebecca D. Jones, Mayor

ATTEST:

APPROVED AS TO FORM:

Phillip Scollick, City Clerk

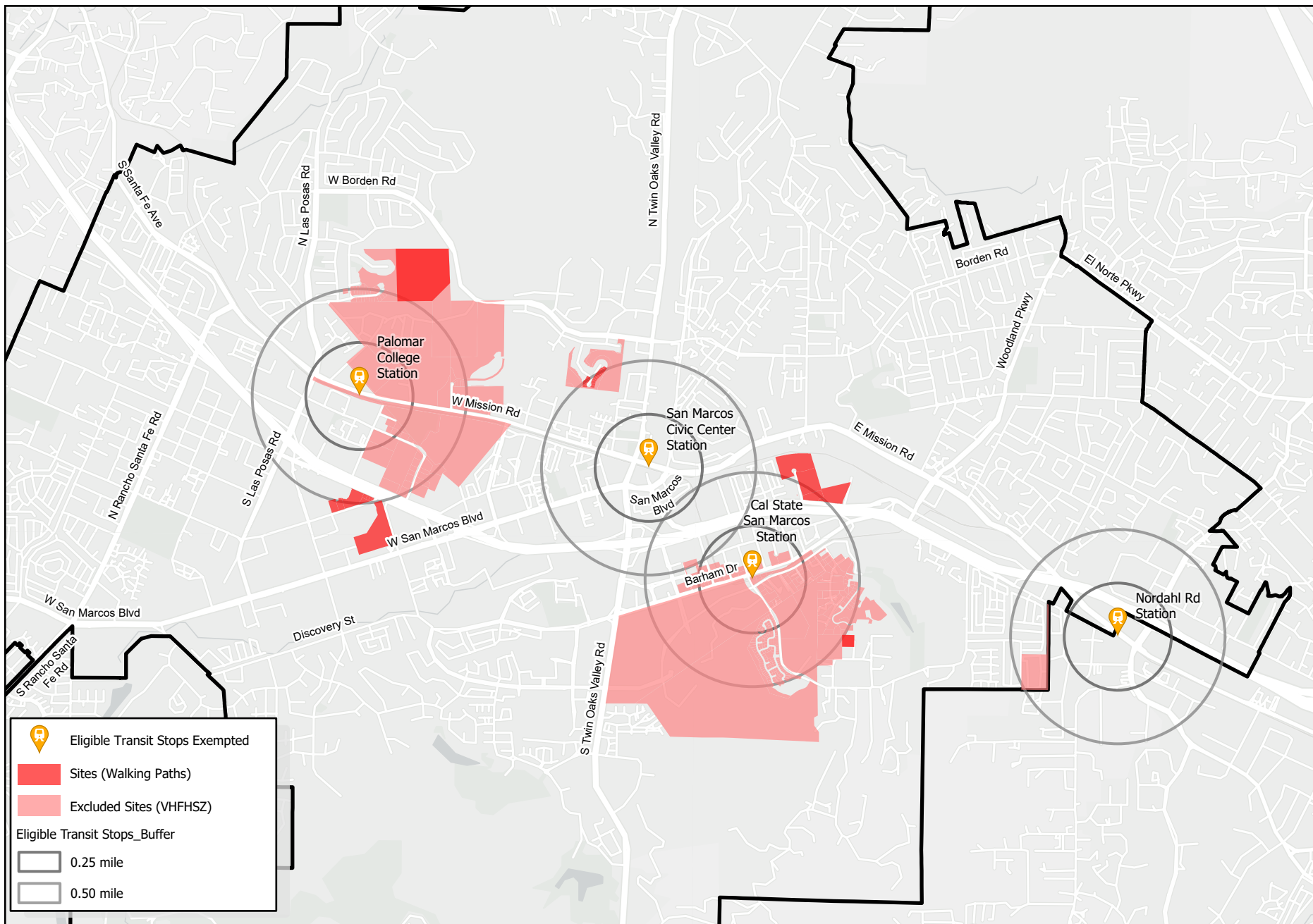
Helen Holmes Peak, City Attorney

Attachment(s):

Exhibit A Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites
Exhibit B Walking Path Methodology Memorandum dated June 12, 2026
Exhibit C San Marcos Municipal Code (SMMC) Chapter 20.280: Transit-Oriented Development

EXHIBIT A

**Transit-Oriented Development Stops and Zones, Exempted Areas,
and Excluded Sites**



Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information see the Disclaimer on the City's website.

Exhibit A

Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites

CREATED BY: City of San Marcos GIS
 CREATED DATE: 6/12/2026
 DATA SOURCES: City of San Marcos, SanGIS

EXHIBIT B

One-Mile Walking Path Methodology Memorandum dated June 12, 2026

MEMORANDUM

To: Text Amendment (TA) 26-0001 File
From: Joseph Farace, Planning Director
Date: June 12, 2026
Subject: One-Mile Walking Path Methodology

Purpose

Government Code Section 65912.160(e)(1) authorizes a local government to designate areas within one-half mile of a transit-oriented development stop as exempt from the provisions of Chapter 4.1.5 of the Government Code, when the local government makes findings, supported by substantial evidence, that no walking path of less than one mile exists between the subject area and the transit-oriented development stop.

This memorandum describes the methodology used to identify areas where no walking path of less than one mile exists between certain areas within transit-oriented zones and the applicable transit-oriented development stop. Pursuant to Government Code Section 65912.160(e)(1), this memorandum also provides substantial evidence supporting the designation of those areas as exempt.

Methodology

Data Used

The City conducted a network analysis utilizing Geographic Information System (GIS) feature layer data obtained from the San Diego Geographic Information Source (SanGIS). The GIS data used in the analysis included, but was not limited to, the following:

- TRAN_TRANSITSTOP (transit stop locations)
- LR_PARCEL (parcel boundaries)
- TRAN_ROAD

These layers were used to identify publicly accessible facilities and evaluate pedestrian connectivity between transit-oriented development stops and surrounding properties within the transit-oriented development zones

Analysis

Walking path distances were measured using the ArcGIS Network Analyst extension that identified the shortest legal and publicly accessible pedestrian route between each transit-oriented development stop and surrounding parcels located within the applicable transit-oriented development zone.

MEMORANDUM

Distances were measured along the pedestrian accessible circulation network, using the available data indicated above.

For each transit-oriented development stop, the point of origin for each path was established using the centerline of the pedestrian-accessible route adjacent to the transit stop location identified by the San Diego Association of Governments (SANDAG). At the time of the analysis, SANDAG had not yet published a map of transit-oriented development stops and zones pursuant to Government Code Section 65912.160(f). The analysis then calculated the shortest available pedestrian route from the transit stop to the nearest point along each parcel boundary within the transit-oriented development zone.

The analysis excluded routes that:

- Cross private property without legal public access;
- Require pedestrians to traverse freeways, rail corridors, waterways, or other barriers without a designated pedestrian crossing;
- Utilize facilities that are not legally accessible to the public; or
- Require travel through unsafe or prohibited pedestrian areas.

Parcels for which the shortest available legal pedestrian route exceeded one mile were identified as exempt, pursuant to Government Code Section 65912.160(e)(1).

As a validation step, GIS staff also performed the analysis using a road network dataset obtained from the County of San Diego. The results were identical to those generated using the City's TRAN_ROAD layer, confirming the accuracy and consistency of the methodology.

City staff also reviewed the validated results to confirm the existence of physical barriers and validate the calculated walking routes and distances. Any errors in the network analysis that did not conform to the exclusions identified above were manually corrected when the results were validated on June 12, 2026.

Supporting evidence includes GIS network analysis maps, aerial imagery, pedestrian circulation maps, distance calculations, and photographs documenting physical barriers and pedestrian facilities.

EXHIBIT C

San Marcos Municipal Code (SMMC)
Chapter 20.280: Transit-Oriented Development

Chapter 20.280 Transit-Oriented Development

Section 20.280.010 Purpose of Chapter

The purpose of this chapter is to implement California Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. Nothing in this chapter shall be construed to limit the City's authority to amend these provisions as necessary to remain consistent with state law.

Section 20.280.020 Applicability

The provisions of this chapter shall be applicable to eligible sites identified in Section 20.280.040, when a transit-oriented housing development project is proposed. The provisions of this chapter shall remain in effect for up to one year following the adoption of the seventh revision of the General Plan Housing Element, at which time the City may adopt, or incorporate a local transit-oriented development alternative plan or other implementing regulations, consistent with the applicable provisions of State law at that time. The provisions of this chapter shall prevail in all cases where regulatory conflicts exist between this chapter and any other chapter of this Zoning Ordinance.

Section 20.280.030 Definitions

- A. ***Transit-Oriented Development Stop*** shall have the same meaning as set forth in Government Code Section 65912.156(p), as may be amended from time to time. Transit-oriented development stops located within, or having a transit-oriented development zone extending into, the city of San Marcos shall be identified on the most current Map of Transit-Oriented Development Stops and Zones prepared by the San Diego Association of Governments (SANDAG) or other mapping resource authorized by state law. As of the effective date of this chapter, the following North County Transit District (NCTD) SPRINTER stations are identified as Tier 2 transit-oriented development stops with transit-oriented development zones extending into the City of San Marcos:
 - 1. Palomar College, [1142 W. Armorlite Dr., San Marcos, CA 92069](#)
 - 2. San Marcos Civic Center, [40 W. San Marcos Blvd., San Marcos, CA 92069](#)
 - 3. California State University (CSU) San Marcos, [410 La Moree Rd., San Marcos, CA 92069](#)
 - 4. Nordahl Road, [2121 Barham Dr., Escondido, CA 92025](#)
- B. ***Transit-oriented development zone*** means the area within one-half mile of a transit-oriented development stop
- C. ***Transit-oriented housing development project*** means a housing development project with a minimum of 30 dwelling units per acre (du/ac), containing at least 5 residential units, as defined by Government Code Sections 65912.156(g) and 65912.157, and as additionally described in Section 20.280.050 of this Chapter.
- D. ***Walking path*** shall mean a continuous route available for pedestrian travel between a site and a transit-oriented development stop that is lawfully accessible to the public and may include sidewalks, pedestrian paths, multi-use trails, marked pedestrian crossings, pedestrian bridges, and other publicly accessible pedestrian facilities. A walking path does not include routes requiring travel through private property not subject to a public access easement, areas closed to public access, or locations where pedestrian access is prohibited.

Section 20.280.040 Eligible Sites

- A. Eligible site. Parcels located within a transit-oriented development zone and zoned for residential use (R-1-20, R-1-10, R-1-7.5, R-2, R-3-6, ~~and R-3-10 Zones~~, and R-MHP), mixed-use development (MU-1 and MU-2 Zones), commercial use (C and NC Zones), or within a Specific Plan Area (SPA) containing a residential, mixed-use, or commercial land use district shall be eligible for a transit-oriented housing development project pursuant to this chapter, subject to the applicable development standards of the transit-oriented development zone, as follows:
 1. Quarter mile radius. Parcels located within one-quarter mile of, a transit-oriented development stop.
 2. Half mile radius. Parcels located more than one-quarter mile from, but within one-half mile of, a transit-oriented development stop.
- B. Exempt sites. Parcels are exempt from the provisions of this chapter, and not eligible for a transit-oriented housing development project if no walking path of less than one mile from that location to the transit-oriented development stop exists; see figure 20.280-1.
- C. Excluded sites. Prior to one year following the adoption of the seventh revision of the housing element, or upon adoption of a local Transit-Oriented Development (TOD) alternative plan, the following parcels are excluded from the provisions of this chapter, and not eligible for a transit-oriented housing development project:
 1. Very High Fire Hazard Severity Zone. Parcels located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the state responsibility area, as defined in Public Resources Code Section 4102; see figure 20.280-2.

Section 20.280.050 Transit-Oriented Development Standards

The new development, design, construction, or establishment of a transit-oriented housing development project, pursuant to the provisions of this chapter, shall conform to these regulations. Any standard of this chapter shall be modified or waived by the Planning Director to the extent necessary to avoid physically precluding the applicable density, Floor Area Ratio (FAR), or height permitted by Government Code Section 65912.157.

- A. Density, Height, FAR. A transit-oriented development shall comply with the following standards for density, height, and FAR:

Table 20.280-1: Density, Height, & FAR Requirements for Transit-Oriented Development		
	Quarter Mile Radius	Half Mile Radius
Density Minimum	30 du/ac ¹	30 du/ac ¹
Density Maximum	100 du/ac ²	80 du/ac
Height Maximum	65 feet / 6 stories ²	55 feet / 5 stories
FAR Maximum	3.0 ²	2.5
Unit Size	Each dwelling unit shall contain not less than 600 square feet of net habitable area. The average net habitable area of all dwelling units within a transit-oriented development project shall not exceed 1,750 square feet.	
These development standards are based on those identified in Government Code Section 65912.157 for Tier 2 transit-oriented development stops. Where state law authorizes greater density, height, or FAR, state law shall control.		
Footnotes:		
1. A development of less than 30 dwelling units per acre (du/ac) would not be a transit-oriented development, pursuant to the provisions of this ordinance.		

2. Notwithstanding any other law, a transit-oriented housing development project that meets any of the eligibility criteria under Government Code 65912.157(e) and is immediately adjacent to a transit-oriented development stop shall be eligible for an adjacency intensifier to increase the height limit by an additional 20 feet, the maximum density standard by an additional 40 dwelling units per acre, and the residential floor area ratio by 1 prior to the application of Government Code Section 65915.

- B. Open Space. A transit-oriented development shall have the following minimum open space requirements:

Table 20.280-2: Open Space Requirements for Transit-Oriented Development	
Common Outdoor Open Space	Equal to at least ten percent (10%) of the gross lot area. Common outdoor open space shall: be designed and maintained for shared use by residents of the development; be open to the sky, except for permitted shade structures, awnings, trellises, canopies, or similar features; consist of at least one 400 square foot area with a minimum single dimension of ten (10) feet; may include courtyards, rooftop decks, plazas, paseos, recreation areas, landscaped areas, and outdoor seating areas; and not include vehicle drive aisles, parking areas, loading areas, or mechanical equipment areas. No more than one-quarter of the common outdoor open space area shall be used exclusively for a pet relief area (i.e., dog park).
Common Indoor Open Space	Projects with fewer than 50 units: no indoor common space required. 50–75 units: minimum 500 sq. ft. 75–99 units: minimum 750 sq. ft. 100+ units: minimum 1,000 sq. ft. Required common indoor amenity space may include community rooms, lounges, fitness rooms, coworking areas, recreation rooms, multipurpose rooms, leasing and resident gathering areas, or similar indoor spaces designed for shared resident use. Areas used for building lobbies, leasing offices, storage rooms, mechanical equipment, corridors, or circulation shall not count toward the minimum required common indoor amenity space.
Private Open Space	36 sq. ft., minimum dimension 6 feet required for 50% of all residential units, provided as either a porch, patio, or balcony.
Open Space shall be interpreted and applied in a manner that does not physically preclude achievement of the applicable density, height, or floor area ratio otherwise permitted by this chapter.	

- C. Shadow and Solar Access Standards. A transit-oriented development project exceeding 45 feet in height and located adjacent to a residentially zoned property shall incorporate building modulation, upper-story setbacks, orientation, spacing, façade articulation, or similar design measures to reduce shading impacts on adjacent properties. Development shall not result in a net increase of more than two consecutive hours of shadow on March 21 (spring equinox) between 9:00 am and 3:00 pm on any of the following areas on an adjacent residential property: primary outdoor recreation areas; existing ground-floor habitable room windows located within 20 feet of the shared property line; or solar energy systems protected pursuant to state law. Shadow and Solar Access Standards shall be interpreted and applied in a manner that does not

physically preclude achievement of the applicable density, height, or floor area ratio otherwise permitted by this ordinance.

- D. **Building Articulation and Façade Standards.** A transit-oriented development project shall incorporate façade articulation and variation in order to reduce the appearance of blank wall planes and building massing. Compliance with this section shall be demonstrated through the following objective standards:
1. Building façades exceeding 40 horizontal feet in length shall incorporate at least two of the following elements at intervals not exceeding 40 feet:
 - a. A change in wall plane of at least 2 feet in depth and 6 feet in width;
 - b. Balconies, recessed balconies, bay windows, or projecting architectural features extending at least 18 inches from the façade;
 - c. A vertical variation in materials, colors, or textures extending at least one story in height;
 - d. Upper-story stepbacks with a minimum depth of 4 feet;
 - e. Covered pedestrian entrances or architectural canopies.
 2. Street-facing ground-floor façades located adjacent to a public street shall include transparent windows or doors comprising at least 25 percent of the ground-floor façade area between 2 and 10 feet above adjacent grade.
 3. Blank wall areas exceeding 20 feet in horizontal length shall be prohibited along street-facing façades and shall incorporate architectural treatments, public art, green walls, etc.
 4. Primary building entrances shall be clearly identifiable through at least one of the following:
 - a. Recessed or projecting entry features;
 - b. Canopies or awnings;
 - c. Enhanced architectural detailing;
 - d. Distinct material or color treatment.
 5. Exterior building materials shall include a minimum of two material types or finishes on each street-facing façade.
- E. **Parking and Mobility.** A transit-oriented development shall provide the minimum parking and mobility requirements:
1. **Automobile Parking.** Automobile parking shall be provided in accordance with the applicable provisions of Chapter 20.340, to the extent not preempted or otherwise limited by state law, and in conformance with all applicable provisions of state law, including, but not limited to, Government Code Section 65863.2.
 2. **Bicycle Parking.**
 - a. Long-term bicycle parking shall be provided for residents at a minimum ratio of one (1) secure bicycle parking space per dwelling unit. Required long-term bicycle parking may be provided

within dwelling units, within secured bicycle storage rooms, bicycle lockers, controlled-access parking areas, or other secure areas protected from theft and weather.

- b. Short-term bicycle parking for visitors and the public shall be provided at a minimum ratio of one (1) bicycle parking space per twenty (20) dwelling units, with a minimum of two (2) short-term bicycle parking spaces per development. Required short-term bicycle parking shall be located in a publicly accessible area near a primary pedestrian entrance.
 - c. Developments containing twenty (20) or more dwelling units shall provide electric bicycle charging access for residents. Electric bicycle charging access may include standard electrical outlets, dedicated charging receptacles, or charging stations located within secure long-term bicycle parking areas.
 - d. Bicycle parking areas shall be connected to an accessible pedestrian path of travel and shall be designed to allow convenient access without requiring the use of stairs.
- F. Accessible Path of Travel. A transit-oriented development project shall provide or be connected to the pedestrian access point of the applicable transit-oriented development stop by an accessible pedestrian path of travel.
 - 1. The accessible pedestrian path of travel shall consist of a continuous, reasonably direct, and barrier-free route complying with applicable accessibility requirements of the California Building Code, the Americans with Disabilities Act, and applicable public right-of-way accessibility standards. The accessible pedestrian path of travel may include, but is not limited to:
 - a. Sidewalks and walkways.
 - b. Curb ramps and driveway crossings.
 - c. Marked or signalized pedestrian crossings.
 - d. Accessible pedestrian signals, where applicable.
 - e. Pedestrian refuge areas, where applicable.
 - f. On-site accessible routes connecting the public sidewalk to primary building entrances.
 - 2. Any on-site improvements and any off-site improvements required as a condition of project approval shall comply with applicable accessibility requirements of the California Building Code and adopted engineering design standards.

Section 20.280.060 Application and Review Procedures

- A. Application Requirements. An application for a transit-oriented housing development project pursuant to this chapter shall be submitted on forms provided by the City. The application shall include submittal materials generally equivalent to those required for a Site Development Plan (SDP), as determined by the Planning Director, to the extent necessary to demonstrate compliance with this chapter and applicable state law. The application shall include, at a minimum, the following:
 - 1. Identification of the project as a transit-oriented housing development project and an indication of whether streamlined ministerial approval pursuant to Government Code Section 65912.159 is requested.

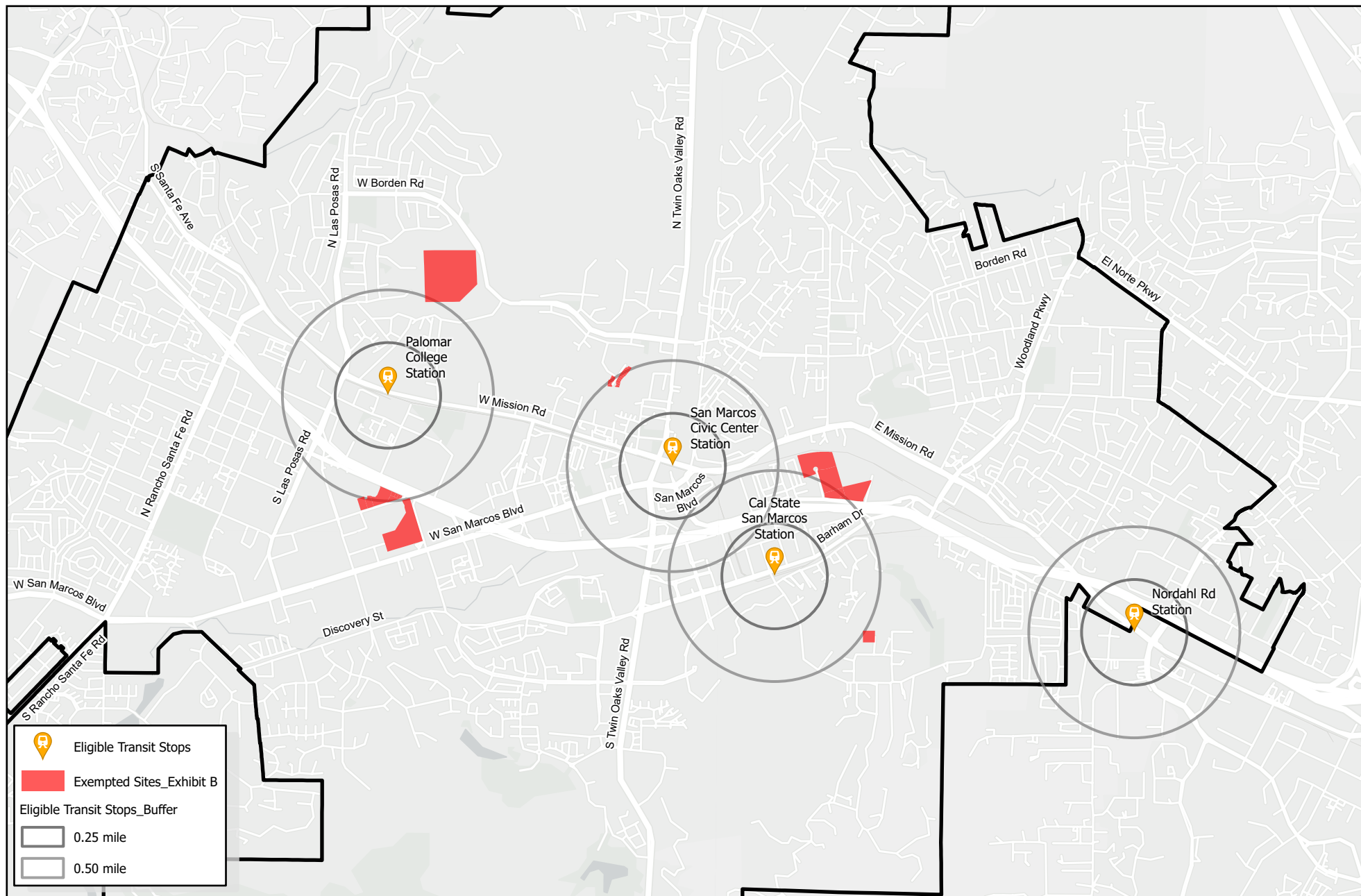
2. A site plan showing property boundaries, building footprints, setbacks, parking areas, open space areas, and pedestrian access routes.
 3. Building elevations and floor plans.
 4. A project data table identifying the proposed number of dwelling units, density, building height, floor area ratio, and net habitable floor area.
 5. Documentation demonstrating the project's location within the applicable transit-oriented development zone.
 6. Documentation demonstrating compliance with any applicable affordability requirements, if required by state law.
 7. Any other information reasonably necessary to determine compliance with the objective standards of this chapter.
- B. Eligibility Determination. The Planning Director, or designee, shall determine whether a proposed project qualifies as a transit-oriented housing development project pursuant to this chapter and shall identify the applicable development standards based on the project's location within the transit-oriented development zone.
- C. Review Procedures.
1. A transit-oriented housing development project seeking streamlined ministerial approval pursuant to Government Code Section 65913.4 shall be processed in accordance with those provisions and any applicable state regulations.
 2. A transit-oriented housing development project not seeking streamlined ministerial approval shall be processed in accordance with the City's otherwise applicable development review procedures, subject to the requirements, protections, and limitations established by Government Code Chapter 4.1.5 (commencing with Section 65912.155), the Housing Accountability Act (Government Code Section 65589.5), and other applicable state laws.
 3. Review of a transit-oriented housing development project shall be limited to determining compliance with the objective standards of this chapter, applicable objective provisions of the Municipal Code, and applicable state law.
- D. Conflicting Regulations. Where a provision of this chapter conflicts with another provision of this Zoning Ordinance or the Municipal Code, the provision that results in compliance with Government Code Chapter 4.1.5 (commencing with Section 65912.155) shall control.
- E. State Law Controls. This chapter shall be interpreted and applied in a manner consistent with Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. To the extent any provision of this chapter is determined to be inconsistent with state law, the applicable provision of state law shall control.

Section 20.280.070 Severability and State Law Amendments

- A. Severability. The provisions of this chapter are severable. If any section, subsection, sentence, clause, phrase, table, figure, map designation, development standard, exemption, exclusion, application, or provision of this chapter, or its application to any person, property, project, circumstance, or geographic area, is for any reason held to be invalid, unconstitutional, preempted, or otherwise unenforceable by a

court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions of this chapter.

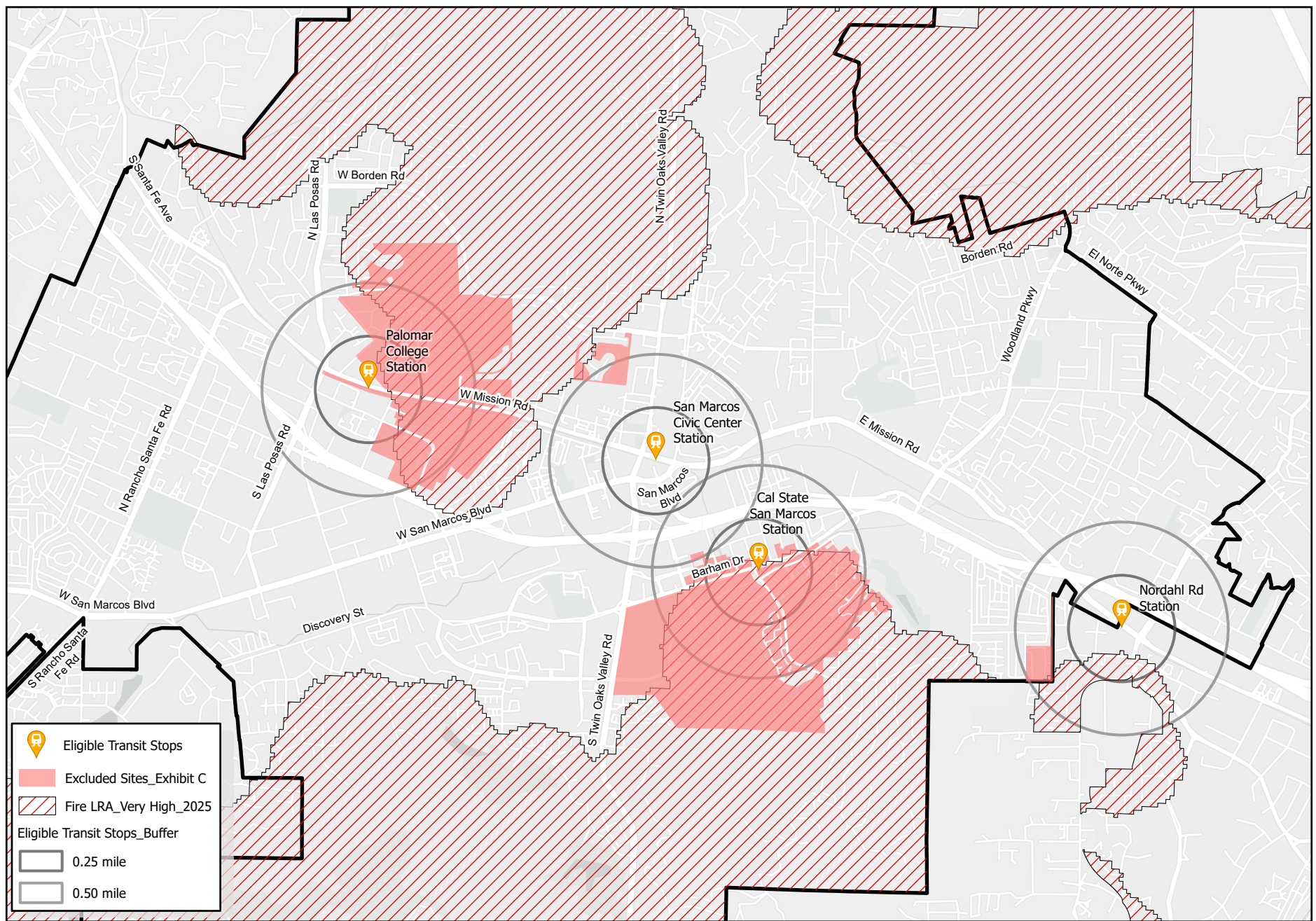
- B. **Legislative Intent.** The City Council declares that it would have adopted this chapter, and each section, subsection, sentence, clause, phrase, table, figure, map designation, development standard, exemption, exclusion, and provision thereof, irrespective of the fact that any one or more portions may subsequently be declared invalid, unconstitutional, preempted, or unenforceable.
- C. **Partial Invalidity.** If any development standard, exemption, exclusion, limitation, procedural requirement, or mapping designation established by this chapter is determined to be invalid or unenforceable, such determination shall apply only to the specific provision found invalid and shall not affect any other provision of this chapter that can be given effect without the invalid provision.
- D. **State Law Supersession.** This chapter is intended to implement Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. If any provision of this chapter is rendered inconsistent with applicable state law due to a future amendment, judicial interpretation, administrative guidance, or other change in law, the applicable provision of state law shall control, and the remaining provisions of this chapter shall remain in full force and effect to the maximum extent permitted by law.
- E. **Continuing Effect.** It is the intent of the City Council that this chapter remain operative and enforceable notwithstanding future amendments to state law, except to the extent that a provision of this chapter directly conflicts with applicable state law. Any such conflict shall be interpreted as narrowly as possible to preserve the continued validity and operation of the remaining provisions of this chapter.
- F. **Administrative Interpretation.** The Planning Director, City Attorney, and other City officials responsible for administering this chapter shall interpret and apply its provisions in a manner that effectuates the purposes of Government Code Chapter 4.1.5 and preserves the maximum lawful effect of this chapter in the event of litigation, statutory amendment, or judicial determination affecting any portion of this chapter.



Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information see the Disclaimer on the City's website.

SMMC Figure 20.280-1: Exempted Sites
Approved by Ordinance No. 2026-1580
Adopted: [replace upon adoption]

CREATED BY: City of San Marcos GIS
 CREATED DATE: 6/12/2026
 DATA SOURCES: City of San Marcos, SanGIS



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SMMC Figure 20.280-2: Excluded Sites Approved by Ordinance No. 2026-1580 Adopted: [replace upon adoption]

CREATED BY: City of San Marcos GIS
CREATED DATE: 6/1/2026
DATA SOURCES: City of San Marcos, SanGIS

ORDINANCE NO. 2026-1581

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY COUNCIL APPROVAL OF SAN MARCOS MUNICIPAL CODE CHAPTER 20.280 (TRANSIT-ORIENTED DEVELOPMENT), AN ORDINANCE IDENTIFYING SITES FOR EXCLUSION FROM SENATE BILL 79, IDENTIFYING SITES FOR PHASED IMPLEMENTATION OF SENATE BILL 79, AMENDING THE ZONING MAP TO REFLECT SB SENATE BILL 79 EXEMPT SITES AND SITES WITH PHASED IMPLEMENTATION, ESTABLISH DEVELOPMENT STANDARDS, AND FINDING THE ORDINANCE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

TA26-0001
City of San Marcos

WHEREAS, the legislature of the State of California has, in Article XI, Section 7 of the California Constitution and Government Code, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, Senate Bill 79 (SB 79), the Abundant and Affordable Homes Near Transit Act of 2025, codified in Government Code Chapter 4.1.5 (commencing with Government Code Section 65912.155), operative July 1, 2026, establishes statewide minimum residential density and development standards for properties located within one-quarter and one-half mile of qualifying transit-oriented development (TOD) stops; and

WHEREAS, pursuant to Government Code section 65912.160(f), the San Diego Association of Governments (SANDAG), the metropolitan planning organization for the San Diego region published a draft map on June 18, 2026 identifying transit-oriented development stops and zones within the region, which designates the North County Transit District (NCTD) SPRINTER hybrid rail corridor as Tier 2 commuter rail and identifies the following Tier 2 transit-oriented development stops located within, or adjacent to, the City, with one-half-mile and one-quarter-mile radii extending into the City: Palomar College (1142 W. Armorlite Dr., San Marcos, CA 92069), San Marcos Civic Center (40 W. San Marcos Blvd., San Marcos, CA 92069), California State University San Marcos (410 La Moree Rd., San Marcos, CA 92069), and Nordahl Road (2121 Barham Dr., Escondido, CA 92025), as shown in Exhibit A (Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites); and

WHEREAS, Government Code Section 65912.160(e), authorizes local jurisdictions to exempt certain sites from SB 79 applicability through adoption of a local ordinance, subject to review and approval by the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65912.161(b), authorizes local jurisdictions to phase implementation of SB 79 on certain sites through adoption of a local ordinance, subject to review and approval by the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65912.160(c)(1), authorizes local jurisdictions to establish objective residential density and development standards for properties located within

one-quarter and one-half mile of qualifying transit-oriented development (TOD) stops certain sites through adoption of a local ordinance, subject to review and approval by the California Department of Housing and Community Development (HCD); and

WHEREAS, the City Council desires to preserve local planning authority and allow sufficient time to evaluate SB 79 and potential local implementation measures in coordination with the Housing Element process, consistent with State law; and

WHEREAS, SB 79 permits exclusion of sites within one-half mile of a qualifying TOD stop where the site lacks a pedestrian walking path of less than one mile to the transit stop, pursuant to Government Code Section 65912.160(e)(1), supported by substantial evidence, as set forth in Exhibit B (Walking Path Methodology Memorandum dated June 12, 2026), attached hereto and incorporated herein; and

WHEREAS, the Development Services Department has analyzed properties within one-half mile of qualifying TOD stops and has identified certain sites that qualify for exclusion under SB 79, as set forth in Exhibit A (Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites), attached hereto and incorporated herein; and

WHEREAS, pursuant to Government Code Section 65912.161(b)(1)(D), SB 79 allows for phased implementation of SB 79 on sites within a Very High Fire Hazard Severity Zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178 until one year following adoption of the seventh cycle Housing Element; and

WHEREAS, the Development Services Department has analyzed properties within a Very High Fire Hazard Severity Zone and has identified certain sites that qualify for phased implementation of SB 79, as set forth in Exhibit A (Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites), attached hereto and incorporated herein; and

WHEREAS, the Development Services Department submitted a copy of the Ordinance to the California Department of Housing and Community Development (HCD) on June 30, 2026 (HAU0003561), 14 days prior to the adoption of the Ordinance by the City Council, pursuant to Government Code Section 65912.160(d)(1)(A); and

WHEREAS, according to the California Department of Housing and Community Development, the City's seventh revision of the Housing Element will be due on June 15, 2031; and

WHEREAS, on June 15, 2026, the San Marcos Planning Commission held a duly noticed public hearing and recommended approval of said request and the appropriate environmental document for said request to the City Council, by a 7-0 vote, in favor; and

WHEREAS, on July 14, 2026, the City Council held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the City Council did review and consider a Categorical Exemption (EX26-041) pursuant to the California Environmental Quality Act (CEQA) and Government Code Section 65912.160(c)(2); and

NOW, THEREFORE, the City Council does hereby order as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Ordinance.
- B. The adoption of the Zoning Map implementing the exclusions and phased implementation of SB 79, included as Exhibit A, based on the tier 2 TOD stop and zone locations identified by SANDAG, pursuant to Government Code section 65912.160(f).
- C. The adoption of Text Amendment (TA26-0001), adding Chapter 20.280: Transit-Oriented Development to the San Marcos Municipal Code (SMMC), as shown on the attached Exhibit C, incorporated by reference and made a part of this Ordinance as though fully set forth herein.
- D. The adoption of an ordinance to implement the provisions of Senate Bill 79 (Government Code Section 165912.155 et seq.) is not considered a project under the California Environmental Quality Act (Division 13 of Public Resources Code Section 21000 et seq) (CEQA) pursuant to Government Code Section 65912.160(c)(2) and therefore finds this Ordinance exempt from CEQA.
- E. The City Council's decision is based on the following findings and determinations:
 - 1. Adoption of this Ordinance implements California Government Code sections 65912.160(e)(1) and 65912.161(b)(1) related to exemptions and phased implementation of SB 79 and to establish residential density and development standards pursuant to Government Code section 65912.160(c)(1).
 - 2. All requirements of CEQA have been met, in that adoption of an ordinance to implement the provisions of Senate Bill 79 (Government Code Section 165912.155 et seq.) is not considered a project under the California Environmental Quality Act (Division 13 of Public Resources Code Section 21000 et seq) (CEQA) pursuant to Government Code Section 65912.160(c)(2) and therefore finds this Ordinance exempt from CEQA.
- F. This Text Amendment (TA26-0001) is Categorically Exempt (EX26-041) from environmental review pursuant to Government Code Section 65912.160(c)(2).
- G. This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk shall publish this Ordinance or the title hereof as a summary in a newspaper of general circulation in the City as required by law.

INTRODUCED at a regular meeting of the City Council of the City of San Marcos, California, held on the 14th day of July, 2026.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, at a regular meeting thereof, held on this 14th day of July, 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Rebecca D. Jones, Mayor

ATTEST:

APPROVED AS TO FORM:

Phillip Scollick, City Clerk

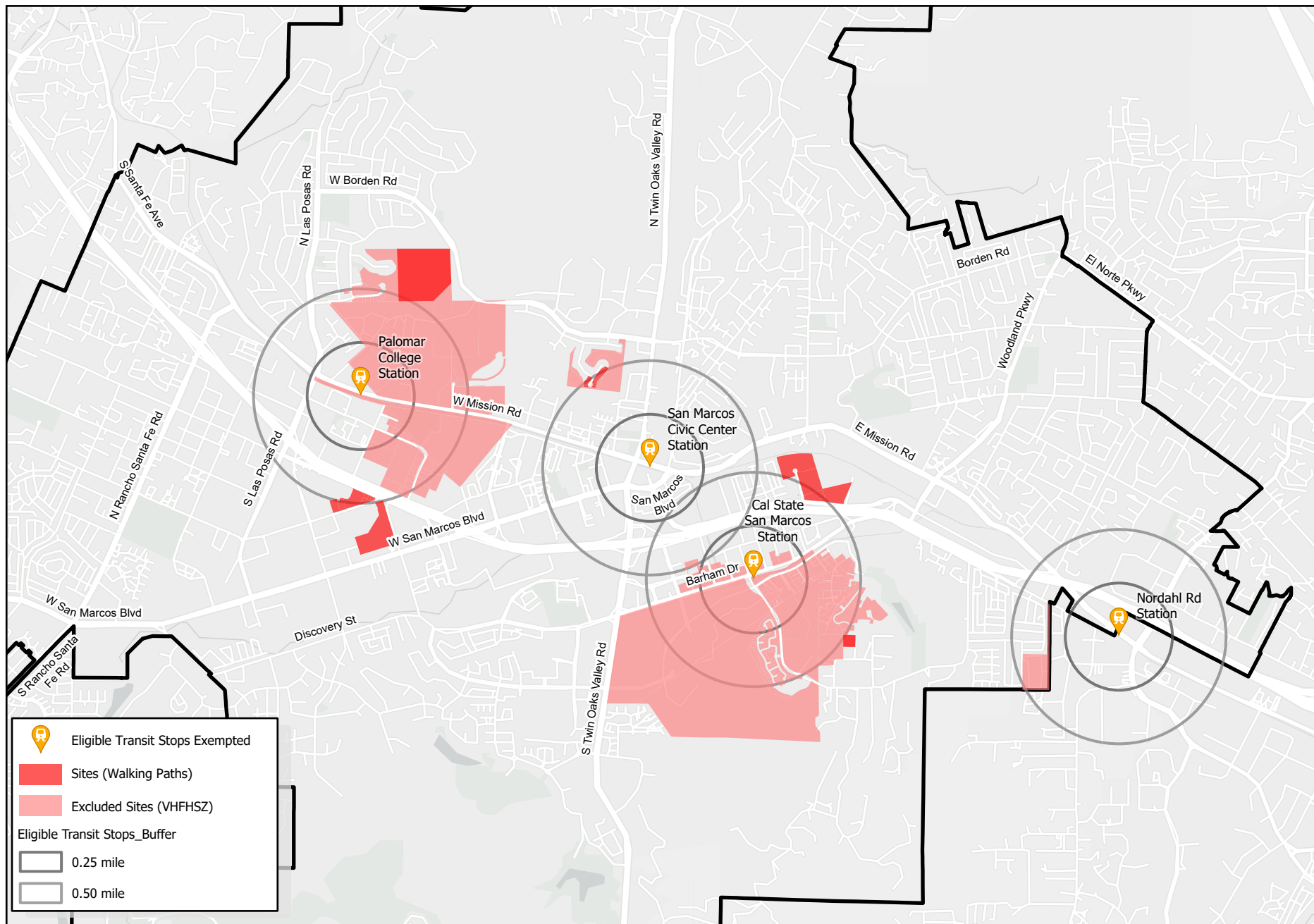
Helen Holmes Peak, City Attorney

Exhibit(s):

- A – Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites
- B – One-Mile Walking Path Methodology Memorandum dated June 12, 2026
- C – San Marcos Municipal Code (SMMC) Chapter 20.280: Transit-Oriented Development

EXHIBIT A

**Transit-Oriented Development Stops and Zones, Exempted Areas,
and Excluded Sites**



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Exhibit A

Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites

CREATED BY: City of San Marcos GIS
 CREATED DATE: 6/12/2026
 DATA SOURCES: City of San Marcos, SanGIS

EXHIBIT B

One-Mile Walking Path Methodology Memorandum dated June 12, 2026

MEMORANDUM

To: Text Amendment (TA) 26-0001 File
From: Joseph Farace, Planning Director
Date: June 12, 2026
Subject: One-Mile Walking Path Methodology

Purpose

Government Code Section 65912.160(e)(1) authorizes a local government to designate areas within one-half mile of a transit-oriented development stop as exempt from the provisions of Chapter 4.1.5 of the Government Code, when the local government makes findings, supported by substantial evidence, that no walking path of less than one mile exists between the subject area and the transit-oriented development stop.

This memorandum describes the methodology used to identify areas where no walking path of less than one mile exists between certain areas within transit-oriented zones and the applicable transit-oriented development stop. Pursuant to Government Code Section 65912.160(e)(1), this memorandum also provides substantial evidence supporting the designation of those areas as exempt.

Methodology

Data Used

The City conducted a network analysis utilizing Geographic Information System (GIS) feature layer data obtained from the San Diego Geographic Information Source (SanGIS). The GIS data used in the analysis included, but was not limited to, the following:

- TRAN_TRANSITSTOP (transit stop locations)
- LR_PARCEL (parcel boundaries)
- TRAN_ROAD

These layers were used to identify publicly accessible facilities and evaluate pedestrian connectivity between transit-oriented development stops and surrounding properties within the transit-oriented development zones

Analysis

Walking path distances were measured using the ArcGIS Network Analyst extension that identified the shortest legal and publicly accessible pedestrian route between each transit-oriented development stop and surrounding parcels located within the applicable transit-oriented development zone.

MEMORANDUM

Distances were measured along the pedestrian accessible circulation network, using the available data indicated above.

For each transit-oriented development stop, the point of origin for each path was established using the centerline of the pedestrian-accessible route adjacent to the transit stop location identified by the San Diego Association of Governments (SANDAG). At the time of the analysis, SANDAG had not yet published a map of transit-oriented development stops and zones pursuant to Government Code Section 65912.160(f). The analysis then calculated the shortest available pedestrian route from the transit stop to the nearest point along each parcel boundary within the transit-oriented development zone.

The analysis excluded routes that:

- Cross private property without legal public access;
- Require pedestrians to traverse freeways, rail corridors, waterways, or other barriers without a designated pedestrian crossing;
- Utilize facilities that are not legally accessible to the public; or
- Require travel through unsafe or prohibited pedestrian areas.

Parcels for which the shortest available legal pedestrian route exceeded one mile were identified as exempt, pursuant to Government Code Section 65912.160(e)(1).

As a validation step, GIS staff also performed the analysis using a road network dataset obtained from the County of San Diego. The results were identical to those generated using the City's TRAN_ROAD layer, confirming the accuracy and consistency of the methodology.

City staff also reviewed the validated results to confirm the existence of physical barriers and validate the calculated walking routes and distances. Any errors in the network analysis that did not conform to the exclusions identified above were manually corrected when the results were validated on June 12, 2026.

Supporting evidence includes GIS network analysis maps, aerial imagery, pedestrian circulation maps, distance calculations, and photographs documenting physical barriers and pedestrian facilities.

EXHIBIT C

San Marcos Municipal Code (SMMC)
Chapter 20.280: Transit-Oriented Development

Chapter 20.280 Transit-Oriented Development

Section 20.280.010 Purpose of Chapter

The purpose of this chapter is to implement California Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. Nothing in this chapter shall be construed to limit the City's authority to amend these provisions as necessary to remain consistent with state law.

Section 20.280.020 Applicability

The provisions of this chapter shall be applicable to eligible sites identified in Section 20.280.040, when a transit-oriented housing development project is proposed. The provisions of this chapter shall remain in effect for up to one year following the adoption of the seventh revision of the General Plan Housing Element, at which time the City may adopt, or incorporate a local transit-oriented development alternative plan or other implementing regulations, consistent with the applicable provisions of State law at that time. The provisions of this chapter shall prevail in all cases where regulatory conflicts exist between this chapter and any other chapter of this Zoning Ordinance.

Section 20.280.030 Definitions

- A. **Transit-Oriented Development Stop** shall have the same meaning as set forth in Government Code Section 65912.156(p), as may be amended from time to time. Transit-oriented development stops located within, or having a transit-oriented development zone extending into, the city of San Marcos shall be identified on the most current Map of Transit-Oriented Development Stops and Zones prepared by the San Diego Association of Governments (SANDAG) or other mapping resource authorized by state law. As of the effective date of this chapter, the following North County Transit District (NCTD) SPRINTER stations are identified as Tier 2 transit-oriented development stops with transit-oriented development zones extending into the City of San Marcos:
 - 1. Palomar College, [1142 W. Armorlite Dr., San Marcos, CA 92069](#)
 - 2. San Marcos Civic Center, [40 W. San Marcos Blvd., San Marcos, CA 92069](#)
 - 3. California State University (CSU) San Marcos, [410 La Moree Rd., San Marcos, CA 92069](#)
 - 4. Nordahl Road, [2121 Barham Dr., Escondido, CA 92025](#)
- B. **Transit-oriented development zone** means the area within one-half mile of a transit-oriented development stop
- C. **Transit-oriented housing development project** means a housing development project with a minimum of 30 dwelling units per acre (du/ac), containing at least 5 residential units, as defined by Government Code Sections 65912.156(g) and 65912.157, and as additionally described in Section 20.280.050 of this Chapter.
- D. **Walking path** shall mean a continuous route available for pedestrian travel between a site and a transit-oriented development stop that is lawfully accessible to the public and may include sidewalks, pedestrian paths, multi-use trails, marked pedestrian crossings, pedestrian bridges, and other publicly accessible pedestrian facilities. A walking path does not include routes requiring travel through private property not subject to a public access easement, areas closed to public access, or locations where pedestrian access is prohibited.

Section 20.280.040 Eligible Sites

- A. Eligible site. Parcels located within a transit-oriented development zone and zoned for residential use (R-1-20, R-1-10, R-1-7.5, R-2, R-3-6, ~~and R-3-10 Zones~~, and R-MHP), mixed-use development (MU-1 and MU-2 Zones), commercial use (C and NC Zones), or within a Specific Plan Area (SPA) containing a residential, mixed-use, or commercial land use district shall be eligible for a transit-oriented housing development project pursuant to this chapter, subject to the applicable development standards of the transit-oriented development zone, as follows:
 1. Quarter mile radius. Parcels located within one-quarter mile of, a transit-oriented development stop.
 2. Half mile radius. Parcels located more than one-quarter mile from, but within one-half mile of, a transit-oriented development stop.
- B. Exempt sites. Parcels are exempt from the provisions of this chapter, and not eligible for a transit-oriented housing development project if no walking path of less than one mile from that location to the transit-oriented development stop exists; see figure 20.280-1.
- C. Excluded sites. Prior to one year following the adoption of the seventh revision of the housing element, or upon adoption of a local Transit-Oriented Development (TOD) alternative plan, the following parcels are excluded from the provisions of this chapter, and not eligible for a transit-oriented housing development project:
 1. Very High Fire Hazard Severity Zone. Parcels located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the state responsibility area, as defined in Public Resources Code Section 4102; see figure 20.280-2.

Section 20.280.050 Transit-Oriented Development Standards

The new development, design, construction, or establishment of a transit-oriented housing development project, pursuant to the provisions of this chapter, shall conform to these regulations. Any standard of this chapter shall be modified or waived by the Planning Director to the extent necessary to avoid physically precluding the applicable density, Floor Area Ratio (FAR), or height permitted by Government Code Section 65912.157.

- A. Density, Height, FAR. A transit-oriented development shall comply with the following standards for density, height, and FAR:

Table 20.280-1: Density, Height, & FAR Requirements for Transit-Oriented Development		
	Quarter Mile Radius	Half Mile Radius
Density Minimum	30 du/ac ¹	30 du/ac ¹
Density Maximum	100 du/ac ²	80 du/ac
Height Maximum	65 feet / 6 stories ²	55 feet / 5 stories
FAR Maximum	3.0 ²	2.5
Unit Size	Each dwelling unit shall contain not less than 600 square feet of net habitable area. The average net habitable area of all dwelling units within a transit-oriented development project shall not exceed 1,750 square feet.	
These development standards are based on those identified in Government Code Section 65912.157 for Tier 2 transit-oriented development stops. Where state law authorizes greater density, height, or FAR, state law shall control.		
Footnotes:		
1. A development of less than 30 dwelling units per acre (du/ac) would not be a transit-oriented development, pursuant to the provisions of this ordinance.		

2. Notwithstanding any other law, a transit-oriented housing development project that meets any of the eligibility criteria under Government Code 65912.157(e) and is immediately adjacent to a transit-oriented development stop shall be eligible for an adjacency intensifier to increase the height limit by an additional 20 feet, the maximum density standard by an additional 40 dwelling units per acre, and the residential floor area ratio by 1 prior to the application of Government Code Section 65915.

- B. Open Space. A transit-oriented development shall have the following minimum open space requirements:

Table 20.280-2: Open Space Requirements for Transit-Oriented Development	
Common Outdoor Open Space	Equal to at least ten percent (10%) of the gross lot area. Common outdoor open space shall: be designed and maintained for shared use by residents of the development; be open to the sky, except for permitted shade structures, awnings, trellises, canopies, or similar features; consist of at least one 400 square foot area with a minimum single dimension of ten (10) feet; may include courtyards, rooftop decks, plazas, paseos, recreation areas, landscaped areas, and outdoor seating areas; and not include vehicle drive aisles, parking areas, loading areas, or mechanical equipment areas. No more than one-quarter of the common outdoor open space area shall be used exclusively for a pet relief area (i.e., dog park).
Common Indoor Open Space	Projects with fewer than 50 units: no indoor common space required. 50–75 units: minimum 500 sq. ft. 75–99 units: minimum 750 sq. ft. 100+ units: minimum 1,000 sq. ft. Required common indoor amenity space may include community rooms, lounges, fitness rooms, coworking areas, recreation rooms, multipurpose rooms, leasing and resident gathering areas, or similar indoor spaces designed for shared resident use. Areas used for building lobbies, leasing offices, storage rooms, mechanical equipment, corridors, or circulation shall not count toward the minimum required common indoor amenity space.
Private Open Space	36 sq. ft., minimum dimension 6 feet required for 50% of all residential units, provided as either a porch, patio, or balcony.
Open Space shall be interpreted and applied in a manner that does not physically preclude achievement of the applicable density, height, or floor area ratio otherwise permitted by this chapter.	

- C. Shadow and Solar Access Standards. A transit-oriented development project exceeding 45 feet in height and located adjacent to a residentially zoned property shall incorporate building modulation, upper-story stepbacks, orientation, spacing, façade articulation, or similar design measures to reduce shading impacts on adjacent properties. Development shall not result in a net increase of more than two consecutive hours of shadow on March 21 (spring equinox) between 9:00 am and 3:00 pm on any of the following areas on an adjacent residential property: primary outdoor recreation areas; existing ground-floor habitable room windows located within 20 feet of the shared property line; or solar energy systems protected pursuant to state law. Shadow and Solar Access Standards shall be interpreted and applied in a manner that does not

physically preclude achievement of the applicable density, height, or floor area ratio otherwise permitted by this ordinance.

- D. **Building Articulation and Façade Standards.** A transit-oriented development project shall incorporate façade articulation and variation in order to reduce the appearance of blank wall planes and building massing. Compliance with this section shall be demonstrated through the following objective standards:
1. Building façades exceeding 40 horizontal feet in length shall incorporate at least two of the following elements at intervals not exceeding 40 feet:
 - a. A change in wall plane of at least 2 feet in depth and 6 feet in width;
 - b. Balconies, recessed balconies, bay windows, or projecting architectural features extending at least 18 inches from the façade;
 - c. A vertical variation in materials, colors, or textures extending at least one story in height;
 - d. Upper-story stepbacks with a minimum depth of 4 feet;
 - e. Covered pedestrian entrances or architectural canopies.
 2. Street-facing ground-floor façades located adjacent to a public street shall include transparent windows or doors comprising at least 25 percent of the ground-floor façade area between 2 and 10 feet above adjacent grade.
 3. Blank wall areas exceeding 20 feet in horizontal length shall be prohibited along street-facing façades and shall incorporate architectural treatments, public art, green walls, etc.
 4. Primary building entrances shall be clearly identifiable through at least one of the following:
 - a. Recessed or projecting entry features;
 - b. Canopies or awnings;
 - c. Enhanced architectural detailing;
 - d. Distinct material or color treatment.
 5. Exterior building materials shall include a minimum of two material types or finishes on each street-facing façade.
- E. **Parking and Mobility.** A transit-oriented development shall provide the minimum parking and mobility requirements:
1. **Automobile Parking.** Automobile parking shall be provided in accordance with the applicable provisions of Chapter 20.340, to the extent not preempted or otherwise limited by state law, and in conformance with all applicable provisions of state law, including, but not limited to, Government Code Section 65863.2.
 2. **Bicycle Parking.**
 - a. Long-term bicycle parking shall be provided for residents at a minimum ratio of one (1) secure bicycle parking space per dwelling unit. Required long-term bicycle parking may be provided

within dwelling units, within secured bicycle storage rooms, bicycle lockers, controlled-access parking areas, or other secure areas protected from theft and weather.

- b. Short-term bicycle parking for visitors and the public shall be provided at a minimum ratio of one (1) bicycle parking space per twenty (20) dwelling units, with a minimum of two (2) short-term bicycle parking spaces per development. Required short-term bicycle parking shall be located in a publicly accessible area near a primary pedestrian entrance.
 - c. Developments containing twenty (20) or more dwelling units shall provide electric bicycle charging access for residents. Electric bicycle charging access may include standard electrical outlets, dedicated charging receptacles, or charging stations located within secure long-term bicycle parking areas.
 - d. Bicycle parking areas shall be connected to an accessible pedestrian path of travel and shall be designed to allow convenient access without requiring the use of stairs.
- F. Accessible Path of Travel. A transit-oriented development project shall provide or be connected to the pedestrian access point of the applicable transit-oriented development stop by an accessible pedestrian path of travel.
 - 1. The accessible pedestrian path of travel shall consist of a continuous, reasonably direct, and barrier-free route complying with applicable accessibility requirements of the California Building Code, the Americans with Disabilities Act, and applicable public right-of-way accessibility standards. The accessible pedestrian path of travel may include, but is not limited to:
 - a. Sidewalks and walkways.
 - b. Curb ramps and driveway crossings.
 - c. Marked or signalized pedestrian crossings.
 - d. Accessible pedestrian signals, where applicable.
 - e. Pedestrian refuge areas, where applicable.
 - f. On-site accessible routes connecting the public sidewalk to primary building entrances.
 - 2. Any on-site improvements and any off-site improvements required as a condition of project approval shall comply with applicable accessibility requirements of the California Building Code and adopted engineering design standards.

Section 20.280.060 Application and Review Procedures

- A. Application Requirements. An application for a transit-oriented housing development project pursuant to this chapter shall be submitted on forms provided by the City. The application shall include submittal materials generally equivalent to those required for a Site Development Plan (SDP), as determined by the Planning Director, to the extent necessary to demonstrate compliance with this chapter and applicable state law. The application shall include, at a minimum, the following:
 - 1. Identification of the project as a transit-oriented housing development project and an indication of whether streamlined ministerial approval pursuant to Government Code Section 65912.159 is requested.

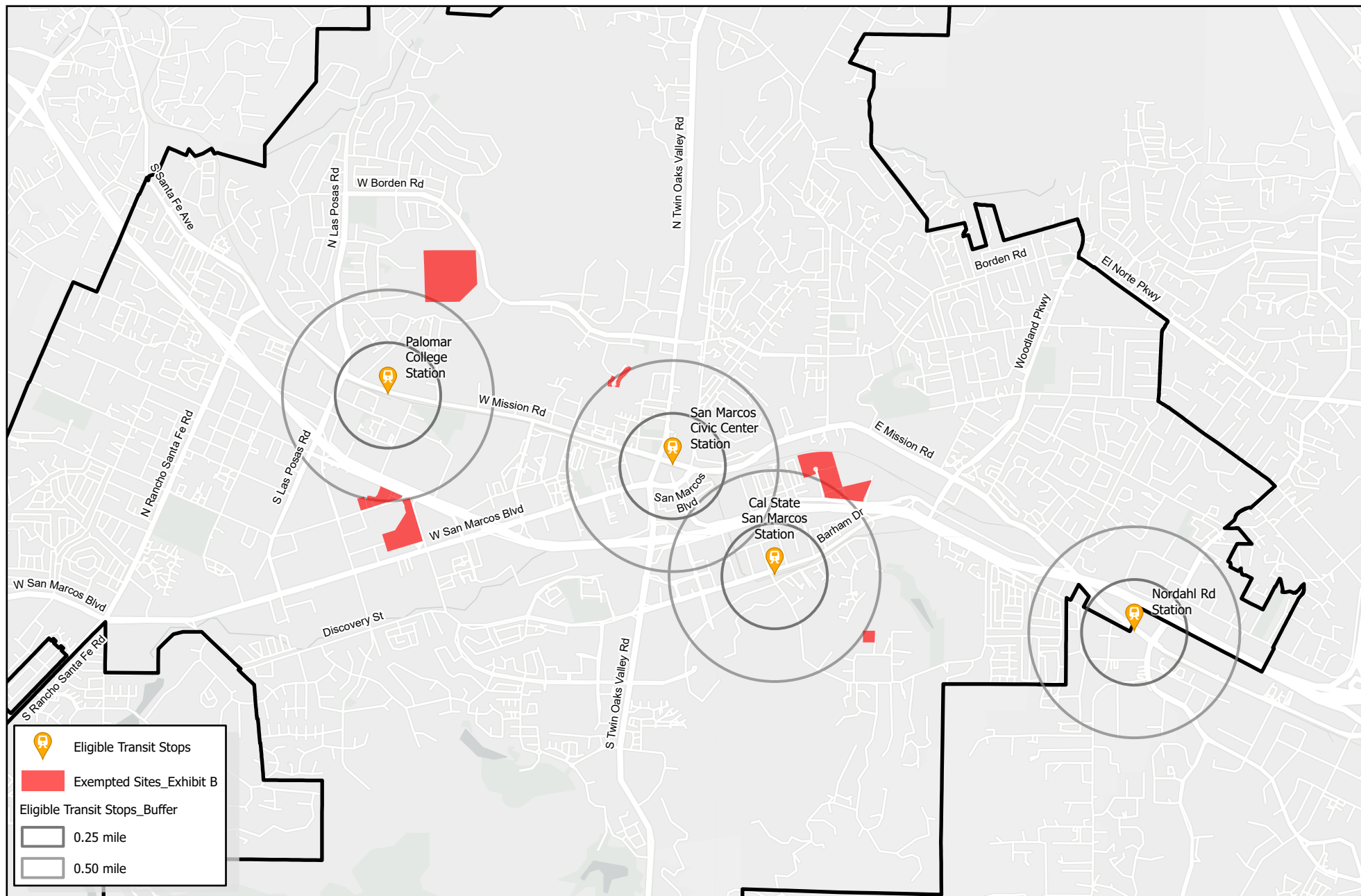
2. A site plan showing property boundaries, building footprints, setbacks, parking areas, open space areas, and pedestrian access routes.
 3. Building elevations and floor plans.
 4. A project data table identifying the proposed number of dwelling units, density, building height, floor area ratio, and net habitable floor area.
 5. Documentation demonstrating the project's location within the applicable transit-oriented development zone.
 6. Documentation demonstrating compliance with any applicable affordability requirements, if required by state law.
 7. Any other information reasonably necessary to determine compliance with the objective standards of this chapter.
- B. Eligibility Determination. The Planning Director, or designee, shall determine whether a proposed project qualifies as a transit-oriented housing development project pursuant to this chapter and shall identify the applicable development standards based on the project's location within the transit-oriented development zone.
- C. Review Procedures.
1. A transit-oriented housing development project seeking streamlined ministerial approval pursuant to Government Code Section 65913.4 shall be processed in accordance with those provisions and any applicable state regulations.
 2. A transit-oriented housing development project not seeking streamlined ministerial approval shall be processed in accordance with the City's otherwise applicable development review procedures, subject to the requirements, protections, and limitations established by Government Code Chapter 4.1.5 (commencing with Section 65912.155), the Housing Accountability Act (Government Code Section 65589.5), and other applicable state laws.
 3. Review of a transit-oriented housing development project shall be limited to determining compliance with the objective standards of this chapter, applicable objective provisions of the Municipal Code, and applicable state law.
- D. Conflicting Regulations. Where a provision of this chapter conflicts with another provision of this Zoning Ordinance or the Municipal Code, the provision that results in compliance with Government Code Chapter 4.1.5 (commencing with Section 65912.155) shall control.
- E. State Law Controls. This chapter shall be interpreted and applied in a manner consistent with Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. To the extent any provision of this chapter is determined to be inconsistent with state law, the applicable provision of state law shall control.

Section 20.280.070 Severability and State Law Amendments

- A. Severability. The provisions of this chapter are severable. If any section, subsection, sentence, clause, phrase, table, figure, map designation, development standard, exemption, exclusion, application, or provision of this chapter, or its application to any person, property, project, circumstance, or geographic area, is for any reason held to be invalid, unconstitutional, preempted, or otherwise unenforceable by a

court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions of this chapter.

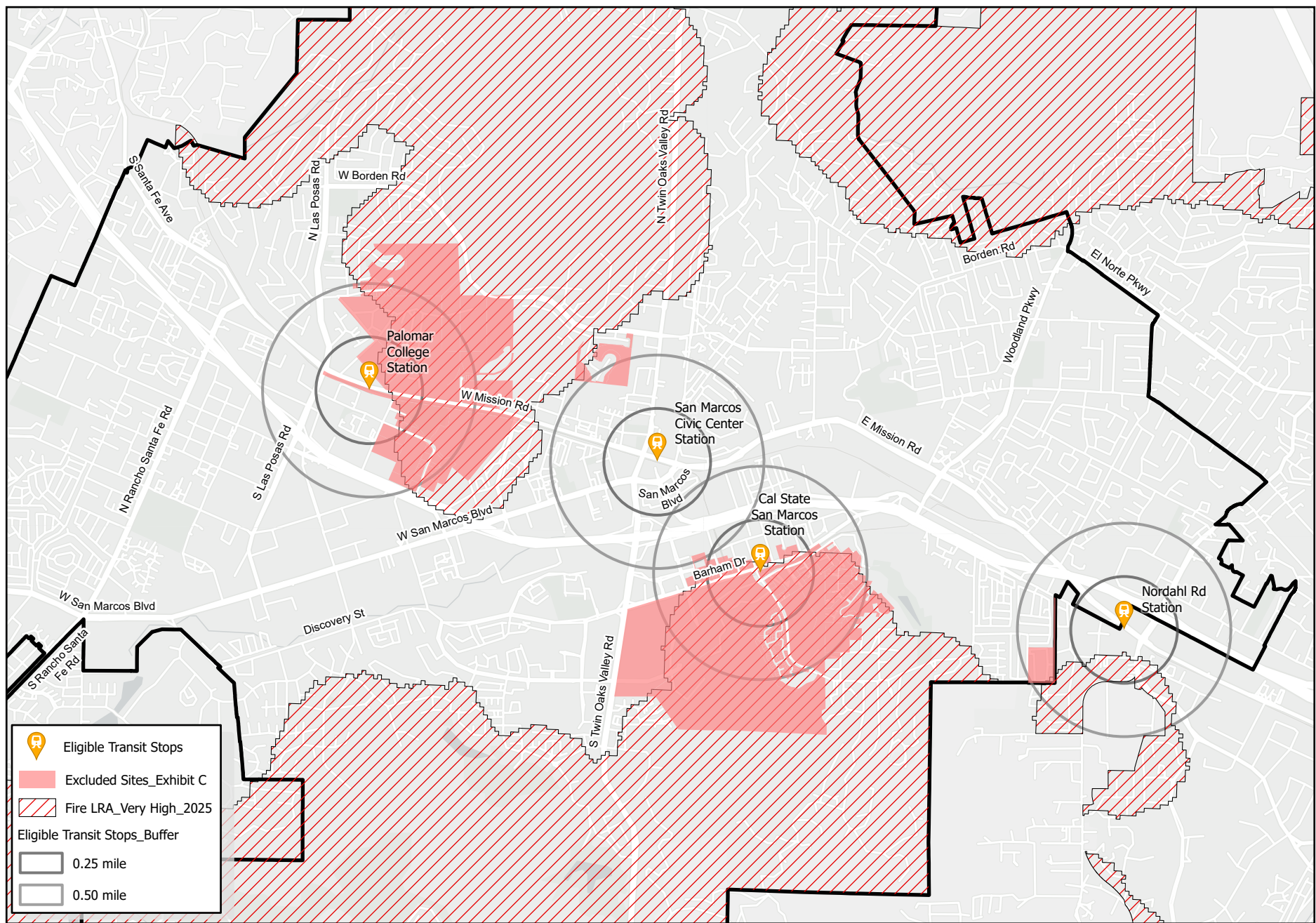
- B. Legislative Intent. The City Council declares that it would have adopted this chapter, and each section, subsection, sentence, clause, phrase, table, figure, map designation, development standard, exemption, exclusion, and provision thereof, irrespective of the fact that any one or more portions may subsequently be declared invalid, unconstitutional, preempted, or unenforceable.
- C. Partial Invalidity. If any development standard, exemption, exclusion, limitation, procedural requirement, or mapping designation established by this chapter is determined to be invalid or unenforceable, such determination shall apply only to the specific provision found invalid and shall not affect any other provision of this chapter that can be given effect without the invalid provision.
- D. State Law Supersession. This chapter is intended to implement Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. If any provision of this chapter is rendered inconsistent with applicable state law due to a future amendment, judicial interpretation, administrative guidance, or other change in law, the applicable provision of state law shall control, and the remaining provisions of this chapter shall remain in full force and effect to the maximum extent permitted by law.
- E. Continuing Effect. It is the intent of the City Council that this chapter remain operative and enforceable notwithstanding future amendments to state law, except to the extent that a provision of this chapter directly conflicts with applicable state law. Any such conflict shall be interpreted as narrowly as possible to preserve the continued validity and operation of the remaining provisions of this chapter.
- F. Administrative Interpretation. The Planning Director, City Attorney, and other City officials responsible for administering this chapter shall interpret and apply its provisions in a manner that effectuates the purposes of Government Code Chapter 4.1.5 and preserves the maximum lawful effect of this chapter in the event of litigation, statutory amendment, or judicial determination affecting any portion of this chapter.



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SMMC Figure 20.280-1: Exempted Sites
Approved by Ordinance No. 2026-1581
Adopted: [replace upon adoption]

CREATED BY: City of San Marcos GIS
 CREATED DATE: 6/12/2026
 DATA SOURCES: City of San Marcos, SanGIS



Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information see the Disclaimer on the City's website.

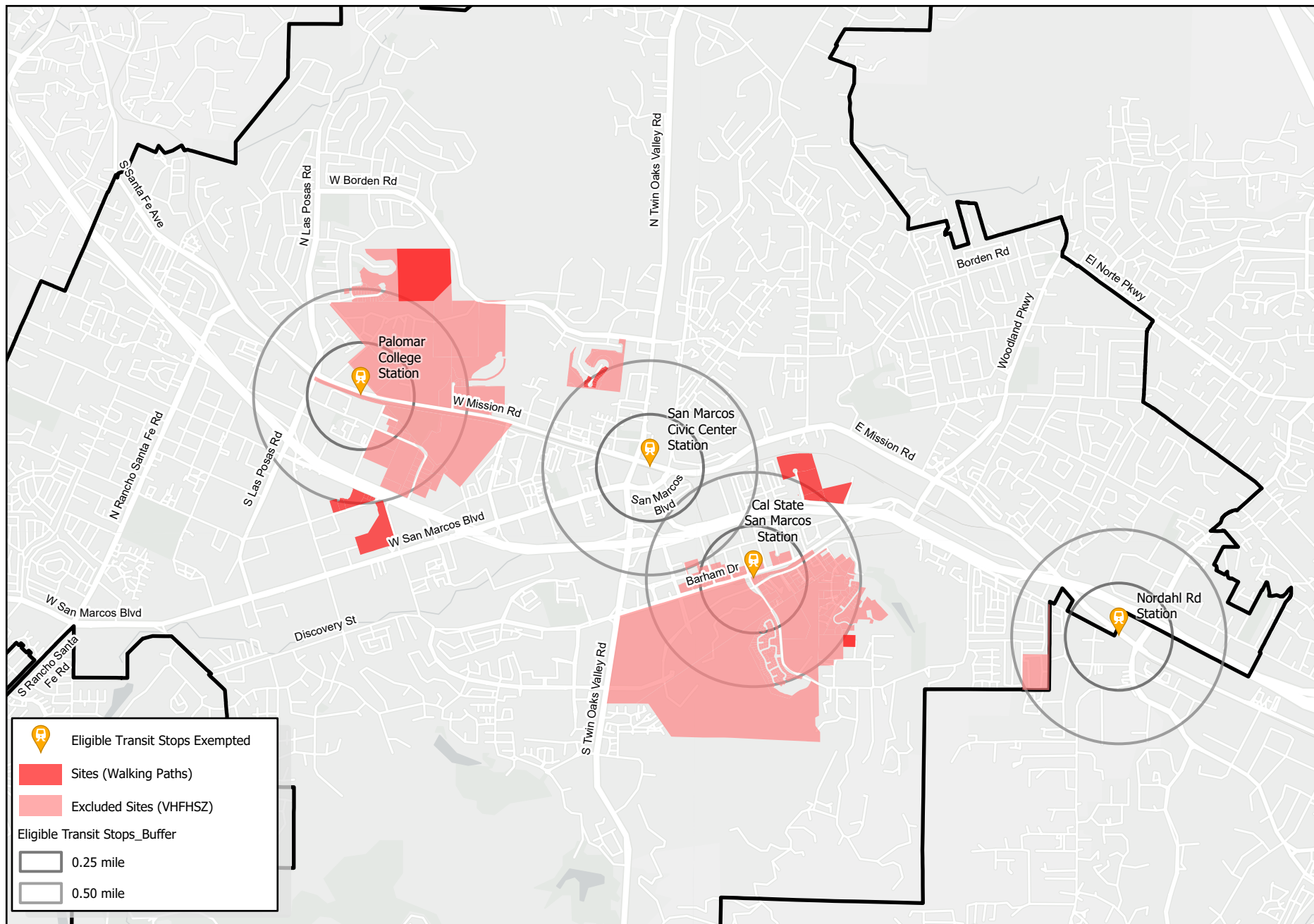
SMMC Figure 20.280-2: Excluded Sites Approved by Ordinance No. 2026-1581 Adopted: [replace upon adoption]

CREATED BY: City of San Marcos GIS
CREATED DATE: 6/1/2026
DATA SOURCES: City of San Marcos, SanGIS



ATTACHMENT A

**TRANSIT-ORIENTED DEVELOPMENT STOPS AND ZONES,
EXEMPTED AREAS, AND EXCLUDED SITES**



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Exhibit A

Transit-Oriented Development Stops and Zones, Exempted Areas, and Excluded Sites

CREATED BY: City of San Marcos GIS
 CREATED DATE: 6/12/2026
 DATA SOURCES: City of San Marcos, SanGIS



ATTACHMENT B

ONE-MILE WALKING PATH METHODOLOGY MEMORANDUM

DATED JUNE 12, 2026

MEMORANDUM

To: Text Amendment (TA) 26-0001 File
From: Joseph Farace, Planning Director
Date: June 12, 2026
Subject: One-Mile Walking Path Methodology

Purpose

Government Code Section 65912.160(e)(1) authorizes a local government to designate areas within one-half mile of a transit-oriented development stop as exempt from the provisions of Chapter 4.1.5 of the Government Code, when the local government makes findings, supported by substantial evidence, that no walking path of less than one mile exists between the subject area and the transit-oriented development stop.

This memorandum describes the methodology used to identify areas where no walking path of less than one mile exists between certain areas within transit-oriented zones and the applicable transit-oriented development stop. Pursuant to Government Code Section 65912.160(e)(1), this memorandum also provides substantial evidence supporting the designation of those areas as exempt.

Methodology

Data Used

The City conducted a network analysis utilizing Geographic Information System (GIS) feature layer data obtained from the San Diego Geographic Information Source (SanGIS). The GIS data used in the analysis included, but was not limited to, the following:

- TRAN_TRANSITSTOP (transit stop locations)
- LR_PARCEL (parcel boundaries)
- TRAN_ROAD

These layers were used to identify publicly accessible facilities and evaluate pedestrian connectivity between transit-oriented development stops and surrounding properties within the transit-oriented development zones

Analysis

Walking path distances were measured using the ArcGIS Network Analyst extension that identified the shortest legal and publicly accessible pedestrian route between each transit-oriented development stop and surrounding parcels located within the applicable transit-oriented development zone.

MEMORANDUM

Distances were measured along the pedestrian accessible circulation network, using the available data indicated above.

For each transit-oriented development stop, the point of origin for each path was established using the centerline of the pedestrian-accessible route adjacent to the transit stop location identified by the San Diego Association of Governments (SANDAG). At the time of the analysis, SANDAG had not yet published a map of transit-oriented development stops and zones pursuant to Government Code Section 65912.160(f). The analysis then calculated the shortest available pedestrian route from the transit stop to the nearest point along each parcel boundary within the transit-oriented development zone.

The analysis excluded routes that:

- Cross private property without legal public access;
- Require pedestrians to traverse freeways, rail corridors, waterways, or other barriers without a designated pedestrian crossing;
- Utilize facilities that are not legally accessible to the public; or
- Require travel through unsafe or prohibited pedestrian areas.

Parcels for which the shortest available legal pedestrian route exceeded one mile were identified as exempt, pursuant to Government Code Section 65912.160(e)(1).

As a validation step, GIS staff also performed the analysis using a road network dataset obtained from the County of San Diego. The results were identical to those generated using the City's TRAN_ROAD layer, confirming the accuracy and consistency of the methodology.

City staff also reviewed the validated results to confirm the existence of physical barriers and validate the calculated walking routes and distances. Any errors in the network analysis that did not conform to the exclusions identified above were manually corrected when the results were validated on June 12, 2026.

Supporting evidence includes GIS network analysis maps, aerial imagery, pedestrian circulation maps, distance calculations, and photographs documenting physical barriers and pedestrian facilities.



ATTACHMENT C

SAN MARCOS MUNICIPAL CODE (SMMC) CHAPTER 20.280: TRANSIT-ORIENTED DEVELOPMENT

Chapter 20.280 Transit-Oriented Development

Section 20.280.010 Purpose of Chapter

The purpose of this chapter is to implement California Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. Nothing in this chapter shall be construed to limit the City's authority to amend these provisions as necessary to remain consistent with state law.

Section 20.280.020 Applicability

The provisions of this chapter shall be applicable to eligible sites identified in Section 20.280.040, when a transit-oriented housing development project is proposed. The provisions of this chapter shall remain in effect for up to one year following the adoption of the seventh revision of the General Plan Housing Element, at which time the City may adopt, or incorporate a local transit-oriented development alternative plan or other implementing regulations, consistent with the applicable provisions of State law at that time. The provisions of this chapter shall prevail in all cases where regulatory conflicts exist between this chapter and any other chapter of this Zoning Ordinance.

Section 20.280.030 Definitions

- A. **Transit-Oriented Development Stop** shall have the same meaning as set forth in Government Code Section 65912.156(p), as may be amended from time to time. Transit-oriented development stops located within, or having a transit-oriented development zone extending into, the city of San Marcos shall be identified on the most current Map of Transit-Oriented Development Stops and Zones prepared by the San Diego Association of Governments (SANDAG) or other mapping resource authorized by state law. As of the effective date of this chapter, the following North County Transit District (NCTD) SPRINTER stations are identified as Tier 2 transit-oriented development stops with transit-oriented development zones extending into the City of San Marcos:
 - 1. Palomar College, 1142 W. Armorldite Dr., San Marcos, CA 92069
 - 2. San Marcos Civic Center, 40 W. San Marcos Blvd., San Marcos, CA 92069
 - 3. California State University (CSU) San Marcos, 410 La Moree Rd., San Marcos, CA 92069
 - 4. Nordahl Road, 2121 Barham Dr., Escondido, CA 92025
- B. **Transit-oriented development zone** means the area within one-half mile of a transit-oriented development stop
- C. **Transit-oriented housing development project** means a housing development project with a minimum of 30 dwelling units per acre (du/ac), containing at least 5 residential units, as defined by Government Code Sections 65912.156(g) and 65912.157, and as additionally described in Section 20.280.050 of this Chapter.
- D. **Walking path** shall mean a continuous route available for pedestrian travel between a site and a transit-oriented development stop that is lawfully accessible to the public and may include sidewalks, pedestrian paths, multi-use trails, marked pedestrian crossings, pedestrian bridges, and other publicly accessible pedestrian facilities. A walking path does not include routes requiring travel through private property not subject to a public access easement, areas closed to public access, or locations where pedestrian access is prohibited.

Section 20.280.040 Eligible Sites

- A. Eligible site. Parcels located within a transit-oriented development zone and zoned for residential use (R-1-20, R-1-10, R-1-7.5, R-2, R-3-6, R-3-10 Zones, and R-MHP), mixed-use development (MU-1 and MU-2 Zones), commercial use (C and NC Zones), or within a Specific Plan Area (SPA) containing a residential, mixed-use, or commercial land use district shall be eligible for a transit-oriented housing development project pursuant to this chapter, subject to the applicable development standards of the transit-oriented development zone, as follows:
1. Quarter mile radius. Parcels located within one-quarter mile of, a transit-oriented development stop.
 2. Half mile radius. Parcels located more than one-quarter mile from, but within one-half mile of, a transit-oriented development stop.
- B. Exempt sites. Parcels are exempt from the provisions of this chapter, and not eligible for a transit-oriented housing development project if no walking path of less than one mile from that location to the transit-oriented development stop exists; see figure 20.280-1.
- C. Excluded sites. Prior to one year following the adoption of the seventh revision of the housing element, or upon adoption of a local Transit-Oriented Development (TOD) alternative plan, the following parcels are excluded from the provisions of this chapter, and not eligible for a transit-oriented housing development project:
1. Very High Fire Hazard Severity Zone. Parcels located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the state responsibility area, as defined in Public Resources Code Section 4102; see figure 20.280-2.

Section 20.280.050 Transit-Oriented Development Standards

The new development, design, construction, or establishment of a transit-oriented housing development project, pursuant to the provisions of this chapter, shall conform to these regulations. Any standard of this chapter shall be modified or waived by the Planning Director to the extent necessary to avoid physically precluding the applicable density, Floor Area Ratio (FAR), or height permitted by Government Code Section 65912.157.

- A. Density, Height, FAR. A transit-oriented development shall comply with the following standards for density, height, and FAR:

Table 20.280-1: Density, Height, & FAR Requirements for Transit-Oriented Development		
	Quarter Mile Radius	Half Mile Radius
Density Minimum	30 du/ac ¹	30 du/ac ¹
Density Maximum	100 du/ac ²	80 du/ac
Height Maximum	65 feet / 6 stories ²	55 feet / 5 stories
FAR Maximum	3.0 ²	2.5
Unit Size	Each dwelling unit shall contain not less than 600 square feet of net habitable area. The average net habitable area of all dwelling units within a transit-oriented development project shall not exceed 1,750 square feet.	
These development standards are based on those identified in Government Code Section 65912.157 for Tier 2 transit-oriented development stops. Where state law authorizes greater density, height, or FAR, state law shall control.		
Footnotes:		
1. A development of less than 30 dwelling units per acre (du/ac) would not be a transit-oriented development, pursuant to the provisions of this ordinance.		

2. Notwithstanding any other law, a transit-oriented housing development project that meets any of the eligibility criteria under Government Code 65912.157(e) and is immediately adjacent to a transit-oriented development stop shall be eligible for an adjacency intensifier to increase the height limit by an additional 20 feet, the maximum density standard by an additional 40 dwelling units per acre, and the residential floor area ratio by 1 prior to the application of Government Code Section 65915.

- B. Open Space. A transit-oriented development shall have the following minimum open space requirements:

Table 20.280-2: Open Space Requirements for Transit-Oriented Development	
Common Outdoor Open Space	Equal to at least ten percent (10%) of the gross lot area. Common outdoor open space shall: be designed and maintained for shared use by residents of the development; be open to the sky, except for permitted shade structures, awnings, trellises, canopies, or similar features; consist of at least one 400 square foot area with a minimum single dimension of ten (10) feet; may include courtyards, rooftop decks, plazas, paseos, recreation areas, landscaped areas, and outdoor seating areas; and not include vehicle drive aisles, parking areas, loading areas, or mechanical equipment areas. No more than one-quarter of the common outdoor open space area shall be used exclusively for a pet relief area (i.e., dog park).
Common Indoor Open Space	Projects with fewer than 50 units: no indoor common space required. 50–75 units: minimum 500 sq. ft. 75–99 units: minimum 750 sq. ft. 100+ units: minimum 1,000 sq. ft. Required common indoor amenity space may include community rooms, lounges, fitness rooms, coworking areas, recreation rooms, multipurpose rooms, leasing and resident gathering areas, or similar indoor spaces designed for shared resident use. Areas used for building lobbies, leasing offices, storage rooms, mechanical equipment, corridors, or circulation shall not count toward the minimum required common indoor amenity space.
Private Open Space	36 sq. ft., minimum dimension 6 feet required for 50% of all residential units, provided as either a porch, patio, or balcony.
Open Space shall be interpreted and applied in a manner that does not physically preclude achievement of the applicable density, height, or floor area ratio otherwise permitted by this chapter.	

- C. Shadow and Solar Access Standards. A transit-oriented development project exceeding 45 feet in height and located adjacent to a residentially zoned property shall incorporate building modulation, upper-story setbacks, orientation, spacing, façade articulation, or similar design measures to reduce shading impacts on adjacent properties. Development shall not result in a net increase of more than two consecutive hours of shadow on March 21 (spring equinox) between 9:00 am and 3:00 pm on any of the following areas on an adjacent residential property: primary outdoor recreation areas; existing ground-floor habitable room windows located within 20 feet of the shared property line; or solar energy systems protected pursuant to state law. Shadow and Solar Access Standards shall be interpreted and applied in a manner that does not

physically preclude achievement of the applicable density, height, or floor area ratio otherwise permitted by this ordinance.

- D. **Building Articulation and Façade Standards.** A transit-oriented development project shall incorporate façade articulation and variation in order to reduce the appearance of blank wall planes and building massing. Compliance with this section shall be demonstrated through the following objective standards:
1. Building façades exceeding 40 horizontal feet in length shall incorporate at least two of the following elements at intervals not exceeding 40 feet:
 - a. A change in wall plane of at least 2 feet in depth and 6 feet in width;
 - b. Balconies, recessed balconies, bay windows, or projecting architectural features extending at least 18 inches from the façade;
 - c. A vertical variation in materials, colors, or textures extending at least one story in height;
 - d. Upper-story stepbacks with a minimum depth of 4 feet;
 - e. Covered pedestrian entrances or architectural canopies.
 2. Street-facing ground-floor façades located adjacent to a public street shall include transparent windows or doors comprising at least 25 percent of the ground-floor façade area between 2 and 10 feet above adjacent grade.
 3. Blank wall areas exceeding 20 feet in horizontal length shall be prohibited along street-facing façades and shall incorporate architectural treatments, public art, green walls, etc.
 4. Primary building entrances shall be clearly identifiable through at least one of the following:
 - a. Recessed or projecting entry features;
 - b. Canopies or awnings;
 - c. Enhanced architectural detailing;
 - d. Distinct material or color treatment.
 5. Exterior building materials shall include a minimum of two material types or finishes on each street-facing façade.
- E. **Parking and Mobility.** A transit-oriented development shall provide the minimum parking and mobility requirements:
1. **Automobile Parking.** Automobile parking shall be provided in accordance with the applicable provisions of Chapter 20.340, to the extent not preempted or otherwise limited by state law, and in conformance with all applicable provisions of state law, including, but not limited to, Government Code Section 65863.2.
 2. **Bicycle Parking.**
 - a. Long-term bicycle parking shall be provided for residents at a minimum ratio of one (1) secure bicycle parking space per dwelling unit. Required long-term bicycle parking may be provided

within dwelling units, within secured bicycle storage rooms, bicycle lockers, controlled-access parking areas, or other secure areas protected from theft and weather.

- b. Short-term bicycle parking for visitors and the public shall be provided at a minimum ratio of one (1) bicycle parking space per twenty (20) dwelling units, with a minimum of two (2) short-term bicycle parking spaces per development. Required short-term bicycle parking shall be located in a publicly accessible area near a primary pedestrian entrance.
 - c. Developments containing twenty (20) or more dwelling units shall provide electric bicycle charging access for residents. Electric bicycle charging access may include standard electrical outlets, dedicated charging receptacles, or charging stations located within secure long-term bicycle parking areas.
 - d. Bicycle parking areas shall be connected to an accessible pedestrian path of travel and shall be designed to allow convenient access without requiring the use of stairs.
- F. Accessible Path of Travel. A transit-oriented development project shall provide or be connected to the pedestrian access point of the applicable transit-oriented development stop by an accessible pedestrian path of travel.
 - 1. The accessible pedestrian path of travel shall consist of a continuous, reasonably direct, and barrier-free route complying with applicable accessibility requirements of the California Building Code, the Americans with Disabilities Act, and applicable public right-of-way accessibility standards. The accessible pedestrian path of travel may include, but is not limited to:
 - a. Sidewalks and walkways.
 - b. Curb ramps and driveway crossings.
 - c. Marked or signalized pedestrian crossings.
 - d. Accessible pedestrian signals, where applicable.
 - e. Pedestrian refuge areas, where applicable.
 - f. On-site accessible routes connecting the public sidewalk to primary building entrances.
 - 2. Any on-site improvements and any off-site improvements required as a condition of project approval shall comply with applicable accessibility requirements of the California Building Code and adopted engineering design standards.

Section 20.280.060 Application and Review Procedures

- A. Application Requirements. An application for a transit-oriented housing development project pursuant to this chapter shall be submitted on forms provided by the City. The application shall include submittal materials generally equivalent to those required for a Site Development Plan (SDP), as determined by the Planning Director, to the extent necessary to demonstrate compliance with this chapter and applicable state law. The application shall include, at a minimum, the following:
 - 1. Identification of the project as a transit-oriented housing development project and an indication of whether streamlined ministerial approval pursuant to Government Code Section 65912.159 is requested.

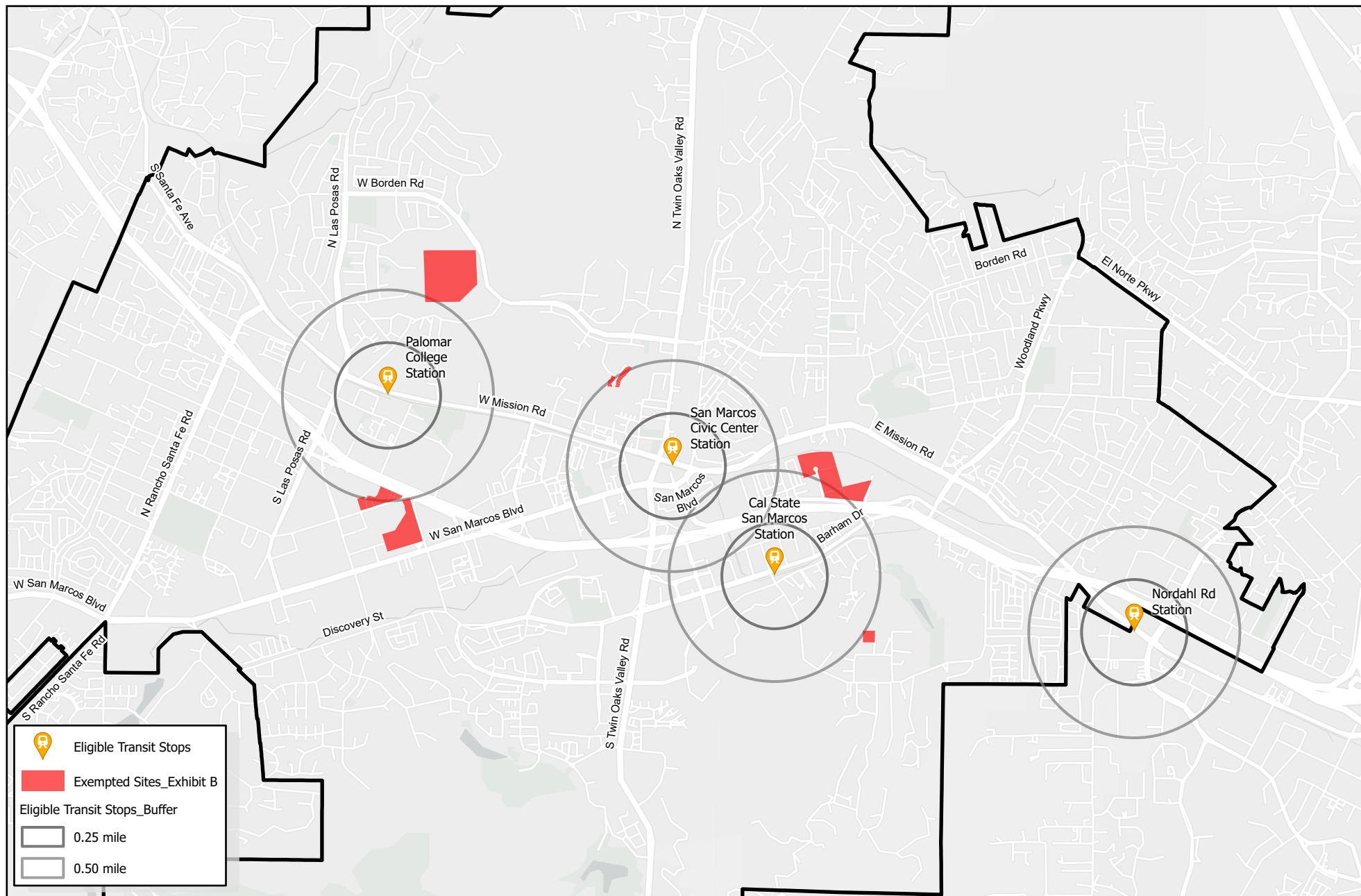
2. A site plan showing property boundaries, building footprints, setbacks, parking areas, open space areas, and pedestrian access routes.
 3. Building elevations and floor plans.
 4. A project data table identifying the proposed number of dwelling units, density, building height, floor area ratio, and net habitable floor area.
 5. Documentation demonstrating the project's location within the applicable transit-oriented development zone.
 6. Documentation demonstrating compliance with any applicable affordability requirements, if required by state law.
 7. Any other information reasonably necessary to determine compliance with the objective standards of this chapter.
- B. Eligibility Determination. The Planning Director, or designee, shall determine whether a proposed project qualifies as a transit-oriented housing development project pursuant to this chapter and shall identify the applicable development standards based on the project's location within the transit-oriented development zone.
- C. Review Procedures.
1. A transit-oriented housing development project seeking streamlined ministerial approval pursuant to Government Code Section 65913.4 shall be processed in accordance with those provisions and any applicable state regulations.
 2. A transit-oriented housing development project not seeking streamlined ministerial approval shall be processed in accordance with the City's otherwise applicable development review procedures, subject to the requirements, protections, and limitations established by Government Code Chapter 4.1.5 (commencing with Section 65912.155), the Housing Accountability Act (Government Code Section 65589.5), and other applicable state laws.
 3. Review of a transit-oriented housing development project shall be limited to determining compliance with the objective standards of this chapter, applicable objective provisions of the Municipal Code, and applicable state law.
- D. Conflicting Regulations. Where a provision of this chapter conflicts with another provision of this Zoning Ordinance or the Municipal Code, the provision that results in compliance with Government Code Chapter 4.1.5 (commencing with Section 65912.155) shall control.
- E. State Law Controls. This chapter shall be interpreted and applied in a manner consistent with Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. To the extent any provision of this chapter is determined to be inconsistent with state law, the applicable provision of state law shall control.

Section 20.280.070 Severability and State Law Amendments

- A. Severability. The provisions of this chapter are severable. If any section, subsection, sentence, clause, phrase, table, figure, map designation, development standard, exemption, exclusion, application, or provision of this chapter, or its application to any person, property, project, circumstance, or geographic area, is for any reason held to be invalid, unconstitutional, preempted, or otherwise unenforceable by a

court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining portions of this chapter.

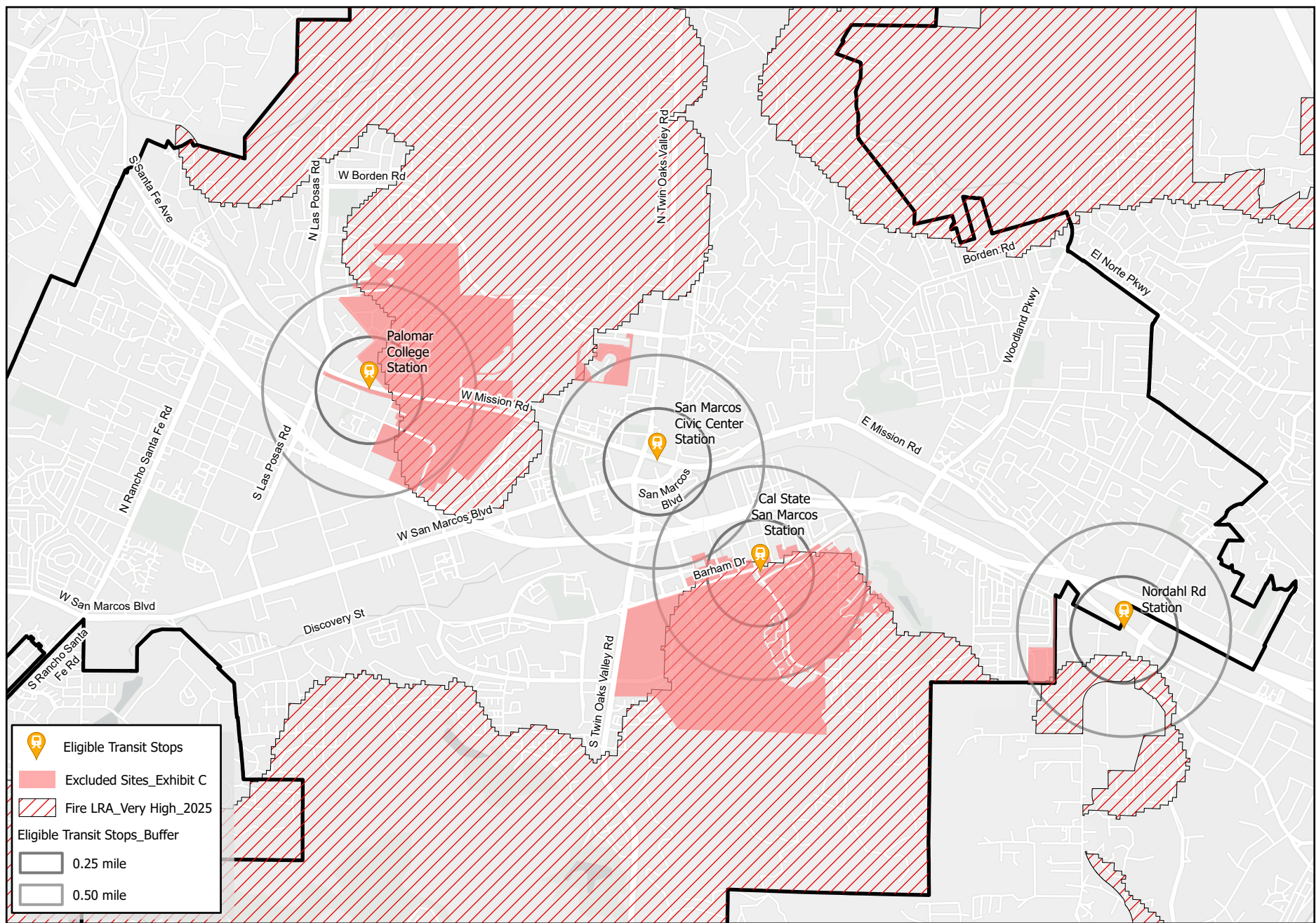
- B. **Legislative Intent.** The City Council declares that it would have adopted this chapter, and each section, subsection, sentence, clause, phrase, table, figure, map designation, development standard, exemption, exclusion, and provision thereof, irrespective of the fact that any one or more portions may subsequently be declared invalid, unconstitutional, preempted, or unenforceable.
- C. **Partial Invalidity.** If any development standard, exemption, exclusion, limitation, procedural requirement, or mapping designation established by this chapter is determined to be invalid or unenforceable, such determination shall apply only to the specific provision found invalid and shall not affect any other provision of this chapter that can be given effect without the invalid provision.
- D. **State Law Supersession.** This chapter is intended to implement Government Code Chapter 4.1.5 (commencing with Section 65912.155), as amended from time to time. If any provision of this chapter is rendered inconsistent with applicable state law due to a future amendment, judicial interpretation, administrative guidance, or other change in law, the applicable provision of state law shall control, and the remaining provisions of this chapter shall remain in full force and effect to the maximum extent permitted by law.
- E. **Continuing Effect.** It is the intent of the City Council that this chapter remain operative and enforceable notwithstanding future amendments to state law, except to the extent that a provision of this chapter directly conflicts with applicable state law. Any such conflict shall be interpreted as narrowly as possible to preserve the continued validity and operation of the remaining provisions of this chapter.
- F. **Administrative Interpretation.** The Planning Director, City Attorney, and other City officials responsible for administering this chapter shall interpret and apply its provisions in a manner that effectuates the purposes of Government Code Chapter 4.1.5 and preserves the maximum lawful effect of this chapter in the event of litigation, statutory amendment, or judicial determination affecting any portion of this chapter.



Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information see the Disclaimer on the City's website.

SMMC Figure 20.280-1: Exempted Sites
Approved by Ordinance No. 2026-1581
Adopted: [replace upon adoption]

CREATED BY: City of San Marcos GIS
 CREATED DATE: 6/12/2026
 DATA SOURCES: City of San Marcos, SanGIS



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SMMC Figure 20.280-2: Excluded Sites Approved by Ordinance No. 2026-1581 Adopted: [replace upon adoption]

CREATED BY: City of San Marcos GIS
CREATED DATE: 6/1/2026
DATA SOURCES: City of San Marcos, SanGIS



ATTACHMENT D

NOTICE OF EXEMPTION (EX26-041)

**CITY OF SAN MARCOS
NOTICE OF EXEMPTION**

TO:

Office of Planning and Research
Mail: PO Box 3044, Room 113
Sacramento, CA 95812-3044
Street: 1400 Tenth Street, #113
Sacramento, CA 95814

FROM: City of San Marcos
Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Phone: 760-744-1050 x.3233

X COUNTY CLERK/RECORDER
COUNTY OF SAN DIEGO
P.O. Box 1750
San Diego, CA 92112-4147

Text Amendment (TA) 26-0001 and CEQA Exemption (EX) 26-041 – Transit-Oriented Development
PROJECT TITLE

City of San Marcos, Attn: Sean del Solar, 1 Civic Center Drive, San Marcos, CA 92069 Phone: (760) 744-1050
PROJECT APPLICANT NAME, ADDRESS AND PHONE NUMBER)

Citywide
PROJECT LOCATION - SPECIFIC

San Marcos San Diego
PROJECT LOCATION - CITY PROJECT LOCATION - COUNTY

An urgency ordinance pursuant Government Code (GC) Sections 36394 and 36937 and non-urgency ordinance, for the adoption of a Text Amendment (TA) of the San Marcos Municipal Code (SMMC) Chapter 20.280, identifying sites for exclusion from Senate Bill (SB) 79, identifying sites for phased implementation of SB 79, amending the zoning map to reflect SB 79 exempt sites and sites with phased implementation, establish development standards.
DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT

City of San Marcos
NAME OF PUBLIC AGENCY APPROVING PROJECT

Joseph Farace, Planning Division Director
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT

EXEMPT STATUS: (CHECK ONE)
 MINISTERIAL (SEC. 21080(b)(1); 15268)
 DECLARED EMERGENCY (Sec. 21080(b)(3); 15269(a))
 EMERGENCY PROJECT (Sec. 21080(b)(4); 15269 (b)(c))
 X CATEGORICAL EXEMPTION (STATE TYPE AND SECTION NUMBER)
 Cal. GC Section 65912.160(c)(2)

STATUTORY EXEMPTIONS. State code number: _____
REASONS WHY PROJECT IS EXEMPT: An ordinance adopted to implement SB 79 is not considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

Joseph Farace (760) 744-1050 X. 3248
LEAD AGENCY CONTACT PERSON AREA CODE/TELEPHONE/EXTENSION

If filed by applicant: 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

SIGNATURE: Joseph Farace, Title: Planning Division Director Date: July 15, 2026

X Signed by Lead Agency Signed by Applicant Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



ATTACHMENT E

SENATE BILL (SB) 79 FULL TEXT


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SB-79 Housing development: transit-oriented development. (2025-2026)

SHARE THIS:



Date Published: 10/13/2025 09:00 PM

Senate Bill No. 79

CHAPTER 512

An act to add Chapter 4.1.5 (commencing with Section 65912.155) to Division 1 of Title 7 of the Government Code, relating to land use.

[Approved by Governor October 10, 2025. Filed with Secretary of State October 10, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 79, Wiener. Housing development: transit-oriented development.

(1) Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that contains certain mandatory elements, including a housing element. Existing law requires that the housing element consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing, as specified. Existing law requires that the housing element include, among other things, an assessment of housing needs and an inventory of resources and constraints that are relevant to the meeting of these needs, including an inventory of land suitable for residential development, as provided. Existing law, for the 4th and subsequent revisions of the housing element, requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region, as specified, and requires the appropriate council of local governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each locality in the region. Existing law requires the inventory of land to be used to identify sites throughout the community that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need. Existing law requires each local government to revise its housing element in accordance with a specified schedule.

Existing law, the Housing Accountability Act, among other things, requires a local agency that proposes to disapprove a housing development project, as defined, or to impose a condition that the project be developed at a lower density to base its decision on written findings supported by a preponderance of the evidence that specified conditions exist if that project complies with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time that the application was deemed complete. The act authorizes the applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization to bring an action to enforce the act's provisions, as provided, and provides for penalties if the court finds that the local agency is in violation of specified provisions of the act.

This bill would require that a housing development project, as defined, within a specified distance of a transit-oriented development (TOD) stop, as defined, be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development, if the development complies with applicable requirements, as specified. Among these requirements, the bill would require a project to include at least 5 dwelling units and establish requirements concerning height limits, density, and residential floor area ratio in accordance with a development's proximity to specified tiers of TOD stops, as provided. The bill would require that, for the purposes of the Housing Accountability Act, a proposed development consistent with the applicable standards of these provisions as well as applicable local objective general plan and zoning standards be deemed consistent, compliant, and in conformity with prescribed requirements, as specified. The bill would provide that a local government that denies a project meeting the requirements of these provisions located in a high-resource area, as defined, would be presumed in violation of the Housing Accountability Act, as specified, and immediately liable for penalties, beginning on January 1, 2027, as provided. These provisions would not apply to a local agency until July 1, 2026, except as specified, or within unincorporated areas of counties until the 7th regional housing needs allocation cycle. The bill would specify that a development proposed pursuant to these provisions is eligible for streamlined, ministerial approval pursuant to specified law, except that the bill would exempt a project under these provisions from specified requirements, and would specify that the project is required to comply with certain affordability requirements, under that law.

This bill would require a proposed development to comply with specified demolition and antidisplacement standards; to not be located on sites where the development would require demolition of housing, or that was previously used for housing, that is subject to rent or price controls; to include housing for lower income households, as specified; be consistent with specified height, noise, safety, and fire standards; and meet specified labor standards, as provided. The bill would also authorize a transit agency's board of directors to adopt agency TOD zoning standards for district-owned real property located in a TOD zone, which establish minimum zoning requirements for an agency TOD project, as specified.

Prior to one year following the adoption of the 7th revision of the housing element, this bill would not apply the provisions relating to a housing development project to specified sites for which a local government has adopted an ordinance indicating the site's exclusion, as specified, including a site that is covered by a local TOD alternative plan, as defined, adopted by a local government. For the 7th and subsequent revisions of the housing element, the bill would authorize a local government to include a local TOD alternative plan in its housing element or adopt an alternative plan by ordinance, as specified. The bill would exempt a jurisdiction that has adopted a compliant local TOD alternative plan from the provisions relating to a housing development, as specified.

This bill would require the Department of Housing and Community Development to oversee compliance with the bill's provisions and would require the department to promulgate standards on how to allow for capacity pursuant to these provisions to be counted in the inventory of land included within a county's or city's housing element, as specified. The bill would authorize each metropolitan planning organization to create a map of designated TOD stops and zones within its region by tier in accordance with these standards, which would have a rebuttable presumption of validity. The bill would authorize a local government to enact an ordinance to make its zoning code consistent with these provisions, as provided. The bill would require the local government to submit a draft of this ordinance to the department for review, at least 14 days prior to adoption of the ordinance. The bill would require the local government to submit a copy of this ordinance to the department within 60 days of enactment and would require the department to review the ordinance for compliance, as specified. If at any time the department finds an ordinance is out of compliance, and the local government does not take specified steps to address compliance, the bill would require the department to notify the local government in writing and authorize the department to notify the Attorney General, as provided.

This bill would define various terms for its purposes and make related findings and declarations.

This bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

By increasing the duties of local officials, and by expanding the crime of perjury by requiring the certification of certain information related to labor standards, this bill would impose a state-mandated local program.

(2) This bill would provide that its provisions are severable.

(3) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for specified reasons.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Chapter 4.1.5 (commencing with Section 65912.155) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 4.1.5. Transit-Oriented Development

65912.155. The Legislature finds and declares all of the following:

(a) California faces a housing shortage both acute and chronic, particularly in areas with access to robust public transit infrastructure.

(b) Creating ownership opportunities can be an effective long-term strategy for building wealth and can create a path to financial security.

(c) Building more homes near transit access reduces housing and transportation costs for California families, and promotes environmental sustainability, economic growth, and reduced traffic congestion.

(d) Public transit systems require sustainable funding to provide reliable service, especially in areas experiencing increased density and ridership. The state does not invest in public transit service to the same degree as it does in roads, and the state funds a smaller proportion of the state's major transit agencies' operations costs than other states with comparable systems. Transit systems in other countries derive significant revenue from transit-oriented development at and near their stations.

65912.156. For purposes of this chapter, the following definitions apply:

(a) "Adjacent" means within 200 feet of any pedestrian access point to a transit-oriented development stop.

(b) "Commuter rail" means a public rail transit service not meeting the standards for heavy rail or light rail, excluding California High-Speed Rail and Amtrak Long Distance Service.

(c) "Department" means the Department of Housing and Community Development.

(d) "Heavy rail transit" means a public electric railway line with the capacity for a heavy volume of traffic using high-speed and rapid acceleration passenger rail cars operating singly or in multicar trains on fixed rails, separate rights-of-way from which all other vehicular and foot traffic are excluded, and high platform loading. "Heavy rail transit" does not include California High-Speed Rail.

(e) "High-frequency commuter rail" means a commuter rail service operating a total of at least 48 trains per day across both directions, not including temporary service changes of less than one month or unplanned disruptions, and not meeting the standard for very high frequency commuter rail, at any point in the past three years.

(f) "High-resource area" means an area designated as highest resource or high resource on the most recently adopted version of the opportunity area maps published by the California Tax Credit Allocation Committee and the department.

(g) "Housing development project" has the same meaning as defined in Section 65589.5, but does not include a project of which any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. For the purposes of this subdivision, the term "other transient lodging" does not include either of the following:

(1) A residential hotel, as defined in Section 50519 of the Health and Safety Code.

(2) After the issuance of a certificate of occupancy, a resident's use or marketing of a unit as short-term lodging, as defined in Section 17568.8 of the Business and Professions Code, in a manner consistent with local law.

(h) "Light rail transit" includes streetcar, trolley, and tramway service. "Light rail transit" does not include airport people movers.

- (i) "Net habitable square footage" means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.
- (j) "Low-resource area" means an area designated as low resource on the most recently adopted version of the opportunity area maps published by the California Tax Credit Allocation Committee and the department.
- (k) "Rail transit" has the same meaning as defined in Section 99602 of the Public Utilities Code.
- (l) "Residential floor area ratio" means the ratio of net habitable square footage dedicated to residential use to the area of the lot.
- (m) "Transit-oriented development zone" means the area within one-half mile of a transit-oriented development stop.
- (n) "Tier 1 transit-oriented development stop" means a transit-oriented development stop within an urban transit county served by heavy rail transit or very high frequency commuter rail.
- (o) "Tier 2 transit-oriented development stop" means a transit-oriented development stop within an urban transit county, excluding a Tier 1 transit-oriented development stop, served by light rail transit, by high-frequency commuter rail, or by bus service meeting the standards of paragraph (1) of subdivision (a) of Section 21060.2 of the Public Resources Code.
- (p) "Transit-oriented development stop" means a major transit stop, as defined by Section 21064.3 of the Public Resources Code, and also including stops on a route for which a preferred alternative has been selected or which are identified in a regional transportation improvement program, that is served by heavy rail transit, very high frequency commuter rail, high frequency commuter rail, light rail transit, or bus service within an urban transit county meeting the standards of paragraph (1) of subdivision (a) of Section 21060.2 of the Public Resources Code. When a new transit route or extension is planned that was not identified in the applicable regional transportation plan on or before January 1, 2026, those stops shall not be eligible as transit-oriented development stops unless they would be eligible as Tier 1 transit-oriented development stops. If a county becomes an urban transit county subsequent to July 1, 2026, then bus service in that county shall remain ineligible for designation of a transit-oriented development stop.
- (q) "Urban transit county" means a county with more than 15 passenger rail stations.
- (r) "Very high frequency commuter rail" means a commuter rail service with a total of at least 72 trains per day across both directions, not including temporary service changes of less than one month or unplanned disruptions, at any point in the past three years.
- 65912.157.** (a) A housing development project shall be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development within one-half or one-quarter mile of a transit-oriented development stop, if the development complies with the applicable of all of the following requirements:
- (1) A transit-oriented housing development project allowed under this chapter shall include at least five dwelling units and meet the greater of the following:
- (A) A minimum density of at least 30 dwelling units per acre.
- (B) The minimum density required under local zoning, if applicable.
- (2) The average total area of floor space for the proposed units in the transit-oriented housing development project shall not exceed 1,750 net habitable square feet.
- (3) For a transit-oriented housing development project within one-quarter mile of a Tier 1 transit-oriented development stop, all of the following apply:
- (A) A local government shall not impose any height limit less than 75 feet.
- (B) A local government shall not impose any maximum density of less than 120 dwelling units per acre.
- (C) A local government shall not enforce any other local development standard or combination of standards that would physically preclude achieving a residential floor area ratio of up to 3.5.

(D) A development that achieves a minimum density of 90 dwelling units per acre and that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for additional concessions pursuant to Section 65915, as specified in subdivision (d).

(4) For a transit-oriented housing development project further than one-quarter mile but within one-half mile of a Tier 1 transit-oriented development stop, and within a city with a population of at least 35,000, all of the following apply:

(A) A local government shall not impose any height limit less than 65 feet.

(B) A local government shall not impose any maximum density standard of less than 100 dwelling units per acre.

(C) A local government shall not enforce any other local development standard or combination of standards that would physically preclude achieving a residential floor area ratio of up to 3.

(D) A development that achieves a minimum density of 75 dwelling units per acre and that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for additional concessions pursuant to Section 65915, as specified in subdivision (d).

(5) For a transit-oriented housing development project within one-quarter mile of a Tier 2 transit-oriented development stop, all of the following apply:

(A) A local government shall not impose any height limit less than 65 feet.

(B) A local government shall not impose any maximum density standard of less than 100 dwelling units per acre.

(C) A local government shall not enforce any other local development standard or combination of standards that would physically preclude achieving a residential floor area ratio of up to 3.

(D) A development that achieves a minimum density of 75 dwelling units per acre and that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for additional concessions pursuant to Section 65915, as specified in subdivision (d).

(6) For a transit-oriented housing development project further than one-quarter mile but within one-half mile of a Tier 2 transit-oriented development stop, and within a city with a population of at least 35,000, all of the following apply:

(A) A local government shall not impose any height limit less than 55 feet.

(B) A local government shall not impose any maximum density standard of less than 80 dwelling units per acre.

(C) A local government shall not enforce any other local development standard or combination of standards that would physically preclude achieving a residential floor area ratio of up to 2.5.

(D) A development that achieves a minimum density of 60 dwelling units per acre and that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for additional concession pursuant to Section 65915, as specified in subdivision (d).

(b) For purposes of this chapter, the distance of a transit-oriented housing development project from a transit-oriented development stop shall be measured in a straight line from the nearest edge of the parcel containing the proposed project to a pedestrian access point for the transit-oriented development stop.

(c) A local government may still enact and enforce standards, including an inclusionary zoning requirement that do not, alone or in concert, prevent achieving the applicable development standards of subdivision (a). A local government shall not adopt any requirement, including, but not limited to, increased fees or inclusionary zoning requirements, that applies to a project solely or partially on the basis that the project is seeking approval as a transit-oriented housing development, except as necessary for the requirements of this chapter.

(d) A transit-oriented housing development project under this section shall be eligible for a density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios pursuant to Section 65915 or a local density bonus program, using the density allowed under this section as the base density. If a development proposes a height under this section in excess of the local height limit, then a local

government shall not be required to grant a waiver, incentive, or concession pursuant to Section 65915 for additional height beyond that specified in this section, except as provided in subparagraph (D) of paragraph (2) of subdivision (d) of Section 65915. A development shall be eligible for the following additional concessions, if it meets the applicable density threshold specified for its location:

- (1) For a development providing housing for extremely low income households, three additional concessions.
- (2) For a development providing housing for very low income households, two additional concessions.
- (3) For a development providing housing for low-income households, one additional concession.

(e) Notwithstanding any other law, a transit-oriented housing development project that meets any of the eligibility criteria under subdivision (a) and is immediately adjacent to a transit-oriented development stop shall be eligible for an adjacency intensifier to increase the height limit by an additional 20 feet, the maximum density standard by an additional 40 dwelling units per acre, and the residential floor area ratio by 1 prior to the application of Section 65915.

(f) A development proposed pursuant to this section shall comply with Section 66300.6, including any local requirements or processes implementing the provisions of Section 66300.6. This subdivision shall apply to any city or county.

(g) A development proposed pursuant to this section shall comply with any applicable local demolition and antidisplacement standards established through a local ordinance.

(h) A development proposed pursuant to this section shall not be located on either of the following:

- (1) A site containing more than two units where the development would require the demolition of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power that has been occupied by tenants within the past seven years.
- (2) A site that was previously used for more than two units of housing that were demolished within seven years before the development proponent submits an application under this section and any of the units were subject to any form of rent or price control through a public entity's valid exercise of its police power.

(i) A development proposed pursuant to this section shall include housing for lower income households by complying with one of the following requirements:

(1) (A) Any of the following:

- (i) At least 7 percent of the total units, as defined in subparagraph (A) of paragraph (9) of subdivision (o) of Section 65915, are dedicated to extremely low income households, as defined in Section 50106 of the Health and Safety Code.
- (ii) At least 10 percent of the total units, as defined in subparagraph (A) of paragraph (9) of subdivision (o) of Section 65915, are dedicated to very low income households, as defined in Section 50105 of the Health and Safety Code.
- (iii) At least 13 percent of the total units, as defined in subparagraph (A) of paragraph (9) of subdivision (o) of Section 65915, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) This paragraph shall not apply to any development of 10 units or less.

(C) All units dedicated to extremely low income, very low income, and low-income households pursuant to subparagraph (A) shall meet both of the following:

- (i) The units shall have an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.
- (ii) The development proponent shall agree to, and the local agency shall ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years and all affordable ownership units included pursuant to this section for a period of 45 years.

(2) If a local inclusionary housing requirement mandates a higher percentage of affordable units or a deeper level of affordability than that described in paragraph (1), then the local inclusionary housing requirement mandate shall apply in place of the requirements in paragraph (1).

(j) A development proposed pursuant to this chapter shall be consistent with the height, noise, and safety standards of an adopted airport land use compatibility plan or Department of Defense Air Installation Compatible Use Zones developed pursuant to Section 21675 of the Public Utilities Code, and of otherwise applicable objective fire safety standards established pursuant to the California Building Code, the California Fire Code, the California, Wildland-Urban Interface Code, the Health and Safety Code, the Public Resources Code, or Chapter 6.8 (commencing with Section 51175) of Part 1 of Division 1 of Title 5 of this code.

(k) Any transit-oriented housing development pursuant to this section shall meet the labor standards of subparagraphs (A), (B), (C), (D), (F), and (G) of paragraph (8) of subdivision (a) of Section 65913.4 for any building over 85 feet in height, which shall be applicable to the building.

(l) For purposes of subdivision (j) of Section 65589.5, a proposed housing development project that is consistent with the applicable standards from this chapter, as well as applicable local objective general plan and zoning standards that do not alone or in concert prevent achieving those standards, and as modified by any incentive, concession, or waiver under Section 65915, shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision. This subdivision shall not require a ministerial approval process or modify the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code.

(m) Beginning on January 1, 2027, a local government that denies a housing development project meeting the requirements of this section that is located in a high-resource area shall be presumed to be in violation of the Housing Accountability Act (Section 65589.5) and immediately liable for penalties pursuant to subparagraph (B) of paragraph (1) of subdivision (k) of Section 65589.5, unless the local government demonstrates, pursuant to the standards in subdivisions (j) and (o) of Section 65589.5, that it has a health, life, or safety reason for denying the project.

(n) This section shall not apply to a local agency until July 1, 2026, unless the local agency adopts an ordinance or local transit-oriented development alternative plan deemed compliant by the department before July 1, 2026. It shall not apply within an unincorporated area of a county until the 7th regional housing needs allocation cycle.

65912.158. (a) For the purposes of this section, "agency transit-oriented development project" means a housing development project or mixed use residential project that meets all of the following requirements:

(1) A minimum of 50 percent of the total square footage of the project is dedicated to residential purposes.

(2) A minimum of 20 percent of the total number of units shall be restricted for the affordable lower income households and shall be subject to a recorded affordability restriction for at least 55 years in the case of rental units and 45 years in the case of owner occupied units, unless a local ordinance or the terms of federal, state, or local tax credit, or other project financing requires a longer period of affordability.

(3) The average total floor area of floor space for the proposed units in the housing development project shall not exceed 1,750 net habitable square feet.

(4) The parcel or parcels on which the project is located is an infill site, as defined in Section 21061.3 of the Public Resources Code.

(5) The transit-oriented development parcels on which the transit-oriented development project would be located was not acquired through eminent domain on or after July 1, 2025.

(6) The parcels on which the transit-oriented development project would be located are owned by the agency and either:

(A) The parcels are adjacent to a transit-oriented development stop for which the agency operates service, or form a contiguous area adjacent to such a transit-oriented development stop.

(B) At least 75 percent of the project area is located within one-half mile of a transit-oriented development stop for which the agency operates service or plans to provide service and was owned by the agency on or before January 1, 2026.

(b) (1) A transit agency's board of directors may adopt by resolution agency transit-oriented development zoning standards for district-owned real property located in a transit-oriented development zone. These standards shall establish minimum local zoning requirements for height, density, residential floor area ratio, and allowed uses, that shall apply to an agency transit-oriented development project, that shall be consistent with Section 65912.157.

(2) Adopted agency transit-oriented development zoning standards shall establish, for each transit station, the lowest permissible maximum standard for height, density, and residential floor area ratio, and a list of approved residential, retail, and commercial uses.

(3) The agency transit-oriented development zoning standards adopted by the board of directors shall not adopt a lowest permissible maximum standard for density or residential floor area ratio below the level permitted under Section 65912.157, and shall not prohibit residential use.

(4) The agency transit-oriented development zoning standards shall not establish density standards that exceed 200 percent of the maximum density established in Section 65912.157.

(c) The adoption of, and amendments to, the agency transit-oriented development zoning standards shall comply with all of the following:

(1) The transit agency shall hold a public hearing to receive public comment on the proposed agency transit-oriented development zoning standards or proposed changes to the agency transit-oriented development zoning standards. The transit agency shall conduct direct outreach to relevant local governments and to communities of concern around each station. Before or during the scoping meeting, the transit agency shall consult with each local government in which the station is located, as well as any relevant infrastructure agencies. The consultation required pursuant to this section shall include all of the following:

(A) A review of the housing needs of the jurisdiction.

(B) A review of the transit-oriented development approved and built in the past year in the jurisdiction.

(C) A review of any transit-oriented development projects proposed by the transit agency in the jurisdiction for the past year.

(D) A discussion of any obstacles to development of any project proposed by the transit agency.

(2) Not less than 30 days before a public hearing of the board to consider the agency transit-oriented development zoning standards, the transit agency shall provide public notice and make the draft standards available to the public.

(3) The board shall adopt or reject any proposed agency transit-oriented development zoning standards at a publicly noticed meeting of the board not less than 30 days following the original public hearing.

(d) Objective standards adopted pursuant to paragraph (b) shall not preempt or otherwise displace local discretionary standards that apply to hotel, motel, bed and breakfast, or other transient lodging use, including short-term lodging, as defined in Section 17568.8 of the Business and Professions Code. For the purposes of this subdivision, the term "other transient lodging" does not include a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(e) Where local zoning is inconsistent with the agency transit-oriented development zoning standards for a station, the local jurisdiction may adopt a local zoning ordinance that conforms to the transit-oriented development zoning standards.

(f) (1) A local government shall not be required to approve any height limit in excess of the standard for development adjacent to the transit-oriented development stop under Section 65912.157.

(2) The transit agency shall make a finding as to whether the local zoning ordinance conforms to the agency transit-oriented development zoning standards. Local zoning shall remain in place unless the transit agency determines that it does not conform to the agency transit-oriented development zoning standards. If, according to the transit agency's finding, the local zoning ordinance does not conform to the agency transit-oriented development zoning standards after two years of the date that the agency transit-oriented development zoning standards are adopted by the board for that station, the agency transit-oriented development zoning standards shall become the local zoning for any district-owned parcels that are eligible under this section, except for any height limit in excess of the standard for development adjacent to the transit-oriented development stop under Section 65912.157. For each station, a local jurisdiction may update zoning for transit agency-owned land to comply with agency transit-oriented development zoning standards until the time that the transit agency enters into an exclusive negotiating agreement with a developer for an agency transit-oriented development project.

(g) (1) The transit agency's approval of agency transit-oriented development zoning standards shall be subject to review under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code). The district shall serve as the lead agency for California Environmental Quality Act review for transit-oriented development zoning standards.

(2) Any subsequent California Environmental Quality Act review of rezoning to conform with agency transit-oriented development zoning standards, and of eligible transit-oriented development projects proposed and on district-owned land, shall incorporate the environmental review document certified for the transit-oriented development zoning standards consistent with Section 21094 of the Public Resources Code. A public agency shall not prepare an environmental impact report or mitigated negative declaration for rezoning pursuant to paragraph (2) of subdivision (f) to implement agency transit-oriented development zoning standards or for a transit-oriented development project subsequent to the transit agency's certification of an environmental review document for approval of agency transit-oriented development zoning standards unless the public agency finds, based on substantial evidence, that the rezoning or transit-oriented development project creates a significant effect on the environment that was not analyzed in the prior environmental review document, and mitigated or avoided.

(h) A local agency may adopt objective, written development standards, conditions, and policies that apply to development on district-owned property, provided that they demonstrate their consistency with the agency transit-oriented development zoning standards. In the event that the agency transit-oriented development zoning standards, objective planning standards, general plan, or design review standards are mutually inconsistent, the agency transit-oriented development zoning standards shall be the controlling standards. To the extent that the zoning standards do not resolve inconsistencies, the general plan shall be the controlling standard.

(i) Zoning in effect as a result of this section shall be considered the same as locally approved zoning for all purposes, including the Density Bonus Law and the Housing Accountability Act.

(j) Any agency transit-oriented development project shall comply with the antidisplacement requirements of Section 66300.6.

(k) A local government shall not be required to approve any height limit under this section greater than the height limit specified in this chapter for development adjacent to the relevant tier of a transit-oriented development stop. A transit agency shall not set a maximum height, density, or residential floor area ratio below that which would be allowed for the site under this chapter.

(l) If nonresidential development is included in an agency transit-oriented development project, at least 25 percent of the total planned units affordable to lower income households shall be made available for lease or sale and permitted for use and occupancy before or at the same time with every 25 percent of nonresidential development made available for lease or sale and permitted for use and occupancy.

(m) The development applicant for an agency transit-oriented development project proposed pursuant to this section shall certify that the labor standards in paragraphs (8) and (9) of subdivision (a) of Section 65913.4 will be met in project construction, and those standards shall apply if the project is approved by the public agency. Notwithstanding the preceding sentence, this subdivision shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement with the transit agency that was entered into before July 1, 2026, that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for the enforcement of that obligation through an arbitration procedure. For the purposes of this subdivision, "project labor agreement," has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

65912.159. (a) A housing development project proposed pursuant to Section 65912.157 shall be eligible for streamlined ministerial approval pursuant to Section 65913.4 in accordance with all of the following:

(1) The proposed project shall be exempt from subparagraph (A) of paragraph (4) of, and paragraph (5) of, subdivision (a) of Section 65913.4.

(2) The proposed project shall comply with the affordability requirements in subclauses (I) to (III), inclusive, of clause (i) of subparagraph (B) of paragraph (4) of subdivision (a) of Section 65913.4.

(3) The proposed project shall comply with all other requirements of Section 65913.4, including, but not limited to, the prohibition against a site that is within a very high fire hazard severity zone, pursuant to subparagraph (D) of paragraph (6) of subdivision (a) of Section 65913.4.

(b) Any housing development proposed pursuant to Section 65912.157 not seeking streamlined approval under Section 65913.4 shall be reviewed according to the jurisdiction's development review process and Section 65589.5, except that any local zoning standard conflicting with the requirements of this chapter shall not apply.

65912.160. (a) The department shall oversee compliance with this chapter.

(b) The department shall promulgate standards on how to allow for capacity pursuant to this chapter to be counted in a city or county's inventory of land suitable for residential development pursuant to Section 65583.2, no later than July 1, 2026.

(c) (1) A local government may enact an ordinance to make its zoning code consistent with the provisions of this chapter, subject to review by the department pursuant to subdivision (d). This ordinance may include objective development standards, conditions, and policies, applying to transit-oriented housing developments, that are demonstrated by a preponderance of evidence to not physically preclude, alone or in concert, the applicable housing development standards of Section 65912.157.

(2) The ordinance described in paragraph (1) shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(d) If a local government adopts an ordinance to come into compliance with this section, the following provisions shall apply:

(1) (A) At least 14 days prior to adoption of an ordinance pursuant to this section, the local government shall submit a draft ordinance to the department.

(B) The department may review the draft and report its written findings to the planning agency.

(2) A local government shall submit a copy of any ordinance enacted pursuant to this section to the department within 60 days of enactment.

(3) (A) The department shall, within 90 days, review the enacted ordinance, make a finding as to whether the enacted ordinance is in substantial compliance with this section, and report that finding to the local government.

(B) If needed, the department may request an additional 30 days to make a finding as to whether the enacted ordinance is in substantial compliance with this section, and report that finding to the local government.

(C) If the department does not provide written findings to the local government within the review period provided for in this paragraph, the ordinance shall be deemed compliant for the purposes of assessing penalties, including those pursuant to subdivision (m) of Section 65912.157.

(4) If at any time the department determines that the ordinance does not comply with this section, the department shall notify the local government in writing. The department shall provide the local government a reasonable time, not to exceed 60 days, to respond before taking further action as authorized by this section.

(5) The local government shall consider any findings made by the department pursuant to paragraph (4) and shall do one of the following:

(A) Amend the ordinance to comply with this section.

(B) Enact the ordinance without changes. The local government shall include findings in its resolution adopting the ordinance that explain the reasons the local government believes that the ordinance complies with this section despite the findings of the department.

(6) If the local government does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local government and may notify the Attorney General that the local government is in violation of this section.

(e) The ordinance may designate areas within one-half mile of a transit-oriented development stop as exempt from the provisions of this chapter if:

(1) The local government makes findings supported by substantial evidence that there exists no walking path of less than one mile from that location to the transit-oriented development stop.

(2) A local government with at least 15 transit-oriented development stops designates the area as an industrial employment hub. An industrial employment hub shall be a contiguous area of at least 250 acres designated in the jurisdiction's general plan on or before January 1, 2025, as an employment lands area; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded.

(f) Each metropolitan planning organization shall create a map of transit-oriented development stops and zones within its region by tier, as designated under this chapter, in accordance with the department's guidance pursuant to subdivision (b). This map shall have a rebuttable presumption of validity for use by project applicants and local governments.

65912.161. (a) For purposes of this section, "transit-oriented development alternative plan" shall mean a plan adopted by the local agency via the adoption of the housing element, a program to implement the housing element, the adoption of a specific plan, a zoning overlay, or enactment of an ordinance; that brings the local agency into compliance with this chapter and that incorporates all of the following:

(1) A local transit-oriented development alternative plan shall maintain at least the same total net zoned capacity, in terms of both total units and residential floor area, as provided for in this chapter across all transit-oriented development zones within the jurisdiction.

(A) Net zoned capacity in units shall be measured by subtracting the current number of units on the site from the number allowed by the applicable development standards.

(B) Net zoned capacity in floor area shall be measured by subtracting the current developed floor area of the site from the amount allowed by the applicable development standards.

(2) The plan shall not reduce the maximum allowed density for any individual site on which the plan allows residential use by more than 50 percent below that permitted under this chapter, except for sites meeting any of the following criteria:

(A) Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.

(B) Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(C) Sites with a historic resource designated on a local register, so long as sites excluded from the density requirements of this paragraph on that basis do not cumulatively exceed 10 percent of the eligible area of any transit-oriented development zone.

(D) Sites within one-half mile of a Tier 2 transit-oriented development stop shall not have a density below 30 units per acre with a residential floor area ratio of 1.0, except for sites specified in subparagraphs (A) to (C), and should be considered for attached entry level owner occupied housing development opportunities.

(3) The plan shall not reduce the capacity in any transit-oriented development zone in total units or residential floor area by more than 50 percent.

(4) A site's maximum capacity counted toward the plan shall not exceed 200 percent of the maximum density established under this chapter. Any site excluded from the minimum density requirements of subparagraphs (A) to (C) of paragraph (2) shall not be counted toward the plan's capacity. For purposes of this section, calculations regarding capacity, density, and floor area shall include capacity, density, or floor area available under voluntary local housing incentive programs.

(5) A local transit-oriented development alternative plan may consist of an existing local transit-oriented zoning ordinance, overlay zone, specific plan, or zoning incentive ordinance, provided that it meets the requirements of this subdivision.

(b) (1) Prior to one year following the adoption of the seventh revision of the housing element, Section 65912.157 shall not apply to any of the following for which the local government has adopted an ordinance in accordance with Section 65912.160 indicating the site's exclusion:

(A) A site that has been identified by the local jurisdiction which permits density and residential floor area ratio at no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157.

(B) (i) A site in a transit-oriented development zone in which at least 33 percent of sites in the relevant transit-oriented development zone have permitted density and residential floor area ratio no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157 and which includes sites with densities that cumulatively allow for at least 75 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157.

(ii) A site in a transit-oriented development zone around a transit-oriented development stop that is primarily comprised of a low-resource area which includes sites with densities that cumulatively allow for at least 40 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157.

(iii) A site in an area designated as low resource on the most recently adopted version of the opportunity area maps published by the California Tax Credit Allocation Committee and the department, and within a jurisdiction that cumulatively allows for at least 50 percent of the total capacity for units and floor area as specified under Section 65912.157 across all transit-oriented development zones.

(C) A site that is covered by a local transit-oriented development alternative plan adopted by a local government.

(D) Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.

(E) Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

(F) Sites with a historic resource designated as of January 1, 2025, on a local register.

(2) A local government that has adopted an ordinance pursuant to this subdivision shall indicate on its public zoning map which sites or transit-oriented development zones are and are not covered by Section 65912.157.

(c) (1) For the seventh and subsequent revisions of the housing element, a local government may include a local transit-oriented development alternative plan in any of the following ways:

(A) (i) Include a local transit-oriented alternative plan in its housing element. When a local government includes a transit-oriented development alternative plan in its housing element the plan shall include an analysis of how the plan maintains at least an equal feasible developable housing capacity as the baseline established by this chapter.

(ii) If a local government adopts a housing element that the department has determined to be compliant with this section, then any action to enforce or implement a compliant housing element shall be subject to applicable provisions of housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3).

(iii) The initial submission of a transit-oriented development alternative plan shall be included in the local government's first draft submittal referenced in subparagraph (C) of paragraph (1) of subdivision (b) of Section 65585.

(iv) Sites identified in a local transit-oriented development alternative plan may be included in the inventory of land suitable for residential development, pursuant to the additional requirements of Section 65583.

(B) If a local government does not include the local transit-oriented alternative plan in its housing element, the local government may adopt an alternative plan that has been deemed compliant by the department pursuant to Section 65912.160.

(d) Section 65912.157 shall not apply within a jurisdiction that has a local transit-oriented alternative plan that has been approved by the department as satisfying the requirements of this section in effect. The department's approval pursuant to this section shall be valid through the jurisdiction's next amendment to the housing element of its general plan.

(e) A local transit-oriented development alternative plan may consist of an existing local transit-oriented zoning ordinance, overlay zone, specific plan, zoning incentive ordinance or existing program, provided that it meets the requirements of this section.

65912.162. The Legislature finds and declares that the state faces a housing crisis of availability and affordability, in large part due to a severe shortage of housing, and solving the housing crisis therefore requires a multifaceted, statewide approach, including, but not limited to, encouraging an increase in the overall supply of housing, encouraging the development of housing that is affordable to households at all income levels, removing barriers to housing production, expanding homeownership opportunities, and expanding the availability of rental housing, and is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this chapter applies to all cities, including charter cities.

SEC. 2. The provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SEC. 3. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act or because costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.



ATTACHMENT F

PLANNING COMMISSION MEETING MINUTES

FROM JUNE 15, 2026



MINUTES

Regular Meeting of the Planning Commission

MONDAY, JUNE 15, 2026

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Planning Commission Chair Saulsberry called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: MARCINKO, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL, GUERRERO, SMITH

ABSENT COMMISSIONERS: BARNETT, NORRIS

Also present were: Planning Division Director Joe Farace, Sustainability Program Manager Sean del Solar, Senior Management Analyst Song LeBaron, Administrative Assistant Sonia Rathee Gulia, Deputy City Attorney Punam Prahalad

ORAL AND WRITTEN COMMUNICATIONS

No oral communications.

An email from Neighborhood Healthcare was received, distributed to the Commissioners, included in the agenda binder, and will be posted on the City's website the next day.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 5/18/2026

Action:

COMMISSIONER KILDOO MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER MARCINKO. MOTION CARRIED BY THE FOLLOWING VOTE.



AYES: COMMISSIONERS: MARCINKO, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL,
GUERRERO, SMITH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

2. Project No: TEXT AMENDMENT TA 26-0001

Request: Approval of an ordinance implementing SB 79.

Recommendation: Staff recommends to the City Council ADOPTION and APPROVAL of the following, in the order set forth below:

1. ADOPT Notice of Exemption (EX26-041); and
2. APPROVE Resolution PC 26-5216 (Text Amendment TA 26-0001)

Sustainability Program Manager Sean del Solar: gave the staff presentation

OPEN PUBLIC COMMENTS

Non- Resident of San Marcos: Maxwell Geryen with BuildSD.org supports the project but recommends some amendments to the parking requirements.

Planning Commissioner Discussions: The Commissioners discussed several aspects of the proposed project and sought clarification on a variety of topics, including the definition of a transit stop; pedestrian access and walkway requirements; the distinction between dwelling units and residential units; how the proposed Transit-Oriented Development (TOD) standards compare to existing higher-density development standards; and whether current transit ridership data, including Sprinter usage, was considered in the analysis. Additional questions addressed wildfire risks, emergency access and evacuation considerations, parking requirements associated with the proposed density of 140 dwelling units per acre, the potential number of additional housing units that could be accommodated citywide, the industrial site exemption and its implications for future rezoning, and applicable fire mitigation requirements.

Sustainability Program Manager Response: Sean del Solar explained that state law establishes specific criteria for qualifying transit stops, including service frequency and transit type. The proposed ordinance focuses on Tier 2 transit stop designations associated with Sprinter commuter rail stations, with station locations determined by SANDAG. He noted that the transit eligibility criteria are based on service frequency and do not consider ridership capacity or utilization levels.

He further clarified that the maximum walking distance associated with the transit-oriented development standards is approximately one mile. Questions regarding broader implementation of the ordinance and its relationship to existing development standards will be evaluated comprehensively as part of the General Plan update process.

Regarding parking, Sean explained that state law prohibits local agencies from imposing minimum parking requirements within one-half mile of qualifying transit districts. While the City may not require minimum



vehicle parking in these areas, the ordinance includes standards for bicycle facilities and bicycle parking. He indicated that market demand is expected to continue to drive the provision of parking by developers.

He also noted that projects proposed in high fire hazard areas would remain subject to applicable fire safety regulations, wildfire risk assessments, and fire mitigation requirements.

Deputy City Attorney: Punam Prahalad clarified 30 dwellings units per acre is the density permitted by SB-79.

Planning Director Response: Planning Director Joe Farace explained that the proposed standards differ from existing regulations in that they are more specifically defined and allow for a higher density range. Based on a preliminary analysis of eligible properties, locations, and maximum allowable densities—without accounting for site-specific constraints—the ordinance could potentially accommodate approximately 90,000 additional dwelling units citywide. The Director further clarified that any proposal requiring a General Plan Amendment or rezoning would remain subject to the City's discretionary review process, and the City retains the authority to approve or deny such requests.

CLOSED PUBLIC COMMENTS

Action:
COMMISSIONER GUERRERO MOTIONED TO ADOPT NOTICE OF EXEMPTION EX26-041 AND APPROVE PC 26-5216 FOR TEXT AMENDMENT TA 26-0001 AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: MARCINKO, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL,
GUERRERO, SMITH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

PLANNING DIVISION DIRECTOR COMMENTS: Planning Director Joe Farace reported that appeals have been filed for the North City Sign Program and North City West Phase 2 projects, both of which are scheduled for City Council consideration on June 23, 2026. He also informed the Commission that there will be no second Planning Commission meeting in June and that two Planning Commission meetings are scheduled for July.

PLANNING COMMISSIONERS COMMENTS: Commissioners expressed appreciation for the detailed presentation and the clear graphics included in the staff report.

ADJOURNMENT

At 7:18 p.m. Chair Saulsberry adjourned the meeting.



LIONEL SAULSBERRY , CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

SONG LEBARON, SR. MANAGEMENT ANALYST
CITY OF SAN MARCOS PLANNING COMMISSION

DRAFT



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2922

MEETING DATE:

July 2026

SUBJECT:

SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation

Note and File

Attachment(s)



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2923

MEETING DATE:

July 2026

SUBJECT:

LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation

Note and File

Attachment(s)



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2924

MEETING DATE:

July 2026

SUBJECT:

NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation

Note and File.

Attachment(s)



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2925

MEETING DATE:

July 2026

SUBJECT:

NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)

Recommendation

Note and File

Attachment



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2926

MEETING DATE:

July 2026

SUBJECT:

CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation

Note and File

Attachment(s)



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Staff Report

File #:26-2927

MEETING DATE:

July 2026

SUBJECT:

CITY COUNCIL BUSINESS VISITS

Recommendation

Note and File

Attachment(s)