City of San Marcos
City Council Regular Agenda

Tuesday, March 24, 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 San Marcos Redevelopment Agency Meeting
Special San Marcos 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

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 City Clerk at (760) 744 1050, ext. 3145. 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.

Public Comment: If you wish to address the City Council, please complete a "Request to Speak" form. Forms are located at the rear of the Council Chambers. Be sure to indicate which item number you wish to address. Comments are limited to THREE minutes, unless you meet the requirements of a formal or informal organization and have registered your organization with the City Clerk in advance. Speakers are asked to fill out a "Request to Speak" form and hand it to staff, although provision of a name, address, or other identifying information is optional.

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 Oral Communication segment is split on the agenda and begins with a 15 minute timed segment during which the Council will hear as many speakers as possible. Upon the conclusion of the 15 minute timed segment, any remaining speakers will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. 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. If you wish to speak under "Oral Communications," please complete a "Request to Speak" form as noted above in advance of the start of that portion of the meeting.

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 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.san marcos.net as time permits.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION -

ROLL CALL

PROCLAMATIONS AND PRESENTATIONS

A. SMILE Award-Mayor Jones

B. Femie Cupit - Filipino American Chamber of Commerce Greater San Diego Proclamation

C. Tess Sangster Proclamation

D. Captain Kevin Ralph 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. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to three minutes.

1. 26-2829 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. 26-2830 APPROVAL OF MINUTES

Recommendation: APPROVE the minutes of the City Council regular meeting on March 10, 2026 and special meeting on March 18, 2026.

Attachments: 03-10-26R

03-18-26S Goal Setting Workshop

3. 26-2831 APPROVAL OF WARRANTS

Recommendation: APPROVE City Council, Successor Agency, and Fire Protection District warrants dated March 2026.

Attachments: WARRANTS

4. 26-2824 RESOLUTION NO. 2026-9556 - 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: Resolution

802 2026 TrueCare Illumination Gala 03242026

802 Filipino American Chamber of Commerce 2026 Leadership Awards

802 2026 EDC Annual Dinner

802 2026 Citizens of Courage Awards

5. 26-2813 RESOLUTION NO. 2026-9557 - 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: AB 748 Oppose

March 24 Reso

6. 26-2825 ORDINANCE NO. 2026-1577 - SECOND READING OF ORDINANCE APPROVING AN AMENDMENT OF THE DAVIA VILLAGE-MARC SPECIFIC PLAN TO MODIFY THE ALLOWED LAND USES TO PERMIT UP TO TEN (10) TEMPORARY RESIDENTIAL UNITS WITHIN 15,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITH A CONDITIONAL USE PERMIT (SPECIFIC PLAN AMENDMENT (SPA24-0002))

Recommendation: ADOPT (Second Reading) of Ordinance No. 2026-1577 approving an amendment of the Davia Village-Marc Specific Plan to modify the allowed land uses to permit up to ten (10) temporary residential units within 15,000 square feet of commercial floor area with a Conditional Use Permit (Specific Plan Amendment (SPA24-0002))

Attachments: Ordinance 2026-1577 - SP24-0002

>Ordinance 2026-1577 Exhibit A - Specific Plan

7. TMP-2415 RESOLUTION NO. 2026-9558 - ANNEXATION NO. 161 AND DESIGNATE IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE)

Recommendation: ADOPT a resolution declaring intention to annex territory as Annexation No. 161 and designate Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD No. 98-02") and other actions related thereto.

Attachments: Attachment A_F-59 Boundary Map Annexation No. 161

Resolution of Intention CFD 98-02 IA F-59

Attachment C_F-59 RMA

8. 26-2828 RESOLUTION NO. 2026-9559 - INTENTION TO ANNEX TERRITORY IN THE FUTURE TO IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE)

Recommendation: ADOPT a resolution declaring intention to annex territory in the future to Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD No. 98-02") and other actions related thereto.

Attachments: Attachment A_F-59 Future Annexation Area Map

Resolution of Intention Declaring Future Annexation 98-02 IA F-59

Attachment C_F-59 RMA

9. TMP-2409 RESOLUTION NO. 2026-9560 - ACCEPTING THE IRREVOCABLE OFFER TO DEDICATE A PUBLIC STREET, DRAINAGE, AND UTILITY EASEMENT AT 318 BARHAM DRIVE (ASSESSOR'S PARCEL NUMBER (APN) 220-202-27) AS OFFERED BY DOCUMENT 2024-0324782

Recommendation: ADOPT resolution accepting the Irrevocable Offer to Dedicate for the Public Street, Drainage, and Utility easement for a portion of Barham Drive as offered by Document 2024-0324782.

Attachments: Attachment 1 - Vicinity Map

Attachment 2 -Resolution 2026-AAAA

Attachment 2 - Resolution 2026-AAAA Exhibit A Certificate of Acceptance

Attachment 2- Certificate of Acceptance Exhibit A

10. TMP-2414 RESOLUTIONS NO. 2026-9561 & 2026-9562 - ORDERING THE SUMMARY VACATION OF MAP 806 PUBLIC RIGHT-OF-WAY FOR A PORTION OF COX ROAD WITHIN SUMMER RANCH ESTATES PROJECT TSM21-0004, DECLARING THAT TRANSFER OF REAL PROPERTY PROPOSED TO BE SUMMARILY VACATED IS EXEMPT FROM THE SURPLUS LAND ACT

Recommendation: APPROVE the following, in the order set forth below, as recommended by the Planning Commission:
1. ADOPT a resolution (VAC25-0001) ordering the summary vacation and abandonment of public right-of-way for a portion of Cox Road within the boundary of Tentative Subdivision Map TSM21-0004 for the Summer Ranch Estates project.
2. ADOPT a resolution declaring that the transfer of the real property proposed to be summarily vacated and abandoned is exempt from the Surplus Land Act; authorizing the City Attorney to seek concurrence from the California Department of Housing and Community Development with respect to such exemption; and upon receipt of such confirmation, authorizing the City Manager and City Attorney to negotiate, finalize, and execute all documents necessary for the transfer of Real Property to Summer Ranch Estates subdivision for its market value and associated costs, and to implement said transfer.

Attachments: Attachment 1 - Aerial Exhibit

Attachment 2 - Resolution 2026-AAAA VAC25-0001

Attachment 2- Resolution 2026-AAAA VAC25-0001 Exhibit A & B

Attachment 3 - Resolution 2026-BBBB

Attachment 3 - Resolution 2026-BBBB Exhibit A

11. TMP-2412 RESOLUTION NO. 2026-9563 - APPROVING CONSTRUCTION DOCUMENTS FOR THE 2026 PAVEMENT OVERLAY PROJECT (CIP #ST022), AND CONSTRUCTION CONTRACT, AND APPROPRIATING ADDITIONAL FUNDS FOR SAID PROJECT

Recommendation: ADOPT a resolution approving the construction documents for the 2026 Pavement Overlay Project (CIP #ST022), delegating authority to the City Engineer to finalize the same, authorizing advertisement to bid, and delegating to and authorizing the City Manager to award, negotiate, finalize, and execute the construction contract, and appropriating additional funds for said Project.

Attachments: Resolution - ST022

ST022 Center Drive Update

12. TMP-2411 RESOLUTION NO. 2026-9564 - APPROVING A TEMPORARY NIGHTTIME WORK HOUR WAIVER FOR THE SAN MARCOS BOULEVARD DUAL LEFT-TURN LANE EXTENSION AT RANCHO SANTA FE ROAD PROJECT (CIP# ST005)

Recommendation: ADOPT a resolution approving a temporary nighttime work hour waiver of the requirements of Resolution No. 2002-5865 to allow daytime work hours for the San Marcos Boulevard Dual Left-Turn Lane Extension at Rancho Santa Fe Road Project (CIP# ST005).

Attachments: Resolution

13. TMP-2413 RESOLUTION NO. 2026-9565 - APPROVING A MULTI-YEAR AGREEMENT WITH RENEWELL FLEET SERVICE, LLC FOR PROPRIETARY PIERCE FIRE APPARATUS PARTS, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE SAID AGREEMENT AND ALL RELATED DOCUMENTS

Recommendation: ADOPT a resolution approving a multi-year agreement with ReNewell Fleet Service, LLC for the purchase and delivery of proprietary Pierce fire apparatus replacement parts in an amount not to exceed $1,500,000 over a five-year term and authorizing the City Manager or designee to negotiate, finalize, and execute the agreement and all related documents.

Attachments: Council Resolution Pierce Parts

14. 26-2826 RESOLUTION NO. 2026-9566 - APPROVE THE ANNUAL PROGRESS REPORT ON HOUSING ELEMENT COMPLIANCE FOR 2025

Recommendation: ADOPT resolution approving the Annual Progress Report and Addendum (SB341 Report) on Implementation of the Housing Element.

Attachments: 2025 HCD Housing Element APR Resolution

2025 HCD Housing Element APR

Addendum to the Annual Progress Report (SB341 Report)

15. TMP-2399 RESOLUTION NO. 2026-9555 - APPROVING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Recommendation: ADOPT a resolution approving the 2025 General Plan Annual Progress Report.

Attachments: Resolution 2026-9555

San Marcos_Annual Progress Report_2025

ORAL COMMUNICATIONS

Persons wishing to speak on items not on the agenda may do so during this time period, provided remarks are confined to matters within the subject matter jurisdiction of the City Council. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided at the rear of the Chamber in advance of the start of that portion of the meeting. The first Oral Communication segment consists of a 15 minute timed segment during which the Council will hear as many speakers as possible. Any speakers not heard during the first Oral Communications segment will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Please note that, subject to very limited exceptions, the City Council is precluded by State law from discussing or taking action on any topic that is not included on the posted agenda.

PUBLIC HEARINGS

16. TMP-2406 2026-2027 DRAFT COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND SUBSTANTIAL AMENDMENTS TO PROGRAM YEARS 2023-2024 AND 2025-2026

Recommendation: OPEN, CONDUCT, and CLOSE a public hearing regarding the Draft Program Year 2026-2027 Annual Action Plan for the Community Development Block Grant (CDBG) and the proposed Substantial Amendments to the PY 2023-2024 and PY 2025-2026 Annual Action Plans.

OPEN a 30-day public comment period for the Draft Program Year 2026-2027 Annual Action Plan and proposed Substantial Amendments to the PY 2023-2024 and PY 2025-2026 Annual Action Plans.

Attachments: AAP 2026-27 Draft

Substantial Amendment Draft_AAP PY 2025-26, PY 2023-24

ORAL COMMUNICATIONS - CONTINUED

This portion of the agenda is set aside for continuation of Oral Communications, if needed. Speakers are limited to three minutes. Please note that, subject to very limited exceptions, the City Council is precluded by State law from taking action on any topic that is not included on the posted agenda. Please complete a "Request to Speak" form and place in basket provided in advance of the start of that portion of the meeting.

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

17. 26-2832 SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation: Note and File

18. 26-2833 LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation: Note and File

19. 26-2834 NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation: Note and File.

20. 26-2835 NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)

Recommendation: Note and File

21. 26-2836 CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation: Note and File

22. 26-2837 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 MARCH 20, 2026, 5:30 P.M.

DATE: MARCH 20, 2026

PHILLIP SCOLLICK, CITY CLERK

Staff Report

File #:26-2829

MEETING DATE:
March 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

File #:26-2830

MEETING DATE:
March 24, 2026

SUBJECT:

APPROVAL OF MINUTES

Recommendation
APPROVE the minutes of the City Council regular meeting on March 10, 2026 and special meeting on March 18, 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, MARCH 10, 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 Mayor Jones.

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.

CONSENT CALENDAR:

MOVED TO APPROVE CONSENT CALENDAR BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA.

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 February 24, 2026.

3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated March 2026.

4. **RESOLUTION NO. 2026-9550 - AWARDING A CONTRACT TO BRAUN NORTHWEST, INC. FOR THE PURCHASE OF ONE (1) RECHASSIS TYPE III AMBULANCE AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.** Adopted resolution approving the purchase of one (1) rechassis type III ambulance from Braun Northwest, Inc., and delegating authority to the City Manager to negotiate, finalize, and execute any related documents.

5. **RESOLUTION NO. 2026-9551 - AWARDING A CONTRACT TO MARCO INDUSTRIES, INC. FOR PURCHASE OF ONE TYMCO MODEL 600 STREET SWEEPER AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.** Adopted a resolution awarding a contract to Marco Industries, Inc. for the purchase and delivery of one TYMCO Model 600 regenerative air street sweeper in an amount not to exceed $452,228.18 and authorizing the City Manager or designee to negotiate, finalize and execute the contract and all related documents.

6. **RESOLUTION NO. 2026-9552 - APPROVING AGREEMENT NO. 7774 WITH 72 HOUR, LLC DBA NATIONAL AUTOMOTIVE FLEET GROUP FOR PURCHASE OF TWO 2026 FREIGHTLINER M2106 REPLACEMENT DUMP TRUCKS, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.** Adopted a resolution approving Agreement No. 7774 with 72 Hour, LLC dba National Automotive Fleet Group for the purchase and delivery of two 5-yard dump trucks in an amount not to exceed $421,449.56 and authorizing the City Manager or designee to negotiate, finalize, and execute the agreement and all related documents.

7. **RESOLUTION NO. 2026-9553 - AWARD OF CONTRACT TO NEEMA GENERAL CONTRACTING FOR THE 2026 PARKS ELECTRICAL UPGRADES PROJECT.** Adopted a resolution awarding a contract for the 2026 Parks Electrical Upgrades Project to Neema General Contracting in an amount not to exceed $590,437.48, and delegating authority to the City Manager to negotiate, finalize, and execute the contract and all related documents.

8. **RESOLUTION NO. 2026-9554 - APPROVING CONTINUED USE OF A CONTRACT FOR TEMPORARY STAFFING SERVICES WITH ROTH STAFFING COMPANIES, LP, DOING BUSINESS AS (DBA), ULTIMATE STAFFING, PURSUANT TO SAN MARCOS MUNICIPAL CODE (SMMC) CHAPTER 2.30, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.** Adopted a resolution authorizing the continued use of a contract for temporary staffing services with Roth Staffing Companies, LP, doing business as Ultimate Staffing, and authorizing the City Manager or delegated designee execute documents related to the contract.

ORAL COMMUNICATIONS

None.

PUBLIC HEARINGS

9. **ORDINANCE NO. 2026-1577 AND RESOLUTION NO. 2026-9549 - DAVIA VILLAGE-MARC SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT TO ALLOW UP TO 10 RESIDENTIAL UNITS WITHIN 15,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE IN AN EXISTING MIXED-USE BUILDING LOCATED AT 1045 ARMORLITE DRIVE (SPECIFIC PLAN AMENDMENT (SPA24-0002) AND CONDITIONAL USE PERMIT (CUP24-0001))**. Approval of the following in the order set forth below:
1. Adopt an Addendum to the previously adopted Mitigated Negative Declaration (ND 13-003) in compliance with the California Environmental Quality Act (CEQA).
2. Approve Specific Plan Amendment (SP)24-0002 an amendment of the Davia Village-MARC Specific Plan.
3. Approve Conditional Use Permit (CUP)24-0001) to allow the temporary conversion of commercial space for up to ten (10) residential apartment units on the ground floor of an existing mixed-use building.

Corina Flores - Associate Planner and Joe Farace – Planning Director provided the staff presentation.
Jason Greminger, CCI, provided the applicant presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on BBQ pits, time frame of CUP permit renewal, lease options, marketability of spaces, and current occupancy.

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

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

MOTION TO APPROVE BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA.

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

REPORTS (Including AB 1234 Reporting Requirements)

10. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. Report given. No action taken.

11. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER LEBLANG. Report given. No action taken.

12. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. No report given. No action taken.

13. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG. Report given. No action taken.

14. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. Report given. No action taken.

15. **CITY COUNCIL BUSINESS VISITS** – MAYOR JONES and COUNCILMEMBER NUÑEZ visited Sixes and Sevens Skateshop. Report given. No action taken.

COUNCIL COMMENTARY

Councilmember Musgrove visited the grand opening of Necessity Coffee.
Mayor Jones provided comment on the upcoming planting of the new tree outside City Hall.
Deputy Mayor Sannella thanked staff for their assistance with the Cub Scouts tree planting.
Councilmember LeBlang noted that the Blue Zones Keynote presentation would take place on March 17th at TERI Campus of Life.

ADJOURNMENT

MAYOR JONES adjourned the meeting at 6:45 p.m.

_____
REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

_____
PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS

MINUTES

Special Meeting of the San Marcos City Council

WEDNESDAY, MARCH 18, 2026
VALLEY OF DISCOVERY CONFERENCE ROOM
1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER: Mayor Jones called the City Council Meeting to order at 3:00 p.m.

ROLL CALL:

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

ORAL COMMUNICATIONS

There were no public comments.

GOAL SETTING WORKSHOP

CITY MANAGER BENDER, FIRE CHIEF BARRON, DEVELOPMENT SERVICES DIRECTOR ETCHAMENDY AND DIRECTOR OF LEAN RAY provided the presentation about the goal development process for FY 2026-27. This was followed by a City Council discussion about the programs, activities and areas of focus to emphasize in Fiscal Year 2026-27. (listed in random order below):

CITY COUNCIL DISCUSSION INCLUDED: clarification of staff capacity and resources; code enforcement organizational structure; law enforcement use of discretionary funding; Fire Station 5 project costs and timeline; ebike program feedback, outreach and engagement; San Marcos Boulevard street updates and phasing; adaptive street control measures; impacts of state housing laws on general plan updates; and clarification of small businesses.

City Council Themes and Goals for Fiscal Year 2026/27 noted below:

Public Safety

1. Continue to fast track the completion of the new Fire Station
   - Establish a firm, not-to-exceed total project cost for City Council approval (“guaranteed maximum price”).
   - Complete project design and begin early work packages (e.g., site preparation, utilities, etc.)

2. Enhance law enforcement through strategic resourcing
   - Utilize overtime discretionary fund to quickly address emerging needs
   - Complete a law enforcement needs and cost assessment
   - Initiate negotiation for new Sheriff contract

3. Update Emergency Operations Plan
   - Work with county to update emergency evacuation strategy
   - Ensure city plan aligns with update

4. Promote e-bike safety through education and enforcement
   - Work with school district to provide safety training twice a year at all middle and high schools
   - Continue enhanced public awareness campaign
   - Allocate additional funding for Sheriff enforcement

Traffic Safety & Mobility

5. Improve pavement condition and reduce future costs
   - Increase investment in sealing and protecting roads by 25% over 2025
   - Reinspect roadways for pavement condition index (PCI) to apply treatments to appropriate road segments

6. Improve traffic flow along San Marcos Boulevard
   - Complete phase one construction to improve on San Marcos Boulevard
   - Complete design of phase two
   - Implement new technology along San Marcos Boulevard to improve traffic flow

Community Well-Being

7. Update land use plans to foster quality of life and a strong local economy
   - Hold City Council workshop to set policy direction for General Plan Update
   - Conduct competitive bidding process to select new consultant team
   - Kick off update with community outreach and research

8. Accelerate the replacement of park playgrounds
   - Update condition assessment to develop accelerated replacement schedule
   - Complete playground replacement at a minimum of two parks

9. Enhance neighborhood services
   - Increase internal coordination of Sheriff community outreach, code enforcement, parking and animal control services to deliver an enhanced level of service
   - Explore options for expanding service request app capabilities and analytics reporting

10. Develop work plan based Blue Zones assessment recommendations
    - Prepare proposed city actions based on assessment findings and hold City Council workshop to discuss next steps
    - Begin implementation of recommendations as directed by City Council

Good Governance and Fiscal Health

11. Support local businesses and a strong local economy
    - Identify and launch "quick start" small business support initiatives
    - Present Economic Development Strategic Plan and proposed next steps to the City Council
    - Develop economic development resourcing strategy for City Council's consideration

12. Reduce bureaucracy by updating and simplifying policies and code sections
    - Assess current policies, regulations, code sections and other rules for best opportunities to streamline and simplify. Develop a prioritized work plan
    - Complete draft updates, present to City Council for consideration and complete phase one updates

13. Digitize public records and make available online
    - Create streamlined process for indexing and tagging paper documents to be digitized
    - Complete first phase and work plan for subsequent phases

14. Increase awareness of Measure Q investments
    - Develop an enhanced community sign program
    - Update Measure Q website with project profiles

BY CONSENSUS THE CITY COUNCIL DIRECTED STAFF TO IMPLEMENT WORK PLANS FOR THE FISCAL YEAR 2026/27 CITY COUNCIL GOALS AS NOTED ABOVE.

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

ADJOURNMENT

Mayor Jones adjourned the meeting at 4:01 p.m.

_____
REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

_____
PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS

File #:26-2831

MEETING DATE:
March 24, 2026

SUBJECT:

APPROVAL OF WARRANTS

Recommendation
APPROVE City Council, Successor Agency, and Fire Protection District warrants dated March 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
7251 CMJM VENTURES, INC										
189856	26000130	02/17/2026	AP340	180290	146.81	146.81	03/04/2026	INV	PD	BUSINESS CARD
INVOICE:78601		CHECKDATE:03/04/2026								
5460 AMAZON CAPITAL SERVICES, INC.										
190042		02/01/2026	AP340	180291	211.29	211.29	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:14DT-PVK9-XGYW		CHECKDATE:03/04/2026								
190041		02/01/2026	AP340	180291	641.87	641.87	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:17VP-HWKT-6PTG		CHECKDATE:03/04/2026								
190040		02/01/2026	AP340	180291	734.02	734.02	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:1LHN-CQPT-6HNP		CHECKDATE:03/04/2026								
190038		02/01/2026	AP340	180291	1,202.84	1,202.84	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:1TKW-9CPT-D3CF		CHECKDATE:03/04/2026								
190039		02/01/2026	AP340	180291	1,017.70	1,017.70	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:1XTK-N3XF-WG7X		CHECKDATE:03/04/2026								
					3,807.72					
1005 BURTON'S FIRE, INC.										
189873		02/13/2026	AP340	180292	249.99	249.99	03/04/2026	INV	PD	HEAVY FIRE EQ
INVOICE:S 70750		CHECKDATE:03/04/2026								
6358 BUSY BEES LOCKS & KEYS INC										
189875		02/10/2026	AP340	180293	918.73	918.73	03/04/2026	INV	PD	SERVICE CALL:
INVOICE:91190621		CHECKDATE:03/04/2026								
189876		02/10/2026	AP340	180293	5,836.13	5,836.13	03/04/2026	INV	PD	SERVICE CALL:
INVOICE:91190623		CHECKDATE:03/04/2026								
189874		02/06/2026	AP340	180293	259.09	259.09	03/04/2026	INV	PD	SERVICE CALL:
INVOICE:91190625		CHECKDATE:03/04/2026								
					7,013.95					
1653 AFECO, INC.										
190052	26000322	02/13/2026	AP340	180294	744.94	744.94	03/04/2026	INV	PD	STRUCTURE BOO
INVOICE:204296		CHECKDATE:03/04/2026								
6736 HPS MECHANICAL, INC.										
189919		02/10/2026	AP340	180295	1,601.80	1,601.80	03/04/2026	INV	PD	PLUMBING REPA
INVOICE:2737-179		CHECKDATE:03/04/2026								
189920		02/10/2026	AP340	180295	2,945.65	2,945.65	03/04/2026	INV	PD	PLUMBING REPA
INVOICE:2737-180		CHECKDATE:03/04/2026								
					4,547.45					
7131 LOOMIS ARMORED US, LLC										
189942		01/31/2026	AP340	180296	2,419.42	2,419.42	03/04/2026	INV	PD	ARMORED CAR T
INVOICE:13909004		CHECKDATE:03/04/2026								
1787 PARKHOUSE TIRE, 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
189962		02/03/2026	AP340	180297	33.17	33.17	03/04/2026	INV	PD	TIRES
INVOICE:3020313850		CHECKDATE:03/04/2026								
189963		02/12/2026	AP340	180297	1,060.91	1,060.91	03/04/2026	INV	PD	TIRES
INVOICE:3020314284		CHECKDATE:03/04/2026								
189964		02/13/2026	AP340	180297	111.00	111.00	03/04/2026	INV	PD	TIRE DISPOSAL
INVOICE:3020314381		CHECKDATE:03/04/2026								
189965		02/19/2026	AP340	180297	2,300.20	2,300.20	03/04/2026	INV	PD	TIRES
INVOICE:3020314592		CHECKDATE:03/04/2026								
					3,505.28					
6573 JOHN DEERE FINANCIAL F.S.B										
189925	26000116	10/20/2025	AP340	180298	333.34	333.34	03/04/2026	INV	PD	HEAVY EQUIPME
INVOICE:P3184535		CHECKDATE:03/04/2026								
189926	26000116	11/12/2025	AP340	180298	337.07	337.07	03/04/2026	INV	PD	HEAVY EQUIPME
INVOICE:P3248037		CHECKDATE:03/04/2026								
					670.41					
6155 SAN DIEGO FRICTION										
189978		01/29/2026	AP340	180299	429.21	429.21	03/04/2026	INV	PD	HEAVY FIRE EQ
INVOICE:04P69814		CHECKDATE:03/04/2026								
189975		02/19/2026	AP340	180299	785.55	785.55	03/04/2026	INV	PD	HEAVY FIRE EQ
INVOICE:04P70603		CHECKDATE:03/04/2026								
189976		02/19/2026	AP340	180299	130.14	130.14	03/04/2026	INV	PD	HEAVY EQUIPME
INVOICE:04P70612		CHECKDATE:03/04/2026								
					1,344.90					
3968 ULINE										
190095		01/22/2026	AP340	180300	5,259.16	5,259.16	03/04/2026	INV	PD	FABRIC PARTIT
INVOICE:203232305		CHECKDATE:03/04/2026								
1959 WEST COAST TURF										
190078		02/03/2026	AP340	180301	1,816.13	1,816.13	03/04/2026	INV	PD	SOD: HOLLANDI
INVOICE:INV213830		CHECKDATE:03/04/2026								
6328 WINZER FRANCHISE COMPANY, INC										
190079		01/22/2026	AP340	180302	1,920.84	1,920.84	03/04/2026	INV	PD	EXPENDABLE MA
INVOICE:3678621		CHECKDATE:03/04/2026								
1072 AETNA										
189855		02/22/2026	AP340	180303	164,666.76	164,666.76	03/04/2026	INV	PD	HEALTH INS HM
INVOICE:J3020276		CHECKDATE:03/04/2026								
3553 RYAN ALTAR										
189857	26000347	02/08/2026	AP340	180304	400.00	400.00	03/04/2026	INV	PD	TUITION REIMB
INVOICE:020826A		CHECKDATE:03/04/2026								
6319 AT&T										

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189858		02/15/2026	AP340	180305	9,304.45	9,304.45	03/04/2026	INV	PD	ACCT 83100120
INVOICE:5053762110		CHECKDATE:03/04/2026								
2073 BOUND TREE MEDICAL, LLC										
189859		02/12/2026	AP340	180306	2.37	2.37	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86098598		CHECKDATE:03/04/2026								
189860		02/17/2026	AP340	180306	452.88	452.88	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86103482		CHECKDATE:03/04/2026								
189861		02/17/2026	AP340	180306	28.75	28.75	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86103483		CHECKDATE:03/04/2026								
189862		02/17/2026	AP340	180306	208.99	208.99	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86103484		CHECKDATE:03/04/2026								
189863		02/17/2026	AP340	180306	867.36	867.36	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86103485		CHECKDATE:03/04/2026								
189864		02/17/2026	AP340	180306	1,279.68	1,279.68	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86103486		CHECKDATE:03/04/2026								
189865		02/20/2026	AP340	180306	17.17	17.17	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86108144		CHECKDATE:03/04/2026								
189866		02/23/2026	AP340	180306	312.52	312.52	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110076		CHECKDATE:03/04/2026								
189867		02/23/2026	AP340	180306	593.91	593.91	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110077		CHECKDATE:03/04/2026								
189868		02/23/2026	AP340	180306	551.59	551.59	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110078		CHECKDATE:03/04/2026								
189869		02/23/2026	AP340	180306	663.10	663.10	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110079		CHECKDATE:03/04/2026								
189870		02/23/2026	AP340	180306	56.88	56.88	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110080		CHECKDATE:03/04/2026								
189871		02/23/2026	AP340	180306	930.17	930.17	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110081		CHECKDATE:03/04/2026								
189872		02/23/2026	AP340	180306	39.94	39.94	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:86110082		CHECKDATE:03/04/2026								
					6,005.31					
7866 BREANAN CHARLOTTE										
189888		02/18/2026	AP340	180307	480.06	480.06	03/04/2026	INV	PD	AMBULANCE OVE
INVOICE:189888		CHECKDATE:03/04/2026								
7483 CALIFORNIA STATE DISBURSEMENT UNIT										
189877		02/13/2026	AP340	180308	876.46	876.46	03/04/2026	INV	PD	CASE #FLHE220
INVOICE:021326		CHECKDATE:03/04/2026								
6294 CCS FACILITY SERVICES - SAN DIEGO, INC.										
189878		01/30/2026	AP340	180309	1,078.15	1,078.15	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742974		CHECKDATE:03/04/2026								
189879		01/30/2026	AP340	180309	557.62	557.62	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742975		CHECKDATE:03/04/2026								
189880		01/30/2026	AP340	180309	252.71	252.71	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742976		CHECKDATE:03/04/2026								
189881		01/30/2026	AP340	180309	191.32	191.32	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742977		CHECKDATE:03/04/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189882		01/30/2026	AP340	180309	509.77	509.77	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742978		CHECKDATE:03/04/2026								
189883		01/30/2026	AP340	180309	1,143.45	1,143.45	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742979		CHECKDATE:03/04/2026								
189884		01/30/2026	AP340	180309	1,275.46	1,275.46	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742980		CHECKDATE:03/04/2026								
189885		01/30/2026	AP340	180309	1,178.76	1,178.76	03/04/2026	INV	PD	JANITORIAL SU
INVOICE:742981		CHECKDATE:03/04/2026								
189886		01/30/2026	AP340	180309	2,335.91	2,335.91	03/04/2026	INV	PD	CITYWIDE PARK
INVOICE:742983		CHECKDATE:03/04/2026								
					8,523.15					
6961 CHALIFOUX, BRAST, THOMPSON & POTOCKI, APC										
190001		01/16/2026	AP340	180310	605.00	605.00	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4186		CHECKDATE:03/04/2026								
6966 COASTAL OCCUPATIONAL MEDICAL GROUP										
189889		02/24/2026	AP340	180311	1,188.00	1,188.00	03/04/2026	INV	PD	PRE-EMPLOYEME
INVOICE:EM021400		CHECKDATE:03/04/2026								
4037 COMMUNITY HEALTH GROUP										
189890		02/18/2026	AP340	180312	1,171.73	1,171.73	03/04/2026	INV	PD	AMBULANCE REF
INVOICE:189890		CHECKDATE:03/04/2026								
3388 DELTA DENTAL INSURANCE COMPANY										
189908		03/01/2026	AP340	180313	4,008.50	4,008.50	03/04/2026	INV	PD	VOL DENTAL HM
INVOICE:BE006955546		CHECKDATE:03/04/2026								
3397 DELTA DENTAL OF CALIFORNIA										
189907		03/01/2026	AP340	180314	8,395.87	8,395.87	03/04/2026	INV	PD	VOL DENTAL PP
INVOICE:BE006954219		CHECKDATE:03/04/2026								
3892 EAST PENN MANUFACTURING, INC.										
189909		02/16/2026	AP340	180315	1,154.54	1,154.54	03/04/2026	INV	PD	HEAVY FIRE EQ
INVOICE:260153179		CHECKDATE:03/04/2026								
189910		02/17/2026	AP340	180315	-189.00	-189.00	03/04/2026	CRM	PD	CREDIT FOR BA
INVOICE:267043988		CHECKDATE:03/04/2026								
					965.54					
7223 CAGE HOLDINGS LLC										
189911		02/04/2026	AP340	180316	82.65	82.65	03/04/2026	INV	PD	TOPSOIL: HOLL
INVOICE:26-02ES32		CHECKDATE:03/04/2026								
4593 FRANCHISE TAX BOARD										
189913		02/13/2026	AP340	180317	28.29	28.29	03/04/2026	INV	PD	EWOT, PR04: 1
INVOICE:021326		CHECKDATE:03/04/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1048 GRAINGER										
189915		02/04/2026	AP340	180318	107.18	107.18	03/04/2026	INV	PD	EXPENDABLE MA
INVOICE:9796271196		CHECKDATE:03/04/2026								
189914		02/04/2026	AP340	180318	13.00	13.00	03/04/2026	INV	PD	CONSTRUCTION
INVOICE:9796531102		CHECKDATE:03/04/2026								
189916		02/05/2026	AP340	180318	182.67	182.67	03/04/2026	INV	PD	ELECTRICAL RE
INVOICE:9797311330		CHECKDATE:03/04/2026								
189917		02/06/2026	AP340	180318	185.77	185.77	03/04/2026	INV	PD	SAFETY SUPPLI
INVOICE:9799649398		CHECKDATE:03/04/2026								
					488.62					
1853 HARRIS & ASSOCIATES, INC.										
189918	24000202	02/20/2026	AP340	180319	1,136.44	1,136.44	03/04/2026	INV	PD	TO 2 - BIOLOG
INVOICE:71243		CHECKDATE:03/04/2026								
2452 MYERS AND SONS HIWAY SAFETY INC.										
190090		02/19/2026	AP340	180320	268.34	268.34	03/04/2026	INV	PD	SIGN MAINTENA
INVOICE:182659		CHECKDATE:03/04/2026								
190091		02/19/2026	AP340	180320	456.22	456.22	03/04/2026	INV	PD	SIGN MAINTENA
INVOICE:182660		CHECKDATE:03/04/2026								
190092		02/20/2026	AP340	180320	239.64	239.64	03/04/2026	INV	PD	GUARDRAIL SUP
INVOICE:182712		CHECKDATE:03/04/2026								
					964.20					
4361 HOME DEPOT CREDIT SERVICES										
189921		02/13/2026	AP340	180321	141.27	141.27	03/04/2026	INV	PD	FIRE DEPARTME
INVOICE:021326		CHECKDATE:03/04/2026								
7867 HUMANA										
189922		02/18/2026	AP340	180322	145.47	145.47	03/04/2026	INV	PD	AMBULANCE OVE
INVOICE:189922		CHECKDATE:03/04/2026								
189923		02/18/2026	AP340	180323	144.00	144.00	03/04/2026	INV	PD	AMBULANCE OVE
INVOICE:189923		CHECKDATE:03/04/2026								
7608 INLAND EMPIRE REGIONAL COMPOSTING AUTHORITY										
189924		02/10/2026	AP340	180324	2,512.36	2,512.36	03/04/2026	INV	PD	COMPOST: WALN
INVOICE:90041720		CHECKDATE:03/04/2026								
7874 JONATHON MITCHELL										
190043		02/03/2026	AP340	180325	310.00	310.00	03/04/2026	INV	PD	TRAINING & EX
INVOICE:020326		CHECKDATE:03/04/2026								
5807 JPW COMMUNICATIONS, INC.										
189927		12/31/2025	AP340	180326	130.04	130.04	03/04/2026	INV	PD	GEN COMMUNICA
INVOICE:3874		CHECKDATE:03/04/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5371 KELLY PAPER COMPANY										
189928		02/03/2026	AP340	180327	404.68	404.68	03/04/2026	INV	PD	PAPER SUPPLIE
INVOICE:12142121		CHECKDATE:03/04/2026								
1834 LIEBERT CASSIDY & WHITMORE										
189934		01/31/2026	AP340	180328	2,910.00	2,910.00	03/04/2026	INV	PD	SPECIAL LEGAL
INVOICE:315342		CHECKDATE:03/04/2026								
189933		01/31/2026	AP340	180328	97.00	97.00	03/04/2026	INV	PD	SPECIAL LEGAL
INVOICE:315343		CHECKDATE:03/04/2026								
189932		01/31/2026	AP340	180328	40.00	40.00	03/04/2026	INV	PD	SPECIAL LEGAL
INVOICE:315344		CHECKDATE:03/04/2026								
189931		01/31/2026	AP340	180328	2,803.50	2,803.50	03/04/2026	INV	PD	SPECIAL LEGAL
INVOICE:315345		CHECKDATE:03/04/2026								
					5,850.50					
2076 LIFE-ASSIST, INC.										
189935	26000078	02/17/2026	AP340	180329	324.52	324.52	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2068872		CHECKDATE:03/04/2026								
189936	26000078	02/17/2026	AP340	180329	363.98	363.98	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2068900		CHECKDATE:03/04/2026								
189937	26000078	02/23/2026	AP340	180329	397.75	397.75	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2071756		CHECKDATE:03/04/2026								
189938	26000078	02/23/2026	AP340	180329	315.65	315.65	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2071768		CHECKDATE:03/04/2026								
189939	26000078	02/23/2026	AP340	180329	209.87	209.87	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2071788		CHECKDATE:03/04/2026								
189940	26000078	02/23/2026	AP340	180329	300.77	300.77	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2071789		CHECKDATE:03/04/2026								
189941	26000078	02/23/2026	AP340	180329	735.81	735.81	03/04/2026	INV	PD	MEDICATION AN
INVOICE:2071837		CHECKDATE:03/04/2026								
					2,648.35					
7857 MARLYN WEBB										
190096		09/11/2025	AP340	180330	110.00	110.00	03/04/2026	INV	PD	PERMIT REFUND
INVOICE:INV-1548		CHECKDATE:03/04/2026								
1903 MATHESON TRI-GAS INC.										
189944		02/19/2026	AP340	180331	481.51	481.51	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:0032837260		CHECKDATE:03/04/2026								
189945		02/19/2026	AP340	180331	307.01	307.01	03/04/2026	INV	PD	MEDICAL BILLA
INVOICE:0032839436		CHECKDATE:03/04/2026								
					788.52					
7645 MCDOUGAL BOEHMER FOLEY LYON MITCHELL & ERICKSON										
190102		11/30/2025	AP340	180332	50.00	50.00	03/04/2026	INV	PD	LEGAL SERVICE
INVOICE:115007		CHECKDATE:03/04/2026								
190103		12/31/2025	AP340	180332	50.00	50.00	03/04/2026	INV	PD	LEGAL SERVICE
INVOICE:115199		CHECKDATE:03/04/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					100.00					
2063 MYERS TIRE SUPPLY DISTRIBUTION, INC.										
189946		09/09/2025	AP340	180333	528.78	528.78	03/04/2026	INV	PD	TIRES: FIRE
INVOICE:53543599		CHECKDATE:03/04/2026								
189947		11/18/2025	AP340	180333	310.40	310.40	03/04/2026	INV	PD	TIRES: FIRE
INVOICE:53549356		CHECKDATE:03/04/2026								
					839.18					
1490 NAPA AUTO PARTS										
189948		02/09/2026	AP340	180334	155.22	155.22	03/04/2026	INV	PD	HEAVY FIRE EQ
INVOICE:092330		CHECKDATE:03/04/2026								
189949		02/09/2026	AP340	180334	11.16	11.16	03/04/2026	INV	PD	EXPENDABLE MA
INVOICE:092366		CHECKDATE:03/04/2026								
189950		02/11/2026	AP340	180334	29.85	29.85	03/04/2026	INV	PD	EXPENDABLE MA
INVOICE:092608		CHECKDATE:03/04/2026								
189951		02/11/2026	AP340	180334	-642.63	-642.63	03/04/2026	CRM	PD	CREDIT FOR IN
INVOICE:092617		CHECKDATE:03/04/2026								
189952		02/12/2026	AP340	180334	106.79	106.79	03/04/2026	INV	PD	HEAVY EQUIPME
INVOICE:092662		CHECKDATE:03/04/2026								
189953		02/17/2026	AP340	180334	300.61	300.61	03/04/2026	INV	PD	HEAVY EQUIPME
INVOICE:093230		CHECKDATE:03/04/2026								
189954		02/17/2026	AP340	180334	156.50	156.50	03/04/2026	INV	PD	FUEL & LUBRIC
INVOICE:093268		CHECKDATE:03/04/2026								
189955		02/17/2026	AP340	180334	435.67	435.67	03/04/2026	INV	PD	HEAVY FIRE EQ
INVOICE:093282		CHECKDATE:03/04/2026								
					553.17					
6157 NATIONWIDE MEDICAL SURGICAL INC										
190097		01/27/2026	AP340	180335	95.16	95.16	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN52898		CHECKDATE:03/04/2026								
190098		01/27/2026	AP340	180335	160.31	160.31	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN52899		CHECKDATE:03/04/2026								
190099		01/27/2026	AP340	180335	95.16	95.16	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN52901		CHECKDATE:03/04/2026								
189956		02/18/2026	AP340	180335	100.34	100.34	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN53517		CHECKDATE:03/04/2026								
189957		02/18/2026	AP340	180335	36.33	36.33	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN53518		CHECKDATE:03/04/2026								
189958		02/18/2026	AP340	180335	57.67	57.67	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN53519		CHECKDATE:03/04/2026								
189959		02/18/2026	AP340	180335	57.67	57.67	03/04/2026	INV	PD	MEDICAL SUPPL
INVOICE:IN53521		CHECKDATE:03/04/2026								
					602.64					
6490 NORIDIAN MEDICARE										
189960		02/18/2026	AP340	180336	505.66	505.66	03/04/2026	INV	PD	AMBULANCE OVE
INVOICE:189960		CHECKDATE:03/04/2026								
189961		02/18/2026	AP340	180337	414.45	414.45	03/04/2026	INV	PD	AMBULANCE OVE
INVOICE:189961		CHECKDATE:03/04/2026								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1884 PALOMAR COLLEGE										
189973	26000337	02/12/2026	AP340	180338	1,045.82	1,045.82	03/04/2026	INV	PD	PARAMEDIC SCH
INVOICE:TPC 0000008655		CHECKDATE:03/04/2026								
7259 PARKWOOD LANDSCAPE MAINTENANCE, INC.										
189966		01/31/2026	AP340	180339	27,194.26	27,194.26	03/04/2026	INV	PD	LANDSCAPE MAI
INVOICE:110735		CHECKDATE:03/04/2026								
189967		02/01/2026	AP340	180339	138.30	138.30	03/04/2026	INV	PD	ADDITIONAL PO
INVOICE:110791		CHECKDATE:03/04/2026								
					27,332.56					
7676 PETTY CASH: HR/RISK										
189968		02/19/2026	AP340	180340	244.00	244.00	03/04/2026	INV	PD	PETTY CASH RE
INVOICE:021926		CHECKDATE:03/04/2026								
1202 PRE-PAID LEGAL SERVICES, INC.										
189929		02/25/2026	AP340	180341	696.20	696.20	03/04/2026	INV	PD	PR CONTRIBS:
INVOICE:022526		CHECKDATE:03/04/2026								
7092 PREMIER AQUATIC SERVICES, LLC.										
189969		02/19/2026	AP340	180342	24,143.19	24,143.19	03/04/2026	INV	PD	LIFEGUARD SER
INVOICE:3555		CHECKDATE:03/04/2026								
7649 ROTH STAFFING COMPANIES, LP										
189974		02/20/2026	AP340	180343	5,504.00	5,504.00	03/04/2026	INV	PD	TEMP STAFFING
INVOICE:16368602		CHECKDATE:03/04/2026								
6787 SAN DIEGO ELEVATOR AND LIFTS, LLC										
190093		02/20/2026	AP340	180344	150.00	150.00	03/04/2026	INV	PD	PW ELEVATOR S
INVOICE:7102703		CHECKDATE:03/04/2026								
1886 COUNTY OF SAN DIEGO, RCS										
189970		02/01/2026	AP340	180345	110.00	110.00	03/04/2026	INV	PD	CAP CODE FOR
INVOICE:26CTOFSMC07		CHECKDATE:03/04/2026								
189972		02/01/2026	AP340	180345	102.37	102.37	03/04/2026	INV	PD	RADIO MAINTEN
INVOICE:26CTOFSMM07		CHECKDATE:03/04/2026								
189971		02/01/2026	AP340	180345	11,712.00	11,712.00	03/04/2026	INV	PD	JAN 2026 RADI
INVOICE:26CTOFSMN07		CHECKDATE:03/04/2026								
					11,924.37					
1695 SAN DIEGO COUNTY SHERIFF'S DEPARTMENT										
190044		02/17/2026	AP340	180346	8,305.60	8,305.60	03/04/2026	INV	PD	CAL ID SYSTEM
INVOICE:CALIDSMA04		CHECKDATE:03/04/2026								
1756 SAN DIEGO GAS & ELECTRIC										

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189979		02/13/2026	AP340	180347	15,623.83	15,623.83	03/04/2026	INV	PD	ACCT 00418676
INVOICE:189979		CHECKDATE:03/04/2026								
189980		02/13/2026	AP340	180347	24,490.60	24,490.60	03/04/2026	INV	PD	ACCT 00516342
INVOICE:189980		CHECKDATE:03/04/2026								
190046		02/13/2026	AP340	180347	30,173.14	30,173.14	03/04/2026	INV	PD	ACCT 00222450
INVOICE:190046		CHECKDATE:03/04/2026								
					70,287.57					
6297 MEISTER SEALCOAT & SUPPLIES, LLC										
190087		02/11/2026	AP340	180348	1,095.51	1,095.51	03/04/2026	INV	PD	ASPHALT
INVOICE:90661		CHECKDATE:03/04/2026								
190047		02/19/2026	AP340	180348	1,095.51	1,095.51	03/04/2026	INV	PD	ASPHALT
INVOICE:90764		CHECKDATE:03/04/2026								
					2,191.02					
1813 SIERRA PACIFIC FENCE										
190048		02/16/2026	AP340	180349	4,667.27	4,667.27	03/04/2026	INV	PD	FENCE REPAIR
INVOICE:422		CHECKDATE:03/04/2026								
1199 SM MISC EMPLOYEES ASSOC.										
190050		02/13/2026	AP340	180350	1,003.00	1,003.00	03/04/2026	INV	PD	PR EMP DUES -
INVOICE:021326		CHECKDATE:03/04/2026								
1201 SAN MARCOS SUPERVISORS ASSOC.										
190051		02/13/2026	AP340	180351	297.50	297.50	03/04/2026	INV	PD	PR EMP DUES:
INVOICE:021326		CHECKDATE:03/04/2026								
1848 SMART & FINAL										
190049		02/01/2026	AP340	180352	614.06	614.06	03/04/2026	INV	PD	ACCT 360383:
INVOICE:020126		CHECKDATE:03/04/2026								
1545 STAPLES BUSINESS ADVANTAGE										
190053		01/31/2026	AP340	180353	299.81	299.81	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:6054469283		CHECKDATE:03/04/2026								
190054		01/31/2026	AP340	180353	12.71	12.71	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:6054469287		CHECKDATE:03/04/2026								
190055	26000026	01/31/2026	AP340	180353	395.29	395.29	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:6054469291		CHECKDATE:03/04/2026								
190056	26000026	02/21/2026	AP340	180353	183.63	183.63	03/04/2026	INV	PD	OFFICE SUPPLI
INVOICE:6056304627		CHECKDATE:03/04/2026								
					891.44					
7607 STRADLING YOCCA CARLSON & RAUTH LLP										
190059		08/27/2025	AP340	180354	120.00	120.00	03/04/2026	INV	PD	LEGAL SVCS -
INVOICE:423294		CHECKDATE:03/04/2026								
190057		01/29/2026	AP340	180354	17,207.95	17,207.95	03/04/2026	INV	PD	LEGAL SVCS -
INVOICE:428040		CHECKDATE:03/04/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
190058		01/29/2026	AP340	180354	420.00	420.00	03/04/2026	INV	PD	LEGAL SVCS -
INVOICE:428041		CHECKDATE:03/04/2026								
					17,747.95					
7865 SUSAN LEGER										
189930		02/18/2026	AP340	180355	57.00	57.00	03/04/2026	INV	PD	AMBULANCE OVE
INVOICE:189930		CHECKDATE:03/04/2026								
1675 TARGET SPECIALTY PRODUCTS										
190060		12/17/2025	AP340	180356	912.39	912.39	03/04/2026	INV	PD	FERTILIZERS/H
INVOICE:INVP502043657		CHECKDATE:03/04/2026								
190061		01/23/2026	AP340	180356	5,522.75	5,522.75	03/04/2026	INV	PD	FERTILIZERS/H
INVOICE:INVP502063678		CHECKDATE:03/04/2026								
190062		02/20/2026	AP340	180356	671.24	671.24	03/04/2026	INV	PD	FERTILIZERS/H
INVOICE:INVP502079817		CHECKDATE:03/04/2026								
190094		02/23/2026	AP340	180356	1,481.97	1,481.97	03/04/2026	INV	PD	FERTILIZERS/H
INVOICE:INVP502080952		CHECKDATE:03/04/2026								
					8,588.35					
6292 TE MOTORSPORTS, LLC										
190064		02/11/2026	AP340	180357	4,967.25	4,967.25	03/04/2026	INV	PD	CAPITAL EQUIP
INVOICE:3728		CHECKDATE:03/04/2026								
1713 TEAMWORK PROMOTIONAL ADVERTISING										
190066	26000011	02/12/2026	AP340	180358	95.16	95.16	03/04/2026	INV	PD	RANGER UNIFOR
INVOICE:9656		CHECKDATE:03/04/2026								
190063	26000011	02/24/2026	AP340	180358	152.25	152.25	03/04/2026	INV	PD	SMSC STAFF SW
INVOICE:9674		CHECKDATE:03/04/2026								
					247.41					
6997 TRUE NORTH COMPLIANCE SERVICES, INC.										
190068		02/01/2026	AP340	180359	10,290.00	10,290.00	03/04/2026	INV	PD	IN HOUSE PERM
INVOICE:26-01-01-021		CHECKDATE:03/04/2026								
190067		02/01/2026	AP340	180359	19,145.00	19,145.00	03/04/2026	INV	PD	BUILDING PLAN
INVOICE:26-01-021-1		CHECKDATE:03/04/2026								
					29,435.00					
6793 UNIFIRST CORPORATION										
189981		11/03/2025	AP340	180360	12.10	12.10	03/04/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351132461		CHECKDATE:03/04/2026								
189982		11/04/2025	AP340	180360	129.24	129.24	03/04/2026	INV	PD	UNIFORMS: STR
INVOICE:2351132733		CHECKDATE:03/04/2026								
189983		11/04/2025	AP340	180360	118.67	118.67	03/04/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351132734		CHECKDATE:03/04/2026								
189984		11/04/2025	AP340	180360	36.26	36.26	03/04/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351132735		CHECKDATE:03/04/2026								
189985		11/04/2025	AP340	180360	20.38	20.38	03/04/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351132737		CHECKDATE:03/04/2026								
189986		11/10/2025	AP340	180360	12.10	12.10	03/04/2026	INV	PD	UNIFORMS: SEN

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:2351133477		CHECKDATE:03/04/2026								
189987		11/11/2025	AP340	180360	129.24	129.24	03/04/2026	INV	PD	UNIFORMS: STR
INVOICE:2351133833		CHECKDATE:03/04/2026								
189988		11/11/2025	AP340	180360	118.03	118.03	03/04/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351133835		CHECKDATE:03/04/2026								
189989		11/11/2025	AP340	180360	31.60	31.60	03/04/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351133836		CHECKDATE:03/04/2026								
189990		11/11/2025	AP340	180360	20.38	20.38	03/04/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351133837		CHECKDATE:03/04/2026								
189991		11/17/2025	AP340	180360	12.10	12.10	03/04/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351134528		CHECKDATE:03/04/2026								
189992		11/18/2025	AP340	180360	129.24	129.24	03/04/2026	INV	PD	UNIFORMS: STR
INVOICE:2351134855		CHECKDATE:03/04/2026								
189993		11/18/2025	AP340	180360	117.23	117.23	03/04/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351134856		CHECKDATE:03/04/2026								
189994		11/18/2025	AP340	180360	31.44	31.44	03/04/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351134857		CHECKDATE:03/04/2026								
189995		11/18/2025	AP340	180360	20.38	20.38	03/04/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351134858		CHECKDATE:03/04/2026								
189997		11/25/2025	AP340	180360	129.24	129.24	03/04/2026	INV	PD	UNIFORMS: STR
INVOICE:2351135707		CHECKDATE:03/04/2026								
189996		11/24/2025	AP340	180360	12.10	12.10	03/04/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351135708		CHECKDATE:03/04/2026								
189998		11/25/2025	AP340	180360	117.23	117.23	03/04/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351135710		CHECKDATE:03/04/2026								
189999		11/25/2025	AP340	180360	31.60	31.60	03/04/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351135712		CHECKDATE:03/04/2026								
190000		11/25/2025	AP340	180360	20.34	20.34	03/04/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351135791		CHECKDATE:03/04/2026								
					1,248.90					
2872 U.S. BANK										
190069		02/13/2026	AP340	180361	4,861.50	4,861.50	03/04/2026	INV	PD	PARS: 1/30/26
INVOICE:021326		CHECKDATE:03/04/2026								
5407 US BANK CORPORATE PAYMENT SYSTEMS										
190002		01/26/2026	AP340	180362	78.14	78.14	03/04/2026	INV	PD	ACCT ENDING 4
INVOICE:190002		CHECKDATE:03/04/2026								
190003		01/26/2026	AP340	180362	115.00	115.00	03/04/2026	INV	PD	ACCT ENDING 3
INVOICE:190003		CHECKDATE:03/04/2026								
190004		01/26/2026	AP340	180362	56.76	56.76	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190004		CHECKDATE:03/04/2026								
190005		01/26/2026	AP340	180362	1,645.00	1,645.00	03/04/2026	INV	PD	ACCT ENDING 6
INVOICE:190005		CHECKDATE:03/04/2026								
190006		01/26/2026	AP340	180362	1,241.85	1,241.85	03/04/2026	INV	PD	ACCT ENDING 4
INVOICE:190006		CHECKDATE:03/04/2026								
190007		01/26/2026	AP340	180362	117.04	117.04	03/04/2026	INV	PD	ACCT ENDING 4
INVOICE:190007		CHECKDATE:03/04/2026								
190009		01/26/2026	AP340	180362	71.87	71.87	03/04/2026	INV	PD	ACCT ENDING 5
INVOICE:190009		CHECKDATE:03/04/2026								
190010		01/26/2026	AP340	180362	140.00	140.00	03/04/2026	INV	PD	ACCT ENDING 5
INVOICE:190010		CHECKDATE:03/04/2026								
190011		01/26/2026	AP340	180362	365.00	365.00	03/04/2026	INV	PD	ACCT ENDING 3

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:190011		CHECKDATE:03/04/2026								
190012		01/26/2026	AP340	180362	1,647.18	1,647.18	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190012		CHECKDATE:03/04/2026								
190013		01/26/2026	AP340	180362	4,052.35	4,052.35	03/04/2026	INV	PD	ACCT ENDING 9
INVOICE:190013		CHECKDATE:03/04/2026								
190014		01/26/2026	AP340	180362	424.74	424.74	03/04/2026	INV	PD	ACCT ENDING 2
INVOICE:190014		CHECKDATE:03/04/2026								
190015		01/26/2026	AP340	180362	57.00	57.00	03/04/2026	INV	PD	ACCT ENDING 3
INVOICE:190015		CHECKDATE:03/04/2026								
190016		01/26/2026	AP340	180362	273.85	273.85	03/04/2026	INV	PD	ACCT ENDING 6
INVOICE:190016		CHECKDATE:03/04/2026								
190017		01/26/2026	AP340	180362	20.48	20.48	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190017		CHECKDATE:03/04/2026								
190018		01/26/2026	AP340	180362	2,820.60	2,820.60	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190018		CHECKDATE:03/04/2026								
190019		01/26/2026	AP340	180362	118.65	118.65	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190019		CHECKDATE:03/04/2026								
190020		01/26/2026	AP340	180362	1,703.13	1,703.13	03/04/2026	INV	PD	ACCT ENDING 3
INVOICE:190020		CHECKDATE:03/04/2026								
190021		01/26/2026	AP340	180362	1,395.00	1,395.00	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190021		CHECKDATE:03/04/2026								
190022		01/26/2026	AP340	180362	421.61	421.61	03/04/2026	INV	PD	ACCT ENDING 2
INVOICE:190022		CHECKDATE:03/04/2026								
190023		01/26/2026	AP340	180362	35.97	35.97	03/04/2026	INV	PD	ACCT ENDING 3
INVOICE:190023		CHECKDATE:03/04/2026								
190025		01/26/2026	AP340	180362	65.21	65.21	03/04/2026	INV	PD	ACCT ENDING 8
INVOICE:190025		CHECKDATE:03/04/2026								
190026		01/26/2026	AP340	180362	1,502.50	1,502.50	03/04/2026	INV	PD	ACCT ENDING 8
INVOICE:190026		CHECKDATE:03/04/2026								
190027		01/26/2026	AP340	180362	943.16	943.16	03/04/2026	INV	PD	ACCT ENDING 5
INVOICE:190027		CHECKDATE:03/04/2026								
190028		01/26/2026	AP340	180362	2,700.00	2,700.00	03/04/2026	INV	PD	ACCT ENDING 8
INVOICE:190028		CHECKDATE:03/04/2026								
190029		01/26/2026	AP340	180362	936.49	936.49	03/04/2026	INV	PD	ACCT ENDING 4
INVOICE:190029		CHECKDATE:03/04/2026								
190030		01/26/2026	AP340	180362	-153.00	-153.00	03/04/2026	CRM	PD	ACCT ENDING 5
INVOICE:190030		CHECKDATE:03/04/2026								
190032		01/26/2026	AP340	180362	4,655.09	4,655.09	03/04/2026	INV	PD	ACCT ENDING 9
INVOICE:190032		CHECKDATE:03/04/2026								
190033		01/26/2026	AP340	180362	1,220.00	1,220.00	03/04/2026	INV	PD	ACCT ENDING 1
INVOICE:190033		CHECKDATE:03/04/2026								
190034		01/26/2026	AP340	180362	946.22	946.22	03/04/2026	INV	PD	ACCT ENDING 3
INVOICE:190034		CHECKDATE:03/04/2026								
190035		01/26/2026	AP340	180362	3,328.22	3,328.22	03/04/2026	INV	PD	ACCT ENDING 4
INVOICE:190035		CHECKDATE:03/04/2026								
190036		01/26/2026	AP340	180362	-18.80	-18.80	03/04/2026	CRM	PD	ACCT ENDING 2
INVOICE:190036		CHECKDATE:03/04/2026								
190037		01/26/2026	AP340	180362	189.62	189.62	03/04/2026	INV	PD	ACCT ENDING 7
INVOICE:190037		CHECKDATE:03/04/2026								
190101		01/26/2026	AP340	180362	120.00	120.00	03/04/2026	INV	PD	ACCT ENDING 8
INVOICE:190101		CHECKDATE:03/04/2026								
					33,235.93					

4006 UTILITY COST MANAGEMENT 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
190070		01/29/2026	AP340	180363	5,772.02	5,772.02	03/04/2026	INV	PD	UTILITY BILL
INVOICE:26488		CHECKDATE:03/04/2026								
7744 VAN OTTERLOO, INC										
190088		01/28/2026	AP340	180364	129.52	129.52	03/04/2026	INV	PD	HEAVY EQUIPME
INVOICE:182751		CHECKDATE:03/04/2026								
190089		02/12/2026	AP340	180364	82.63	82.63	03/04/2026	INV	PD	SMALL EQUIPME
INVOICE:182889		CHECKDATE:03/04/2026								
					212.15					
2252 VISTA PAINT										
190073		01/21/2026	AP340	180365	400.08	400.08	03/04/2026	INV	PD	PAINT: CONNOR
INVOICE:2026-239360-00		CHECKDATE:03/04/2026								
2293 VULCAN MATERIALS COMPANY										
190074	26000059	01/31/2026	AP340	180366	931.12	931.12	03/04/2026	INV	PD	CONCRETE
INVOICE:5567411		CHECKDATE:03/04/2026								
7336 WASTE MANAGEMENT OF CALIFORNIA, INC.										
190076		02/02/2026	AP340	180367	1,723.20	1,723.20	03/04/2026	INV	PD	MULCH: STOCK
INVOICE:0010997-4653-7		CHECKDATE:03/04/2026								
4341 ENTERPRISE FLEET MANAGEMENT TRUST										
190105		02/04/2026	AP340	180373	68,491.21	68,491.21	03/05/2026	INV	PD	CITY VEHICLE
INVOICE:FBN5556982		CHECKDATE:03/05/2026								
1740 VALLECITOS WATER DISTRICT										
190106		02/11/2026	AP340	180374	343.35	343.35	03/05/2026	INV	PD	CUST NO 00057
INVOICE:190106		CHECKDATE:03/05/2026								
1764 VISTA IRRIGATION DISTRICT										
190107		02/11/2026	AP340	180375	23.00	23.00	03/05/2026	INV	PD	ACCT 3745-001
INVOICE:190107		CHECKDATE:03/05/2026								
190108		02/11/2026	AP340	180375	2,111.26	2,111.26	03/05/2026	INV	PD	ACCT 3745-013
INVOICE:190108		CHECKDATE:03/05/2026								
190109		02/11/2026	AP340	180375	568.28	568.28	03/05/2026	INV	PD	ACCT 3745-013
INVOICE:190109		CHECKDATE:03/05/2026								
190110		02/18/2026	AP340	180375	834.68	834.68	03/05/2026	INV	PD	ACCT 4765-001
INVOICE:190110		CHECKDATE:03/05/2026								
190111		02/18/2026	AP340	180375	180.34	180.34	03/05/2026	INV	PD	ACCT 4765-042
INVOICE:190111		CHECKDATE:03/05/2026								
190112		02/18/2026	AP340	180375	1,531.12	1,531.12	03/05/2026	INV	PD	ACCT 4770-009
INVOICE:190112		CHECKDATE:03/05/2026								
190113		02/18/2026	AP340	180375	1,864.12	1,864.12	03/05/2026	INV	PD	ACCT 4770-009
INVOICE:190113		CHECKDATE:03/05/2026								
190114		02/18/2026	AP340	180375	82.88	82.88	03/05/2026	INV	PD	ACCT 4765-000
INVOICE:190114		CHECKDATE:03/05/2026								
190115		02/18/2026	AP340	180375	275.16	275.16	03/05/2026	INV	PD	ACCT 4765-001

CITY OF SAN MARCOS

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:190115		CHECKDATE:03/05/2026								
					7,470.84					
5460 AMAZON CAPITAL SERVICES, INC.										
190455		02/01/2026	AP340	180376	2,282.23	2,282.23	03/11/2026	INV	PD	OFFICE SUPPLI
INVOICE:11CT-L63C-W6DN		CHECKDATE:03/11/2026								
1230 BOOT WORLD INC										
190123	26000008	03/03/2026	AP340	180377	200.00	200.00	03/11/2026	INV	PD	BOOTS: PARK R
INVOICE:121408		CHECKDATE:03/11/2026								
6358 BUSY BEES LOCKS & KEYS INC										
190130		02/17/2026	AP340	180378	6,953.84	6,953.84	03/11/2026	INV	PD	SERVICE CALL:
INVOICE:91189478		CHECKDATE:03/11/2026								
190129		02/12/2026	AP340	180378	455.88	455.88	03/11/2026	INV	PD	SERVICE CALL:
INVOICE:91190855		CHECKDATE:03/11/2026								
					7,409.72					
6590 CHEROKEE CHEMICAL CO., INC										
190132		02/20/2026	AP340	180379	125.00	125.00	03/11/2026	INV	PD	MONTHLY WATER
INVOICE:0513994-IN		CHECKDATE:03/11/2026								
5459 COLONIAL LIFE & ACCIDENT INSURANCE COMPANY										
190147		02/10/2026	AP340	180380	1,474.58	1,474.58	03/11/2026	INV	PD	PREM SVC: FEB
INVOICE:48359300210157		CHECKDATE:03/11/2026								
1654 FLEETPRIDE										
190174		02/18/2026	AP340	180381	152.24	152.24	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:132399025		CHECKDATE:03/11/2026								
5944 GAFCON PM-CM, LLC										
190176		06/10/2025	AP340	180382	427.46	427.46	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:51676		CHECKDATE:03/11/2026								
190177		11/11/2025	AP340	180382	383.55	383.55	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:52792		CHECKDATE:03/11/2026								
190184		02/11/2026	AP340	180382	211.18	211.18	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53495		CHECKDATE:03/11/2026								
190178		02/11/2026	AP340	180382	205.04	205.04	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53496		CHECKDATE:03/11/2026								
190179		02/11/2026	AP340	180382	399.48	399.48	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53497		CHECKDATE:03/11/2026								
190180		02/11/2026	AP340	180382	216.48	216.48	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53498		CHECKDATE:03/11/2026								
190181		02/11/2026	AP340	180382	233.22	233.22	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53499		CHECKDATE:03/11/2026								
190183	26000075	02/11/2026	AP340	180382	375.42	375.42	03/11/2026	INV	PD	TO 15 - DBE A
INVOICE:53509		CHECKDATE:03/11/2026								
190185	26000120	02/11/2026	AP340	180382	228.91	228.91	03/11/2026	INV	PD	DBE AND LABOR

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:53510		CHECKDATE:03/11/2026								
					2,680.74					
3335 THE HARTFORD										
190187		03/01/2026	AP340	180383	15,775.21	15,775.21	03/11/2026	INV	PD	LIFE/ADD, STD
INVOICE:751068196102		CHECKDATE:03/11/2026								
190188		03/01/2026	AP340	180383	566.78	566.78	03/11/2026	INV	PD	VOLUNTARY AD&
INVOICE:760918196746		CHECKDATE:03/11/2026								
					16,341.99					
6417 HASA, INC										
190189		02/17/2026	AP340	180384	100.24	100.24	03/11/2026	INV	PD	POOL CHEMICAL
INVOICE:110771		CHECKDATE:03/11/2026								
1131 HORIZON DISTRIBUTORS, INC										
190204		02/09/2026	AP340	180385	738.67	738.67	03/11/2026	INV	PD	IRRIGATION PA
INVOICE:2H160915		CHECKDATE:03/11/2026								
190205		02/10/2026	AP340	180385	137.58	137.58	03/11/2026	INV	PD	IRRIGATION PA
INVOICE:2H160938		CHECKDATE:03/11/2026								
					876.25					
7012 IN-SITE LANDSCAPE ARCHITECTURE INC.										
190207	26000319	02/24/2026	AP340	180386	5,515.76	5,515.76	03/11/2026	INV	PD	TO 7 - LANDSC
INVOICE:1570		CHECKDATE:03/11/2026								
1533 LESLIE'S POOLMART, INC										
190222		02/19/2026	AP340	180387	517.63	517.63	03/11/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-01-064837		CHECKDATE:03/11/2026								
190221		02/11/2026	AP340	180387	263.20	263.20	03/11/2026	INV	PD	POOL CHEMICAL
INVOICE:00706-02-068309		CHECKDATE:03/11/2026								
190220		01/29/2026	AP340	180387	82.29	82.29	03/11/2026	INV	PD	POOL CHEMICAL
INVOICE:WPR9105903-0003		CHECKDATE:03/11/2026								
					863.12					
1807 MES I AQUISITION INC										
190226	26000310	02/26/2026	AP340	180388	2,519.36	2,519.36	03/11/2026	INV	PD	RESCUE EQUIPM
INVOICE:IN2450090		CHECKDATE:03/11/2026								
6765 MOTION AND FLOW CONTROL PRODUCTS, INC										
190227		02/23/2026	AP340	180389	232.92	232.92	03/11/2026	INV	PD	EXPENDABLE MA
INVOICE:9733293		CHECKDATE:03/11/2026								
190228		03/02/2026	AP340	180389	901.09	901.09	03/11/2026	INV	PD	EXPENDABLE MA
INVOICE:9740117		CHECKDATE:03/11/2026								
					1,134.01					
5248 PNC EQUIPMENT FINANCE, LLC										
190249		02/27/2026	AP340	180390	18,335.87	18,335.87	03/11/2026	INV	PD	PNC LEASE AGM

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:2469325		CHECKDATE:03/11/2026								
4351 J. HARRIS INDUSTRIAL WATER TREATMENT, INC.										
190250		02/28/2026	AP340	180391	30.10	30.10	03/11/2026	INV	PD	MIXED BED: FS
INVOICE:2390443		CHECKDATE:03/11/2026								
190251		02/28/2026	AP340	180391	30.10	30.10	03/11/2026	INV	PD	MIXED BED: FS
INVOICE:2390444		CHECKDATE:03/11/2026								
190252		02/28/2026	AP340	180391	30.10	30.10	03/11/2026	INV	PD	MIXED BED: FS
INVOICE:2390445		CHECKDATE:03/11/2026								
190253		02/28/2026	AP340	180391	30.10	30.10	03/11/2026	INV	PD	MIXED BED: FS
INVOICE:2390446		CHECKDATE:03/11/2026								
					120.40					
6653 QUENCH USA, INC										
190267	26000004	03/01/2026	AP340	180392	168.24	168.24	03/11/2026	INV	PD	WATER COOLER
INVOICE:INV10351098		CHECKDATE:03/11/2026								
190268		03/01/2026	AP340	180392	190.32	190.32	03/11/2026	INV	PD	WATER COOLER
INVOICE:INV10372763		CHECKDATE:03/11/2026								
190269		03/01/2026	AP340	180392	119.63	119.63	03/11/2026	INV	PD	WATER COOLER
INVOICE:INV10373289		CHECKDATE:03/11/2026								
					478.19					
4876 ROADPOST USA										
190122		03/01/2026	AP340	180393	77.25	77.25	03/11/2026	INV	PD	MARCH 2026 SA
INVOICE:BU01873524		CHECKDATE:03/11/2026								
2421 SHERWIN-WILLIAMS CO										
190296		12/12/2025	AP340	180394	235.34	235.34	03/11/2026	INV	PD	GRAFFITI SUPP
INVOICE:91930183041225		CHECKDATE:03/11/2026								
3344 SWANK MOTION PICTURES, INC.										
190305	26000002	02/20/2026	AP340	180395	565.00	565.00	03/11/2026	INV	PD	MOVIE IN THE
INVOICE:BO 2712536		CHECKDATE:03/11/2026								
2252 VISTA PAINT										
190427		02/04/2026	AP340	180396	696.00	696.00	03/11/2026	INV	PD	ROAD PAINT
INVOICE:2026-256860-00		CHECKDATE:03/11/2026								
190428		02/26/2026	AP340	180396	54.35	54.35	03/11/2026	INV	PD	ROAD PAINT TI
INVOICE:2026-283488-00		CHECKDATE:03/11/2026								
					750.35					
6328 WINZER FRANCHISE COMPANY, INC										
190432		02/25/2026	AP340	180397	1,233.76	1,233.76	03/11/2026	INV	PD	EXPENDABLE MA
INVOICE:3729666		CHECKDATE:03/11/2026								
190433		02/26/2026	AP340	180397	137.41	137.41	03/11/2026	INV	PD	EXPENDABLE MA
INVOICE:3730971		CHECKDATE:03/11/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,371.17					
4622 ZOLL MEDICAL CORPORATION										
190434	26000304	02/05/2026	AP340	180398	797.84	797.84	03/11/2026	INV	PD	ZOLL MONITOR
INVOICE:4425773		CHECKDATE:03/11/2026								
190435	26000304	02/06/2026	AP340	180398	1,437.28	1,437.28	03/11/2026	INV	PD	ZOLL MONITOR
INVOICE:4426658		CHECKDATE:03/11/2026								
					2,235.12					
2269 EVERBRITE LLC										
190458	26000311	02/09/2026	AP340	180399	2,545.17	2,545.17	03/11/2026	INV	PD	SCOREBOARD CO
INVOICE:1616991_REISSUE		CHECKDATE:03/11/2026								
7637 ALLIED HOLDINGS GROUP, LLC										
190116		02/28/2026	AP340	180400	224.53	224.53	03/11/2026	INV	PD	MEDICAL WASTE
INVOICE:14421		CHECKDATE:03/11/2026								
1105 ALLSTAR FIRE EQUIPMENT INC.										
190117	26000220	11/20/2025	AP340	180401	4,182.16	4,182.16	03/11/2026	INV	PD	FIREFIGHTING
INVOICE:268734		CHECKDATE:03/11/2026								
7056 ANDERSEN COMMERCIAL PLUMBING, LLC										
190118		02/14/2026	AP340	180402	295.00	295.00	03/11/2026	INV	PD	PLUMBING REPA
INVOICE:208011		CHECKDATE:03/11/2026								
2671 B & B APPLIANCE INC										
190120		02/17/2026	AP340	180403	14,531.02	14,531.02	03/11/2026	INV	PD	DELIVER & INS
INVOICE:MN01146011		CHECKDATE:03/11/2026								
5762 SO CAL BATTERIES, INC.										
190301	26000349	02/27/2026	AP340	180404	2,004.33	2,004.33	03/11/2026	INV	PD	DAYLIGHT SAVI
INVOICE:P89980665		CHECKDATE:03/11/2026								
5532 CHRISTINA BIGGIN										
190121		03/03/2026	AP340	180405	8,939.40	8,939.40	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:010726-022626		CHECKDATE:03/11/2026								
190143		02/24/2026	AP340	180405	162.00	162.00	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:021526-022226		CHECKDATE:03/11/2026								
					9,101.40					
2534 STATE BOARD OF EQUALIZATION										
190131		02/20/2026	AP340	180406	1,026.96	1,026.96	03/11/2026	INV	PD	HAZ WASTE FEE
INVOICE:022026		CHECKDATE:03/11/2026								
4618 CATHLEEN BOSSALLER										

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
190124		03/02/2026	AP340	180407	441.00	441.00	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								
2073 BOUND TREE MEDICAL, LLC										
190460		11/17/2025	AP340	180408	17.56	17.56	03/11/2026	INV	PD	MEDICAL BILLA
INVOICE:85997044		CHECKDATE:03/11/2026								
190125		02/27/2026	AP340	180408	64.73	64.73	03/11/2026	INV	PD	MEDICAL BILLA
INVOICE:86116903		CHECKDATE:03/11/2026								
190126		02/27/2026	AP340	180408	64.73	64.73	03/11/2026	INV	PD	MEDICAL BILLA
INVOICE:86116904		CHECKDATE:03/11/2026								
190127		02/27/2026	AP340	180408	64.73	64.73	03/11/2026	INV	PD	MEDICAL BILLA
INVOICE:86116905		CHECKDATE:03/11/2026								
					211.75					
1234 BRIGGS TREE COMPANY INC										
190128		02/17/2026	AP340	180409	186.61	186.61	03/11/2026	INV	PD	TREES & LANDS
INVOICE:223907		CHECKDATE:03/11/2026								
7218 CATHERINE A HUETT										
190206		03/02/2026	AP340	180410	1,207.50	1,207.50	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								
6294 CCS FACILITY SERVICES - SAN DIEGO, INC.										
190137		02/09/2026	AP340	180411	190.00	190.00	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:742658		CHECKDATE:03/11/2026								
190133		01/30/2026	AP340	180411	76.00	76.00	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:742703		CHECKDATE:03/11/2026								
190138		02/12/2026	AP340	180411	-160.55	-160.55	03/11/2026	CRM	PD	CREDIT FOR SP
INVOICE:742827CR		CHECKDATE:03/11/2026								
190134		01/30/2026	AP340	180411	342.36	342.36	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:743085		CHECKDATE:03/11/2026								
190135		01/30/2026	AP340	180411	1,475.10	1,475.10	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:743086		CHECKDATE:03/11/2026								
190136		01/30/2026	AP340	180411	178.35	178.35	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:743087		CHECKDATE:03/11/2026								
190139		02/12/2026	AP340	180411	76.00	76.00	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:743097		CHECKDATE:03/11/2026								
190140		02/12/2026	AP340	180411	76.00	76.00	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:743098		CHECKDATE:03/11/2026								
190141		02/12/2026	AP340	180411	76.00	76.00	03/11/2026	INV	PD	SPECIAL EVENT
INVOICE:743099		CHECKDATE:03/11/2026								
					2,329.26					
7882 CHAD JOHNSON										
190453		02/24/2026	AP340	180412	1,017.33	1,017.33	03/11/2026	INV	PD	GEOTAB CONNEC
INVOICE:022426		CHECKDATE:03/11/2026								
1291 CHRISTENSEN & SPATH LLP										
190142		02/24/2026	AP340	180413	3,750.00	3,750.00	03/11/2026	INV	PD	AS NEEDED LEG

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:15531		CHECKDATE:03/11/2026								
6619 CLEAN EARTH ENVIRONMENTAL SOLUTIONS, INC										
190144		01/31/2026	AP340	180414	13,314.00	13,314.00	03/11/2026	INV	PD	HHW MGMT SVC:
INVOICE:72404453932		CHECKDATE:03/11/2026								
3678 COLANTUONO, HIGHSMITH & WHATLEY, PC										
190145		02/10/2026	AP340	180415	4,059.50	4,059.50	03/11/2026	INV	PD	LEGAL SVCS: J
INVOICE:69341		CHECKDATE:03/11/2026								
2667 JEFFREY COLWELL										
190146		03/02/2026	AP340	180416	4,152.50	4,152.50	03/11/2026	INV	PD	SMTV VIDEO PR
INVOICE:20260302-01		CHECKDATE:03/11/2026								
7849 CORONA CLAY COMPNAY										
190203		02/04/2026	AP340	180417	16,560.00	16,560.00	03/11/2026	INV	PD	BASEBALL INFI
INVOICE:17415		CHECKDATE:03/11/2026								
6955 CORPORATE TRANSLATION SERVICES, LLC										
190148		02/01/2026	AP340	180418	1.77	1.77	03/11/2026	INV	PD	TRANSLATION S
INVOICE:322489		CHECKDATE:03/11/2026								
5713 JANA CRACIUNESCU										
190149		03/02/2026	AP340	180419	1,043.70	1,043.70	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								
7316 JEFFREY SCOTT ARVESON										
190151	26000014	03/01/2026	AP340	180420	800.00	800.00	03/11/2026	INV	PD	REMOVAL & DIS
INVOICE:03012026		CHECKDATE:03/11/2026								
5696 DYLAN DE BIE										
190202		02/23/2026	AP340	180421	1,382.20	1,382.20	03/11/2026	INV	PD	TRAVEL REIMBU
INVOICE:022126		CHECKDATE:03/11/2026								
3654 DOWNSTREAM SERVICES, INC.										
190154		01/31/2026	AP340	180422	59,444.00	59,444.00	03/11/2026	INV	PD	STORM DRAIN C
INVOICE:185413		CHECKDATE:03/11/2026								
1819 DUDEK										
190155		02/18/2026	AP340	180423	1,050.00	1,050.00	03/11/2026	INV	PD	ON CALL CONST
INVOICE:202601494		CHECKDATE:03/11/2026								
7602 ERIC DUANE WILLIAMS										
190431		03/03/2026	AP340	180424	805.00	805.00	03/11/2026	INV	PD	INSTRUCTOR PA

CITY OF SAN MARCOS

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:020426-022526		CHECKDATE:03/11/2026								
1004 EWING IRRIGATION PRODUCTS INC.										
190156		02/09/2026	AP340	180425	134.26	134.26	03/11/2026	INV	PD	IRRIGATION SU
INVOICE:29060028		CHECKDATE:03/11/2026								
190157		02/11/2026	AP340	180425	94.15	94.15	03/11/2026	INV	PD	BUILDING MATE
INVOICE:29081995		CHECKDATE:03/11/2026								
					228.41					
1000 EXECUTIVE LANDSCAPE INC.										
190159		02/12/2026	AP340	180426	61.83	61.83	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2533513		CHECKDATE:03/11/2026								
190158		02/12/2026	AP340	180426	218.90	218.90	03/11/2026	INV	PD	EXTRA WORK
INVOICE:253358A		CHECKDATE:03/11/2026								
190166		02/12/2026	AP340	180426	37.90	37.90	03/11/2026	INV	PD	EXTRA WORK
INVOICE:263305		CHECKDATE:03/11/2026								
190167		02/12/2026	AP340	180426	35.88	35.88	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633511		CHECKDATE:03/11/2026								
190168		02/12/2026	AP340	180426	83.50	83.50	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633512		CHECKDATE:03/11/2026								
190169		02/12/2026	AP340	180426	28.02	28.02	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633514		CHECKDATE:03/11/2026								
190160		02/12/2026	AP340	180426	440.50	440.50	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633515		CHECKDATE:03/11/2026								
190161		02/12/2026	AP340	180426	44.52	44.52	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633516		CHECKDATE:03/11/2026								
190162		02/12/2026	AP340	180426	522.51	522.51	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633517		CHECKDATE:03/11/2026								
190170		02/12/2026	AP340	180426	258.50	258.50	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633518		CHECKDATE:03/11/2026								
190163		02/12/2026	AP340	180426	93.95	93.95	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633519		CHECKDATE:03/11/2026								
190164		02/12/2026	AP340	180426	50.45	50.45	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633520		CHECKDATE:03/11/2026								
190165		02/12/2026	AP340	180426	22.71	22.71	03/11/2026	INV	PD	EXTRA WORK
INVOICE:2633522		CHECKDATE:03/11/2026								
190171		02/28/2026	AP340	180426	42,801.14	42,801.14	03/11/2026	INV	PD	LANDSCAPE MAI
INVOICE:79057		CHECKDATE:03/11/2026								
190172		02/28/2026	AP340	180426	120,871.53	120,871.53	03/11/2026	INV	PD	LANDSCAPE MAI
INVOICE:79058		CHECKDATE:03/11/2026								
190173		03/01/2026	AP340	180426	120.00	120.00	03/11/2026	INV	PD	25360-500 RAN
INVOICE:80060		CHECKDATE:03/11/2026								
					165,691.84					
6204 FABIANA IBANEZ DIEGUEZ										
190152		03/03/2026	AP340	180427	10,973.20	10,973.20	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:010526-030226		CHECKDATE:03/11/2026								
7871 FOREVER BUILDERS, INC										
190175		02/23/2026	AP340	180428	14,500.00	14,500.00	03/11/2026	INV	PD	CARETAKER UNI
INVOICE:FB224308		CHECKDATE:03/11/2026								

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4557 HARMONY ENVIRONMENTALSERVICES										
190186		02/25/2026	AP340	180429	597.88	597.88	03/11/2026	INV	PD	BIO HAZARD CL
INVOICE:8955		CHECKDATE:03/11/2026								
2452 MYERS AND SONS HIWAY SAFETY INC.										
190190		02/24/2026	AP340	180430	102.61	102.61	03/11/2026	INV	PD	SIGN MAINTENA
INVOICE:182841		CHECKDATE:03/11/2026								
6722 HOLLY TAYLOR										
190310		03/02/2026	AP340	180431	612.50	612.50	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								
7139 INDU SINGH										
190297		03/02/2026	AP340	180432	194.60	194.60	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								
1034 KATIE SILVA										
190298		03/03/2026	AP340	180433	384.00	384.00	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:010626-022426		CHECKDATE:03/11/2026								
5371 KELLY PAPER COMPANY										
190209		03/02/2026	AP340	180434	1,064.03	1,064.03	03/11/2026	INV	PD	PAPER SUPPLIE
INVOICE:12164517		CHECKDATE:03/11/2026								
2288 KNORR SYSTEMS INT'L, LLC										
190210		02/16/2026	AP340	180435	1,535.45	1,535.45	03/11/2026	INV	PD	POOL MAINT AN
INVOICE:297688		CHECKDATE:03/11/2026								
7534 LAURIE SHEAHAN										
190295		03/02/2026	AP340	180436	175.00	175.00	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								
1804 LAWNMOWERS PLUS INC										
190212	26000068	02/12/2026	AP340	180437	118.30	118.30	03/11/2026	INV	PD	SERVICE
INVOICE:15244		CHECKDATE:03/11/2026								
190213	26000068	02/12/2026	AP340	180437	122.29	122.29	03/11/2026	INV	PD	SERVICE
INVOICE:15245		CHECKDATE:03/11/2026								
190214	26000068	02/12/2026	AP340	180437	140.05	140.05	03/11/2026	INV	PD	SERVICE
INVOICE:15246		CHECKDATE:03/11/2026								
190215	26000068	02/12/2026	AP340	180437	170.25	170.25	03/11/2026	INV	PD	SERVICE
INVOICE:15247		CHECKDATE:03/11/2026								
190216		02/12/2026	AP340	180437	7.60	7.60	03/11/2026	INV	PD	EXPENDABLE MA
INVOICE:15248		CHECKDATE:03/11/2026								
190217		02/23/2026	AP340	180437	88.06	88.06	03/11/2026	INV	PD	SMALL EQUIPME
INVOICE:16497		CHECKDATE:03/11/2026								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
190218	26000068	02/23/2026	AP340	180437	136.13	136.13	03/11/2026	INV	PD	SERVICE
INVOICE:16498		CHECKDATE:03/11/2026								
190219	26000068	02/23/2026	AP340	180437	40.44	40.44	03/11/2026	INV	PD	SERVICE
INVOICE:16499		CHECKDATE:03/11/2026								
					823.12					
2076 LIFE-ASSIST, INC.										
190223	26000078	02/26/2026	AP340	180438	8.44	8.44	03/11/2026	INV	PD	MEDICATION AN
INVOICE:2072355		CHECKDATE:03/11/2026								
5697 DONALD R. LINCOLN										
190153		03/01/2026	AP340	180439	360.00	360.00	03/11/2026	INV	PD	PROFESSIONAL
INVOICE:030126		CHECKDATE:03/11/2026								
1903 MATHESON TRI-GAS INC.										
190225		02/25/2026	AP340	180440	335.64	335.64	03/11/2026	INV	PD	MEDICAL BILLA
INVOICE:0032895718		CHECKDATE:03/11/2026								
1490 NAPA AUTO PARTS										
190229		02/19/2026	AP340	180441	25.55	25.55	03/11/2026	INV	PD	SMALL EQUIPME
INVOICE:093480		CHECKDATE:03/11/2026								
190230		02/23/2026	AP340	180441	41.67	41.67	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:093776		CHECKDATE:03/11/2026								
190231		02/23/2026	AP340	180441	211.95	211.95	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:093777		CHECKDATE:03/11/2026								
190232		02/23/2026	AP340	180441	18.99	18.99	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:093805		CHECKDATE:03/11/2026								
190233		02/24/2026	AP340	180441	91.18	91.18	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:093922		CHECKDATE:03/11/2026								
190234		02/24/2026	AP340	180441	118.21	118.21	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:093941		CHECKDATE:03/11/2026								
					507.55					
7349 OC INTERPRETING AGENCY										
190235		02/25/2026	AP340	180442	320.00	320.00	03/11/2026	INV	PD	TRANSLATION S
INVOICE:165759		CHECKDATE:03/11/2026								
190236		02/25/2026	AP340	180442	320.00	320.00	03/11/2026	INV	PD	TRANSLATION S
INVOICE:165760		CHECKDATE:03/11/2026								
					640.00					
7259 PARKWOOD LANDSCAPE MAINTENANCE, INC.										
190245		02/28/2026	AP340	180443	27,194.26	27,194.26	03/11/2026	INV	PD	CUSTODIAL SER
INVOICE:110855		CHECKDATE:03/11/2026								
6791 PEGGY LAWSON										
190211		03/02/2026	AP340	180444	147.70	147.70	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:020126-022826		CHECKDATE:03/11/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
7670 PERMITECH SOLUTIONS CORPORATION										
190246		02/26/2026	AP340	180445	434.70	434.70	03/11/2026	INV	PD	WIRELESS CONS
INVOICE:179		CHECKDATE:03/11/2026								
6464 PACIFIC INSURANCE NETWORK SYSTEMS, INC										
190247		02/28/2026	AP340	180446	600.00	600.00	03/11/2026	INV	PD	SOFTWARE LICE
INVOICE:3539		CHECKDATE:03/11/2026								
7123 PLAYCRAFT SYSTEMS, LLC										
190248		01/22/2026	AP340	180447	164.10	164.10	03/11/2026	INV	PD	PLAYGROUND EQ
INVOICE:INV-00015352		CHECKDATE:03/11/2026								
2735 PWLC I, INC.										
190254		08/11/2025	AP340	180448	1,080.00	1,080.00	03/11/2026	INV	PD	EXTRA WORK
INVOICE:66827		CHECKDATE:03/11/2026								
190256		02/18/2026	AP340	180448	4,650.00	4,650.00	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67691		CHECKDATE:03/11/2026								
190257		02/18/2026	AP340	180448	120.24	120.24	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67692		CHECKDATE:03/11/2026								
190258		02/18/2026	AP340	180448	113.73	113.73	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67693		CHECKDATE:03/11/2026								
190259		02/18/2026	AP340	180448	40.07	40.07	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67694		CHECKDATE:03/11/2026								
190260		02/18/2026	AP340	180448	40.19	40.19	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67695		CHECKDATE:03/11/2026								
190261		02/18/2026	AP340	180448	24.12	24.12	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67696		CHECKDATE:03/11/2026								
190262		02/19/2026	AP340	180448	105.35	105.35	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67703		CHECKDATE:03/11/2026								
190263		02/19/2026	AP340	180448	151.09	151.09	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67704		CHECKDATE:03/11/2026								
190264		02/19/2026	AP340	180448	14.67	14.67	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67705		CHECKDATE:03/11/2026								
190265		02/19/2026	AP340	180448	54.91	54.91	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67706		CHECKDATE:03/11/2026								
190266		02/19/2026	AP340	180448	78.56	78.56	03/11/2026	INV	PD	EXTRA WORK
INVOICE:67707		CHECKDATE:03/11/2026								
					6,472.93					
6342 RDO EQUIPMENT CO.										
190270	26000359	02/11/2026	AP340	180449	8,727.75	8,727.75	03/11/2026	INV	PD	SERVICE & REP
INVOICE:E0600537		CHECKDATE:03/11/2026								
7045 REGIONAL GOVERNMENT SERVICES AUTHORITY										
190271		01/31/2026	AP340	180450	6,302.00	6,302.00	03/11/2026	INV	PD	PROFESSIONAL
INVOICE:20745		CHECKDATE:03/11/2026								
7463 RENEWELL FLEET SERVICE LLC										

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
190272	26000040	02/16/2026	AP340	180451	1,462.37	1,462.37	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9825		CHECKDATE:03/11/2026								
1718 RINCON DEL DIABLO MUNICIPAL WATER DISTRICT										
190273		02/25/2026	AP340	180452	1,097.52	1,097.52	03/11/2026	INV	PD	ACCT 20-6320-
INVOICE:190273		CHECKDATE:03/11/2026								
4738 RUTAN & TUCKER, LLP										
190274		02/18/2026	AP340	180453	930.00	930.00	03/11/2026	INV	PD	WAVE ENA SVCS
INVOICE:013428		CHECKDATE:03/11/2026								
3929 SAN DIEGO HUMANE SOCIETY AND SPCA										
190275		03/01/2026	AP340	180454	53,873.00	53,873.00	03/11/2026	INV	PD	ANIMAL CONTRO
INVOICE:AC-MAR26		CHECKDATE:03/11/2026								
1756 SAN DIEGO GAS & ELECTRIC										
190278		01/05/2026	AP340	180455	11.45	11.45	03/11/2026	INV	PD	ACCT 00902314
INVOICE:190278		CHECKDATE:03/11/2026								
190279		02/02/2026	AP340	180455	11.45	11.45	03/11/2026	INV	PD	ACCT 00902314
INVOICE:190279		CHECKDATE:03/11/2026								
190280		01/07/2026	AP340	180455	71.79	71.79	03/11/2026	INV	PD	ACCT 00951566
INVOICE:190280		CHECKDATE:03/11/2026								
190281		01/15/2026	AP340	180455	209.04	209.04	03/11/2026	INV	PD	ACCT 21000047
INVOICE:190281		CHECKDATE:03/11/2026								
190282		02/05/2026	AP340	180455	75.43	75.43	03/11/2026	INV	PD	ACCT 00951566
INVOICE:190282		CHECKDATE:03/11/2026								
190283		02/13/2026	AP340	180455	228.32	228.32	03/11/2026	INV	PD	ACCT 21000047
INVOICE:190283		CHECKDATE:03/11/2026								
190284		01/30/2026	AP340	180455	20.35	20.35	03/11/2026	INV	PD	ACCT 00131827
INVOICE:190284		CHECKDATE:03/11/2026								
190285		02/05/2026	AP340	180455	13.28	13.28	03/11/2026	INV	PD	ACCT 00140737
INVOICE:190285		CHECKDATE:03/11/2026								
190286		02/05/2026	AP340	180455	13.35	13.35	03/11/2026	INV	PD	ACCT 00185090
INVOICE:190286		CHECKDATE:03/11/2026								
190287		02/05/2026	AP340	180455	16.43	16.43	03/11/2026	INV	PD	ACCT 00353848
INVOICE:190287		CHECKDATE:03/11/2026								
190288		02/05/2026	AP340	180455	11.45	11.45	03/11/2026	INV	PD	ACCT 00805992
INVOICE:190288		CHECKDATE:03/11/2026								
190289		02/05/2026	AP340	180455	135.89	135.89	03/11/2026	INV	PD	ACCT 21000115
INVOICE:190289		CHECKDATE:03/11/2026								
190290		02/05/2026	AP340	180455	26.53	26.53	03/11/2026	INV	PD	ACCT 21000123
INVOICE:190290		CHECKDATE:03/11/2026								
190291		02/05/2026	AP340	180455	96.52	96.52	03/11/2026	INV	PD	ACCT 21000123
INVOICE:190291		CHECKDATE:03/11/2026								
190292		02/11/2026	AP340	180455	82.07	82.07	03/11/2026	INV	PD	ACCT 21000042
INVOICE:190292		CHECKDATE:03/11/2026								
190293		02/13/2026	AP340	180455	15.64	15.64	03/11/2026	INV	PD	ACCT 00004763
INVOICE:190293		CHECKDATE:03/11/2026								
190294		02/17/2026	AP340	180455	13.34	13.34	03/11/2026	INV	PD	ACCT 21000149
INVOICE:190294		CHECKDATE:03/11/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,052.33					
5638 AFECO, INC.										
190299	26000032	03/03/2026	AP340	180456	302.50	302.50	03/11/2026	INV	PD	ANNUAL PPE IN
INVOICE:11050		CHECKDATE:03/11/2026								
7261 SOCAL THERAPYWORKS, A MARRIAGE AND FAMILY THERAPY										
190300		03/02/2026	AP340	180457	1,410.00	1,410.00	03/11/2026	INV	PD	THERAPY SERVI
INVOICE:120		CHECKDATE:03/11/2026								
3826 SOUND SYSTEM KIDS										
190302		03/03/2026	AP340	180458	1,752.00	1,752.00	03/11/2026	INV	PD	INSTRUCTOR PA
INVOICE:011326-022526		CHECKDATE:03/11/2026								
1545 STAPLES BUSINESS ADVANTAGE										
190303	26000026	02/14/2026	AP340	180459	280.73	280.73	03/11/2026	INV	PD	OFFICE SUPPLI
INVOICE:6055820626		CHECKDATE:03/11/2026								
6115 SUNBELT RENTALS, INC										
190304		02/06/2026	AP340	180460	357.01	357.01	03/11/2026	INV	PD	EQUIPMENT REN
INVOICE:179822290-0001		CHECKDATE:03/11/2026								
6728 T-MOBILE USA INC.										
190309		03/03/2026	AP340	180461	2,882.11	2,882.11	03/11/2026	INV	PD	ACCT 98114072
INVOICE:030326		CHECKDATE:03/11/2026								
190307		02/21/2026	AP340	180462	684.29	684.29	03/11/2026	INV	PD	ACCT 98244974
INVOICE:022126		CHECKDATE:03/11/2026								
190308		03/03/2026	AP340	180463	230.40	230.40	03/11/2026	INV	PD	ACCT 97675622
INVOICE:976756227-52		CHECKDATE:03/11/2026								
6292 TE MOTORSPORTS, LLC										
190311		02/11/2026	AP340	180464	4,967.25	4,967.25	03/11/2026	INV	PD	CAPITAL EQUIP
INVOICE:003728		CHECKDATE:03/11/2026								
1713 TEAMWORK PROMOTIONAL ADVERTISING										
190312		02/24/2026	AP340	180465	578.01	578.01	03/11/2026	INV	PD	HATS & CLOTHI
INVOICE:9655		CHECKDATE:03/11/2026								
190313	26000011	02/24/2026	AP340	180465	563.87	563.87	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:9672		CHECKDATE:03/11/2026								
					1,141.88					
7119 TIMOTHY ALAN WHITTIER										
190314		02/17/2026	AP340	180466	400.00	400.00	03/11/2026	INV	PD	WELDING REPAI
INVOICE:1032		CHECKDATE:03/11/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4169 TURF STAR INC										
190315		02/26/2026	AP340	180467	68.00	68.00	03/11/2026	INV	PD	SERVICE
INVOICE:INV139765		CHECKDATE:03/11/2026								
190316		02/26/2026	AP340	180467	72.24	72.24	03/11/2026	INV	PD	SERVICE
INVOICE:INV139766		CHECKDATE:03/11/2026								
190317		02/26/2026	AP340	180467	121.02	121.02	03/11/2026	INV	PD	SERVICE
INVOICE:INV139767		CHECKDATE:03/11/2026								
190318		02/26/2026	AP340	180467	68.00	68.00	03/11/2026	INV	PD	SERVICE
INVOICE:INV139768		CHECKDATE:03/11/2026								
190319		02/26/2026	AP340	180467	110.42	110.42	03/11/2026	INV	PD	SERVICE
INVOICE:INV139769		CHECKDATE:03/11/2026								
190320		02/26/2026	AP340	180467	68.00	68.00	03/11/2026	INV	PD	SERVICE
INVOICE:INV139773		CHECKDATE:03/11/2026								
190321		02/26/2026	AP340	180467	68.00	68.00	03/11/2026	INV	PD	SERVICE
INVOICE:INV139774		CHECKDATE:03/11/2026								
190322		02/26/2026	AP340	180467	95.56	95.56	03/11/2026	INV	PD	SERVICE
INVOICE:INV139775		CHECKDATE:03/11/2026								
190323		02/26/2026	AP340	180467	112.53	112.53	03/11/2026	INV	PD	SERVICE
INVOICE:INV139776		CHECKDATE:03/11/2026								
190324		02/26/2026	AP340	180467	116.77	116.77	03/11/2026	INV	PD	SERVICE
INVOICE:INV139777		CHECKDATE:03/11/2026								
190325		02/26/2026	AP340	180467	87.09	87.09	03/11/2026	INV	PD	SERVICE
INVOICE:INV139778		CHECKDATE:03/11/2026								
190326		02/26/2026	AP340	180467	106.18	106.18	03/11/2026	INV	PD	SERVICE
INVOICE:INV139916		CHECKDATE:03/11/2026								
					1,093.81					
4113 UL, LLC										
190459	26000139	11/04/2025	AP340	180468	4,254.00	4,254.00	03/11/2026	INV	PD	AERIAL UL TES
INVOICE:72020649493_REISSUE		CHECKDATE:03/11/2026								
6793 UNIFIRST CORPORATION										
190397		08/05/2025	AP340	180469	144.73	144.73	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351119923		CHECKDATE:03/11/2026								
190398		08/05/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351119927		CHECKDATE:03/11/2026								
190399		08/05/2025	AP340	180469	90.80	90.80	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351119928		CHECKDATE:03/11/2026								
190400		08/05/2025	AP340	180469	21.66	21.66	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351119943		CHECKDATE:03/11/2026								
190402		08/12/2025	AP340	180469	140.16	140.16	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351120871		CHECKDATE:03/11/2026								
190403		08/12/2025	AP340	180469	91.72	91.72	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351120874		CHECKDATE:03/11/2026								
190404		08/12/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351120876		CHECKDATE:03/11/2026								
190405		08/12/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351120880		CHECKDATE:03/11/2026								
190407		08/19/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351121909		CHECKDATE:03/11/2026								
190408		08/19/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC

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:2351121910		CHECKDATE:03/11/2026								
190409		08/19/2025	AP340	180469	134.87	134.87	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351121931		CHECKDATE:03/11/2026								
190410		08/19/2025	AP340	180469	94.46	94.46	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351121932		CHECKDATE:03/11/2026								
190412		08/26/2025	AP340	180469	95.48	95.48	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351122982		CHECKDATE:03/11/2026								
190413		08/26/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351122984		CHECKDATE:03/11/2026								
190414		08/26/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351122987		CHECKDATE:03/11/2026								
190415		08/26/2025	AP340	180469	142.98	142.98	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351123016		CHECKDATE:03/11/2026								
190352		09/02/2025	AP340	180469	93.50	93.50	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351123829		CHECKDATE:03/11/2026								
190353		09/02/2025	AP340	180469	37.26	37.26	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351123834		CHECKDATE:03/11/2026								
190354		09/02/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351123835		CHECKDATE:03/11/2026								
190355		09/02/2025	AP340	180469	142.98	142.98	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351123880		CHECKDATE:03/11/2026								
190357		09/09/2025	AP340	180469	142.98	142.98	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351124832		CHECKDATE:03/11/2026								
190358		09/09/2025	AP340	180469	106.51	106.51	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351124833		CHECKDATE:03/11/2026								
190359		09/09/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351124834		CHECKDATE:03/11/2026								
190360		09/09/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351124836		CHECKDATE:03/11/2026								
190362		09/16/2025	AP340	180469	142.01	142.01	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351125806		CHECKDATE:03/11/2026								
190363		09/16/2025	AP340	180469	113.67	113.67	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351125808		CHECKDATE:03/11/2026								
190364		09/16/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351125809		CHECKDATE:03/11/2026								
190365		09/16/2025	AP340	180469	17.50	17.50	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351125810		CHECKDATE:03/11/2026								
190367		09/23/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351126739		CHECKDATE:03/11/2026								
190368		09/23/2025	AP340	180469	16.30	16.30	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351126740		CHECKDATE:03/11/2026								
190369		09/23/2025	AP340	180469	138.50	138.50	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351126811		CHECKDATE:03/11/2026								
190370		09/23/2025	AP340	180469	116.27	116.27	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351126812		CHECKDATE:03/11/2026								
190372		09/30/2025	AP340	180469	138.51	138.51	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351127841		CHECKDATE:03/11/2026								
190373		09/30/2025	AP340	180469	118.93	118.93	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351127842		CHECKDATE:03/11/2026								
190374		09/30/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351127843		CHECKDATE:03/11/2026								
190377		10/07/2025	AP340	180469	138.51	138.51	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351128820		CHECKDATE:03/11/2026								
190378		10/07/2025	AP340	180469	116.13	116.13	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351128821		CHECKDATE:03/11/2026								

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
190379		10/07/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351128822		CHECKDATE:03/11/2026								
190382		10/14/2025	AP340	180469	114.63	114.63	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351129788		CHECKDATE:03/11/2026								
190383		10/14/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351129789		CHECKDATE:03/11/2026								
190384		10/14/2025	AP340	180469	20.38	20.38	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351129791		CHECKDATE:03/11/2026								
190385		10/14/2025	AP340	180469	132.32	132.32	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351129807		CHECKDATE:03/11/2026								
190387		10/21/2025	AP340	180469	132.32	132.32	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351130766		CHECKDATE:03/11/2026								
190388		10/21/2025	AP340	180469	115.85	115.85	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351130767		CHECKDATE:03/11/2026								
190389		10/21/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351130768		CHECKDATE:03/11/2026								
190390		10/21/2025	AP340	180469	20.38	20.38	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351130789		CHECKDATE:03/11/2026								
190392		10/28/2025	AP340	180469	132.32	132.32	03/11/2026	INV	PD	UNIFORMS: STR
INVOICE:2351131737		CHECKDATE:03/11/2026								
190393		10/28/2025	AP340	180469	117.61	117.61	03/11/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351131739		CHECKDATE:03/11/2026								
190394		10/28/2025	AP340	180469	31.44	31.44	03/11/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351131740		CHECKDATE:03/11/2026								
190395		10/28/2025	AP340	180469	20.38	20.38	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351131743		CHECKDATE:03/11/2026								
					3,793.45					
190396		08/04/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351119604		CHECKDATE:03/11/2026								
190401		08/11/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351120650		CHECKDATE:03/11/2026								
190406		08/18/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351121663		CHECKDATE:03/11/2026								
190411		08/25/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351122740		CHECKDATE:03/11/2026								
190351		09/01/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351123600		CHECKDATE:03/11/2026								
190356		09/08/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351124582		CHECKDATE:03/11/2026								
190361		09/15/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351125501		CHECKDATE:03/11/2026								
190366		09/22/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351126471		CHECKDATE:03/11/2026								
190371		09/29/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351127566		CHECKDATE:03/11/2026								
190375		09/30/2025	AP340	180470	16.30	16.30	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351127844		CHECKDATE:03/11/2026								
190376		10/06/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351128548		CHECKDATE:03/11/2026								
190380		10/07/2025	AP340	180470	16.30	16.30	03/11/2026	INV	PD	UNIFORMS: FAC
INVOICE:2351128824		CHECKDATE:03/11/2026								
190381		10/13/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351129540		CHECKDATE:03/11/2026								
190386		10/20/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN

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:2351130508		CHECKDATE:03/11/2026								
190391		10/27/2025	AP340	180470	12.10	12.10	03/11/2026	INV	PD	UNIFORMS: SEN
INVOICE:2351131487		CHECKDATE:03/11/2026								
					189.90					
5407 US BANK CORPORATE PAYMENT SYSTEMS										
190454		01/26/2026	AP340	180471	2,800.80	2,800.80	03/11/2026	INV	PD	ACCT ENDING 4
INVOICE:190454		CHECKDATE:03/11/2026								
1740 VALLECITOS WATER DISTRICT										
190418		01/28/2026	AP340	180472	36,420.81	36,420.81	03/11/2026	INV	PD	CUST NO 00004
INVOICE:190418		CHECKDATE:03/11/2026								
190419		02/11/2026	AP340	180472	10,434.21	10,434.21	03/11/2026	INV	PD	CUST NO 00004
INVOICE:190419		CHECKDATE:03/11/2026								
190421		02/25/2026	AP340	180472	2,596.29	2,596.29	03/11/2026	INV	PD	CUST NO 00030
INVOICE:190421		CHECKDATE:03/11/2026								
190422		02/25/2026	AP340	180472	1,305.63	1,305.63	03/11/2026	INV	PD	CUST NO 00057
INVOICE:190422		CHECKDATE:03/11/2026								
					50,756.94					
1763 VALLEY POWER SYSTEMS, INC.										
190423	26000060	02/10/2026	AP340	180473	226.94	226.94	03/11/2026	INV	PD	HEAVY FIRE EQ
INVOICE:R 69430		CHECKDATE:03/11/2026								
7744 VAN OTTERLOO, INC										
190424		02/25/2026	AP340	180474	395.02	395.02	03/11/2026	INV	PD	HEAVY EQUIPME
INVOICE:182997		CHECKDATE:03/11/2026								
1852 VERIZON WIRELESS										
190425		02/20/2026	AP340	180475	3,564.51	3,564.51	03/11/2026	INV	PD	ACCT 97026115
INVOICE:6136570362		CHECKDATE:03/11/2026								
3070 WEST COAST ARBORISTS, INC.										
190429		02/03/2026	AP340	180476	2,590.00	2,590.00	03/11/2026	INV	PD	TREE REMOVAL:
INVOICE:240206		CHECKDATE:03/11/2026								
190430		02/05/2026	AP340	180476	3,960.00	3,960.00	03/11/2026	INV	PD	TREE WORK: CA
INVOICE:240315		CHECKDATE:03/11/2026								
					6,550.00					
493 INVOICES					1,210,706.27					

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

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.03.16 08:44:56 -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
6961 CHALIFOUX, BRAST, THOMPSON & POTOCKI, APC										
189895		12/15/2025	CIP340	180368	1,375.00	1,375.00	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4075		CHECKDATE:03/04/2026								
189902		12/15/2025	CIP340	180368	6,325.00	6,325.00	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4076		CHECKDATE:03/04/2026								
189897		12/15/2025	CIP340	180368	1,292.50	1,292.50	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4077		CHECKDATE:03/04/2026								
189896		01/16/2026	CIP340	180368	1,402.50	1,402.50	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4183		CHECKDATE:03/04/2026								
189900		01/16/2026	CIP340	180368	1,100.00	1,100.00	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4184		CHECKDATE:03/04/2026								
189899		01/16/2026	CIP340	180368	165.00	165.00	03/04/2026	INV	PD	PROFESSIONAL
INVOICE:4185		CHECKDATE:03/04/2026								
					11,660.00					
7832 CUMMING MANAGEMENT GROUP INC.										
190104		01/31/2026	CIP340	180369	7,995.00	7,995.00	03/04/2026	INV	PD	FS5 - PROFESS
INVOICE:184556		CHECKDATE:03/04/2026								
1819 DUDEK										
189893	25000498	12/09/2025	CIP340	180370	6,156.05	6,156.05	03/04/2026	INV	PD	ON CALL CONST
INVOICE:202510297		CHECKDATE:03/04/2026								
189891	21000252	01/22/2026	CIP340	180370	88.00	88.00	03/04/2026	INV	PD	ON CALL CONST
INVOICE:202600412		CHECKDATE:03/04/2026								
189892	25000498	01/22/2026	CIP340	180370	2,321.10	2,321.10	03/04/2026	INV	PD	ON CALL CONST
INVOICE:202600429		CHECKDATE:03/04/2026								
					8,565.15					
1820 KIMLEY-HORN AND ASSOCIATES, INC.										
189903	26000166	01/31/2026	CIP340	180371	27,909.90	27,909.90	03/04/2026	INV	PD	TO 47 - ON CA
INVOICE:34850302		CHECKDATE:03/04/2026								
189904	26000208	01/31/2026	CIP340	180371	76,515.41	76,515.41	03/04/2026	INV	PD	TO 48 - ON CA
INVOICE:34850303		CHECKDATE:03/04/2026								
					104,425.31					
1664 PINPOINT PEST CONTROL										
190081		11/17/2025	CIP340	180372	285.00	285.00	03/04/2026	INV	PD	BEE REMOVAL:
INVOICE:987373		CHECKDATE:03/04/2026								
190083		01/12/2026	CIP340	180372	385.00	385.00	03/04/2026	INV	PD	BEE REMOVAL:
INVOICE:992214		CHECKDATE:03/04/2026								
190084		01/13/2026	CIP340	180372	450.00	450.00	03/04/2026	INV	PD	BEE REMOVAL:
INVOICE:992308		CHECKDATE:03/04/2026								
					1,120.00					
5944 GAFCON PM-CM, LLC										
190197	21000255	12/09/2025	CIP340	180477	126.18	126.18	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53028		CHECKDATE:03/11/2026								
190198	25000484	12/09/2025	CIP340	180477	946.83	946.83	03/11/2026	INV	PD	TO 6 - DBE AN

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:53042			CHECKDATE:03/11/2026							
190199	25000484	02/11/2026	CIP340	180477	250.12	250.12	03/11/2026	INV	PD	DBE AND LABOR
INVOICE:53505			CHECKDATE:03/11/2026							
190200	26000206	02/11/2026	CIP340	180477	750.83	750.83	03/11/2026	INV	PD	TO 22 - DBE A
INVOICE:53511			CHECKDATE:03/11/2026							
					2,073.96					
1350 CROSSTOWN ELECTRICAL & DATA, INC.										
190193		02/22/2026	CIP340	180478	109,123.06	109,123.06	03/11/2026	INV	PD	RETENTION REL
INVOICE:4310-200RET			CHECKDATE:03/11/2026							
1819 DUDEK										
190195	21000252	02/24/2026	CIP340	180479	1,497.50	1,497.50	03/11/2026	INV	PD	TO - ON CALL
INVOICE:202601763			CHECKDATE:03/11/2026							
190196	25000498	02/25/2026	CIP340	180479	7,824.55	7,824.55	03/11/2026	INV	PD	TO 22 - ON CA
INVOICE:202601764R			CHECKDATE:03/11/2026							
					9,322.05					
7729 PANORAMA TEEN AND FAMILY RESOURCE CENTER										
190238		02/23/2026	CIP340	180480	1,685.00	1,685.00	03/11/2026	INV	PD	MOU 7679 RENT
INVOICE:2			CHECKDATE:03/11/2026							
6964 SATURN ELECTRIC, INC.										
190277		01/29/2026	CIP340	180481	43,839.00	41,647.05	03/11/2026	INV	PD	ELECTRICAL RE
INVOICE:802-001			CHECKDATE:03/11/2026							
		24 INVOICES			299,808.53					

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

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.03.16 08:22:12 -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
7687 VERTOSOFT LLC										
190452		07/29/2025	WIRE340	279	91,250.00	91,250.00	03/06/2026	DIR	PD	PROFESSIONAL
INVOICE:INV9044-REVISED		CHECKDATE:03/06/2026								
6154 JANEL RODRIGUEZ										
190451		02/27/2026	WIRE340	280	646.15	646.15	03/11/2026	DIR	PD	CASE #17FL007
INVOICE:022726		CHECKDATE:03/11/2026								
4403 SOUTHERN COUNTIES LUBRICANTS, LLC										
190443		02/15/2026	WIRE340	281	1,022.23	1,022.23	03/11/2026	DIR	PD	GASOLINE
INVOICE:545719		CHECKDATE:03/11/2026								
190444		02/18/2026	WIRE340	281	1,581.00	1,581.00	03/11/2026	DIR	PD	ENVIRONMENTAL
INVOICE:852292		CHECKDATE:03/11/2026								
190445		02/20/2026	WIRE340	281	11,958.64	11,958.64	03/11/2026	DIR	PD	DIESEL FUEL:
INVOICE:896513		CHECKDATE:03/11/2026								
190446		02/20/2026	WIRE340	281	18,865.85	18,865.85	03/11/2026	DIR	PD	UNLEADED FUEL
INVOICE:896514		CHECKDATE:03/11/2026								
190447		02/24/2026	WIRE340	281	4.87	4.87	03/11/2026	DIR	PD	DIESEL FUEL:
INVOICE:896533		CHECKDATE:03/11/2026								
190448		02/24/2026	WIRE340	281	30.89	30.89	03/11/2026	DIR	PD	DIESEL FUEL:
INVOICE:896534		CHECKDATE:03/11/2026								
190449		02/24/2026	WIRE340	281	4.87	4.87	03/11/2026	DIR	PD	DIESEL FUEL:
INVOICE:896535		CHECKDATE:03/11/2026								
					33,468.35					
		9 INVOICES			125,364.50					

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

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.03.16 08:25:04 -07'00'

File #:26-2824

MEETING DATE:
March 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9556 - 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.

Board of Commission Action
N/A

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 meet Policy requirements for City Council approval for distribution of tickets to:

- Deputy Mayor Sannella and Councilmember Nunez to attend the to attend the TrueCare Illumination Gala.
- Councilmember Musgrove to attend the Filipino American Chamber of Commerce 2026 Leadership Awards.
- Deputy Mayor Sannella and Councilmember Musgrove to attend the EDC Annual Dinner.
- Councilmember Musgrove to attend the 2026 Citizens of Courage Awards.

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

Fiscal Impact

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

- TrueCare Illumination Gala - $350.00 per ticket
- Filipino American Chamber of Commerce 2026 Leadership Awards - $150.00 per ticket
- EDC Annual Dinner - $237.24 per ticket
- 2026 Citizens of Courage Awards - $45.00 per ticket

The expenditures would fall within the approved budget.

Attachment(s)
802 Ticket Resolution
TrueCare Illumination Gala 802 Form
Filipino American Chamber of Commerce 2026 Leadership Awards 802 Form
EDC Annual Dinner 802 Form
2026 Citizens of Courage Awards 802 Form

Prepared by: Micki Olinger Chavez, Deputy City Clerk
Reviewed by: Phil Scollick, City Clerk
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 Deputy Mayor Sannella and Councilmember Nuñez at the TrueCare Illumination Gala; the attendance of Councilmember Musgrove at the Filipino American Chamber of Commerce 2026 Leadership Awards; the attendance of Deputy Mayor Sannella and Councilmember Musgrove at the EDC Annual Dinner; and the attendance of Councilmember Musgrove at the 2026 Citizens of Courage Awards are within the requirements of the policy and regulations, and costs associated with such attendance are hereby approved for payment by the City, inasmuch as 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, California, this 24th day of March 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

Division, Department, or Region *(If Applicable)*

CITY CLERK DEPARTMENT

Designated Agency Contact *(Name, Title)*

PHIL SCOLLICK, CITY CLERK

Area Code/Phone Number	**E-mail**
(760) 744-1050	PSCOLLICK@SAN-MARCOS.NET

Date Stamp

California Form 802

For Official Use Only

☐ **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/Pass $ $350.00

Event Description TrueCare Illumination Gala *Provide Title/Explanation*

Date(s) 04 / 18 / 26 ____ / ____ / ____

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:
SANNELLA, MIKE; NUNEZ, MARIA	2	Ceremonial Role ☒ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:* PUBLIC PURPOSE FOR INTERGOVERNMENTAL RELATIONS
	2	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.

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

Comment: _____

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

California Form 802

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 also post the forms on its wesbite, 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 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 officals 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

California Form 802

A Public Document

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 ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
		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

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

A Public Document

1. Agency Name

CITY OF SAN MARCOS

Division, Department, or Region *(If Applicable)*

CITY CLERK DEPARTMENT

Designated Agency Contact *(Name, Title)*

PHIL SCOLLICK, CITY CLERK

Area Code/Phone Number	**E-mail**
(760) 744-1050	PSCOLLICK@SAN-MARCOS.NET

Date Stamp

California Form 802

For Official Use Only

☐ **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/Pass $ $150.00

Event Description Filipino American Chamber Awards *Provide Title/Explanation*

Date(s) 03/14/26 ____/____/____

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:
MUSGROVE, ED	1	Ceremonial Role ☒ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:* PUBLIC PURPOSE FOR INTERGOVERNMENTAL RELATIONS
	1	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.

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

Comment: _____

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

California Form 802

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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.

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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 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 officals 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

California Form 802

A Public Document

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 ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
		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

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

A Public Document

1. Agency Name

CITY OF SAN MARCOS

Division, Department, or Region *(If Applicable)*

CITY CLERK DEPARTMENT

Designated Agency Contact *(Name,Title)*

PHIL SCOLLICK, CITY CLERK

Area Code/Phone Number	**E-mail**
(760) 744-1050	PSCOLLICK@SAN-MARCOS.NET

Date Stamp

California Form 802

For Official Use Only

☐ **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/Pass $ $237.24

Event Description EDC Annual Dinner *Provide Title/Explanation*

Date(s) 06/04/26 ____/____/____

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:
SANNELLA, MIKE; MUSGROVE, ED	2	Ceremonial Role ☒ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:* PUBLIC PURPOSE FOR INTERGOVERNMENTAL RELATIONS
	2	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.

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

Comment: _____

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

California Form 802

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General Information

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Instructions

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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 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 officals 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

California Form 802

A Public Document

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 ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
		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

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

A Public Document

1. Agency Name

CITY OF SAN MARCOS

Division, Department, or Region *(If Applicable)*

CITY CLERK DEPARTMENT

Designated Agency Contact *(Name,Title)*

PHIL SCOLLICK, CITY CLERK

Area Code/Phone Number	**E-mail**
(760) 744-1050	PSCOLLICK@SAN-MARCOS.NET

Date Stamp

California Form 802

For Official Use Only

☐ **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/Pass $ $45.00

Event Description 2026 Citizens of Courage Awards *Provide Title/Explanation*

Date(s) 04 / 24 / 26 ____ / ____ / ____

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:
MUSGROVE, ED	1	Ceremonial Role ☒ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:* PUBLIC PURPOSE FOR INTERGOVERNMENTAL RELATIONS
	1	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.

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

Comment: _____

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

California Form 802

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 also post the forms on its wesbite, 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 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 officals 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

California Form 802

A Public Document

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 ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
	1	Ceremonial Role ☐ Other ☐ Income ☐ *If checking "Ceremonial Role" or "Other" describe below:*
		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

File #:26-2813

MEETING DATE:
March 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9557 - 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.

Relevant Council Strategic Theme
Planning for the Future
Good Governance

Introduction
The City Council adopted the 2026 Legislative Platform to guide the consideration of state and federal bills that affect City operations. The bill introduction deadline was February 20th. Legislators introduced approximately 2000 bills. Staff, lobbyist consultants and Cal Cities continue to review this new legislation. Many of these bills are “spot bills,” meaning that they only contain legislative intent, and will be amended as session continues. The deadline for policy committees to hear bills introduced in the first house is April 24, 2026. 2026 is also an election year, and the final year in Governor Newsom’s term.

Discussion
This report provides updates on early 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.

Important dates in the legislative calendar:

- April 24 - Policy committee deadline.

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

AB 748	Harabedian	Single-family and multifamily housing units: preapproved plans.	Oppose

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 748 Oppose Letter

Prepared by: Michael Lieberman, Legislative Analyst
Reviewed by: Phil Scollick, City Clerk/Director of Legislative Affairs
Approved by: Michelle Bender, City Manager

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

City Council
CityHall@san-marcos.net

March 24, 2026

The Honorable Jesse Arreguín
1021 O Street, Room 6710
Sacramento, CA 95814-4900

RE: **AB 748 (Harabedian) Single-family and multifamily housing units: preapproved plans.**
Notice of Opposition *(As Amended January 22, 2026)*

Dear Senator Arreguín,

The City of San Marcos respectfully expresses its opposition to **AB 748** (Harabedian), which would require each local agency, as defined, to develop a program for the preapproval of single-family and multifamily residential housing plans, whereby the local agency accepts single-family and multifamily plan submissions for preapproval and approves or denies the preapproval applications, as specified. The bill would also require the local agency to post preapproved single-family or multifamily residential housing plans and the contact information of the applicant on the local agency's internet website.

The requirements of this bill would place onerous requirements on the city by forcing the acceptance of one-size-fits-all preapproved plans for single and multi-family dwellings. While the city appreciates Assemblymember Harabedian's desire to streamline permitting and building approvals, the preapproved plan process is not the way to do it.

Additionally, the implementation timeline for this bill is infeasible. For jurisdictions, such as the city of San Marcos that are under 100,000 residents, but fall in a "large jurisdiction" county, San Diego, with over 4,000,000 residents, the city would be required to establish this new program, along with the new policies and requirements in under a year. This presents significant fiscal, and staffing challenges that would difficult for many cities to overcome.

The City of San Marcos supports housing development, and the desire to make the approval process more straightforward, and understandable for applicants. The City of San Marcos believes the bill would lead to very high costs to the city, without significant added benefits.

For these reasons, the City of San Marcos must oppose **AB 748** (Harabedian).

Sincerely,

Rebecca D. Jones
Mayor

cc: League of California Cities

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 positions on legislation:

PROPOSED LEGISLATION			**POSITION**
AB 748	Harabedian	Single-family and multifamily housing units: preapproved plans.	Oppose

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos at a regular meeting thereof, this 24th day of March, 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

File #:26-2825

MEETING DATE:
MARCH 24, 2026

SUBJECT:

ORDINANCE NO. 2026-1577 - SECOND READING OF ORDINANCE APPROVING AN AMENDMENT OF THE DAVIA VILLAGE-MARC SPECIFIC PLAN TO MODIFY THE ALLOWED LAND USES TO PERMIT UP TO TEN (10) TEMPORARY RESIDENTIAL UNITS WITHIN 15,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITH A CONDITIONAL USE PERMIT (SPECIFIC PLAN AMENDMENT (SPA24-0002))

Recommendation
ADOPT (Second Reading) of Ordinance No. 2026-1577 approving an amendment of the Davia Village-Marc Specific Plan to modify the allowed land uses to permit up to ten (10) temporary residential units within 15,000 square feet of commercial floor area with a Conditional Use Permit (Specific Plan Amendment (SPA24-0002))

Executive Summary
Second Reading of Ordinance No. 2026-1577 approving an amendment of the Davia Village-Marc Specific Plan to modify the allowed land uses to permit up to ten (10) temporary residential units within 15,000 square feet of commercial floor area with a Conditional Use Permit (Specific Plan Amendment (SPA24-0002)).

Environmental Review
The initial approval of the Davia Village-MARC Specific Plan Area included the adoption of a Mitigated Negative Declaration (ND 13-003, SCH 2013061059), which evaluated the development of the site with a mix of residential and commercial uses. An addendum (Attachment D) to the previously adopted MND has been prepared in accordance with CEQA Guidelines Sections 15162 and 15164 to evaluate whether the proposed changes would result in new or more severe environmental impacts than those previously analyzed. The addendum concludes that the proposed project would not result in any new significant environmental impacts, would not substantially increase the severity of previously identified impacts, and would not require new or revised mitigation measures. The proposed conversion remains within the scope of development evaluated in the original MND and 2019 addendum related to MFSDP17-0003.

Pursuant to CEQA Guidelines Section 15164, preparation of an Addendum does not require public circulation and may be adopted by the decision-making body concurrently with approval of the project. Adoption of the Addendum is appropriate for the proposed project.

Fiscal Impact
There is no fiscal impact involved in the adoption of the Ordinance.

Attachment(s)

Ordinance 2026-1577 (Specific Plan Amendment SP24-0002);

Prepared by: Micki Olinger Chavez, Deputy City Clerk
Approved by: Michelle Bender, City Manager

EXHIBIT A

Specific Plan

DAVIA VILLAGE-MARC SPECIFIC PLAN

Specific Plan No. 24-0002 (Formerly SP12-55/P13-0028)



● ***Prepared by:*** Consultants Collaborative ● **Developed By:** Intracorp
● ***Architecture by:*** MVE Partners ● ***Civil Engineering by:*** Excel Engineering

January 13th, 2014
Amended September, 2015: March, 2026

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DAVIA VILLAGE SPECIFIC PLAN AMENDMENTS

March 10, 2026. CC ORDINANCE NO. 2026-1577, SP24-0002

1. PAGE 40. SECTION 2.1.2 MIXED-USE DEVELOPMENT; DENSITY. LANGUAGE ADDED RELATED TO RESIDENTIAL DENSITY INCREASE AND FAR CONSISTENCY WITH THE APPROVAL OF A CUP TO ALLOW THE CONVERSION OF RETAIL SPACE TO 10 RESIDENTIAL UNITS.

2. PAGE 42. SECTION 2.1.2 MIXED-USE DEVELOPMENT; RETAIL AND COMMERCIAL SPACE. LANGUAGE ADDED RELATED TO THE ALLOWANCE OF GROUND-FLOOR RESIDENTIAL USE.

3. PAGE 44. SECTION 2.1.2 MIXED-USE DEVELOPMENT; LIST OF ALLOWABLE COMMERCIAL MIXED-USES. ADDED "RESIDENTIAL USES" ALLOWABLE ON THE GROUND FLOOR WITH APPROVAL OF A CUP.

4. PAGE 66. SECTION 2.2 LANDSCAPE DESIGN CONCEPT; LANGUAGE ADDED TO ADDRESS PRIVATE PATIO SPACES FOR EACH RESIDENTIAL UNIT CONVERTED FROM RETAIL SPACE.

1.0 INTRODUCTION

1.1. OVERVIEW OF THE SPECIFIC PLAN

The Davia Village-MARC Specific Plan provides the City of San Marcos with a comprehensive planning document to direct the orderly development of 11.79 acres in the City of San Marcos in North San Diego County (**Figures 1-1 and 1-2**). The Specific Plan area is located generally south of Mission Road and west of Las Posas Road and is currently developed as the former Signet Armorlite manufacturing facility, which is now closed and all buildings are vacant.

The Specific Plan area is bounded on the north by Armorlite Drive, on the east by Bingham Drive, on the south by existing retail uses and on the west by the future Palomar Station mixed-use project that was completed in 2015. The site is near the Palomar Station SPRINTER stop, the San Marcos Transit Center, Palomar Community College and the Las Posas/SR-78 ramps (**Figure 1-1** Regional Map).

The Davia Village-MARC Specific Plan establishes a framework for development of the area including:

- Proposed land uses, development regulations and design standards (Chapter 2);
- A vehicular, pedestrian, bicycle and public transit circulation plan (Chapter 3);
- A public services, facilities, and utilities plan, including financing and phasing, to support Plan development (Chapters 4, 5 and 6); and
- Implementation and administrative processes needed to approve specific development projects in the Plan Area (Chapter 7).

The Davia Village-MARC Specific Plan proposes a mixed use development consisting of 416 multi-family residential units, 15,229 square feet (sf) of retail, a 1.157 acre City Neighborhood Park and approximately 193,000 sf of Open Space (**Figure 1-3**, Site Plan).

The 416 residential units include a mix of studio, one, two and three-bedroom units. The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 one-bedroom units, 51 studio units, and 66 townhomes.

The development is a maximum of four stories with two or three stories of residential above one story of parking and retail uses. A total of 722 parking spaces are provided including 416 onsite, covered spaces, 238 onsite uncovered spaces and 68 street parking spaces. The buildings are arranged into two quads each with its own private amenity space consisting of a swimming pool, lounge area, BBQ area, and outdoor spaces. The public

amenity space consists of a fenced sport court with four pickle ball courts, passive green space, Dog Park, plaza area, and tot lots.

Figure 1-1. Regional Map

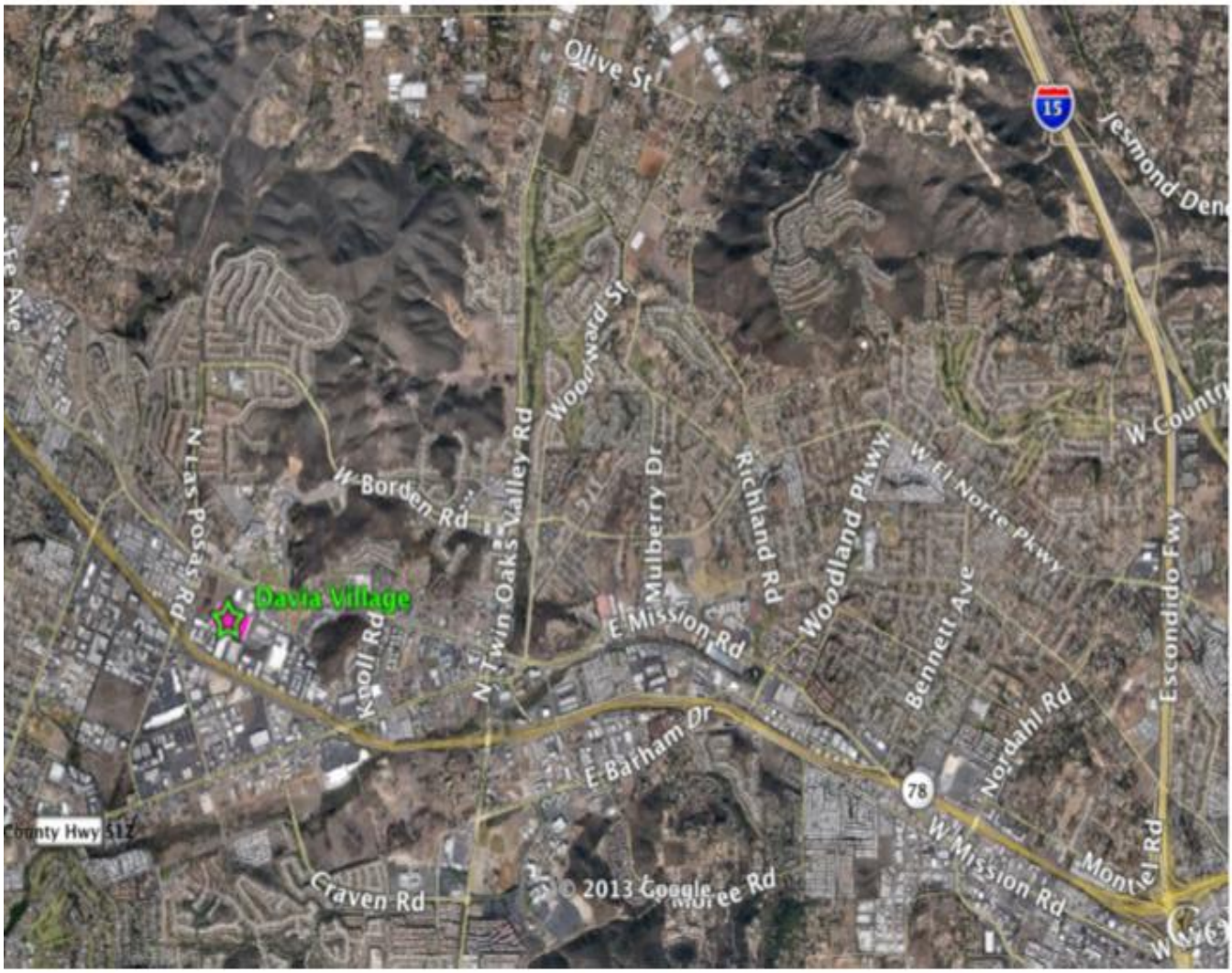


Figure 1-2. Vicinity Map

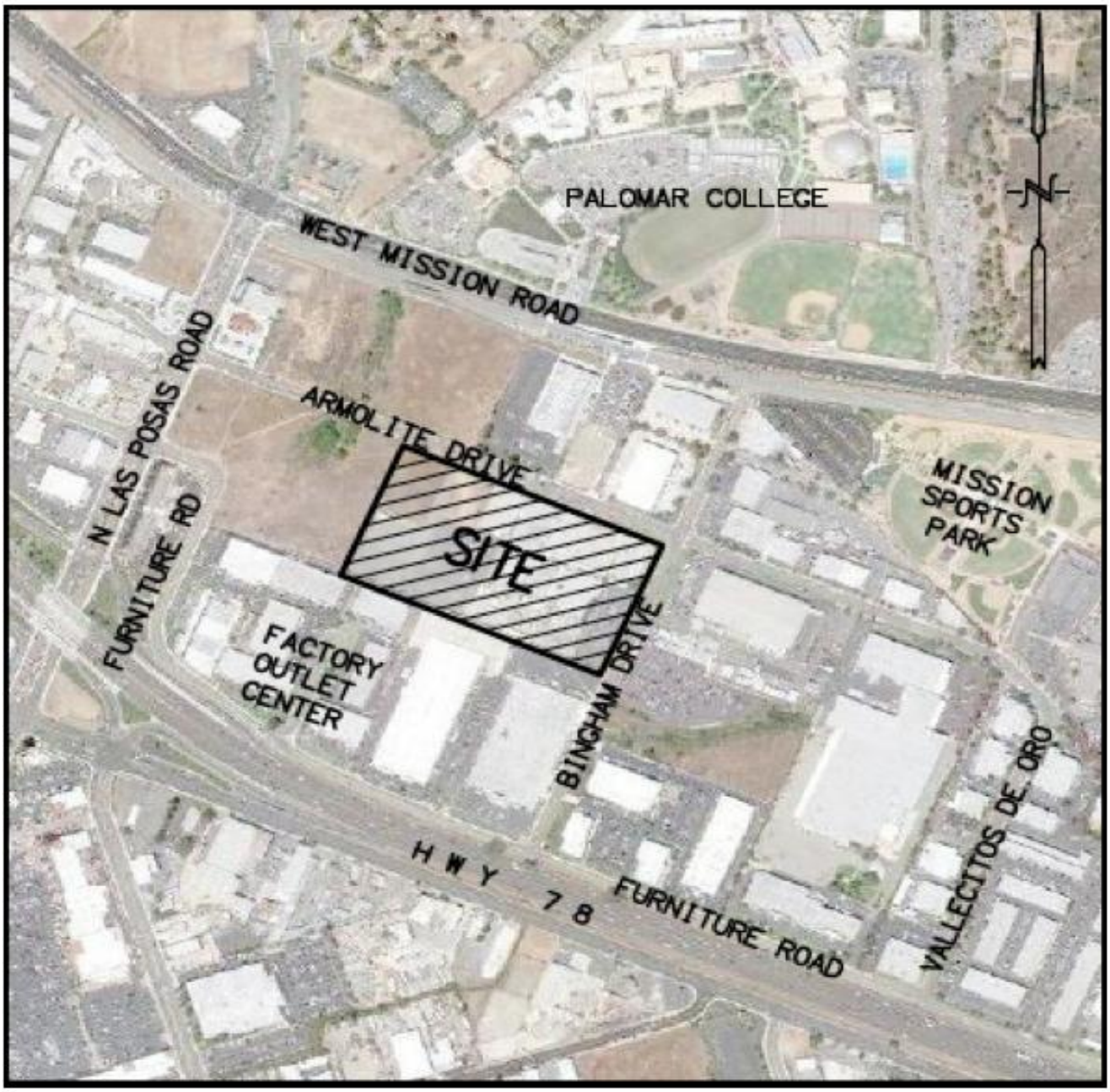
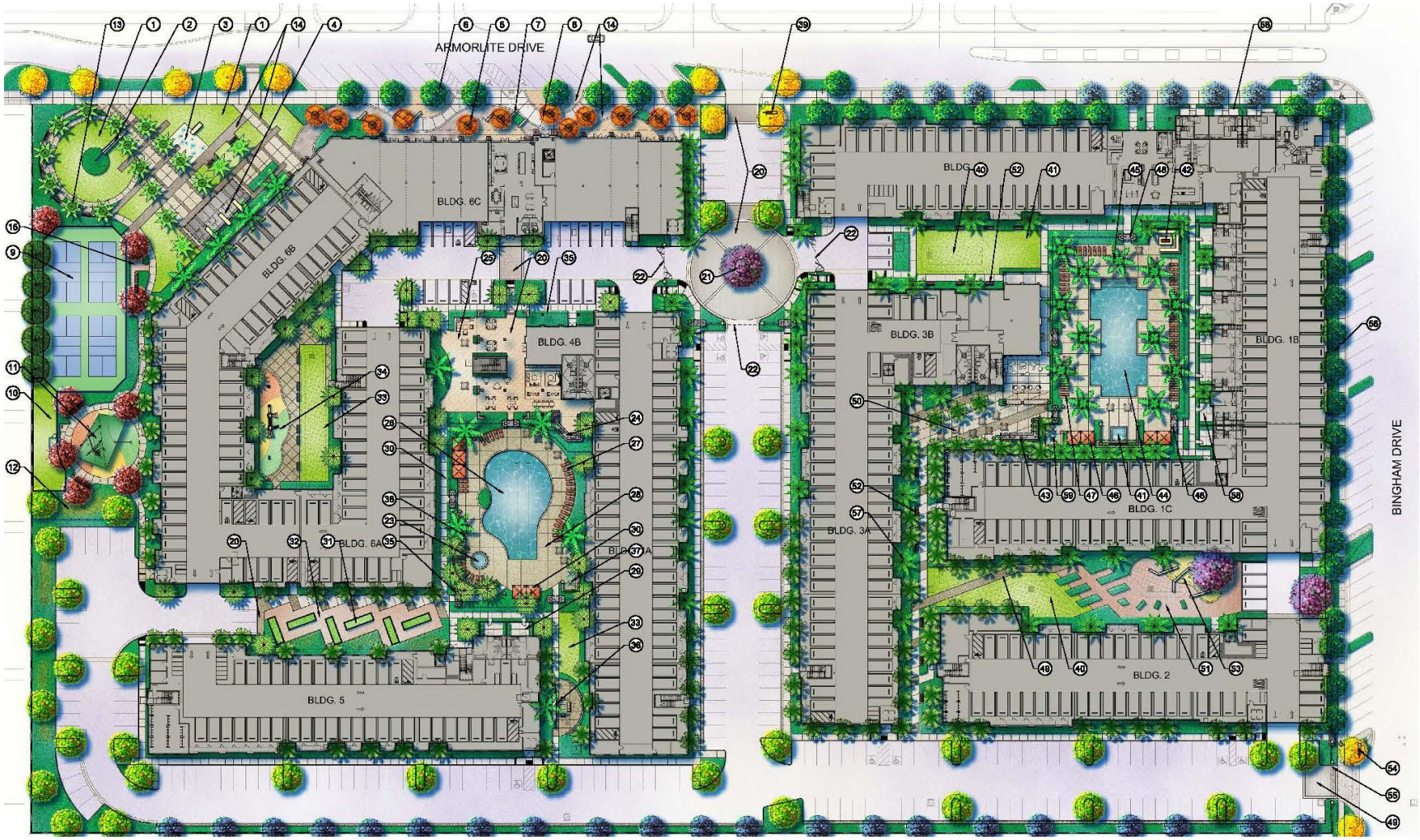


Figure 1-3. Site Plan



1.2. PLANNING OBJECTIVES

A Specific Plan allows a developer to comprehensively plan the land uses and public facilities of a contiguous land area while maintaining a degree of design flexibility to respond to future conditions.

The following planning objectives have been established to guide the development of the Davia Village-MARC Specific Plan Area:

- Utilizing Smart Growth concepts by incorporating for the development of a vertically integrated mix of multi-family residential units, retail, and park space;
- Provide a variety of housing opportunities through a range of unit sizes (Studio-, one-, two-, and three-bedroom units) to accommodate the growing housing needs of the region;
- Create a synergy with the adjacent Palomar Station mixed-use project by providing a mix of residential, retail, and park space;
- Provide a visually pleasing high-density development through architectural design, unified landscape theme, and recreational areas;
- Redevelop an industrial area with low to no impact to natural resources and improve water quality through a comprehensive water quality management approach;
- Provide a community park and recreation feature in the northwest portion of the Specific Plan area to serve the recreation needs of the future Plan area residents;
- Design a safe and efficient circulation system that adequately supports the anticipated level of traffic in and around the Plan area that is pedestrian safe; and
- Develop a financing plan that provides for the efficient and timely provision of infrastructure and public services as development occurs.

1.3. SPECIFIC PLAN PURPOSE AND SCOPE

The Davia Village-MARC Specific Plan serves as the primary land use, policy and regulatory document for the Plan area by providing for an efficient development planning and review process. The planning and review process emphasizes the direct and comprehensive correlation between land use, public services and infrastructure necessary to support those land uses. When implemented together, the elements of the Davia Village-MARC Specific Plan support the anticipated mixed-use development of the Plan area by

establishing a comprehensive planning program that is responsive to the opportunities and constraints of the area.

The Davia Village-MARC Specific Plan is both a policy and a regulatory document. As a policy document, the Plan applies the broader goals and policies of the City of San Marcos's General Plan by establishing specific objectives for the Plan area. As a regulatory document, the Plan specifies the land uses and associated development, as well as design and infrastructure standards that must be met to successfully implement the Plan. Through inclusion of development, design and infrastructure standards, this Plan creates standards specifically applicable to the Plan area. As a regulatory document, all subsequent design documents and development activities in the Davia Village-MARC Specific Plan area are required to be consistent with this Plan.

1.4. SPECIFIC PLAN AUTHORITY/CONTENTS OF THE SPECIFIC PLAN

California Government Code Section 65450 gives a legislative body the authority to prepare a Specific Plan for the systematic implementation of a General Plan for all or part of the area covered by a General Plan. Per Sections 65451 and 65452, a specific plan shall contain the following information:

- A statement of the relationship of the Specific Plan to the General Plan;
- The distribution, location and extent of land uses;
- The distribution, location and extent of major infrastructure needed to support the land uses described in the plan;
- Development standards and criteria; and
- A program of phasing and implementation measures.

1.5 PLAN AREA SETTING

1.5.1 REGIONAL AND LOCAL SETTING

The Davia Village-MARC Specific Plan area is located in Northern San Diego County within the city limits of San Marcos, as shown in **Figure 1-1**. The Plan area is located in close proximity to State Route (SR) 78, a major transportation corridor, and falls under the "San Marcos Armorlite Drive Complete Street Corridor."

Davia Village-MARC is located adjacent to Palomar Station and in close proximity to major transportation, retail, industrial and recreational centers. The Specific Plan includes the public right of way of Armorlite Drive between North Las Posas Road and Bingham Drive and then on Bingham Drive between Armorlite Drive to the entrance of Mission Sports Park, inclusive of Bailey Court.

The smart growth components of the Specific Plan including pedestrian connectivity, public spaces and park facilities, are located on each side of Armorlite Drive, extending as far north as West Mission Road. Davia Village-MARC is situated adjacent to Palomar Station, a similar and complimentary development, which is currently under construction.

The Plan area exists within the Mission Road Focus Area 1 [MRFA] as designated by the City of San Marcos General Plan. The MRFA builds on the existing industrial and commercial character of this area, while fostering a land use mix that better responds to the area's proximity to Palomar Community College, North County Transit District [NCTD] Palomar College Bus Transit Center, and the Sprinter Rail Station at Palomar Community College.

Land uses near the Specific Plan area include a mix of industrial uses, retail uses and planned residential projects. The site is near to Palomar Community College and will eventually be connected to the Sprinter and NCTD bus transit stations through a proposed bridge spanning the Sprinter rail line at Palomar Station. The Plan area's location near these transportation and service resources make Davia Village-MARC an anticipated location for smart growth infill development.

Several easements surround and traverse the Plan area. These easements are primarily for utility providers, such as San Diego Gas & Electric and the Vallecitos Water District. The easements and their associated facilities will be retained, vacated, or realigned as appropriate.

1.5.2. Plan Area Physical Characteristics

The Davia Village-MARC Specific Plan covers 11.79 acres on 1 parcel, APN 219-163-48. The site is currently developed with the former Signet Armorlite manufacturing facility, which is now closed. The current development of the site exist as level topography as shown in **Figures 1-4 through 1-8.**

Figure 1-4. Existing Site Conditions Photo Locations



Figure 1-5. Existing Site location Photo 1



Looking at existing site from corner of Armorlite Drive and Bingham Drive

Figure 1-6. Existing Site Location Photo 2



Looking East at existing site from Armorlite Drive

Figure 1-7. Existing Site Location Photo 3



Looking at the existing site from Southwest corner

Figure 1-8. Existing Site Photo 4



Looking at the existing site from the Southeast corner

1.5.3. FACTORS THAT INFLUENCE THE SPECIFIC PLAN

The opportunities and constraints described below are the key factors influencing the design of the Davia Village-MARC Specific Plan. In addition to these factors, the Specific Plan incorporates input from City of San Marcos staff and neighbors to the Plan area.

General Location

The Plan's location is in a transitional area that is already developed with industrial uses (Signet Armorlite building). The Palomar Station mixed-use residential project is under construction adjacent to the Specific Plan area. Other uses in the Plan vicinity include industrial, distribution and retail. The Specific Plan area is located in the vicinity of the Palomar Station SPRINTER light rail station and Palomar Community College. Access to SR-78 is nearby at the Las Posas/SR-78 ramps. Therefore, the Plan area is near regional transportation, employment, services and shopping. Proposing infill smart growth residential uses would be consistent with the newer existing adjacent uses and would provide additional homes near established infrastructure, services and employment centers. Proposing residential uses near regional transportation, employment, services and shopping promotes the interregional relationship between housing and employment. Additionally, placing infill smart growth residential uses near employment and services helps minimize vehicles miles traveled and reduces the emission of greenhouse gases which is consistent with the goals of Senate Bill 375 (SB 375) (Sustainable Communities and Climate Protection Act of 2008).

Land Use and Zoning

The Specific Plan area is designated MU-1 (Mixed Use) in the City's General Plan. The MU-1 designation allows for a maximum floor area ratio (FAR) of 1.75 or 20 to 30 du per acre. Per the General Plan, this designation is appropriate for a wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels. Structured parking would be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.

The zoning for the Specific Plan area is characterized as a Transitional Zone of LU/MU-1. Transitional zones are intended to be consistent with the intent of the General Plan and designed to promote the transition of existing developed industrial uses to future planned uses. In the case of the LU/MU-1, the goal is to provide a transition from light industrial to mixed use.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of mixed uses, maintaining a pedestrian scale and orientation with street level retail, and aids in the transition of the area from existing developed industrial uses to future planned uses. Because Davia Village-MARC includes a residential density of 35.2 du/acre, higher than would be allowed under the current General Plan and Zoning Ordinance but well under the allowable FAR requirements, preparation of this Specific Plan is required along with a General Plan Amendment and Zone Change.

Adjacency to Palomar Station Specific Plan

The western portion of the Davia Village-MARC Specific Plan area is adjacent to the Palomar Station Specific Plan, which is currently under construction. The Davia Village-MARC project will add amenities, which complement, but also add distinction from Palomar Station. Davia Village-MARC provides more open space, 1 acre of which is Public Park. Within the open space, Davia Village-MARC will add various active sporting opportunities to the public park such as a, a pickle ball court as well as a plaza area, tot lots, picnic area, and passive play areas.

Hazardous Materials/ Water Quality

The Specific Plan Area has been historically operated by Signet Armorlite for the manufacturing of ophthalmic lenses. Historical operations conducted by Signet Armorlite resulted in releases of various volatile organic compounds (VOCs) to soil and groundwater beneath the Plan Area and as a result, Investigative Order Number R9-2009-0015 was issued by the San Diego Regional Water Quality Control Board (SD-RWQCB) for the Signet industrial facility on January 23, 2009. Environmental studies were performed at the Plan area including a subsurface investigation and human health risk evaluation for potential soil gas exposures and vapor intrusion. The studies concluded that VOCs were not detected in the soil samples at or above laboratory reporting limits in the landscaped (grass covered) areas and VOC concentrations were well below regulatory exposure limits for residential properties. Groundwater beneath the Specific Plan area is not used for drinking purposes and there are no water supply wells present on-site or on nearby properties. To further minimize any risk, the Specific Plan has been designed to include large structures constructed over new slab-on-grade foundation systems, landscaped areas and new paved parking, rendering exposure to soil as negligible. Additionally, prior to development, a Soil Management Plan will be prepared and submitted to the San Diego Regional Water Quality Control Board for review and concurrence prior to the commencement of mass grading operations. Finally, although the health risk assessment concluded that the Specific Plan area is suitable for development for mixed use purposes (including residential) without any active mitigation measures incorporated into site development plans, the Specific Plan

incorporates a passive mitigation measure (i.e. vapor barrier) into the design and construction of future building slabs to ensure continuous protection of human health after the Specific Plan area is redeveloped.

Circulation Network

The Specific Plan provides access from one driveway on Armorlite Drive and two driveways on Bingham Drive. There is a potential for congestion at these access points due to the proximity of the UPS Distribution and Customer Center driveway for delivery trucks located across the street from the Plan area on Bingham Drive. To reduce this impact, access to the northerly Specific Plan area driveway on Bingham Drive will be restricted to right-turn in/right-turn out only.

Under current conditions, bicycle facilities, or sidewalks do not currently exist adjacent to the Specific Plan area.

The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street, and a Class I bicycle path along the north side of Armorlite Drive. The Armorlite Drive Complete Street concept plan is illustrated on **Figure 1-9**.

Pedestrian access will be significantly enhanced along Armorlite Drive with the implementation of the Complete Street concept that is planned by the City. Widened sidewalks will be provided along both sides of Armorlite Drive between Las Posas Road and Bingham Drive. Three mid-block crosswalks will also be provided along Armorlite Drive, which will improve pedestrian access between the Davia Village-MARC Specific Plan area, the adjacent Palomar Station development, and the north-south pedestrian connection to the SPRINTER station and Palomar Community College to the north of Armorlite Drive.

The City's planned Class I two-directional bicycle path will provide continuous bicycle access from Davia Village-MARC to the existing Class II bike lanes on Las Posas Road and on Mission Road. To accommodate the anticipated increase in bicyclists along Armorlite Drive, the Specific Plan encourages bike racks within the park at a location adjacent to the street.

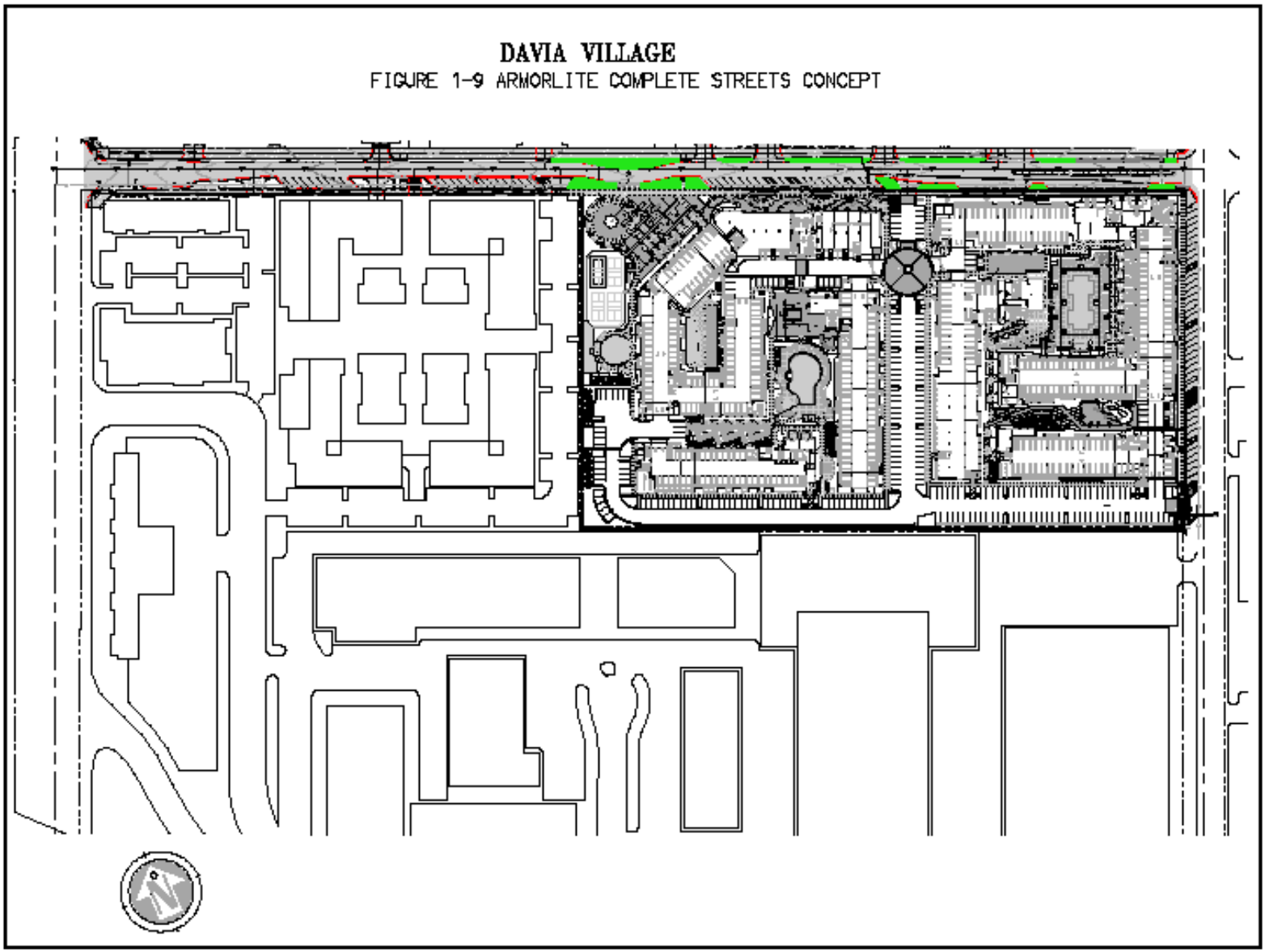
The Specific Plan area is located within walking distance of the Palomar College SPRINTER Transit Station. The parking lot for the Palomar Community College SPRINTER Station is located across the street from the Specific Plan area, and a pedestrian crossing is currently provided across the SPRINTER tracks to access Mission Road and Palomar Community College. No new transit facilities or services are proposed as part of the Specific Plan or as part of the planned

Complete Street concept for Armorlite Drive. However, the planned pedestrian and bicycle facilities associated with the Complete Street concept will enhance the multi-modal connection between pedestrian, bicycle and transit access in the vicinity of the Specific Plan area.

Pedestrian circulation to Palomar Community College will be further improved by the installation of a pedestrian bridge over Mission Road.

DAVIA VILLAGE

FIGURE 1-9 ARMORLITE COMPLETE STREETS CONCEPT



1.6. Relationship to Existing Plans and Regulations

The Davia Village-MARC Specific Plan is closely related to several documents that will also have a bearing on development within the Plan area. Those documents include a General Plan Amendment, Rezone, Multi-Family Site Development Plan and Site Development Plan. This section describes the relationship between this Plan and applicable regulatory documents mentioned above.

The Plan area is within the jurisdiction of San Marcos. The San Marcos General Plan serves as the blueprint for future growth and development and establishes policies for lands located within the City.

1.6.1. City of San Marcos General Plan

Table 1-1, located at the end of this section, contains a listing of the goals of the General Plan and the Davia Village-MARC Specific Plan's consistency with those goals. As detailed in Table 1-1, the Davia Village-MARC Specific Plan is consistent with the overall goals and intent of the General Plan.

Specific Plans - The Zoning Administration Element of the San Marcos Zoning Ordinance describes Specific Plans as tools for the systematic implementation of the San Marcos General Plan that provide a framework for the distribution of land uses, infrastructure, development standards, and implementation measures necessary to implement the General Plan for a specific area of the City, while taking into consideration the unique physical characteristics and resources of a particular area. The Davia Village-MARC Specific Plan implements the goals and policies of the San Marcos General Plan by providing development guidelines that reflect the unique opportunities and constraints of the Plan area. According to Government Code Section 65454, a Specific Plan must be consistent with the adopted General Plan. The Specific Plan's consistency with the General Plan and the proposed General Plan Amendment is described in general, below, in relation to each individual General Plan Element.

Land Use and Community Design Element –The Specific Plan area is designated MU-1 (Mixed Use) in the City's General Plan. Through a General Plan Amendment and a Rezone the area's MU-1 designation including a maximum floor area ratio (FAR) of 1.75 or 20 to 30 du per acre, changed to Specific Plan Area. Per the General Plan, this designation is appropriate for a wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels. Structured parking may be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed

uses. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.

The zoning for the Specific Plan area is characterized as a Transitional Zone of LU/MU-1. Transitional zones are intended to be consistent with the intent of the General Plan and designed to promote the transition of existing developed industrial uses to future planned uses. In the case of the LU/MU-1, the goal is to provide a transition from light industrial to a mixed use. Transitional Zones can be found on the City of San Marcos Zoning Map (**Figure 1-10**). Through a General Plan Amendment the underlying zoning of the site shall be changed from LU/MU1 to Specific Plan Area.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of mixed uses, maintaining a pedestrian scale and orientation with street level retail, and aids in the transition of the area from existing developed industrial uses to future planned uses. Because Davia Village-MARC includes a residential density of 35.2 du/acre, higher than would be allowed under the current General Plan and Zoning Ordinance but well under the allowable FAR requirements, adoption of this Specific Plan requires adoption of a General Plan Amendment and Zone Change. The General Plan Amendment would change the land use designation from MU-1 to Specific Plan. The Zone Change modifies the zoning from LU/MU-1 to Specific Plan. With adoption of the General Plan Amendment and Zone Change (20-30n du/ac) to MU-2 30-45 du/ac, the Davia Village-MARC Specific Plan is consistent with the General Plan.

The Specific Plan area is located within the SM-3 Mixed Use Transit Corridor and is within a 1/4 mile of the SM-4 Special Use Center. Development according to the Davia Village-MARC Specific Plan will help define the transportation corridor by providing a mix of retail, commercial, and residential uses along Armorlite Drive.

Mobility Element – San Marcos strives to create a multi-modal transportation network, incorporating sidewalks and crosswalks, bikeways, roadways, pathways, and public transit routes. This Specific Plan also strives to create a balanced approach to transportation, recognizing the health benefits to increased physical activity through walking and biking and the decrease in pollution from reduced vehicular traffic and shared public transportation like the Sprinter trains and bus routes. The Specific Plan incorporates higher intensity residential and retail land uses and provides for pedestrian friendly amenities.

Armorlite Drive is a key street within this mixed-use area that connects North Las Posas Road to Bingham Drive. The Armorlite Drive Complete Street Corridor will tie together proposed development projects along North Las Posas Road as well as the Palomar Station project and Davia Village-MARC. Armorlite Drive will act

as a new multi-modal corridor that will also provide enhanced access to the proposed pedestrian bridge that will span over West Mission Road from Palomar Community College to the entirety of the MRFA. The current setting consists mostly of industrial business parks. The recently upgraded Mission Sports Park sits at the end of several streets (Bingham Drive, Bailey Court, and Armorlite) and is isolated both visually and physically. Access to the Park by bike or by walking is very limited but will be improved by the Armorlite Drive Complete Street Plan. The Complete Street Plan calls for the installation of a cycle track. The cycle track is a Class 1 paved bike trail, which includes an exclusive right of way physically separated from the vehicular roadway, along the northern side of Armorlite Drive from Las Posas Road to Bingham Drive. The cycle track will not only benefit cyclists, but will also provide a buffer between pedestrians and vehicular traffic.

The land uses proposed along Armorlite Drive will provide goods and services within walking distance of all local residents, college students and transit users. The adjacent Sprinter and bus transit center along with the Inland Rail Trail, further these opportunities. Existing services within walking distance include George's Burgers located on Armorlite Drive, Mission Sports Park, several religious facilities, Palomar Community College, as well as furniture and design outlets located to the south. The completion of the mixed use development projects on Armorlite will supplement these existing destinations supporting those who live, work and go to school within the immediate area, the option of walking or riding to these local services.

As presented in **Table 1-1**, the Plan is consistent with the goals of the City's Mobility Element.

Conservation and Open Space Element – The purpose of the Conservation and Open Space Element is to "identify natural, cultural, historical, and open space resources" within the City The Element also addresses "climate change and practices related to water conservation, energy conservation, air quality, and protection of watersheds and water quality." The Davia Village-MARC Specific Plan will combine public open space areas into the private development, providing a usable space greatly benefiting residents as well as the public by increasing the quality of life along the Armorlite Drive corridor. A 1.157-acre park in the Davia Village-MARC development, as well as other landscape improvements and open spaces, will accommodate active as well as passive recreation. Both planned developments have large inviting entries from Armorlite Drive into courtyard areas that are characterized by walking paths and shade trees. Pedestrian and bike facility improvements will promote users to continue on from this neighborhood park to regional destinations such as the

Mission Sports Park, Palomar Community College, the abundance of transit facilities and the Inland Rail Trail.

To achieve San Marcos' water quality goals, Davia Village-MARC will incorporate an array of best management practices for low impact development. Low impact development will be achieved through the use of narrowed travel and parking lanes, Silva cell (or equivalent device), stormwater management systems, permeable pavements, shade trees, and bio-swales. Narrowed travel and parking lanes will minimize paved areas, slow traffic, and facilitate pedestrian movements. The volume of on-site stormwater created will be reduced below current conditions. To reduce stormwater runoff, porous pavements will be incorporated as permeable concrete near Silva cells (or other similar device). Decorative un-grouted pavers will be used at and near pedestrian crossings and around tree wells at the sidewalk level. Silva cells (or equivalent device) will promote evapo-transporation with subsurface storage capacity, and promote shade tree growth by providing root aeration and supplemental water. As these trees grow larger they will reduce heat gain upon adjacent paved areas and buildings and lower the drying effect of other plant material covered in the tree's shade. Bio-swales, bio-retention basins and bio-infiltration trenches will be used in the median and bulb-out planter areas as well as along the parkway strips. The utilization of drought tolerant species will further promote efficient and sustainable landscapes. Cobble and boulders (or other rock) will be used to enhance the aesthetics of planted areas while decreasing water use. Several varieties of bark mulching will be used to lower maintenance and water use. As presented in Table 1-1, the Plan is consistent with the goals of the City's Conservation and Open Space Element.

Parks, Recreation, and Community Health Element - The City aims to maintain and increase access to parks, trails, recreational facilities, and community service programs. In addition, it aims to provide a healthy and safe community by taking into consideration community health and family enrichment needs of community members, including older adults, children, persons with special needs, and residents of all ages. Parks and recreation amenities can increase the health and livability of a community, and connect people with places within the City by providing gathering spaces and promoting civic pride.

To meet the goals of the Parks, Recreation, and Community Health Element, the Davia Village-MARC Specific Plan has created a community and health oriented mixed-use development, aimed at facilitating outdoor activity, pedestrian access to amenities, recreation and open space, access to transit, and access to the vast San Marcos trail system. The project will provide 1-acre of Public Park and open space, with a wide array of amenities to attract residents and the public to outdoor activities and to cultivate a feeling of

community. The mixed-use development centered near transit, pedestrian and bicycle access, will offer a residential community, retail and commercial space. Davia Village-MARC was designed with the intention to facilitate easy access to, and within the Plan area and will allow disabled citizens with mobility problems, as well as those without, a healthy alternative to enjoy Davia Village-MARC. As presented in **Table 1-1,** the Plan is consistent with the goals of this Element.

Safety Element – The Safety Element of the San Marcos General Plan addresses the public health, safety, and welfare of their residents and their property from natural hazards and human activities. As presented in **Table 1-1**, the Plan is consistent with the goals of the City's Safety Element.

Noise Element - The purpose of the Noise Element is to identify problems and noise sources threatening community safety and comfort and to establish policies and programs that will limit the community's exposure to excessive noise levels. It addresses both existing and foreseeable future noise abatement issues.

The Davia Village-MARC Specific Plan has been designed as a mixed-use retail and residential development, which when built will create an appropriate transitional use of the area. The development will separate, reduce, or control noise actively though engineered street design and site design, and mitigate for noise externally by site design and zoning, which by nature of the project is intrinsic of passive noise reduction mitigation. As presented in **Table 1-1**, the Plan is consistent with the goals of the City's Noise Element.

Housing Element – The City of San Marcos adopted a Housing Element to set goals for the housing and growth of the community. The goal is to provide decent and safe housing to all current and future residents with the following sub-goals:

- *Encourage the development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community;*

- *Protect, encourage and provide housing opportunities for persons of low and moderate income;*

- *Encourage the preservation of existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration;*

- *Promote equal opportunity for all residents to reside in the housing of their choice.*

Davia Village-MARC will provide quality housing for the community of San Marcos. The approved Davia Village-MARC Specific Plan has 416 residential units (635 bedrooms). The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 one-bedroom units, 51 studio units, and 64 2-bedroom townhomes. These critical housing additions allow Davia Village-MARC to provide additional housing opportunities although not restricted to affordability requirements due to the project being a rental.

Figure 1-10. San Marcos Zoning Map

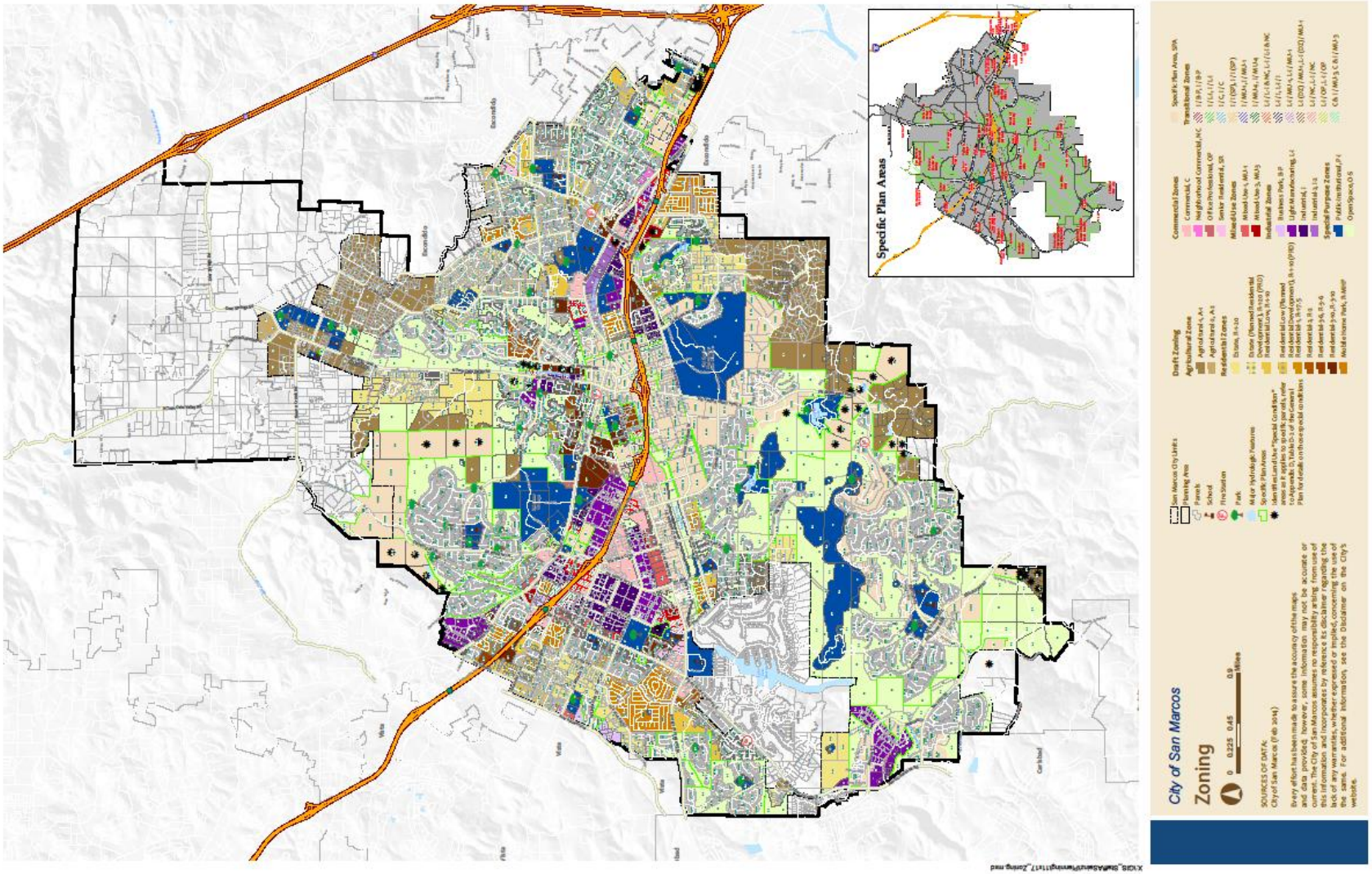


Table 1-1. Consistency of Davia Village-MARC Specific Plan with Goals of the City of San Marcos General Plan

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Land Use Element		
LU-1 Achieve a balanced and compatible mix of land uses.	Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community.	**The Davia Village-MARC Specific Plan is consistent with Goal LU-1.** The Davia Village-MARC Specific Plan provides a logical transition between the industrial businesses of San Marcos and commercial and residential zones.
LU-2 High quality and sustainable development.	Promote development standards and land use patterns that encourage long-term environmental sustainability.	**The Davia Village-MARC Specific Plan is consistent with Goal LU-2.** The Davia Village-MARC Specific Plan respects the long-term environmental sustainability by creating a walkable, transit friendly community and implementing drought resistant landscaping.
LU-3 Community Connections.	Develop land use patterns that are compatible with and support a variety of mobility opportunities and choices.	**The Davia Village-MARC Specific Plan is consistent with Goal LU-3.** The Davia Village-MARC Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly, mixed-use development that promotes alternative transportation to the site.
LU-4 Education Hub.	Promote San Marcos as the educational center of North County while creating a greater synergy between the business community and its academic institutions.	**The Davia Village-MARC Specific Plan is consistent with Goal LU-4.** Implementation of the Davia Village-MARC Specific plan would enhance the LU-4 Goal by creating a development with easy access to Palomar Community College.
LU-5 A city of distinct and memorable places.	Promote community design that produces a distinctive, high-quality built environment with forms and character that create memorable places and enrich community life.	**The Davia Village-MARC Specific Plan is consistent with Goal LU-5.** Davia Village-MARC will provide a 1.157 acre park, which includes a portion for sculptures to enhance the visual environment of San Marcos and increase intellectual curiosity.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Mobility Element		
M-1 Efficient local and regional circulation system.	Provide a comprehensive multimodal circulation system that serves the City land uses and provides for the safe and effective movement of people and goods.	**The Davia Village-MARC Specific Plan is consistent with Goal M-1.** The Davia Village-MARC Specific Plan improves the Armorlite Drive Corridor and provides access to transit solutions.
M-2 Traffic calming and safety.	Protect neighborhoods by improving safety for all modes of travel and calming traffic where appropriate.	**The Davia Village-MARC Specific Plan is consistent with Goal M-2.** The Davia Village-MARC Specific Plan encourages and respects traffic-calming measures and provides a variety of calming measures to promote safe streets and neighborhoods. Thus, the Davia Village-MARC Specific Plan is consistent with Goal M-2.
M-3 Alternative modes of travel.	Promote and encourage use of alternative transportation modes, including transit, bicycles, neighborhood electric vehicles (NEVs), and walking, within the City.	**The Davia Village-MARC Specific Plan is consistent with Goal M-3.** The Davia Village-MARC Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly, mixed-use development that promotes alternative transportation to the site.
M-4 Parking.	Provide efficient parking within the City.	**The Davia Village-MARC Specific Plan is consistent with Goal M-4.** Implementation of the Davia Village-MARC Specific plan would enhance the LU-4 goal by implementing creative parking solutions for residents and providing access to parking for the public to enjoy the retail and park space the project provides.
M-5 Movement of Goods.	Provide for the safe and efficient movement of goods throughout the City.	**The Davia Village-MARC Specific Plan is consistent with Goal M-5.** Davia Village-MARC will improve the Armorlite Drive Corridor, allowing for the safe, efficient, and expeditious movement of goods.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Conservation and Open Space Element		
COS-1 Sustaining our ecological and biological resources.	Identify, protect, and enhance significant ecological and biological resources within San Marcos and its adaptive Sphere of Influence.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-1.** The Davia Village-MARC Specific Plan provides for infill development on a currently developed site with no significant ecological and biological resources.
COS-2 Open spaces and limited resources.	The City is committed to conserving, protecting, and maintaining open space, agricultural, and limited resources for future generations. By working with property owners, local organizations, and state and federal agencies, the City can limit the conversion of resource lands to urban uses.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-2.** The Davia Village-MARC Specific Plan provides for infill development on a currently developed site with no significant open space or agriculture. The Plan provides for the provision of landscaping and recreational amenities.
COS-3 Preserving scenic resources and landform features.	Protect natural topography to preserve and enhance the natural beauty of San Marcos.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-3.** The DaviaVillage Specific Plan area is flat and developed with industrial uses. Redevelopment of the site will improve the aesthetic quality of the area and will not impede on any scenic views or disrupt the views of any ridges, hills, or mountains.
COS-4 Air quality, climate change, and energy.	Improve regional air quality and reduce greenhouse gas emissions that contribute to climate change.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-4.** The Davia Village-MARC Specific Plan incorporates the core values of COS-4 by facilitating the use of transit, pedestrian and bicycle transportation, thereby cutting emissions. Development according to the Specific Plan will use the latest building materials and comply with the latest State standards for energy efficiency.
COS-5 Water supply and conservation.	Reduce water consumption and ensure reliable water supply through water efficiency, conservation, capture, and reuse.	**The Davia Village-MARC Specific Plan is consistent with Goal LU-5.** The Davia Village-MARC Specific Plan complies with COS-5 by conforming to the current agency standards for water conservation for landscaping including the use of draught resistant plant palettes.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Conservation and Open Space Element (continued)		
COS-6 Watershed and water quality protection	Protect and restore appropriate surface water and groundwater beneficial uses through prioritizing the improvement of locally impaired water bodies within the City of San Marcos subwater-sheds.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-6.** Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-7 Watershed and water quality protection	Achieve sustainable watershed protection for surface and ground water quality that balances social, economic, and environmental needs.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-7.** Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-8 Watershed and water quality protection	Focus watershed protection, surface and groundwater quality management on sources.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-8.** Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-9 Watershed and water quality protection	Support the development of a regulatory framework and organizational structure that facilitates the implementation of the most effective and efficient watershed protection programs for surface water and groundwater quality and beneficial use programs.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-9.** Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-10 Recycling and solid waste.	Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-10.** The Davia Village-MARC Specific Plan complies with COS-10, by using the current waste and recycling programs available to the project.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
COS-11 Preserve cultural and historical resources.	Continue to identify and evaluate cultural, historic, archeological, paleontological, and architectural resources for protection from demolition and inappropriate actions.	**The Davia Village-MARC Specific Plan is consistent with Goal COS-11.** The Davia Village-MARC Specific Plan area is currently developed and will have low impact on cultural, historic, archaeological, paleontological, and architectural resources. A qualified archaeological monitor will be present during construction to further ensure that development will not significantly impact cultural resources.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Parks, Recreation, and Community Health Element		
PR-1 Responsive system of local parks, trails, and recreational facilities.	Plan for, acquire, develop, and maintain a system of local parks connected through an integrated network of trails and high quality recreational facilities.	**The Davia Village-MARC Specific Plan is consistent with Goal PR-1.** The Davia Village-MARC Specific Plan provides 60,000 sf of park and open space and is intimately connected with the San Marcos Trail system by providing quick and easy access to the trails.
PR-2 Community health and family enrichment.	Become a leader in building healthy communities by supporting recreation and community service programs that promote well- ness, fun, lifelong learning, skill development, personal enrichment, and positive relationships.	**The Davia Village-MARC Specific Plan is consistent with Goal PR-2.** Davia Village-MARC's park and open space as well as the orientation around pedestrian and bicycle activity allow the Specific Plan to comply with goal PR-2.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Safety Element		
S-1 Natural geologic hazards.	Reduce risks to the community from earthquakes by regulating new development and redevelopment to prevent the creation of new geologic and seismic hazards.	**The Davia Village-MARC Specific Plan is consistent with Goal S-1.** The Davia Village-MARC Specific Plan is not located on a fault, as delineated by the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest fault lines are located 11 miles away from the area. Further, all structures on the site will be designed in accordance with seismic parameters of the California Building Code.
S-2 Flooding hazards.	Minimize the risk to people, property and the environment due to flooding hazards.	**The Davia Village-MARC Specific Plan is consistent with Goal S-2.** The Davia Village-MARC Specific Plan is not located within a 100-year flood hazards area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazards delineation map. Further, development of the Specific Plan area will not result in a significant increase in impervious surface or increased runoff nor will the site alter the existing drainage pattern of the site or area.
S-3 Fire hazards.	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	**The Davia Village-MARC Specific Plan is consistent with Goal S-3.** The Davia Village-MARC Specific Plan is not located in an area susceptible to wildland fire. Further, the Plan has been reviewed and approved by San Marcos Fire Department.
S-4 Hazardous materials	Protect life, structures, and the environment from the harmful effects of hazardous materials and waste.	**The Davia Village-MARC Specific Plan is consistent with Goal S-4.** All hazardous materials used during construction will be handled properly and waste will be properly disposed.
S-5 Emergency Preparedness/ Neighborhood Safety.	Establish and maintain an effective emergency response program to respond to disasters and maintain continuity-of-life support functions during an emergency.	**The Davia Village-MARC Specific Plan is consistent with Goal S-5.** The Plan has been reviewed and approved by the San Marcos Fire Department. The development will implement design features per fire department

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
		requirements that will help maintain adequate emergency response to the community including, wide roadways, automatic gates with a Knox rapid entry system and emergency vehicle strobe detector, appropriately spaced fire hydrants with adequate water supply, and fire sprinklers within residential structures per California Building Code.
S-6 Emergency Preparedness/ Neighborhood Safety.	Provide neighborhood safety through effective law enforcement.	**The Davia Village-MARC Specific Plan is consistent with Goal S-6.** The Davia Village-MARC Specific Plan has been reviewed and approved by the San Diego County Sheriff's Department. Furthermore, the project applicant is required to pay fees to a preexisting Community Facilities District for police protection.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Noise Element		
N-1 Noise and Land Use Compatibility.	Promote a pattern of land uses compatible with current and future noise levels.	**The Davia Village-MARC Specific Plan is consistent with Goal N-1.** The Davia Village-MARC Specific Plan is a mixed-use project designed to organically integrate the Goals of N-2.
N-2 Transportation Related Noise.	Control transportation-related noise from traffic, rail, and aviation sources near noise sensitive land uses.	**The Davia Village-MARC Specific Plan is consistent with Goal N-2.** A noise study was prepared to analyze the potential for noise impacts related to vehicular and rail traffic to proposed residential units. The Specific Plan includes a design feature of a minimum two-foot high landscape mound to be located along the greenbelt of Armorlite Drive. As discussed in the Mitigated Negative Declaration prepared for this Specific Plan, with incorporation of this design feature, traffic noise will be less than the City's standard of 65 dBA at the ground floor outdoor areas of the multi-family residences.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
		Additionally, the Specific Plan area is located over 600 feet from the adjacent NCTD Sprinter rail line. Due to the topography (SPRINTER line is depressed) and location of several structures blocking the line of sight to the rail line, the rail line noise levels will not exceed the City thresholds. Cumulatively, the daily rail line activities are well below the roadway noise levels and would not add to the overall transportation related findings. Additionally, a final noise assessment is required prior to the issuance of the first building permit for first, second and third floors of the lots along Armorlite Drive and Bingham Drive since the building facades are above 60 dBA CNEL. This final report would identify the interior noise requirements based upon architectural and building plans to meet the City's established interior noise limit of 45 dBA CNEL. It should be noted; interior noise levels of 45 dbl CNEL can easily be obtained with conventional building construction methods and providing a closed window condition requiring a means of mechanical ventilation (e.g. air conditioning) for each building and upgraded windows for all sensitive rooms (e.g. bedrooms and living spaces).
N-3 Non-Transportation Related Noise.	Control non-transportation-related noise from commercial, industrial, construction, and other sources on noise sensitive land uses.	**The Davia Village-MARC Specific Plan is consistent with Goal N-3.** Davia Village-MARC will comply with City and other agency regulations on construction noise and eliminates noise-producing uses on the site.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Housing Element		
Goal-1	Encourage the development of a variety of housing opportunities with emphasis on providing housing, which meets the special needs of the community.	**The Davia Village-MARC Specific Plan is consistent with Goal-1.** Davia Village-MARC provides a range of units and multi-bedroom units. These units are badly needed in San Marcos and will meet Goal-1 of the housing element.
Goal-2	Protect, encourage and provide housing opportunities for persons of low and moderate income.	**The Davia Village-MARC Specific Plan is consistent with Goal-2.** The rents associated with the project are at a price range considered obtainable by a broad socio-economic range of the public although not deed restricted to low or moderate income rates.
Goal-3	Encourage the preservation of the existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration.	**The Davia Village-MARC Specific Plan is consistent with Goal N-3.** Davia Village-MARC will increase the much needed housing stock in San Marcos and create a new and visually enhanced neighborhood that was once an industrial area, therefore the project is consistent with Goal-3 of the Housing Element.

1.6.2. CITY OF SAN MARCOS ZONING ORDINANCE

The City of San Marcos Zoning Ordinance serves as the implementation tool for the Land Use Element of the General Plan. The Zoning Ordinance identifies specific types of land use, intensity of land use, and development performance standards applicable to specific areas and parcels of land within the City of San Marcos. The land use type, use regulations, and development design standards within this Plan supersede the standards contained within the Zoning Ordinance.

The zoning for the Specific Plan area is characterized as a Transitional Zone of LU/MU-1. Transitional zones are intended to be consistent with the intent of the General Plan and designed to promote the transition of existing developed industrial uses to future planned uses. In the case of the LU-1/MU-1, the goal is to provide a transition from light industrial to a mixed use.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of mixed uses, maintaining a pedestrian scale and orientation with street level retail, and aids in the transition of the area from existing developed industrial uses to future planned uses, because Davia Village-MARC includes a residential density of 35.2 du/acre, 5.2 du/acre higher than previous zoning allowed prior to Specific Plan adoption. Adoption of this Specific Plan requires adoption of a General Plan and Zoning Ordinance Amendment. The General Plan Amendment would change the land use designation from MU-1 to Specific Plan. The Zoning Ordinance Amendment modifies the zoning from LU/MU-1 to Specific Plan. With adoption of the General Plan Amendment and Zoning Ordinance Amendment, the Davia Village-MARC Specific Plan is consistent with the General Plan.

1.7 COMPLIANCE WITH CEQA

A Mitigated Negative Declaration for the Davia Village-MARC Specific Plan has been prepared by the City of San Marcos. The MND, prepared in accordance with the California Environmental Quality Act (CEQA) examines the potential environmental impacts of the implementation of the Specific Plan and identifies mitigation to reduce impacts to below a level of significance. It serves as the base environmental document for the purpose of evaluation of subsequent entitlements associated with the Plan. The MND is to be certified concurrently with the adoption of the Specific Plan.

A mitigation monitoring and reporting program (MMRP) is adopted in accordance with Public Resources Code Section 21081.6 to ensure implementation of the MND mitigation measures. As applicable, future

development within the Plan area is required to implement the mitigation measures specified in the MMRP.

In accordance with California Government Code Section 65457, subsequent development proposals within the Plan area, if consistent with this Plan and the impact analysis and mitigation measures in the certified MND, may be approved and implemented in accordance with and based upon the certified MND without further environmental review. City of San Marcos staff will determine if further environmental analysis is required for any proposed Amendment to the Specific Plan.

2.0 LAND USE AND DESIGN

2.1. DESIGN VISION

The Davia Village-MARC community is a unique addition to the City of San Marcos. The area is currently an industrial complex of buildings undergoing a transition of use. The future development of Palomar Station and Davia Village-MARC will complete an aesthetically urban feel along Las Posas Road and Armorlite Drive. The proposed building frontages related to Palomar Station and Davia Village-MARC are vibrant and have setback variations for varied sight lines and aesthetic appeal as viewed on **Table 2-1**. However, even with this variation, there is also consistency of street walls, creating an enclosed and defined urban aesthetic. The facades of the buildings will retain visual interest through the use of different materials (table 2-5), which will also break up the bulk and scale of the building. Surface parking has been limited with much of the parking incorporated under the podium style building of the structures or along the public streets.

This new development will harmonize with the surrounding aesthetic of the previous land use while adding an urban feel to the city. These design details will create visually stunning additions to the community. Another unique feature of the Davia Village-MARC Specific Plan is the proximity to Palomar Community College and the transit station connectivity through a pedestrian bridge located at Palomar Station. The Plan design allows for the easy commute to the surrounding employment centers, recreation, and shopping, reducing the need for vehicular traffic and increasing the public's access to walk or bike to these amenities. This location along with the walkability of the Plan will add a vibrant and active feature to the site, attracting the public to enjoy the San Marcos system of trails and pedestrian connections.

The design addresses basic community planning goals and concepts as well as community wide issues of transitioning industrial to mixed uses, conservation and design. The basic goals of the Specific Plan are met through thoughtful design and careful layout of bike paths and roadways. These goals include:

- Design the major roadway as a "complete street", which will become a unique feature and centerpiece of the community.
- Create neighborhoods that are linked by the community roadway with a series of interconnected trails, sidewalks and open space. A network of trails provides opportunities for physical activity to improve fitness. These

will connect the residents to the regional trail system and community center. Neighboring residents will also be connected to the trail system.

- Create an urban character to the community by designing and integrating public and private amenities and creating a unique architectural identity.

- Create a series of built features or icons that are found throughout the community that bring together architecture and landscape and establish a distinct identity.

- Create open space for a variety of informal outdoor experiences where regular pedestrian use is encouraged through careful placement and attractive design.

- Provide for the efficient use of water through the use of natural drainage systems and drought tolerant landscaping and use of pervious surfaces.

Figure 2-1. 3-D Renderings.



(Davia West) View looking South from Armorlite Drive at the Retail/Park Area



(Davia East) View looking South from Armorlite Drive along Bingham Drive frontage

2.1.1 LAND USE PLAN

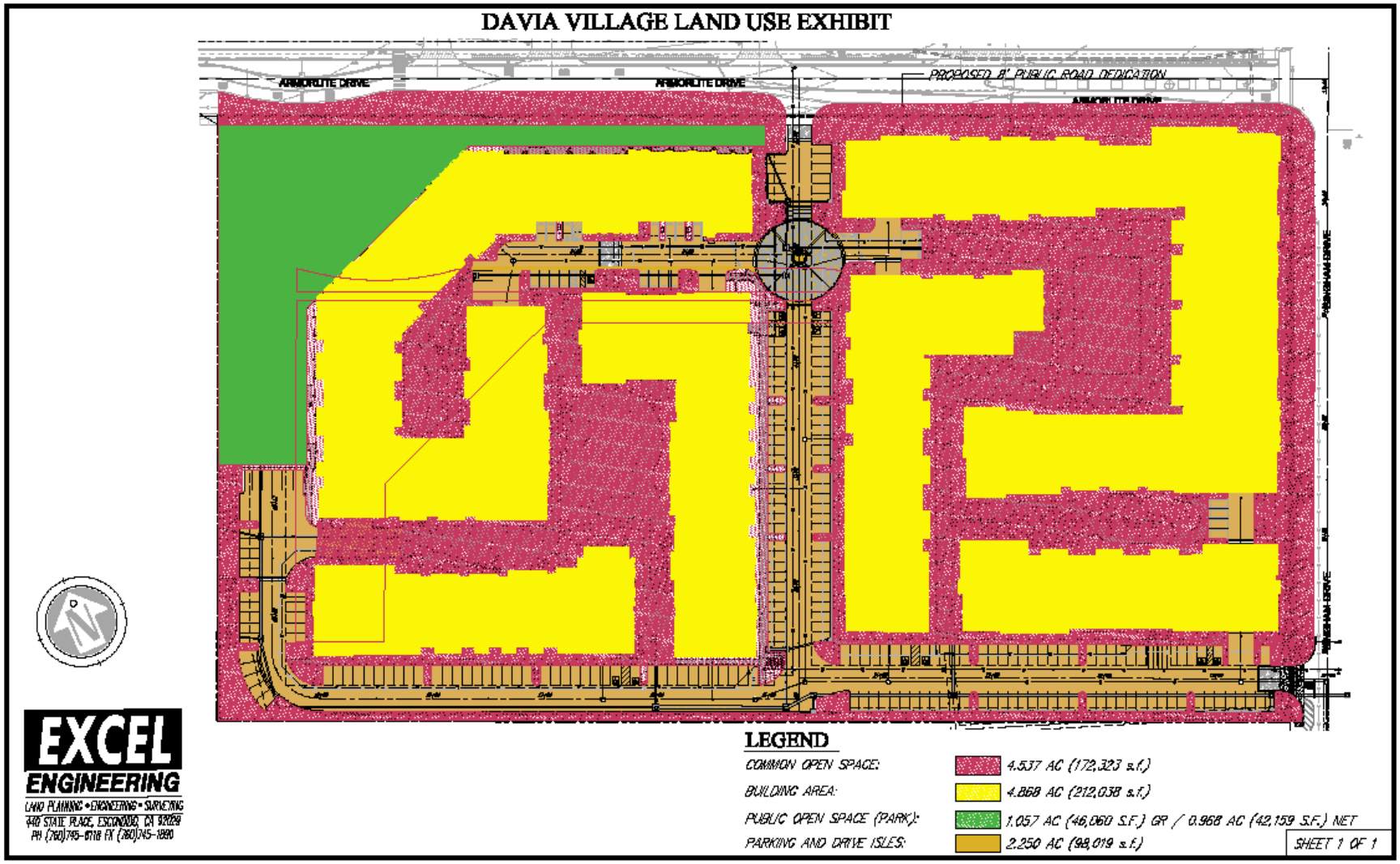
The Davia Village-MARC 11.79-acre site is a mixed-use development comprised of a mix of retail, and residential units. The Plan is composed of two primary components: (1) the mixed-use retail, commercial, and residential component; and, (2) the open space, park and recreational areas component.

2.1.2 MIXED-USE DEVELOPMENT

The Davia Village-MARC Specific Plan project proposes a mixed-use development consisting of 416 residential units, 15,229 square feet of retail, a 1.157 acre City Neighborhood Park, landscape and private amenities in the interior courtyard area.

The buildings are arranged into two quads each with its own private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lots. The public park space consists of pickle ball courts, passive green space, Dog Park, plaza, and tot lots.

Figure 2-2. Land Use Plan



Parking Management Plan

The development is a maximum of three stories with some units having interior living areas extending to a 4th level. Units are accessed from common corridors with stairs and elevators from the ground level. A total of 722 parking spaces are proposed including 416 onsite-covered spaces, 227 onsite uncovered residential spaces, 11 onsite and uncovered commercial/public park spaces, and 68 street parking spaces. A Parking Management Plan will be provided to the City of San Marcos prior to approval of Final Map.

Density

The 416 residential units will be a mix of one, two and three-bedroom units as well as studio units. The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 one-bedroom units, 51 studio units, and 66 2-bedroom townhomes. Net of ROW dedications, the project includes a total of 11.6 acres, for a density of 35.8 units/acre. Approval of a Conditional Use Permit for the retail conversion to 10 residential units would increase the residential density to 36.1 du/ac, however the overall FAR for the project would remain consistent with the overall project FAR of 1.16.

Setbacks

Setbacks are varied throughout the Specific Plan Area and are measured to the face of the closest curb. Average setbacks along Armorlite Drive shall be 27.9' from the back of the curb. Average setbacks on Bingham Drive shall be 12.9' from back of the curb. The furthest projecting building façade along Bingham Drive shall be located no closer than 10' measured from the face of curb. Additionally, the furthest projection of apartment and/or covered parking structure shall be no closer than 10' from back of curb for street parking along both Bingham Drive and Armorlite Drive, per ultimate street and Compete Street design.

Building heights

The Davia Village-MARC Specific Plan area has a maximum allowable height limit of 65' or four stories. Typical heights for the Davia Village-MARC Specific Plan area include the following:

Table 2-1. Setbacks

Setback Location	Setback Distance
Minimum Setback (Bingham Drive)	10.8' to curb
Maximum Setback (Bingham Drive)	15.1' to curb
Average Setback (Bingham Drive)	12.9' to curb
Minimum Setback (Armorlite Drive)	12.8'' to curb
Maximum Setback (Armorlite Drive)	37' to curb
Average Setback (Armorlite Drive)	27.9' to curb

Table 2-2. Building Heights

Top of the Tower	55'	65'
Top of Parapet	50' 6"	50' 6"
Top of Roof	47'	47'
Level 4	34'	36'
Level 3	24'	25'
Level 2	14'	14'

Table 2-3. Land Use Matrix

Lot Coverage				Area	%
Building Area				212,038 sf	40.1%
Parking Area/Drive isles				98,019 sf	18.5%
Common Area				172,323 sf	32.6%
Public Open Space				46,060 sf	8.8%
Total*				**528,440 sf**	**100%**

FAR	**1.16**
Residential Units	**416**

Parking			% Per Unit	Required	Provided
Covered			1.0	416	416
Open			0.33	208	238
Street			0.16	104	68
Residential Total			1.49	728	722

Retail (3/1000) Shared			15,000 sf	46		+79
Total Parking Spaces				**774**		**722**
Parking Breakdown by Unit Type			**# Per Unit**	**Units**	**Reqd**	**Provided**
3 Bedroom			2	12	24	24
2 Bedroom			1.75	195	341	341
1 BR/Studio			1.25	209	261	261
Additional			0	0	0	17
Residential Total				416	626	643
Retail (3/1000)			15,229 sf		45	79
Total					**664**	**722**

Table 2-4. Residential Unit area breakdown

Building Area					
Building	Building Area				
	GFA	Parking Garage	Core	Residential	Retail/Leasing
Building 1 (East)	191,070 sf	51,312 sf	26,637 sf	109,461 sf	3,660 sf
Building 2 (East)	67,.325 sf	20,500 sf	9,525 sf	37,300 sf	NA
Building 3 (East)	94,643 sf	27,185 sf	12,861 sf	52,803 sf	1,794 sf
Building 4 (West)	84,261 sf	22,868 sf	10,831 sf	49,327 sf	1,235 sf
Building 5 (West)	65,163 sf	20,379 sf	9,311 sf	35,473 sf	NA
Building 6 (West)	175,911 sf	40,409 sf	28,023 sf	91,504 sf	15,975 sf
Total	678,373 sf	182,653 sf	97,188 sf	375,868 sf	22,664 sf

Retail and Commercial Space

The Davia Village-MARC Specific Plan will include retail leasable areas, with a gross square footage of 15,229. A variety of retail mixed uses will be permitted onsite either by right or with conditional use permits or administrative permits. All retail uses would be subject to all applicable laws, regulations, codes and enforcement from the City of San Marcos. Additionally any business would be required to possess a valid business license from the city of San Marcos and will be required to secure the proper permits from the City prior to operation.

Non-functional/artificial balconies shall be proposed on the exterior of apartment units located above the retail frontage for final City approval. All residential units built above the commercial/retail space will feature balconies on the interior of the building.

In the event the ground floor commercial/retail space included in this plan is unable to be leased, that space shall be allowed to convert to residential use (not

exceeding 10 apartment units). Prior to conversion of the commercial/retail space to residential use, the applicant shall obtain approval by the city of a Conditional Use Permit (CUP) which shall stipulate the entitlement requirements and time frame for the residential use. The applicant shall prepare a market analysis to verify economic conditions support the transition from commercial to residential use. CUP renewal shall be determined by the Planning Division Director. Parking spaces serving the converted uses shall be reallocated to the apartment units, in accordance with the bedroom parking ratios in Table 2-3. No additional parking is required, as the existing commercial parking supply exceeds the residential parking demand.

Building Materials

The Davia Village-MARC Specific Plan Area will include building materials that complement the surrounding industrial uses. These materials will give the Davia Village-MARC Specific Plan area a modern industrial look. Developer will be obligated to provide a material board sample for final review and approval prior to approval of building plans.

Table 2-5. Typical Building Materials

Flat Built-Up Roofs	T-24 Compliant Glazing
Vinyl Windows	Aluminum Storefronts
Architectural Painted Metal Gutters	Metal Awnings and decorative features
Semi-Smooth Stucco with Fiber additive Finish	Painted Metal siding finishes
Fiber Board Veneer Finish	Painted metal louvers at garage ventilation
Metal Handrails	Built-In Balcony Decks

Sign Program

A comprehensive sign program shall be included as an attachment to this Specific Plan and prepared by a sign consultant. The Comprehensive Sign Program shall include the design, placement, standard sign guidelines, monuments, and dimensions of all signs within the Davia Village-MARC Specific Plan Area.

Commercial Mixed-uses

Land Use	**Ground Floor Use**
Business Support Service	P
Financial Institution	P
Medical, Urgent Care	DP
Office; Administrative, Business, Corporate	P
Office; Medical, Dental and Holistic	P
Service Uses	
Animal Sales and Services (No kennel or dog care)	P
Dry Cleaning, Agency	P
Personal Services, Fitness / Health Facility	DP
General Retail Uses	
Personal Services, General & Instructional	DP
ATM, interior to building / vestibule	P
ATM, walk-up, freestanding exterior / exterior wall	P
**Catering	DP
Commercial Entertainment	P
Commercial Recreation, Indoor	P
Kiosk (stand-alone) (Walk up only)	DP
Market; specialty (no convenience stores)	P
Merchandise Sales, New Retail	P
Outdoor Dining*	P
Restaurant, Sit-Down	P
Restaurant, Take-Out	P
Residential Uses	
Apartments (max. 10 units)	CUP

P = Permitted
DP = Directors Permit
… = Not allowed
CUP = Conditional Use Permit

Any use not identified above will not be allowed unless approved by the Director of Development Services of Development Services.

* Outdoor seating plan must be submitted to the Director of Development Services for review and approval (**Figure 2-22**).

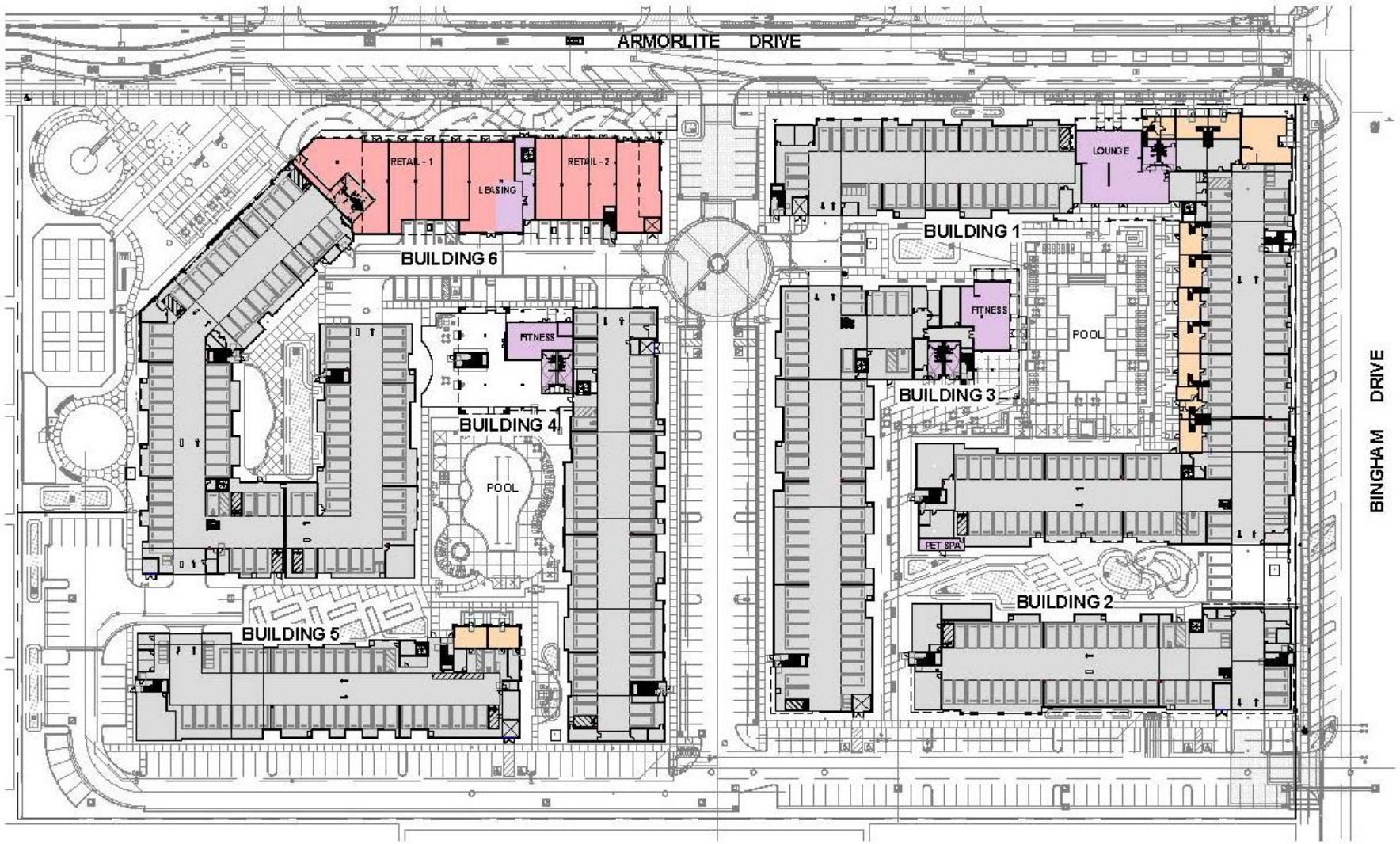
An easement (**Figure 2-22**) will be located along the retail frontage to provide retail tenants an area for outdoor seating.

A. Personal Services shall consist of "office only" professional services limited to attorneys, architects, accountants, financial planning, insurance, real estate, travel agency, or comparable as approved by the City of San Marcos.

B. Commercial Entertainment shall be limited to comedy acts, music, or comparable as approved by the City of Sam Marcos. Applicant shall prove there is sufficient parking. If substantiated, shall be approved under a Director's Permit (DP).

C. **Catering Businesses. Catering operation shall be restricted to food preparation only. Catering trucks shall not be stored or parked on site with the exception of limited time restriction for loading/unloading of food pending approval of a Director's Permit.

Figure 2-3. 1st Floor Plan and Unit Mix



FIRST FLOOR UNIT COUNT	
3BR	0
2BR	1
1BR	0
STUDIO	0
TOWNHOME	12
TOTAL:	13

RETAIL	
PUBLIC PARK RESTROOM:	907 S.F.
RETAIL - 1:	6,366 S.F.
FUTURE RETAIL:	1,946 S.F.
RETAIL - 2:	6,010 S.F.
TOTAL RETAIL:	15,229 S.F.

Figure 2-3a. Unit Plans

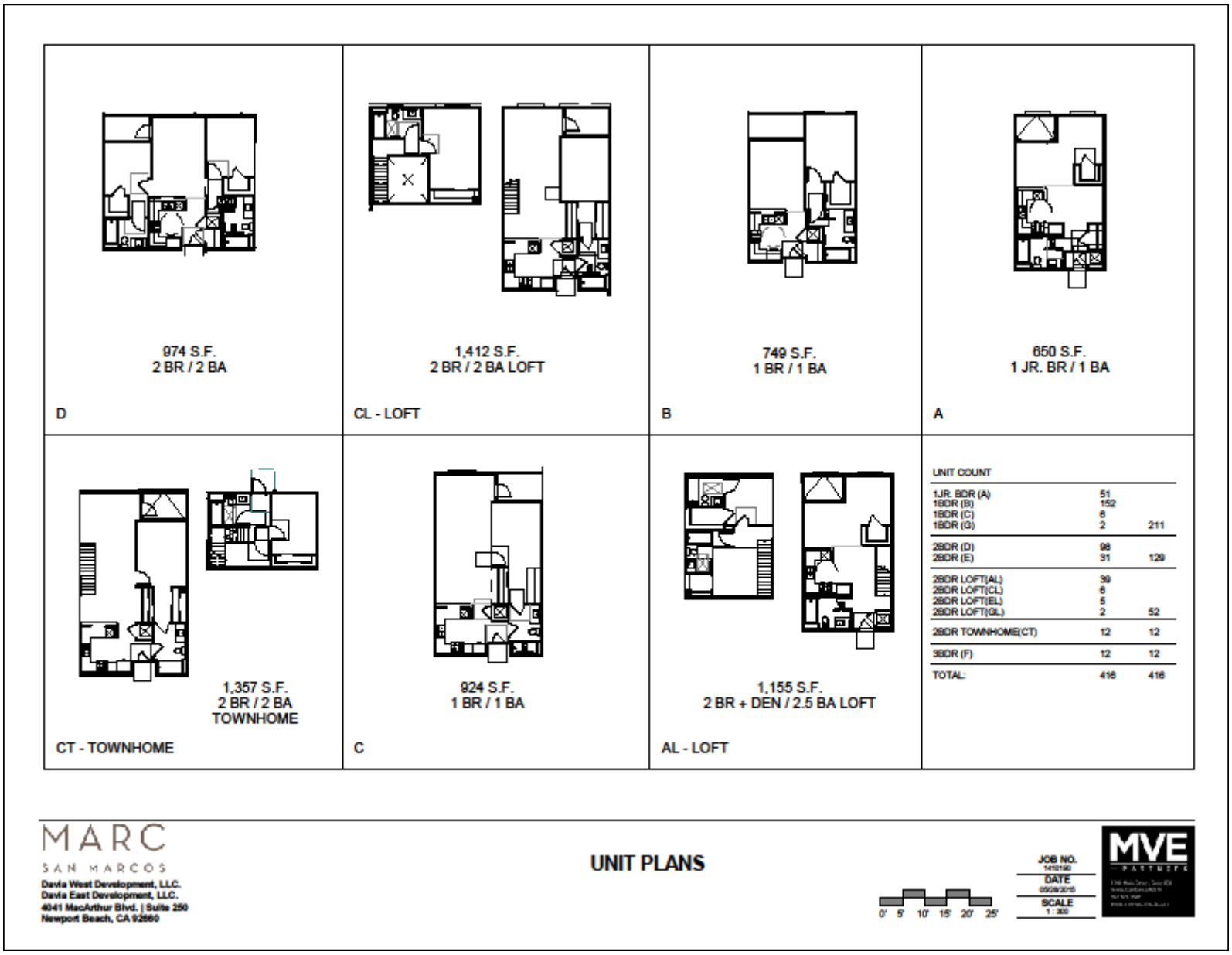


Figure 2-3b. Unit Plans

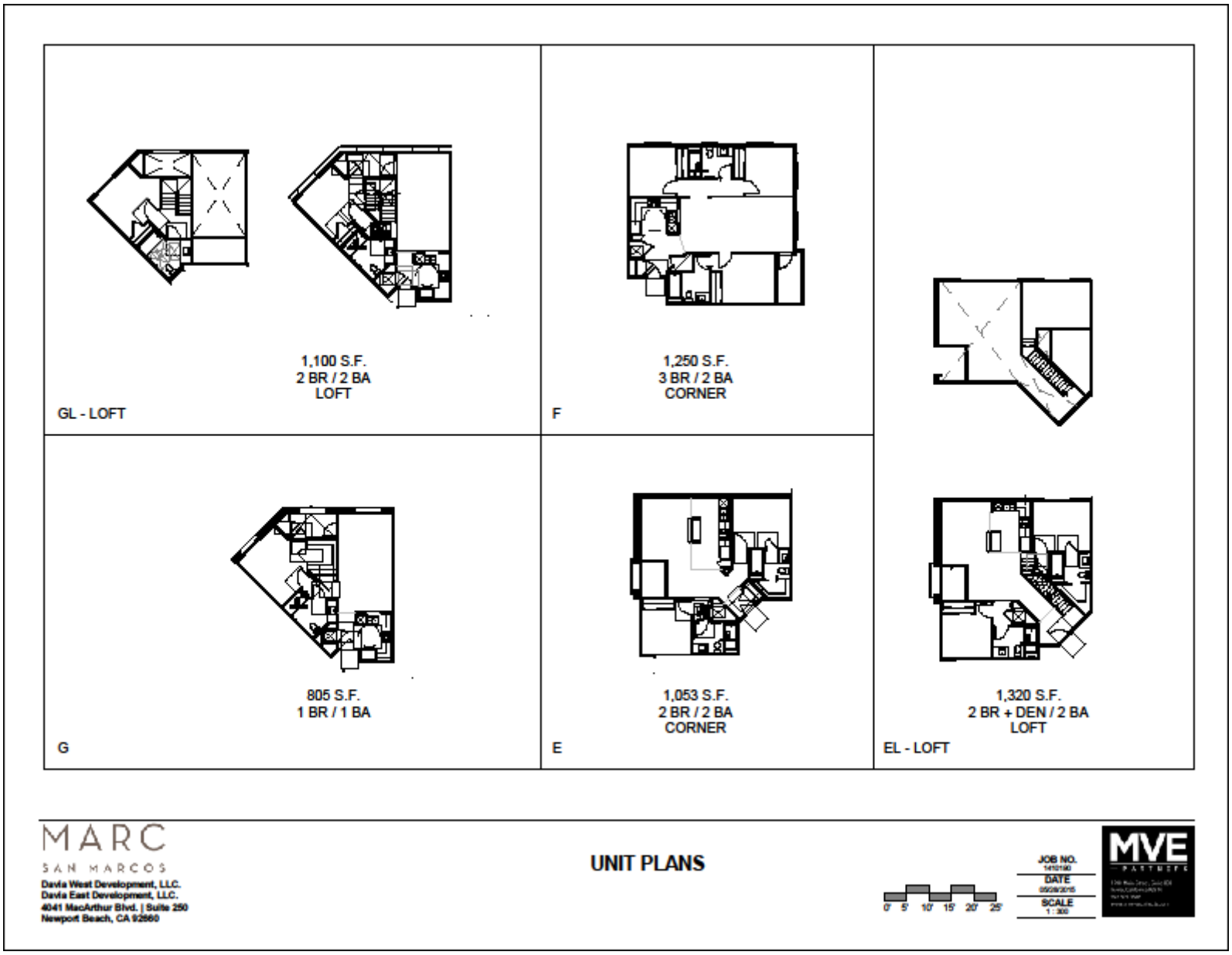
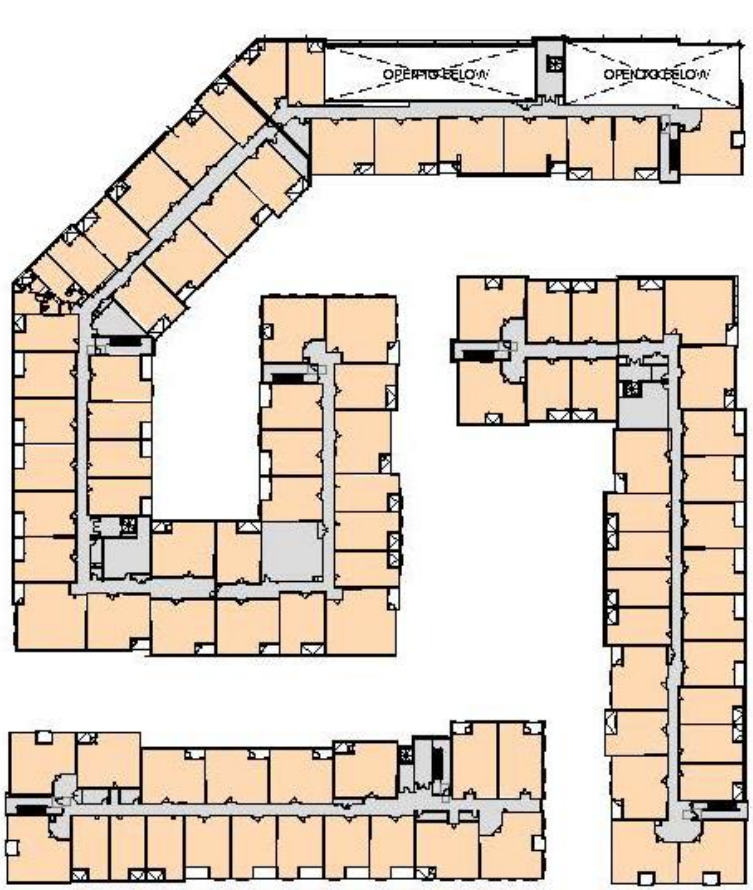
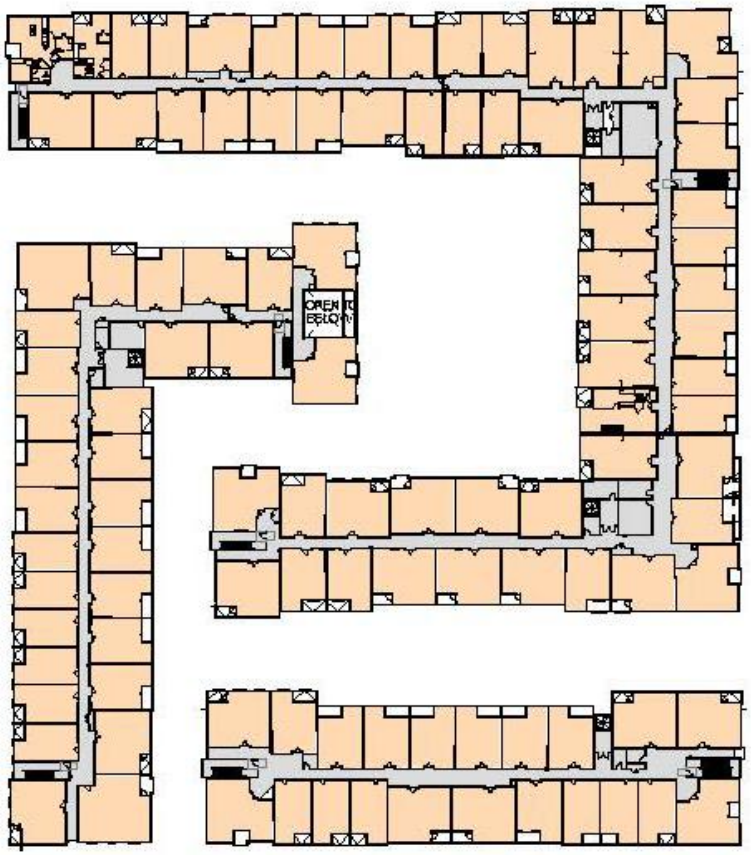


Figure 2-4. 2nd Floor Plan and Unit Mix





SECOND FLOOR UNIT COUNT	
3BR	6
2BR	65
1BR	77
STUDIO	43
TOWNHOME	12
TOTAL:	203

Figure 2-5. 3rd floor Plan and Unit Mix



THIRD FLOOR UNIT COUNT	
3BR	6
2BR	63
1BR	83
STUDIO	11
LOFT	49
TOTAL:	212

Figure 2-6. Loft Floor Plan

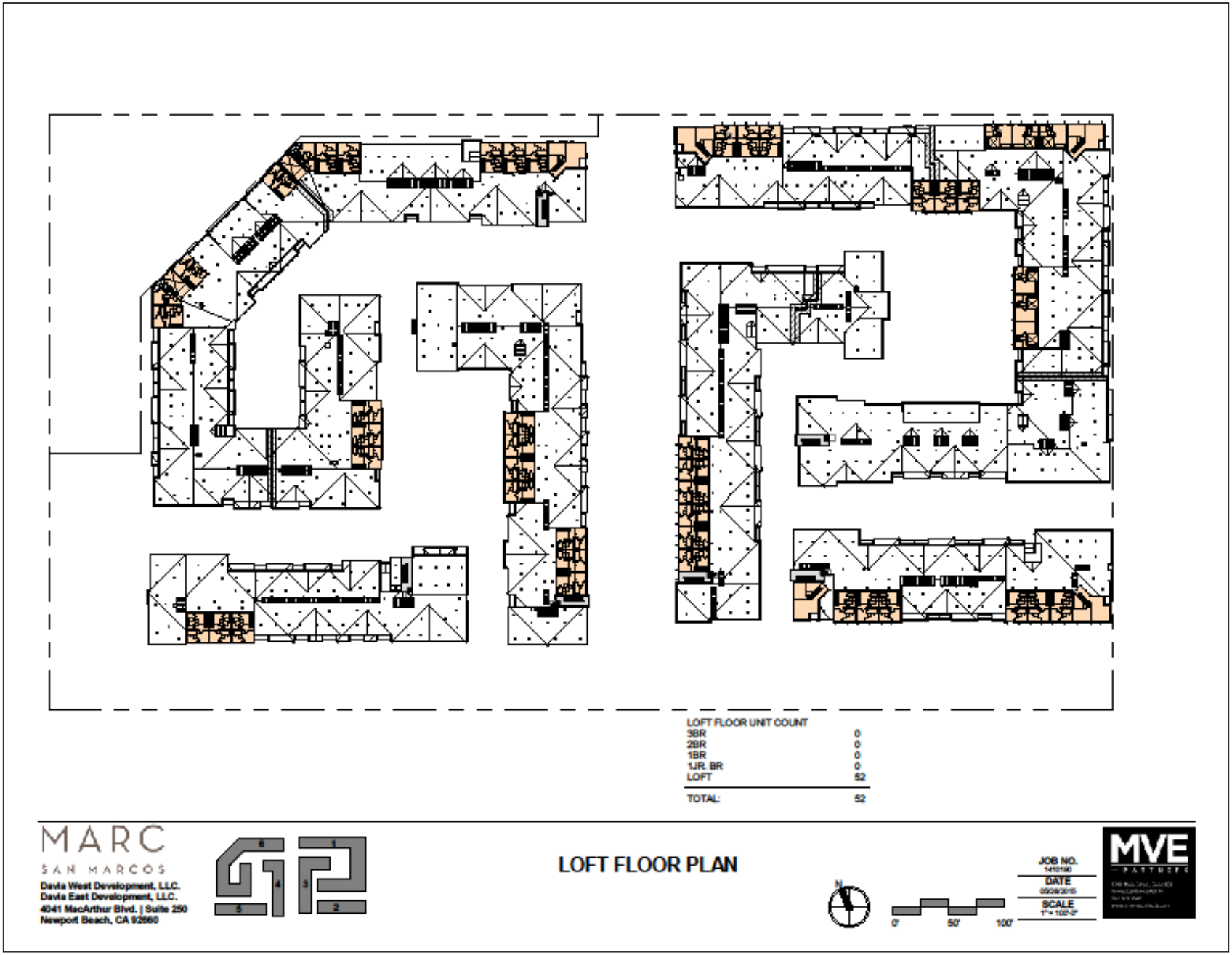


Figure 2-7. Davia East -Armorlite & Bingham Elevations



A - ARMORLITE DRIVE STREET ELEVATION



B - BINGHAM DRIVE STREET ELEVATION

202	CUSTOM STEEL FENCE, SEE LANDSCAPE DWG	904	EXTERIOR WALL TILE, 6x36 RUNNING BOND PATTERN
401	MASONRY WALL, FINISH PER LANDSCAPE	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS	908	PLASTER OVER FOAM TRIM
		909	METAL SIDING
801	ALUMINUM STOREFRONT	910	HARDIE REVEAL PANEL SYSTEM
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
901	MANUFATURED FIBER CEMENTITIOUS SIDING		
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS

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Newport Beach, CA 92660

DAVIA EAST STREET ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE

Figure 2-8. Davia East – Internal Elevations

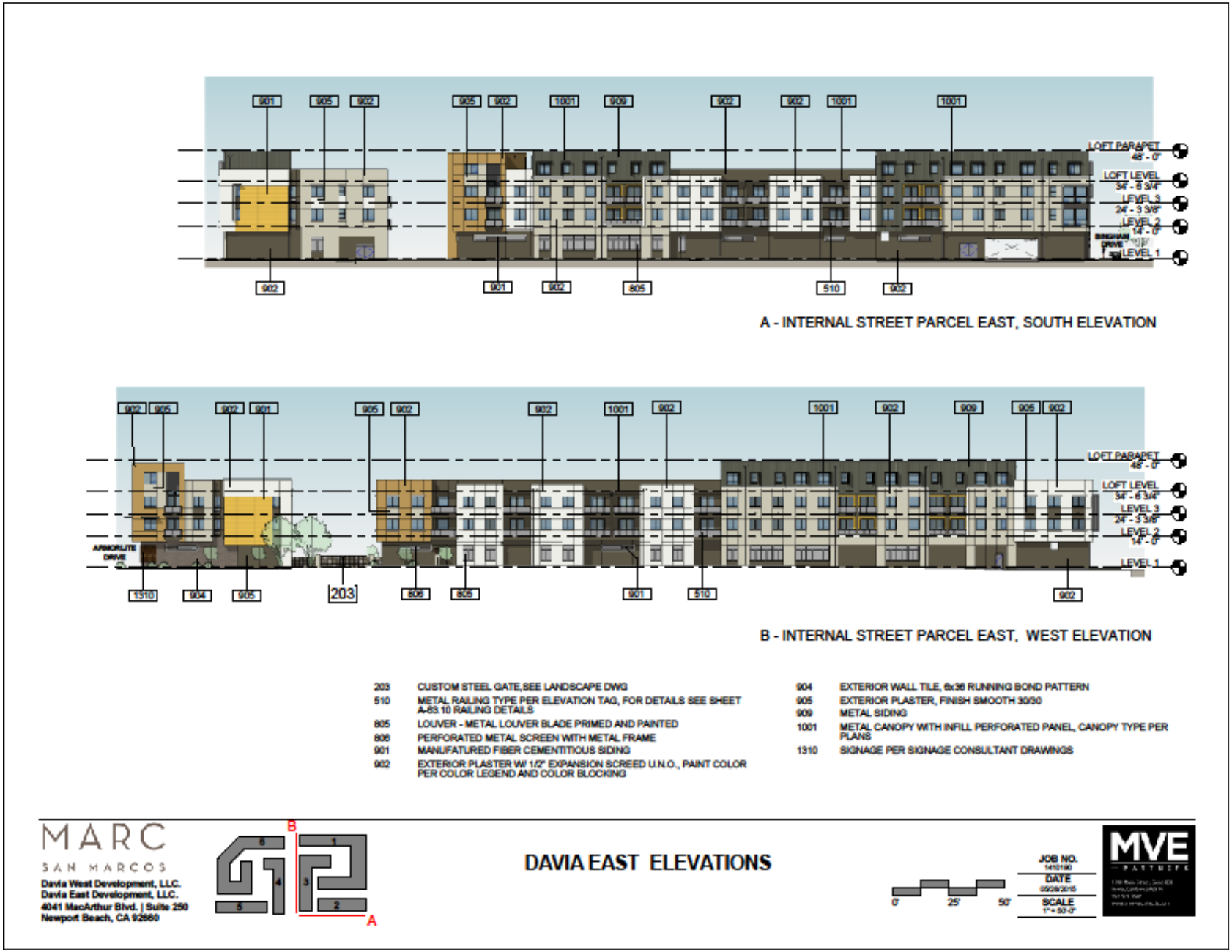


Figure 2-9. Davia East - Building 1 Courtyard Elevations



A -BUILDING 1 COURTYARD ELEVATION



B - BUILDING 1 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-63.10 RAILING DETAILS	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
801	ALUMINUM STOREFRONT	909	METAL SIDING
802	VINYL WINDOW	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1018	WOOD FRAMED CANOPY, TYPE F
901	MANUFATURED FIBER CEMENTITIOUS SIDING	1502	WATER HEATER CONCENTRIC VENT, REFER TO MECHANICAL DRAWINGS
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		

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0' 25' 50'

JOB NO.
DATE
SCALE

MVE PARTNERS

Figure 2-10. Davia East - Building 1 Courtyard Elevations

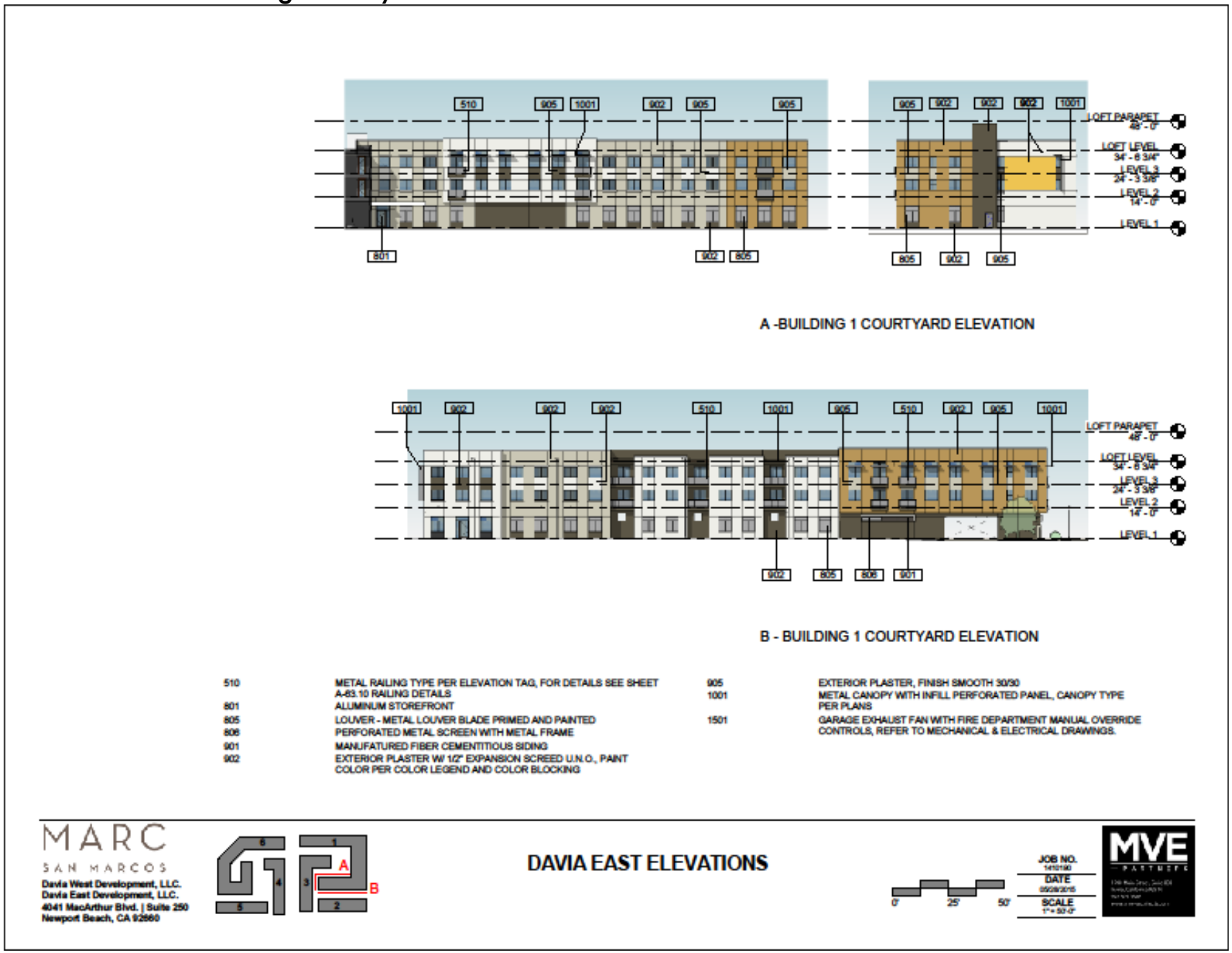


Figure 2-11. Davia East - Building 2 & 3 Courtyard Elevations

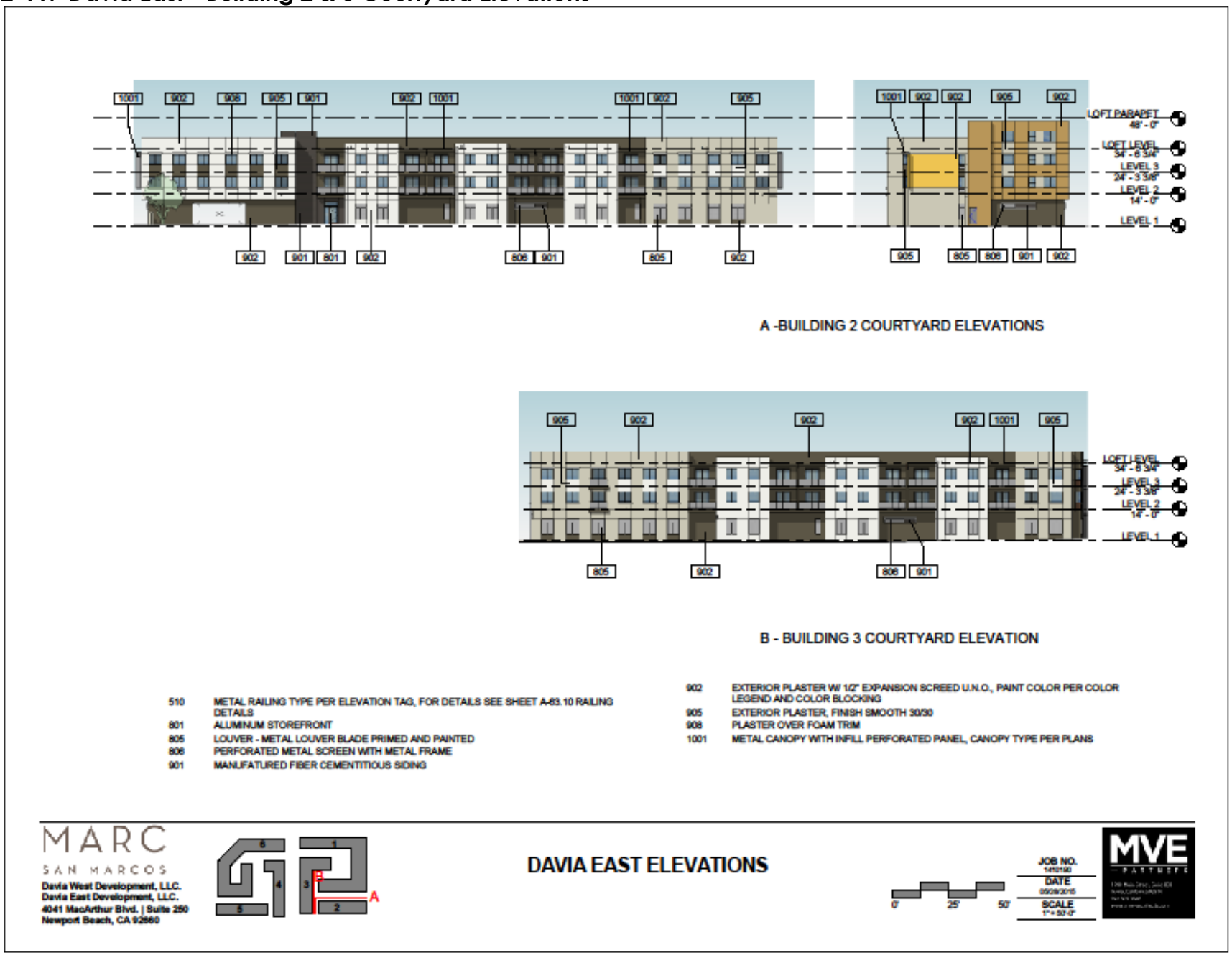
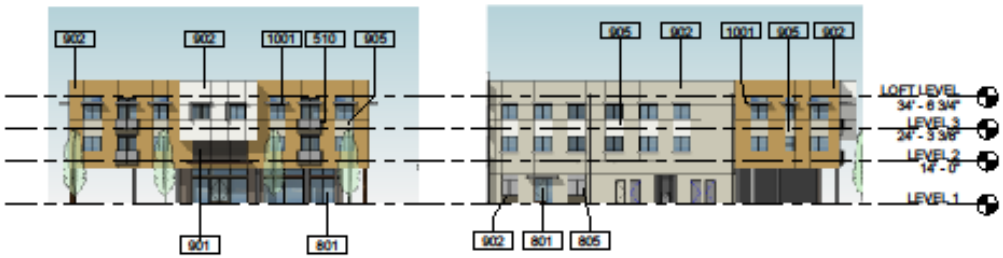


Figure 2-12. Davia East - Building 3 Courtyard Elevations



A -BUILDING 3 COURTYARD ELEVATIONS



B - BUILDING 3 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS	902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING
801	ALUMINUM STOREFRONT	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
901	MANUFATURED FIBER CEMENTITIOUS SIDING	1501	GARAGE EXHAUST FAN WITH FIRE DEPARTMENT MANUAL OVERRIDE CONTROLS, REFER TO MECHANICAL & ELECTRICAL DRAWINGS.

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DAVIA EAST ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE PARTNERS

Figure 2-13. Davia West – Armorlite Drive Street Elevations



A - ARMORLITE DRIVE STREET ELEVATION



B - ARMORLITE DRIVE STREET ELEVATION

203	CUSTOM STEEL GATE,SEE LANDSCAPE DWG	911	FOAM TRIM CORNICE
520	DECORATIVE METAL GRILL	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
801	ALUMINUM STOREFRONT	1003	ENTRY CANOPY,TYPE C
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1004	TUBE STEEL FRAME WITH PERFORATED METAL INFILL PANELS. FACTORY PRIMED AND PANTED.
901	MANUFATURED FIBER CEMENTITIOUS SIDING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O. PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		
905	EXTERIOR PLASTER, FINISH SMOOTH 30/30		

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Davia West Development, LLC.
Davia East Development, LLC.
4041 MacArthur Blvd. | Suite 250
Newport Beach, CA 92660

DAVIA WEST STREET ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE + PARTNERS

Figure 2-14. Davia West – Internal Street Elevations

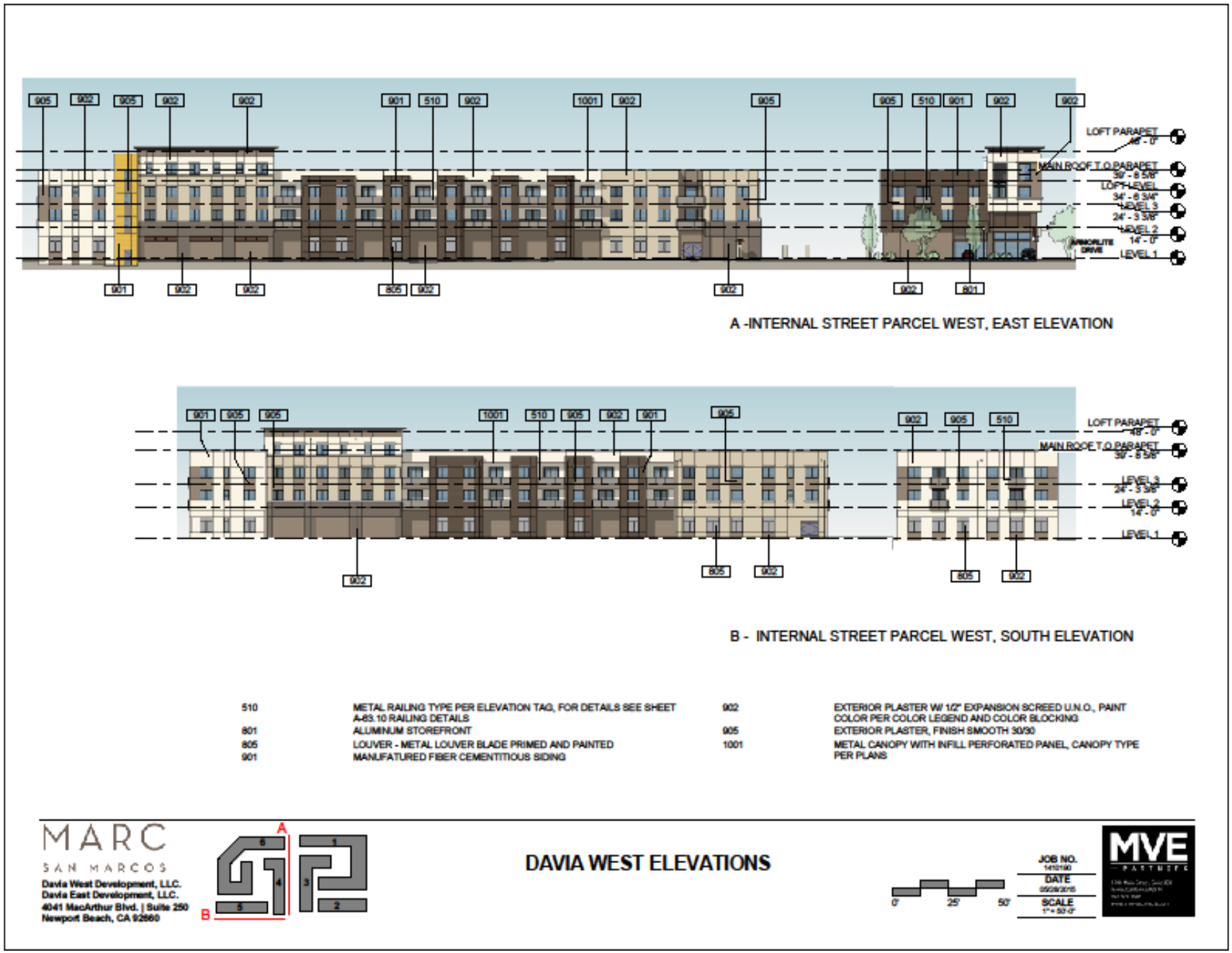


Figure 2-15. Davia West – Internal Street Parcel West Elevations

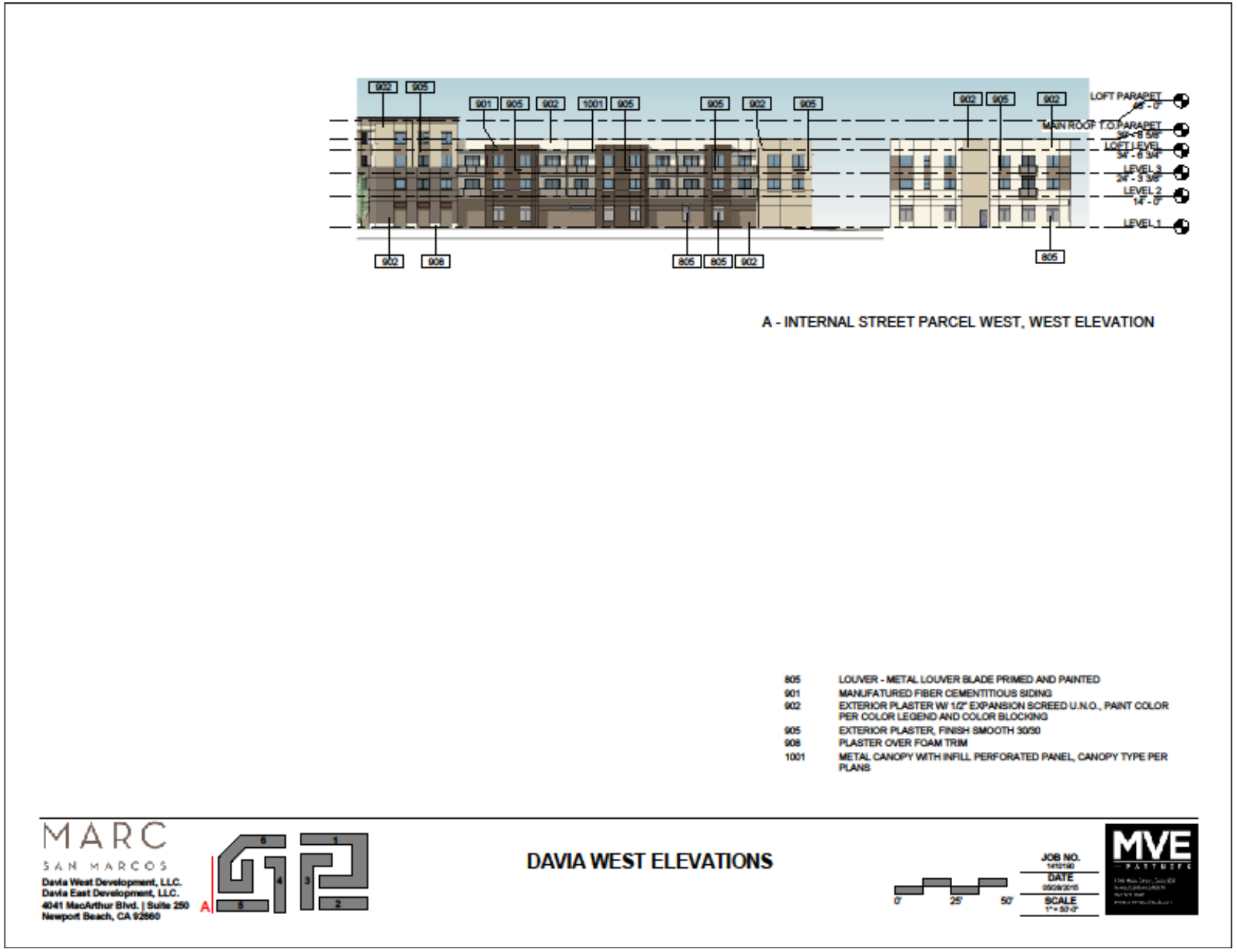


Figure 2-16. Davia West – Courtyard Elevations

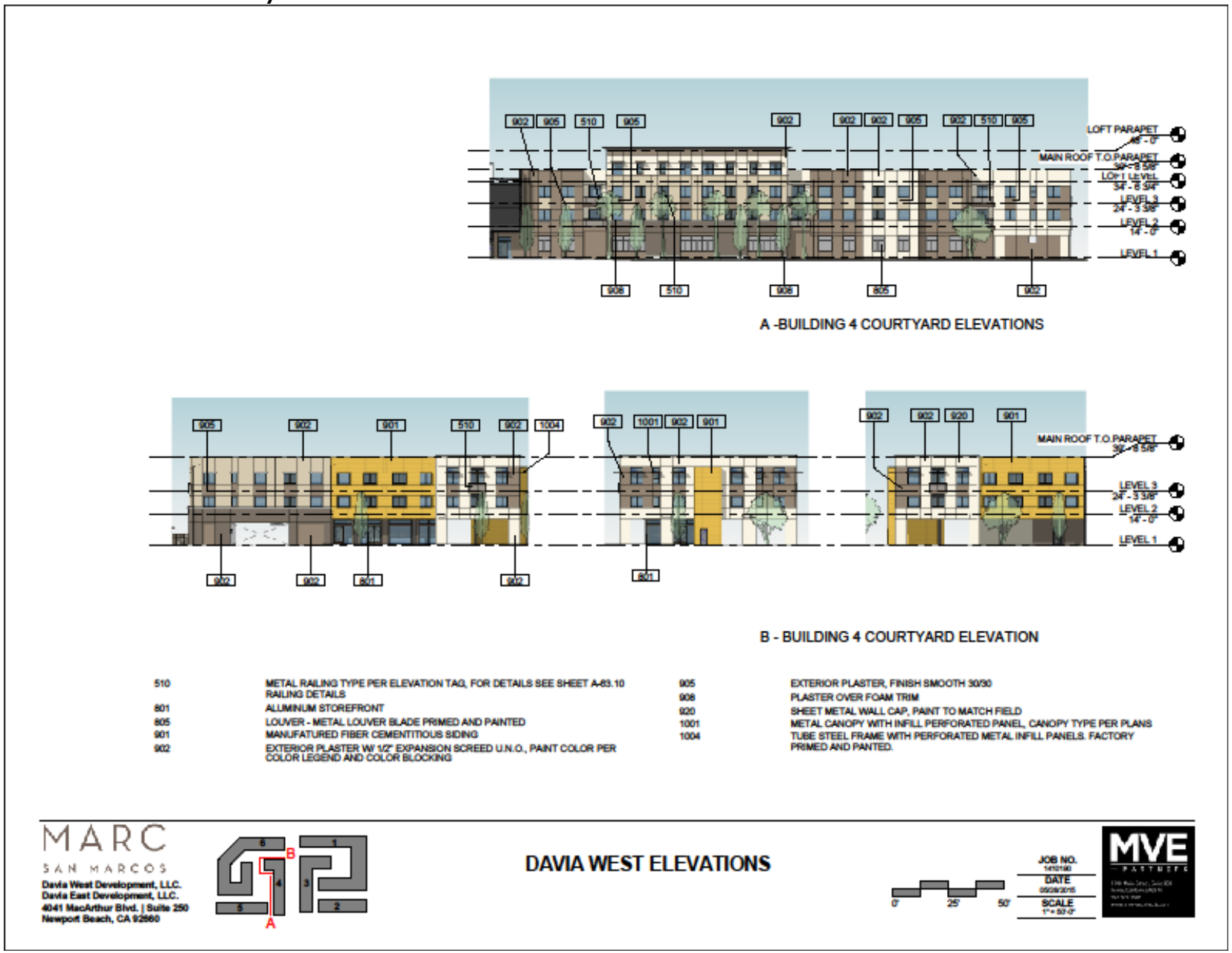


Figure 2-17. Davia West – Building 5 & 6 Courtyard Elevations

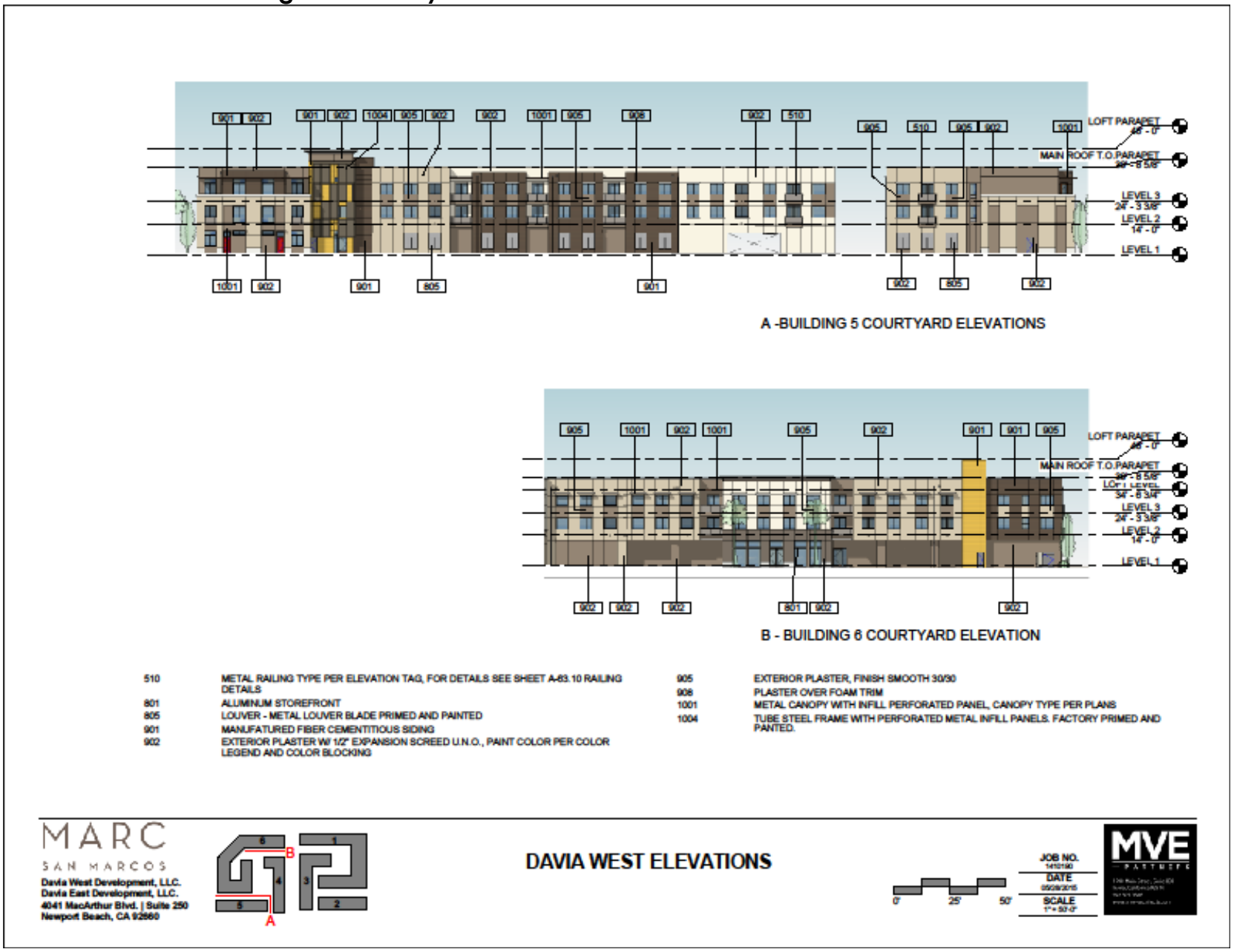


Figure 2-18. Davia West – Building 6 Courtyard Elevations

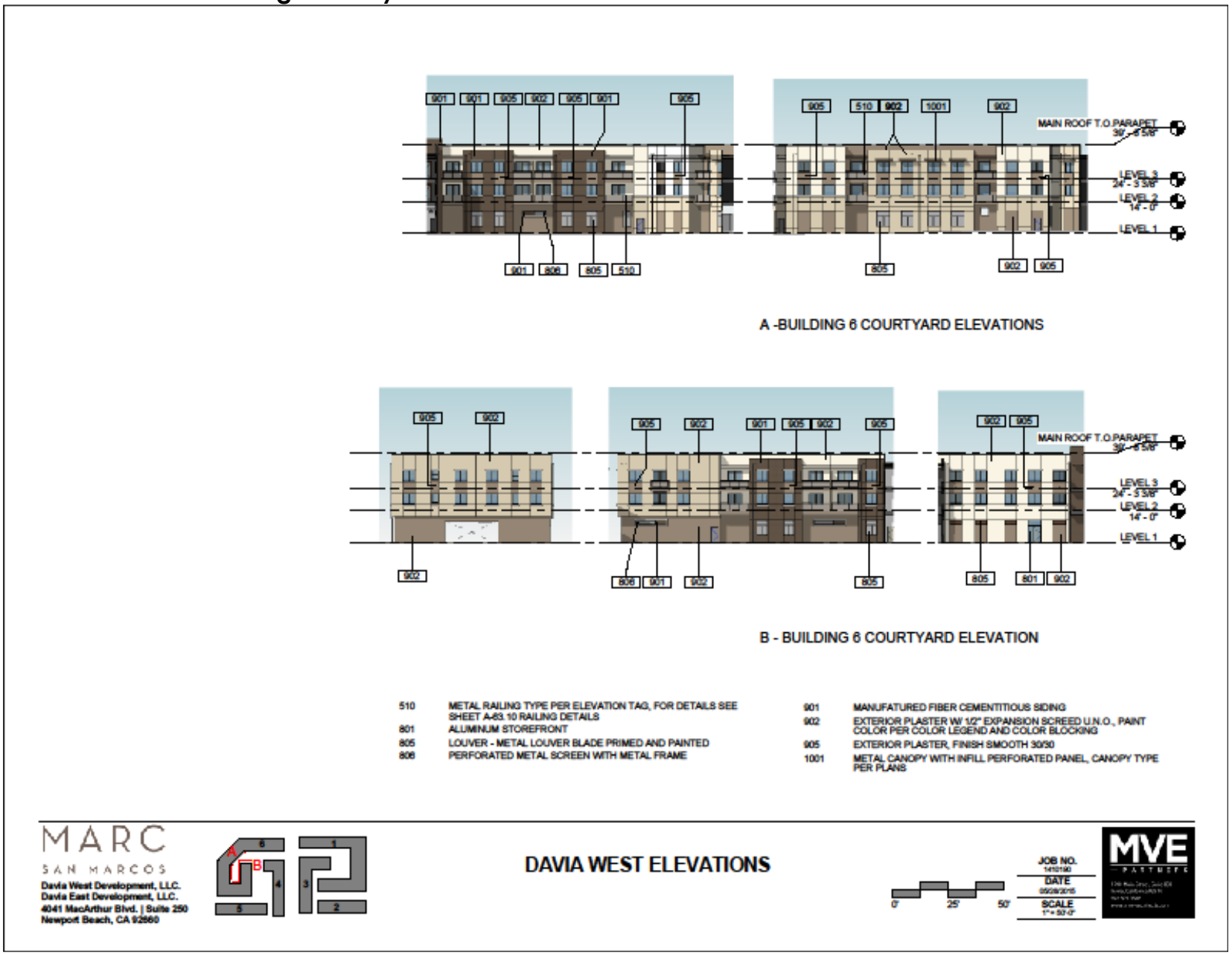


Figure 2-19. Davia West – Building 6 Courtyard Elevations



A -BUILDING 6 COURTYARD ELEVATIONS



B - BUILDING 6 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED
901	MANUFATURED FIBER CEMENTITIOUS SIDING
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING
905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS

MARC
SAN MARCOS
Davia West Development, LLC.
Davia East Development, LLC.
4041 MacArthur Blvd. | Suite 250
Newport Beach, CA 92660

DAVIA WEST ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE
1" = 50'-0"

MVE PARTNERS

2.1.3 PARKS AND RECREATION AND OPEN SPACE

Parks, recreation, and open space form a critical part of a healthy community. By creating these spaces, the public is invited outdoors and into their community, where they become active and engaged with their neighbors. Davia Village-MARC offers public open space through active recreation facilities to passive parks, as well as a large private common open space.

The Davia Village-MARC Specific Plan will blend the public open space with private retail and residential by creating 1.157 acre of public recreational amenities in the northwest portion of the Plan area. These amenities include a dog park, picnic area, tot lots, pickle ball court, plaza area (intended for retail use) and passive green spaces, and will form a portion of the San Marcos trail system. These open space and park additions add to the urban feel of the project and increase the quality of life for residents and the larger public. As the centered focal point of this new mixed use neighborhood the park and open space also complements the San Marcos Parks, Recreation, and Community Health Element by providing a wide array of outdoor activities open to the public. Additionally, Davia Village-MARC offers 3.96 acres of private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lot are proposed for each of the building quads.

Trails and Bike Paths - The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a multi-modal Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street (refer to **Figure 1-9**). Other public improvements include enhanced walkways, bike racks, street furnishings, pedestrian lighting, mid-block crossings and a Class 1 bike path located on the north side of the street. The Armorlite Drive Complete Street Plan includes the extension of bike facilities to Mission Sports Park by way of Class 2 or Class 3 facilities along Bingham Drive and Bailey Court and construction of sidewalks along the Plan's frontage on both Armorlite Drive and Bingham Drive. The bike trail is intended to beautify the travel experience and encourage a healthy lifestyle. The Specific Plan also includes easements and improvements related to a public park and a pedestrian promenade and bridge connection to Palomar Community College and adjacent bus and light rail stations. These improvements to the roadway and the addition of bike lanes highlight Davia Village-MARC's unique open space and transportation features.

2.2 LANDSCAPE DESIGN CONCEPT

Landscape is one of the most important components of the Davia Village-MARC community experience. As an ever-present visual element along the streets and along open space, Davia Village-MARC's landscape plays an important role in creating an environment that is both attractive and meaningful. The landscape design is intended to blend mobility and recreation along Armorlite Drive and draw residents into the open spaces of the Plan area. The landscape will improve the views along Armorlite Drive by giving the street a more urban feel and creating a shaded open pedestrian promenade along the Armorlite corridor. If a commercial-residential conversion is processed, the temporary residential units shall include private patio space for each unit utilizing opaque materials as a partition between the public space and private patio space, such as CMU planter box partitions between units and tubular steel fencing along the frontage. The Davia Village-MARC Specific Plan, along with the adjacent Palomar Station project will create a pedestrian friendly, attractive, community oriented landscape experience, to be enjoyed along Armorlite Drive. The Davia Village-MARC Landscape plan will conform to the City of San Marcos' Water Efficient Landscape Standards.

2.2.1 LANDSCAPE ZONES

The landscape zones are based upon topography, landform and natural systems. Within these zones a layer of unique landscape features are proposed to add interest and diversity within the community. The major landscape zones are the Armorlite Drive Complete Street Landscape, the Public Park and Open Space Landscape, and the Site landscape. The final approved landscape design shall provide hydrozones that do not mix drought tolerant species with water user species.

Complete Street Landscape - The Armorlite Drive Complete Street planned improvements are key elements to the overall landscape concept of Davia Village-MARC. These improvements will link residents to amenities throughout San Marcos, allowing for a pleasant walking and biking experience. It is important to create a meaningful landscape rhythm throughout the complete street design to maintain the integrity of the concept.

Park and Open Space Landscape

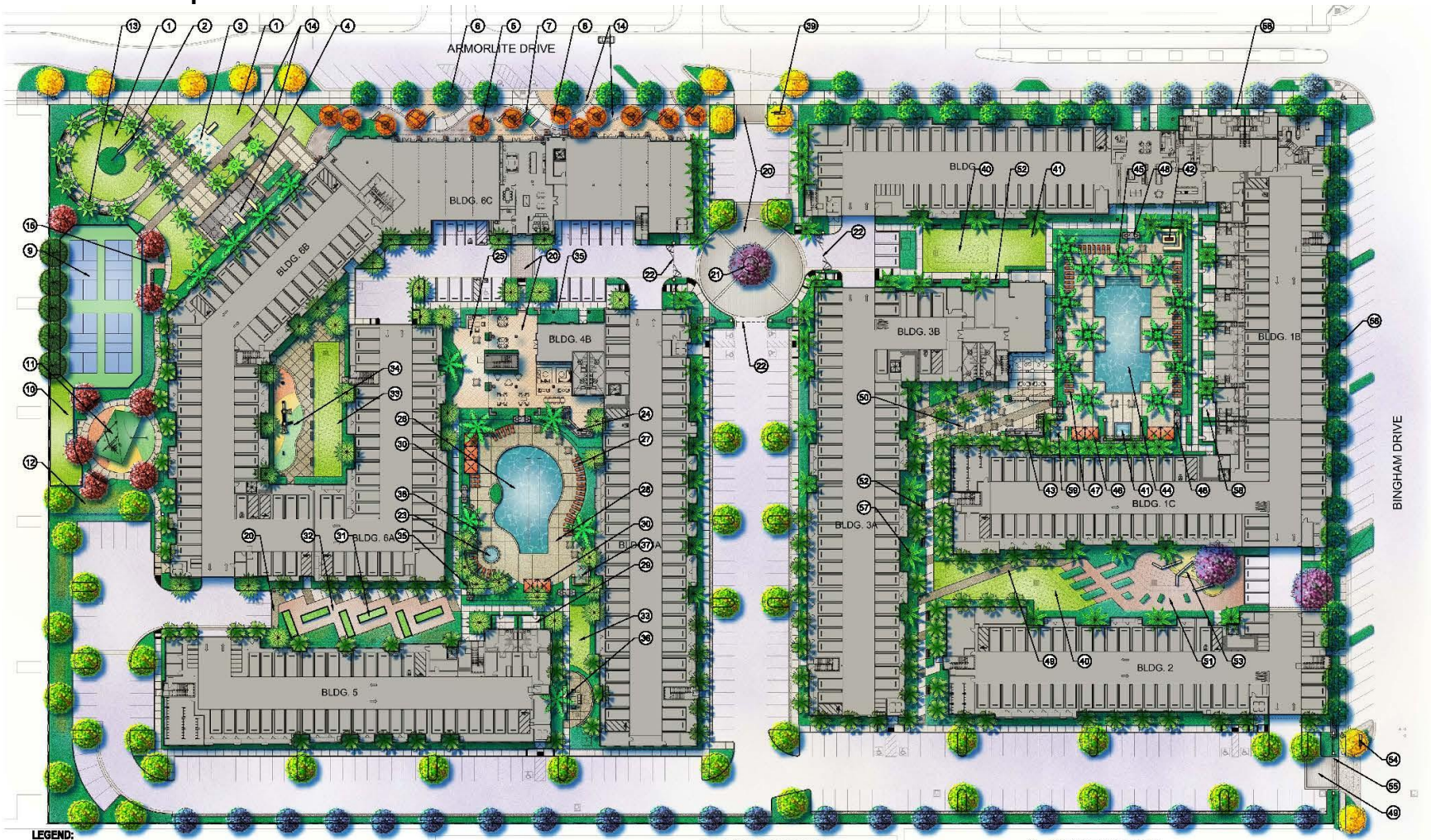
Davia Village-MARC will provide 1.157 acres of public open and passive park area. This area will include a tot lot, pickle ball court and passive park area, picnic areas, a dog park, and a plaza area. The bulk of the park space is located in the Northwest corner Davia Village-MARC, with a linear strip of green

open space running along the Northern property line to Bingham Drive. In addition to the public open space Davia Village-MARC will offer 3.96 acres of private common area. Included in the private common area, are active and passive play areas, open lawn, and pool area, for the residents to enjoy. These amenities, both private and public make Davia Village-MARC an attractive addition to the community.

Davia Village-MARC Landscape Design

The landscape design of Davia Village-MARC will combine hardscape design, park space, and open space to add an attractive park-like element for residents and the public to enjoy. Meandering pathways lead visitors and residents throughout Davia Village-MARC and the surrounding park and into relaxing spaces that promote a feeling of open enjoyment. Included in the landscape design will be features designed to inspire the residents into venturing outdoors and forming a sense of community. These features include complimentary hardscaping, designed to enhance park and open space and meld natural environment and to compliment the two separate building structures. The Davia Village-MARC landscape design will transform Armorlite Drive into an enjoyable and accessible community asset. Davia Village-MARC will provide one tree for every 5 parking spaces.

Figure 2-20. Landscape Plan



LEGEND:

PUBLIC PARK

1. PASSIVE PLAY AREA
2. ENTRY PLAZA WITH MONUMENT WALL
3. POP JETS / WATER PLAY
4. SHADE STRUCTURE / DINING AREA
5. PEDESTRIAN PROMENADE WITH ACCENT TREES & IRON TREE GRATES
6. CITY STREET TREES ALONG ARMORLITE DRIVE
7. LOW ACCENT SEAT WALLS
8. AREA FOR OUTDOOR SEATING / TABLE & CHAIRS
9. PICKLEBALL COURTS WITH SCREEN FENCE
10. DOG PARK WITH CONTAINMENT FENCE
11. TOT LOT (5 - 12 YEAR OLD) WITH SEATING BENCHES & SHADE STRUCTURE
12. OPEN GRASS AREA / BIO-BASIN
13. ACCENT LANDSCAPE PLANTING
14. ACCENT PAVING
15. BIKE RACK AND SEATING BENCHES

WEST VILLAGE

20. ENHANCE PAVING
21. ACCENT LANDSCAPE PLANTING
22. DECORATIVE VEHICULAR & PEDESTRIAN GATES
23. 12' DIAMETER SPA
24. BARBECUE AREA W/ STEEL SHADE STRUCTURE
25. LOUNGE AREA
26. FREE FORM POOL - 2,985 S.F.
27. CHAISE RECLINING LOUNGE CHAIRS
28. ENHANCED CONCRETE PAVING
29. RESIDENT PRIVATE PATIOS WITH LOW WALL AND GATE
30. SHADE CABANAS
31. COMMUNITY GARDEN / BIO-BASIN
32. DECOMPOSED GRANITE PAVING
33. OPEN TURF AREA / BIO-BASIN
34. TOT LOT (2 - 5 YEAR OLD) WITH SEATING BENCHES
35. POOL SAFE TUBULAR STEEL FENCE, GATES, & STEEL OVERHEAD STRUCTURE
36. LOUNGE AREA W/ FIREPLACE
37. SHOWER AREA
38. DECORATIVE PLANTER WALL
39. ENTRY MONUMENT

EAST VILLAGE

40. OPEN TURF AREA / BIO-BASIN WITH SEATING BENCHES
41. 12' SQUARE SPA WITH LOW SEATWALL
42. FIREPIT WITH BUILT-IN SEATING
43. BARBECUE AREA WITH STEEL SHADE STRUCTURE
44. RECTILINEAR POOL - 2,940 S.F.
45. RAISED PLANTERS AROUND POOL
46. SHADE CABANAS
47. CHAISE RECLINING LOUNGE CHAIRS
48. POOL SAFE TUBULAR STEEL FENCE, GATES, & STEEL OVERHEAD STRUCTURE
49. ACCENT PAVING
50. OUTDOOR DINING AREA
51. DECOMPOSED GRANITE PAVING
52. BENCH SEATING
53. DECORATIVE GRASS BERM WITH LOW ACCENT SEAT WALLS
54. SECONDARY ENTRY MONUMENT
55. DECORATIVE VEHICULAR GATE
56. LANDSCAPE BUFFER PLANTING ALONG BINGHAM DRIVE
57. ACCENT LANDSCAPE PLANTING
58. RESIDENT PRIVATE PATIOS WITH LOW WALL AND GATE
59. SHOWER AREA

Figure 2-21. Hardscape Plan

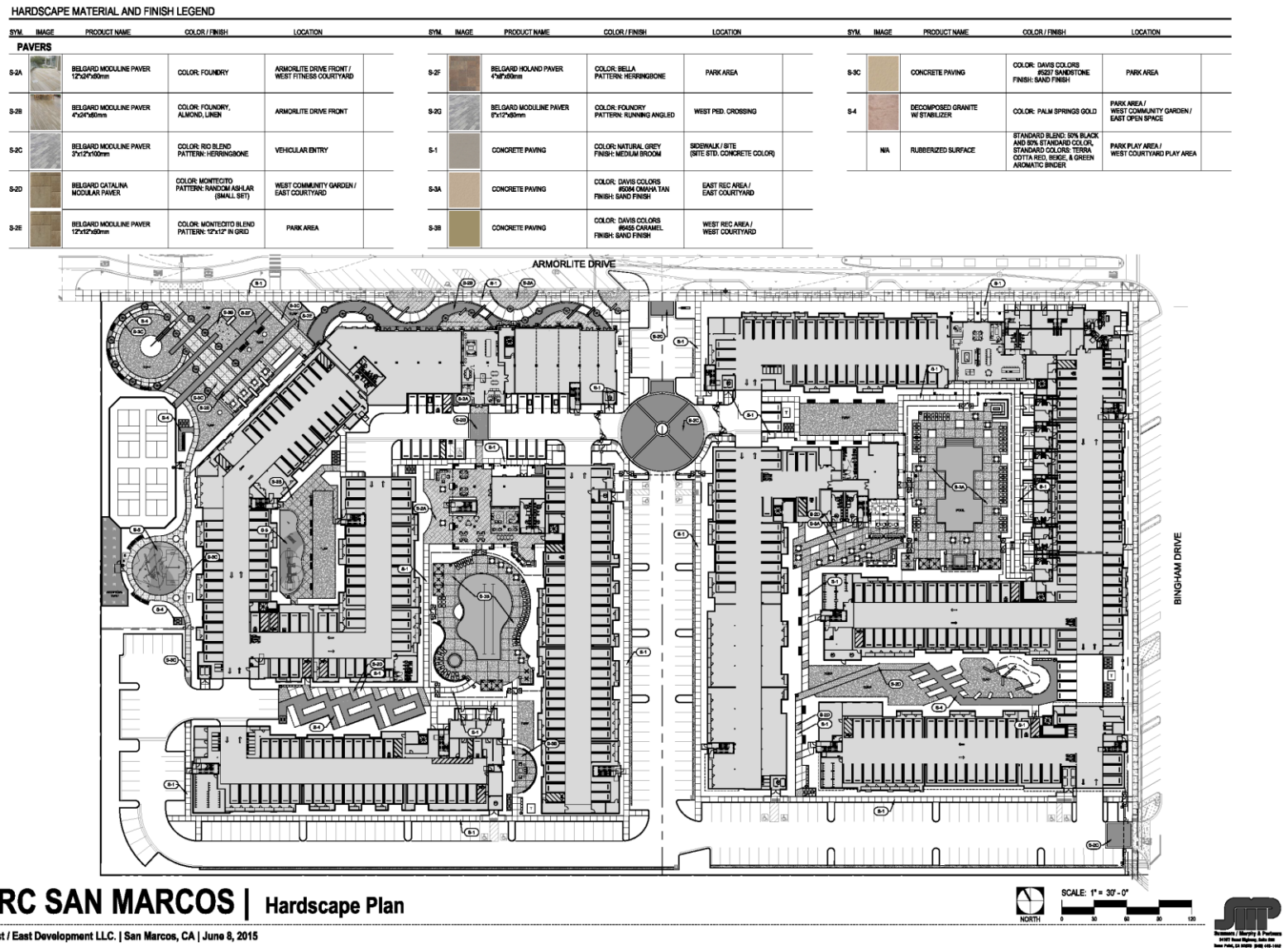
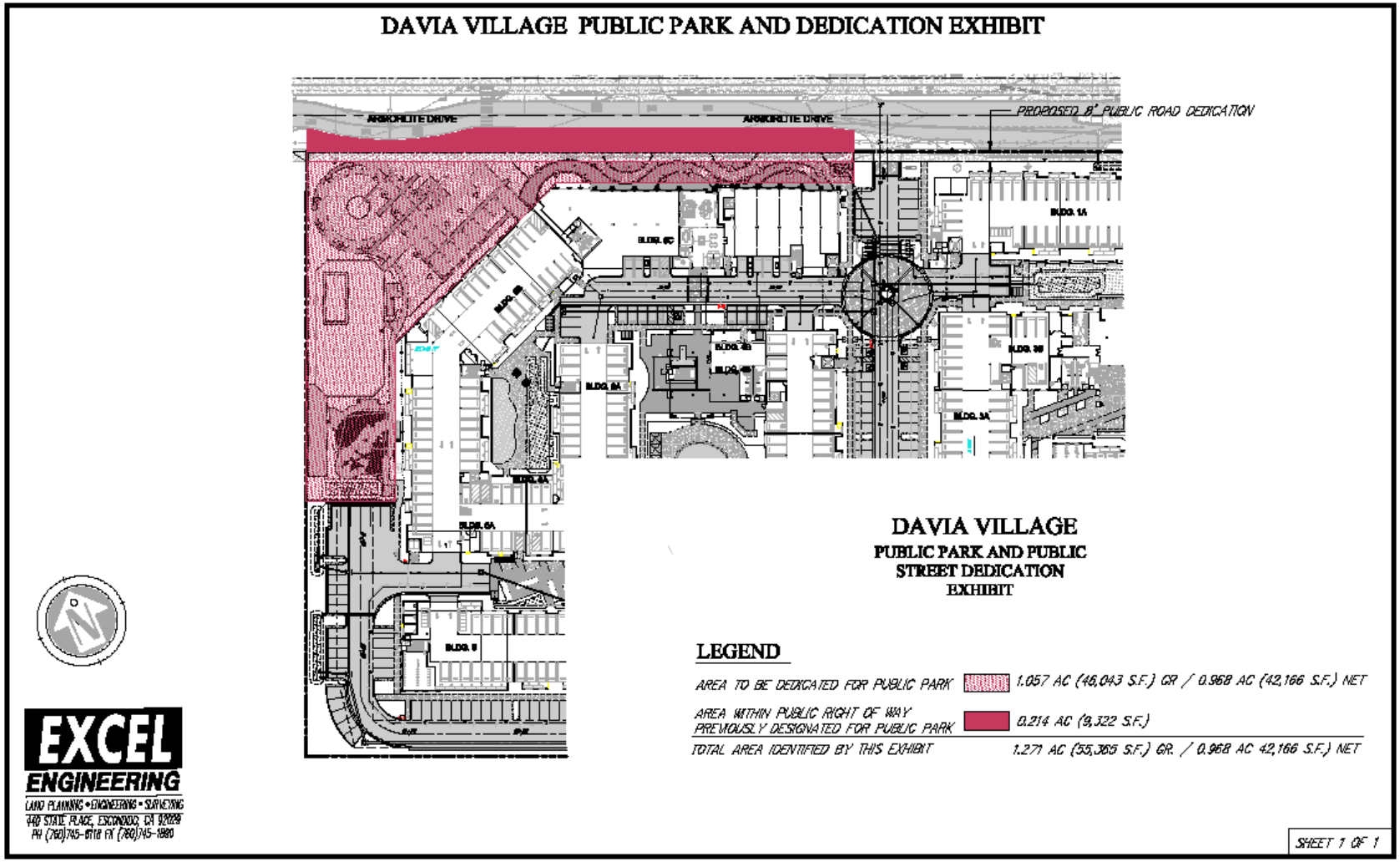


Figure 2-22. Public Park & Dedication Exhibit



2.2.2 COMMUNITY DESIGN ELEMENTS

The strength of the open space and street landscape should have an overwhelming effect on the shape, form, and style of the identifying features for Davia Village-MARC. While there will be no public buildings, there is an opportunity to create a distinctive architectural vocabulary through the landscape.

A series of landscape architectural features shall be placed at key points in the community. These elements complement the landscape and include shade structures, recreational amenities, documentation, signage, walls and fences. Park structures are proposed to be located at the Northwest area of the development. These community features will provide neighborhood focus and places for the as well as private residents to meet and gather.

Comprehensive Sign Program/Monumentation - Consistent with the existing character of the surrounding neighborhood, Davia Village-MARC will create a sign program to complement the design of the project. A Comprehensive Sign program shall be submitted to the City of San Marcos, by a qualified sign company, for review prior to approval.

Monument structures shall be placed in two entryway's to Davia Village-MARC to build upon the projects identity. The main entrance to Davia along Armorlite Drive will feature a decorative concrete and steel entry monument. A smaller secondary monument will be placed at the Southern entryway along Bingham Drive. The secondary monument shall be constructed from decorative concrete and steel. Both monuments' dimensions and details shall be featured in the Comprehensive Sign Program as an attachment to this Specific Plan.

Community Structures - The identity of the community is enhanced with a series of landmark that can be discovered in the park and open space areas of the Plan area. These structures will be typically found in parks and open space areas and can be shade structures, tot lots, pickle ball court and other recreational and passive amenities that will enhance the project feel.

2.2.3 FUEL MODIFICATION

All area surrounding the Specific Plan area is currently fully developed. There is no natural habitat existing within the immediate vicinity that could be considered fuel. All plants used in the landscaping of Davia Village-MARC will conform to the City of San Marcos code for fire resistant plant palettes. **Figure 4.1** shows development that currently occupies the zone surrounding Davia Village-MARC that would be considered a fire buffer zone when undeveloped.

2.2.4 LANDSCAPE PALETTE

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for Davia Village-MARC. Plant material shall conform to the City's code for fire resistant plants.

Table 2-6. Landscape Palette

Parkway Trees. 100% 24" box minimum
Lophostemon conferta. "Brisbane Box," evergreen 25-35' tall.
Parking Lot Trees. 100% - 24" box minimum
Geijera Parviflora. "Austrailian Willow," evergreen, 25' tall by 20' wide.
Accent Trees/Palms. 100% - 24" box minimum
Archontophoenix cunninghamiana. "King Palm," 50' tall by 10' wide.
Phoenix dactylifera. "Date Palm," 80' tall by 30' wide.
Syagrus romanzoffiana. "Queen Palm," 50' tall by 20-25' wide
Speciman Canopy Trees. 100% - 60" & 72" box
Jacaranda mimosifolia. "Jacaranda," deciduous, 35' tall by 25' wide.
Ornamental Grasses. 70% - 1 gal. minimum. 30% - 5 gal. minimum.
Carex Species. "Sedge"
Muhlenbergia Species. "Muhly"
Screen Shrubs. 100% - 5 gal. minimum
Calliandra haematocephala. "Pink Powder Puff"
Photinia fraseri 'Red Robin.' "Red-tipped Photinia
Rhaphiolepis indica varieties. "Indian Hawthorn"
Shrub Massing. 100% - 5 gal. minimum.
Agave Species. "Agave"

Juniperus chinensis 'Sea Green.' "Sea Green Juniper"
Nandina domestica 'Compacta.' "Heavenly Bamboo"
Phormium Tenax 'Yellow Wave.' "New Zealand Flax"
Rhaphiolepis indica varieties. "Indian Hawthorn"
Groundcover. 100% - 5 gal. minimum.
Lantana camara. "Lantana"
Trachelospermum jasminoides. "Star Jasmine"
Turf Grass
Dwarf Tall Fescue Sod
Parkway Trees. 100% 24" box minimum
Lophostemon conferta. "Brisbane Box," evergreen 25-35' tall.
Parking Lot Trees. 100% - 24" box minimum
Geijera Parviflora. "Austrailian Willow," evergreen, 25' tall by 20' wide.

3.0 CIRCULATION PLAN

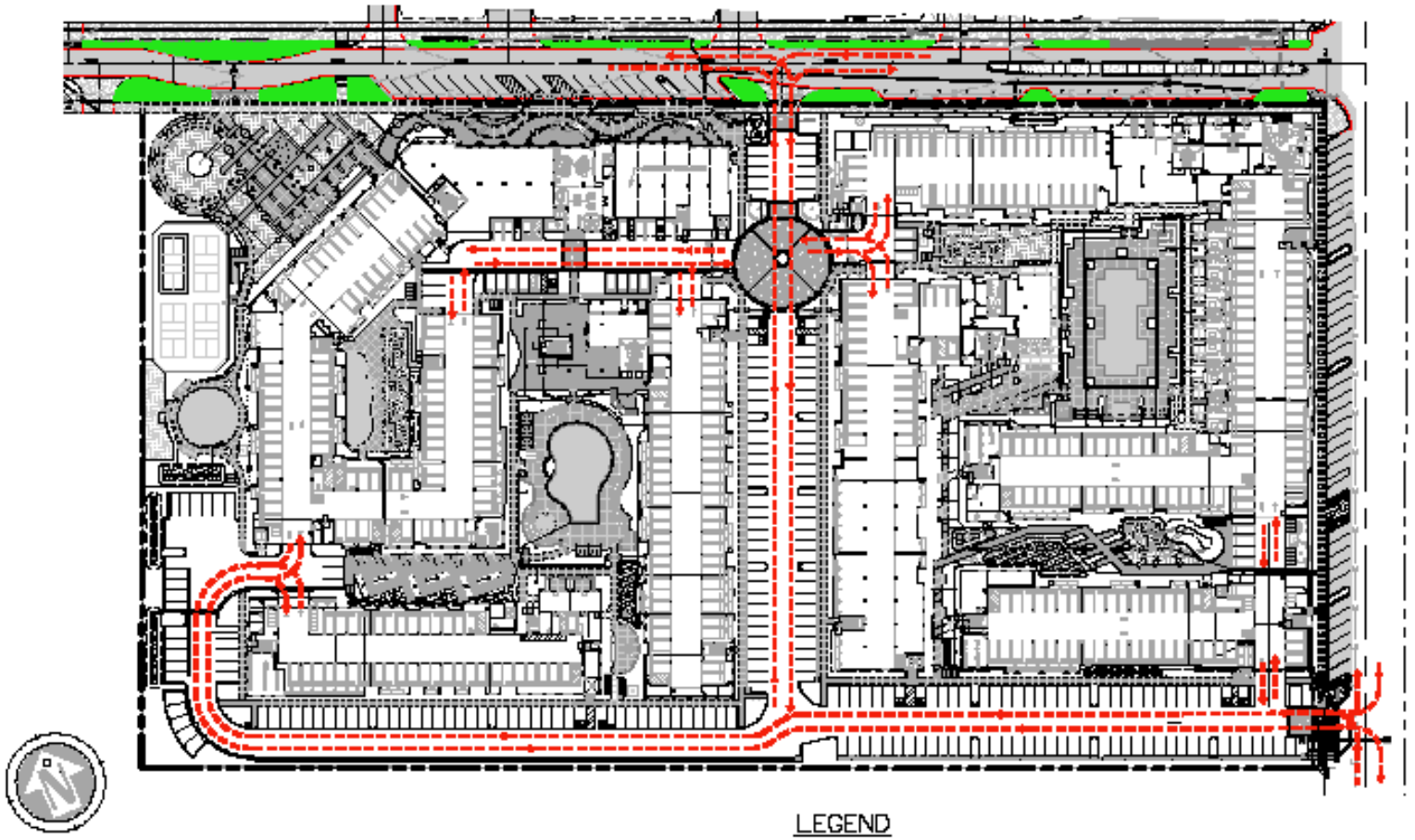
3.1. OVERVIEW OF CIRCULATION PLAN

The Davia Village-MARC Circulation Plan complements the Land Use Plan and creates a safe and interconnected system for vehicles, bicycles, and pedestrian uses. The Circulation Plan also provides the community with the convenient access to the regional arterial and highway network, and to the NCTD Sprinter and Breeze systems connect through a pedestrian bridge to the Palomar Community College transit station. The Circulation Plan connects to existing roadways in the vicinity, including Las Posas Road and Bingham Drive.

The Davia Village-MARC Specific Plan provides access from one driveway on Armorlite Drive and one driveway on Bingham Drive. Each driveway intersection will be controlled by stop signs at the minor street (driveway) approaches. The proposed driveway on Armorlite Drive is located approximately 450 feet west of Bingham Drive. The driveway along Bingham Drive is located approximately 500 feet south of Armorlite Drive.

DAVIA VILLAGE

FIGURE 3-1 CIRCULATION PLAN-VEHICULAR ACCESS



3.2. PROPOSED ROADWAYS/ ROAD IMPROVEMENTS

The Davia Village-MARC Specific Plan does not propose any new roadways. Please see **Figure 3-1** for a map of the existing roadways within the Plan area and its vicinity.

Improvements to Armorlite Drive
The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street. Developers of Davia will contribute funds to help the City construction and improvements to the roadway to a multi-modal street. The improvements will add enhanced walkways through the project, bike racks, street furnishings, pedestrian lighting, mid-block pedestrian crossings and a Class 1 bike path located on the north side of the street. The Specific Plan also includes the extension of bike facilities to Mission Sports Park by way of Class 2 or Class 3 facilities along Bingham Drive and Bailey Court. The Specific Plan calls for the construction of sidewalks and landscaping along the project frontage on both Armorlite Drive and Bingham Drive.

Improvements to Bingham Drive
The Specific Plan also implements parking improvements along Bingham Drive.

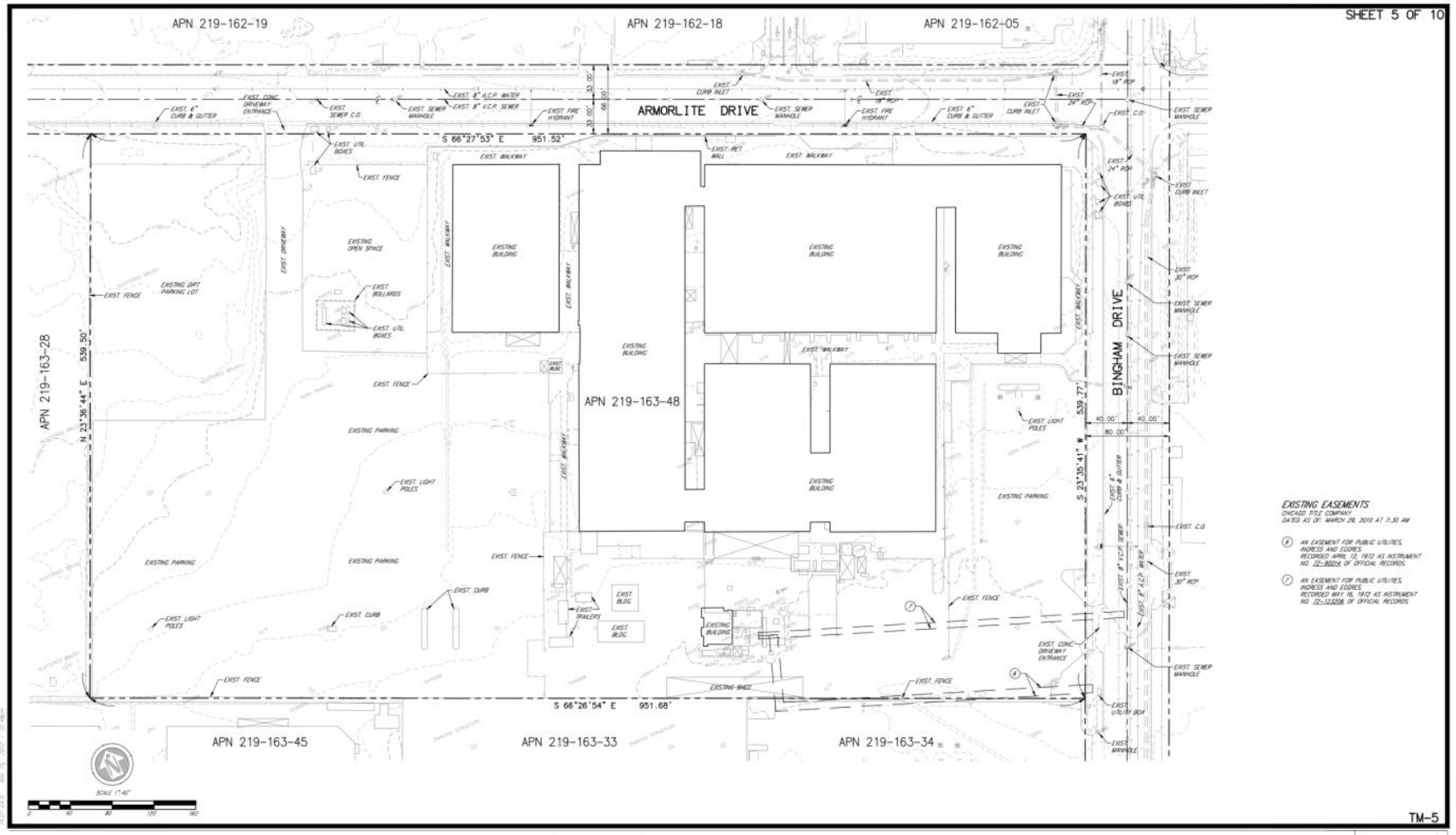
The Specific Plan area is located within the "*San Marcos Armorlite Drive Complete Street Corridor*" and MRFA 1, as designated by the City of San Marcos General Plan. The MRFA 1 builds on the existing industrial and commercial character of this area, while fostering a land use mix that better responds to the area's proximity to Palomar Community College, North County Transit District [NCTD] Palomar College Bus Transit Center, and the Sprinter Rail Station at Palomar Community College. The San Marcos General Plan Update and Implementing Zoning Elements designates this Smart Growth area to include mixed uses including housing to help provide students a choice of close access to the campus and to provide a choice to residents in the area to utilize the substantial transit options available near the Specific Plan area or to circulate more efficiently and safely along new pedestrian walks and bike facilities.

Davia Village
Figure 3-2 Armorlite Drive Improvements





Figure 3-3. Existing Site Conditions Map



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Architecture
Interior Design
Planning
Job No.11011.00
March 15, 2012

SAN MARCOS TENTATIVE MAP No. _____

DAVIA VILLAGE

SHEET TITLE: EXISTING CONDITION EXHIBIT

EXCEL ENGINEERING

3.2.1 TRAFFIC CALMING MEASURES

Local streets are environments that are shared by pedestrians, bicyclists, parked vehicles, and people socializing. In addition to traditional controls for moving traffic, the street system also needs features that "calm" traffic and help create a safe and enjoyable community environment.

Traffic control elements typically include items such as stop signs, posted speed limits, crosswalks, and directional signage. The Armorlite Drive Complete Street Corridor project will provide effective calming measures throughout the corridor through the use of wider sidewalks, enhanced crosswalk striping, mid-block pedestrian crossings and new curb ramps bulb-outs at intersections to improve pedestrian visibility, reduce pedestrian crossing distances, calm traffic, and improve pedestrian universal access and safety. The City of San Marcos through private fund contributions and a SANDAG grant awarded to The City of San Marcos will lead the installation of three mid-block crossings with associated technology including in pavement flashers, sign flashers, sensors that activate and deactivate the flashers, ladder style crosswalks, raised speed table, advance stop bar with "stop here when flashing" signage, median refuges and improved pedestrian lighting, will help calm traffic on Armorlite Drive. Additionally the Complete Streets project will provide enhanced lighting, furnishings, paving and landscaping, and improved universal access and connectivity to the sidewalk. The Armorlite Drive Complete Street Project will install a cycle track along the northern side of Armorlite Drive from Las Posas Road to Bingham Drive. The cycle track will not only benefit cyclists, but will also provide a buffer between pedestrians and traffic. The use of offset buffers, painted Cycle Track lanes across driveways, the installation of warning signs will increase the safety of this type of bike facility

3.2.2 STREET LANDSCAPING

Landscaping is proposed along the streets to provide a pleasant driving experience and to also separate vehicular traffic from adjacent trails and pathways. The landscape plan is discussed in detail in Section 2.2 of this Specific Plan. Shade trees, wide sidewalks and a separated cycle track will provide a comfortable walking environment. Decorative un-grouted pavers will be used at and near pedestrian crossings and around tree wells at the sidewalk level noted in **Figure 2-17**. Enhanced driveway entrances materials will be selected by the City of San Marcos.

3.3 TRAIL NETWORK

A goal of the Davia Village-MARC Specific Plan is to provide community accessibility to the system of trails and open space that the City of San Marcos provides, to improve health and increase the quality of life for all residents of the City. This goal will be met by combining the Armorlite Drive Complete Street with the proximity to transportation and the vast system of trails that characterize San Marcos.

The Rail Trail – Davia Village-MARC's location near the rail trail makes this development an ideal location for residents who want to experience the convenience of San Marcos's many urban trails. Residents can easily access the trail by the pedestrian bridge located at Palomar Station.

Mission Sports Park – The Davia Village-MARC Specific Plan will connect to the Mission Sports Park through a proposed class II or class III bike path shown as a portion of the "Complete Street" (**Exhibit 1-9** on pg. 20). This opportunity will allow residents another outlet to San Marcos's open spaces and recreation facilities.

Davia Village

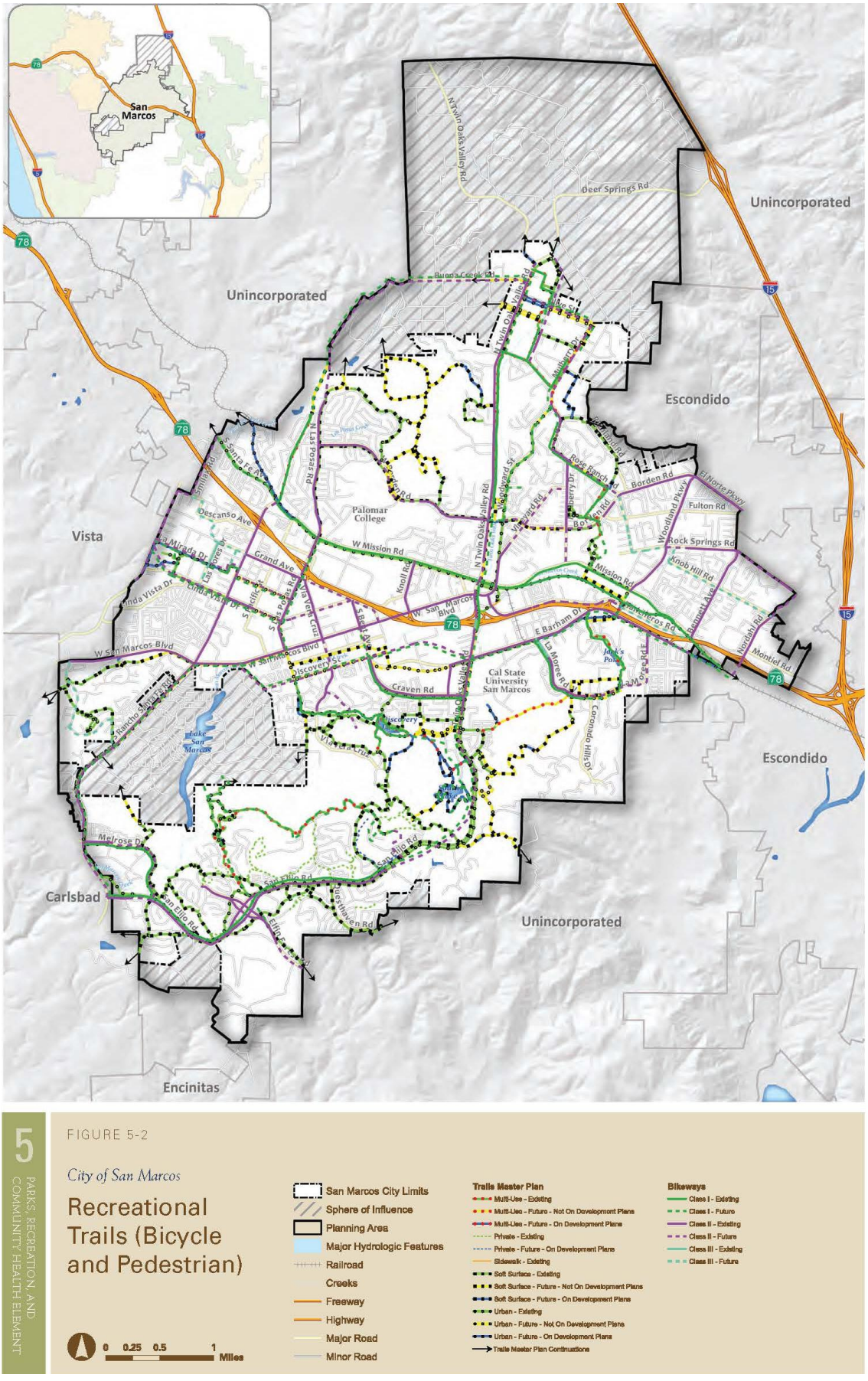
Figure 3-4 Pedestrian Bridge Crossings



Davia Village
Figure 3-5 Trail Connections



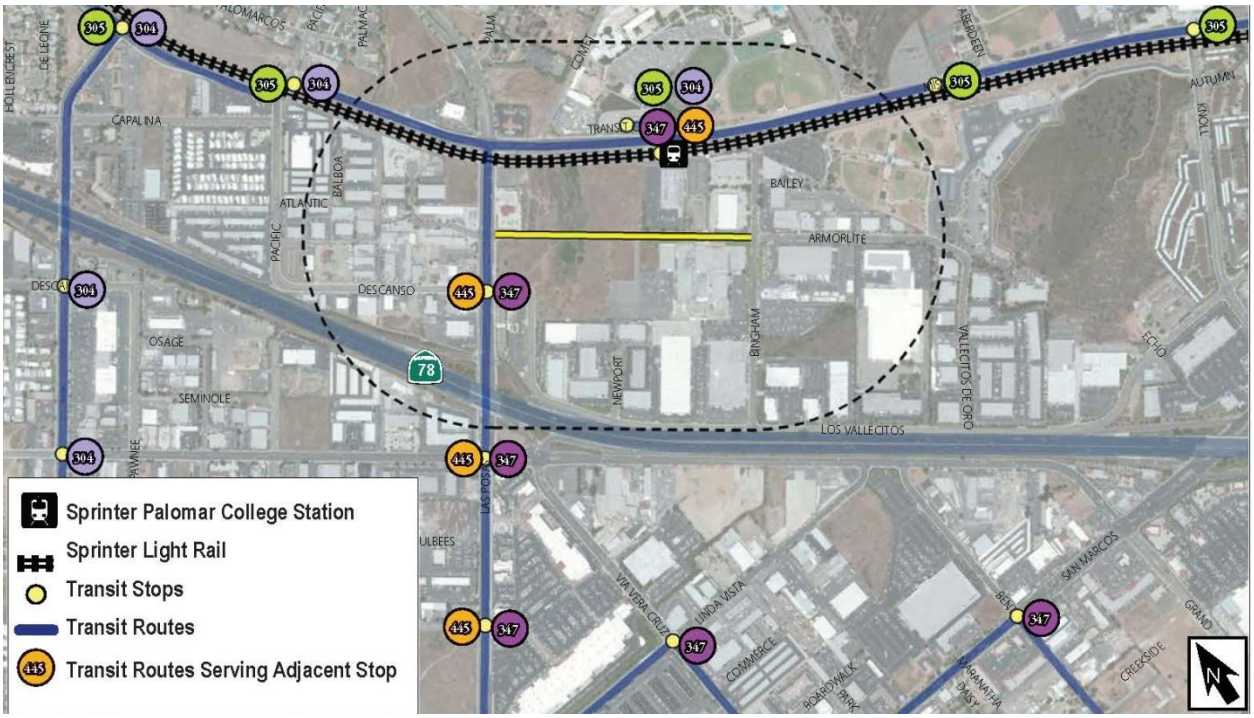
Figure 3-6. City of San Marcos Recreational Trails (Bicycle and Pedestrian) Map


San Marcos
Unincorporated
Escondido
Vista
Carlsbad
Encinitas
Palomar College
Cal State University San Marcos
Lake San Marcos
Deer Springs Rd
W Mission Rd
W San Marcos Blvd
Craven Rd
Discovery St
Twin Oaks Valley Rd
Woodland Pkwy
Borden Rd
Fulton Rd
Rock Springs Rd
Knob Hill Rd
Mountain View Dr
Descanso Ave
Grand Ave
Melrose Dr
San Elijo Rd
Questhaven Rd
Coronado Hills Dr
Meadowlark Dr
Meyers Rd
Norriabli Rd
Montiel Rd
El Norte Pkwy
Rancho Santa Fe Rd
Santa Fe Rd
Las Posas Rd
Buena Creek Rd
Mission Rd
Barham Dr
Jack's Point
Bernett Ave
Ranchero Rd
Ellinwood Dr
Rose Ranch Rd
Roberry Dr
Vineyard Rd
Knoll Rd
Linda Vista Dr
La Mirada Dr
Forest Dr
Via Vera Cruz
S Rose Rd
S Ash Ave
Discovery St
Meadowlark Dr
Twin Oaks Valley Rd
Buena Creek Rd
Lake Rd
Mission Rd
Rancho Santa Fe Rd
Santa Fe Rd
Las Posas Rd
Smilax Rd
Palomar College
Vineyard Rd
Roberry Dr
Borden Rd
Woodland Pkwy

3.4 PUBLIC TRANSIT

The Davia Village-MARC Specific Plan's goal is to provide a transit, pedestrian and bike friendly community. The North County Transit District (NCTD) provides public transit for North San Diego County, including the BREEZE bus system, COASTER commuter rail service, SPRINTER light rail service. The Armorlite Drive Complete Street project will support the use of public transit by improving access to the Palomar Community College Sprinter Station and regional bus lines located on the Palomar campus. Not only will the physical connections be made by the Palomar Station development project, these connections will be well designed, safe and activated through high quality design. Residents can access the Palomar Community College Transit Station through the pedestrian bridge at the Palomar Station project.

Figure 3-7. Existing Public Transportation



4.0 PUBLIC SERVICES AND FACILITIES PLAN

4.1. OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

The Davia Village-MARC Public Services and Facilities Plan addresses the public facilities and services necessary to provide the Plan area with a full range of public services while minimizing the impact on existing service providers and resources. Options for the financing, phasing and maintenance of public services and facilities are addressed in Section 6.0. **Figure 3-3** depicts the location of public facilities in the vicinity of the Plan area. The San Diego Association of Governments (SANDAG) publishes information on the average number of people per household in various areas of San Diego County. The City of San Marcos had an average of 3.08 persons per household. With up to 416 residential units proposed in the Plan area, this translates to a population increase of 1,282 residents or approximately 1.5% of the total existing population of San Marcos.

4.2. SCHOOLS

The Plan area is served by the San Marcos Unified School District (SMUSD) for K-12 education. SMUSD serves approximately 19,500 students across 11 elementary schools, 3 middle schools, 2 comprehensive high schools, 1 continuation high school, 1 independent study high school, and 1 charter school.

. The following schools would service the Davia Village-MARC Specific Plan:

- Alvin Dunn Elementary, 3697 La Mirada, (Grades K-5)
- San Marcos Middle School, 650 W. Mission Road. (Grades 6-8)
- San Marcos High School, 1615 W. San Marcos Blvd.(Grades 9-12)

The current enrollment and planned capacity of each of these schools is presented below.

Table 4-1. School Coverage Table

School	Enrollment	Permanent Capacity
Alvin Dunn	613	1,100
San Marcos Middle School	1,353	1,450
San Marcos High School	2,355	2,775[1]

(1) Capacity upon completion of reconstruction project, to be finished in 2014

Based upon correspondence from SMUSD, a student generation rate of 0.3433 students/unit is appropriate for the type of residential development proposed by

the project. Applying this generation rate to 416 multi-family residential units, development of the Specific Plan area will generate approximately 143 students (K-12).

There is current capacity for these students in the schools that would serve the Specific Plan Area. Additionally, school mitigation fees will be paid by future developer(s) pursuant to California Education Code Section 17620 and Government Code Section 65995 to assist in funding the SMUSD's long-rage plans. Please see the Davia Village-MARC Mitigated Negative Declaration for more detailed information regarding current enrollment and planned capacity for each of the referenced schools.

4.3. COMMUNITY FACILITIES

4.3.1. PARKS AND RECREATION SPACE

The Davia Village-MARC Specific Plan incorporates parks and recreation space as an overall land use concept. A public Park is proposed on the Northerly and Westerly corner of the Plan area. The public park encompasses 1.157 acres and offers a variety of active recreational facilities as well as passive park space. These amenities include a dog park, picnic area, tot lot, pickle ball court, plaza area for retail shops and passive green spaces. Additionally, private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lot are proposed for each of the building quads.

Existing park and recreation facilities in the vicinity of the Plan area include the Mission Sports Complex, located at 931 Bailey Court. Additionally, the Plan area is located near the Palomar Community College Fitness Center, a joint venture between the City of San Marcos, Palomar-Pomerado Health System and Palomar Community College.

4.3.2. LIBRARY SERVICES

The Plan area is served by the San Diego County Library system. The closest facility is the San Marcos branch, located at 2 Civic Center Drive, approximately two miles east of the Plan area. Additional library resources are available to the community through two colleges located in San Marcos. A community member may purchase an annual Community Borrower card for $30.00 to obtain borrowing privileges at the California State University San Marcos campus library. Palomar Community College offers free access to materials by using a valid picture ID and proof of current mailing address.

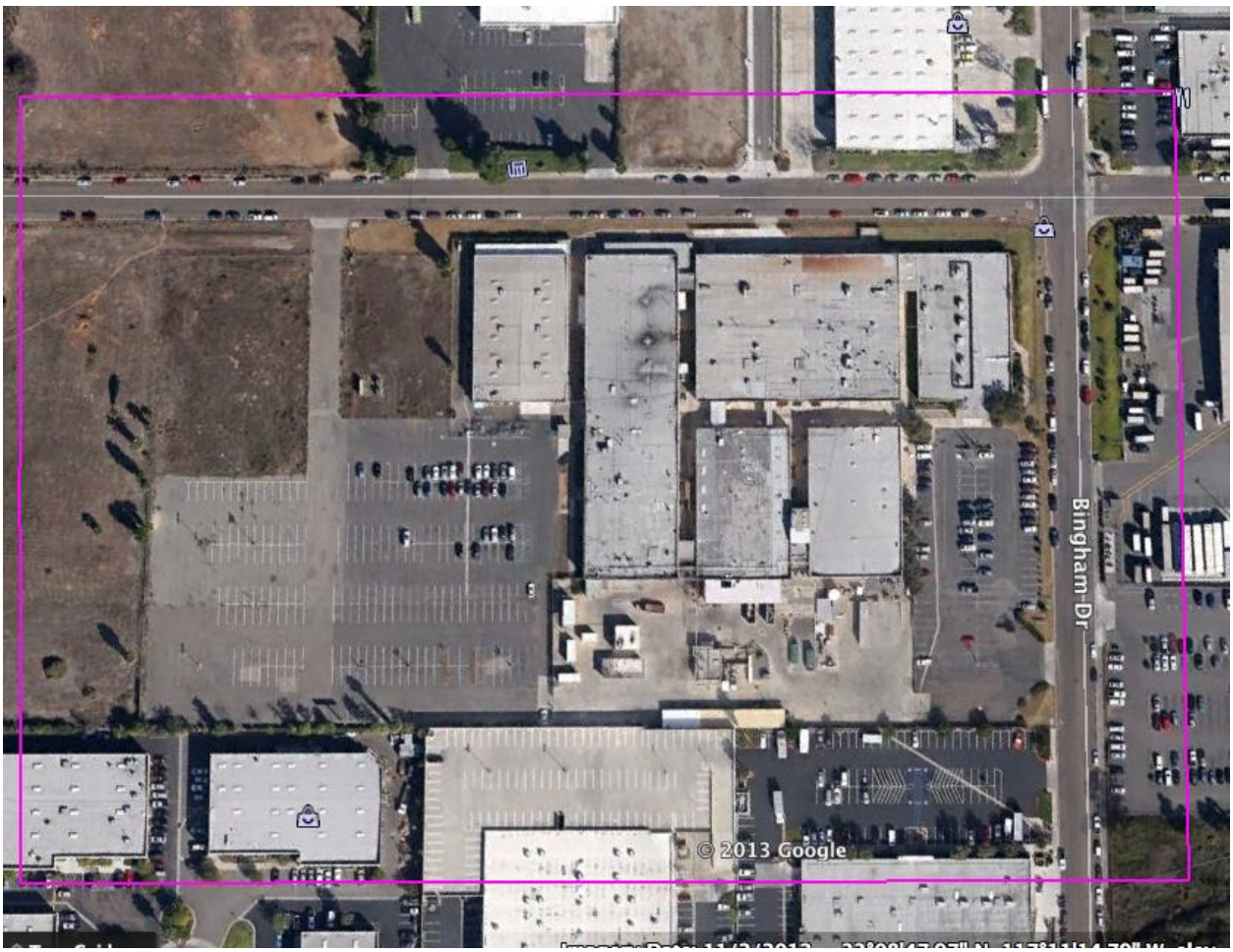
4.4. FIRE PROTECTION

The Davia Village-MARC Specific Plan is within the San Marcos City Fire Department. The Plan area is closest to Station 1 and Station 2. Fire Station 1 is located at 180 West Mission and is staffed with one paramedic Engine Company (3 personnel), one paramedic truck company (3 personnel) and one paramedic ambulance (2 personnel). Fire Station 2 is located at 1250 South Rancho Santa Fe Road and is staffed with one paramedic Engine Company (3 personnel) and one paramedic ambulance (2 personnel). Average response times to the Specific Plan area from either Station 1 or 2 are approximately four minutes. The Specific Plan Area currently is developed and was the previous site for the Armorlite manufacturing plant. The development and surrounding developed lands preclude the necessity of a fire buffer. **Figure 4-1** shows the City of San Marcos standard 150 foot fire buffer, and provides proof the site has adequate fire protection by including existing development, therefore there is no wild land fire danger.

A comprehensive approach to fire safety is proposed for the Plan area. The following design features will be incorporated within the development, per fire department requirements:

- Roadways serving the Specific Plan will have a minimum improved paved width of 24 feet with an additional 8 feet to each side for parking. Any other roadway features such as gates will meet the design criteria of the San Marcos Fire Department.
- Any automatic gates are required to have a Knox rapid entry system and emergency vehicle strobe detector.
- Fire hydrants with an adequate water supply must be installed at locations approved by the San Marcos Fire Department. Hydrant spacing will be 300 feet apart for multi-family areas. For single-family areas, hydrants will be spaced 600 feet apart.
- Residential structures will have incorporate fire sprinklers per California Building Code 2010 edition and City ordinance.

Figure 4-1. Fire Buffer exhibit



4.5. POLICE PROTECTION

Police protection services for the Davia Specific Plan area will be provided through the San Diego County Sheriff's Department, under contract with the City of San Marcos. Specifically, the existing San Marcos Sheriff's Station located at 182 Santar Place, approximately 1.5 miles northwest of the Plan area, will serve the project.

Services are available 24 hours a day, seven days a week and include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communication and dispatch and various management support services. Law enforcement services include Community Oriented Police and Problem Solving (COPPS) Teams, traffic enforcement, criminal investigation, canine handlers, juvenile diversion, narcotics and gang investigations and crime prevention.

4.6. SOLID WASTE DISPOSAL

Waste collection and recycling services in the vicinity of the Plan area are currently provided under contract by EDCO Waste & Recycling Services. Waste collected by EDCO is hauled to the Escondido Resources Recovery Transfer Station, which accepts mixed municipal waste, green materials and construction/demolition materials. After the transfer station, waste is then transported to the Sycamore Sanitary Landfill in Santee.

Prior to the issuance of building permits, each development project within the Plan area will be required to provide adequate areas for collecting and loading of recyclable materials, as well as solid waste storage. Community drop off locations are available for proper disposal of universal waste and household hazardous waste.

5.0 UTILITIES PLAN

5.1. OVERVIEW OF UTILITIES PLAN

This section of the Davia Village-MARC Specific Plan addresses the utility systems required to serve the Plan area. Each component of the utility system is designed to ensure adequate infrastructure capacity to serve demand from all land uses at buildout of the Davia Village-MARC Specific Plan. All utilities are to be located within utility closets next to parking areas, within the buildings, or out of public view. The following Plan area utilities are discussed in detail below: water, wastewater, stormwater drainage and detention, electricity and natural gas. **Table 5-1** identifies the utility providers for the Plan area.

Table 5-1 Utility Providers

Utility	Provider
Water	Vallecitos Water District
Sewer	Vallecitos Water District
Storm Drainage	Project Owner
Natural Gas	San Diego Gas & Electric
Electricity	San Diego Gas & Electric

5.2. WATER SUPPLY

Water service for fire protection and residential use will be provided by Vallecitos Water District. The property is currently served by public water lines located within Amorlite Drive and Bingham Drive. According to the Vallecitos Water District (VWD, Davia Village-MARC water and sewer study, Davia Village-MARC will increase the density of the use, therefore triggering mitigation measures. The developer will be responsible for the increase in density, therefore requiring mitigation to satisfy VWD's need for increased storage capacity.

5.3. WASTEWATER

Sewer service for the Specific Plan development will be provided by Vallecitos Water District. The property is currently served by public sewer lines located within Amorlite Drive and Bingham Drive. According to the Vallecitos Water District, Davia Village-MARC Water and Sewer Study Davia Village-MARC construction will create areas that will require mitigation to satisfy VWD. The

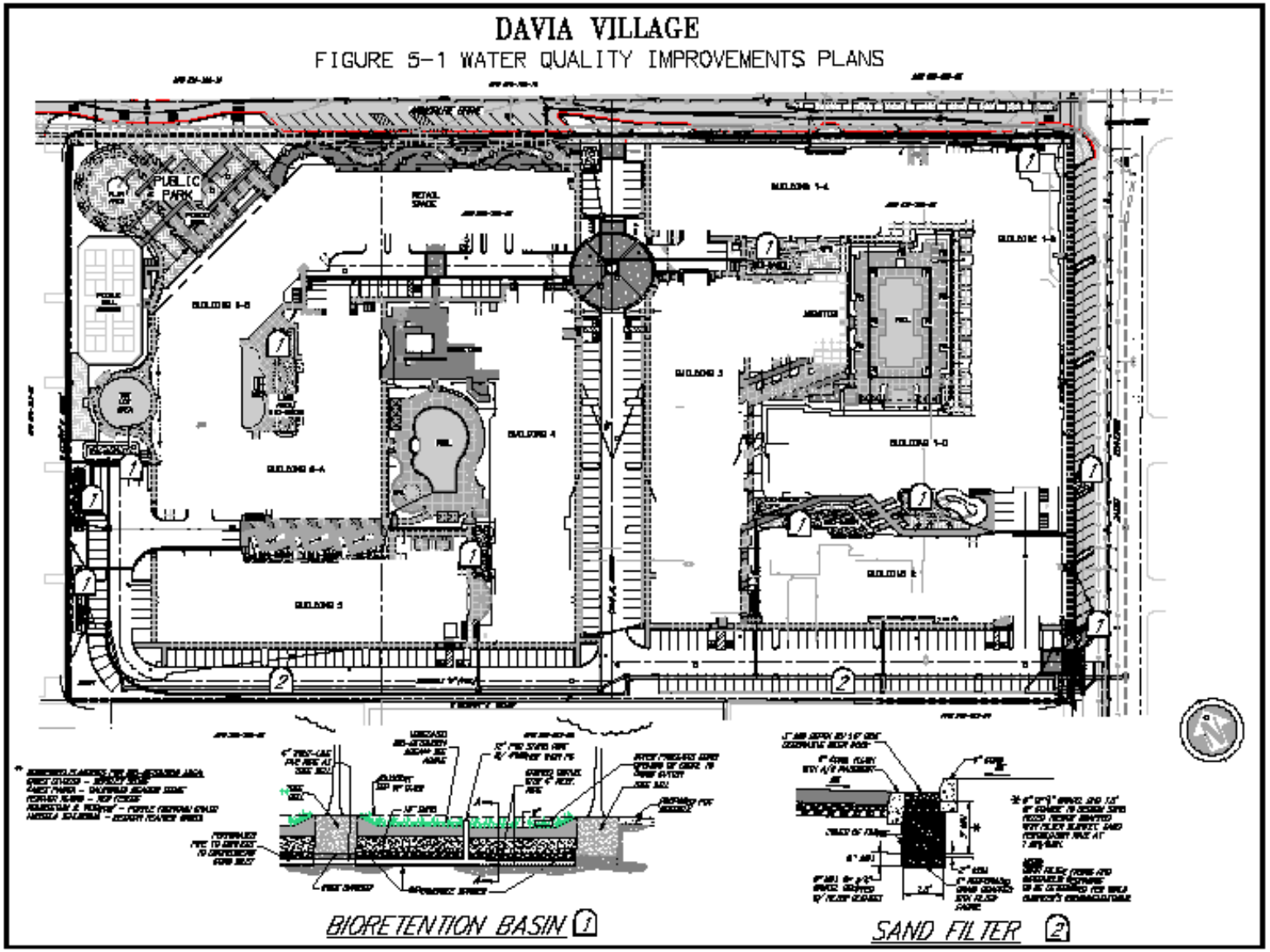
increased densification will create wastewater flows requiring the upsizing approximately 1,195 feet of 8-inch wastewater collection pipe in Armorlite Drive and Bingham Drive to 10-inch diameter pipe and 652 feet of 8-inch wastewater collection pipe in Bingham Drive to 12-inch diameter pipe. The development of Davia Village-MARC will create an increase of 52,668 gpd in the parallel land outfall's capacity. Davia Village-MARC will be financially responsible to pay their fair share for its portion of the parallel land outfall capacity that it utilizes. Additionally Davia Village-MARC will be responsible for their impacts of an additional 52,668 gpd in solids handling, liquid handling and ocean disposal capacity at the Encina Water Pollution Control Facility.

5.4. STORMWATER MANAGEMENT

The Specific Plan area is currently developed with industrial buildings with asphalt parking areas and a paved storage or outdoor work area. Stormwater runoff drains to the street by private storm drain or overland to a public storm drain system located in both public streets. Stormwater runoff drains south under Bingham Drive into a soft bottom channel east of Bingham Drive and just north of Furniture Road. Runoff drains south then southwest under I-78 to San Marcos Creek and into Lake San Marcos. Lake San Marcos drains south and west to Batiquitos Lagoon.

Development of the Specific Plan with mixed use development and recreational areas will yield less impervious area then the existing land use and is therefore exempt from hydro-modification, in accordance with HMP Applicability Determination of the County of San Diego SUSMP.
Because of proposed land use and impairments in receiving waters, storm water treatment is proposed to treat approximately 100% of the developed area to the Maximum Extent Practical (MEP). The project also proposes to widen Armorlite Drive and Bingham Drive to accommodate additional parking. BMPS will treat the additional impervious public portion of this project. For preliminary design purposes, sand filters and bio-retention basins are sized to treat 4% of the proposed impervious area, in accordance with Table 4-6 of the county SUSMP. The preliminary hydrology study for Davia Village-MARC, dated March 15, 2012, indicates a proposed impervious area comprising 71.3% of the site or 36,615 square feet. The amount of filter area proposed is 14,645 square feet. A comprehensive design will be completed with construction documents.

Water Quality Improvement Plans (WQIP) have been prepared as part of the Preliminary Grading Plan set **Figure 5-1**. The plans show size and location proposed drainage and water quality facilities.


DAVIA VILLAGE
FIGURE 5-1 WATER QUALITY IMPROVEMENTS PLANS
PUBLIC PARK
BIORETENTION BASIN 1
SAND FILTER 2

5.5 DRY UTILITIES

Existing electric, gas, telephone, and cable TV are available for use by the Specific Plan development within Armorlite Drive or Bingham Drive. All existing utilities are currently underground. Telephone services will be provided Pacific Bell. Cable TV will be provided by Cox Cable.

Final plans showing service points, transformers, and any relocation will be prepared with construction documents. Service letters will be obtained from service providers prior to project approval.

5.5.1. ELECTRICITY

San Diego Gas and Electric, SDG&E, will provide electric service. Easements, in favor of SDG&E, will be provided onsite to allow for the installation and maintenance for all electric facilities.

5.5.2. GAS

San Diego Gas and Electric, SDG&E, will provide gas service. Easements, in favor of SDG&E, will be provided onsite to allow for the installation and maintenance for all gas facilities.

6.0 PUBLIC FACILITY AND FINANCING PLAN

6.1. OVERVIEW

This section of the Davia Village-MARC Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area including: the proposed mechanisms for financing the cost of construction together with the operation and maintenance of those facilities; and the phasing of construction.

6.2. FINANCING OF PUBLIC IMPROVEMENTS

Public improvements shall be financed using a variety of methods including Community Facility District Fee's (CFD's), CALTRANS grants, and SANDAG grants within the Davia Village-MARC Specific Plan area as well as the Armorlite Drive Complete Street Plan Area. The developer will finance, at their own expense, the construction of the private project and public infrastructure to develop the site.

Davia Village-MARC will contribute to the future CFD, in combination with a CALTRANS grant to pay for their portion of the construction of the pedestrian bridge.
A SANDAG grant will contribute to the construction of public improvements to the Armorlite Drive. The SANDAG grant, in conjunction with private funds from Davia Village-MARC and contributed to the City of San Marcos, will be used by the City of San Marcos to complete the construction of the Armorlite Drive Complete Street Plan.

6.3. PHASING

Davia Village-MARC will be constructed as a single-phase development. The public park space and buildings shall be constructed concurrently therefore meeting the definition of single phase construction.

6.4. OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

Davia Village-MARC development owners will pay for all impacts and infrastructure necessary for the project to be developed, including the maintenance of private interior driveways, Public Parks, landscaping and common areas within the project area. Davia Village-MARC's public maintenance responsibilities include annual payment of the future Community Facility District (CFD) for the construction and maintenance of the pedestrian bridge, and Public Park. Annual contributions to CFD's 98-01-1A1, CFD 98-02,

CFD-2011-01, CFD 2001-01 will help fund city maintenance and public services to the project area and other City facilities.

7.0 IMPLEMENTATION

7.1. OVERVIEW

This section of the Davia Village-MARC Specific Plan describes the mechanisms for implementing the Plan and is to be consulted whenever there is a question concerning the Plan implementation in relation to the subsequent projects that may be developed within the Plan area boundaries. As the City of San Marcos is the public agency responsible for the administration of the Davia Village-MARC Specific Plan, the tools and procedures described in this section are to be implemented consistent with all City rules, regulations and policies.

7.2. PROJECT REVIEW PROCEDURES AND FUTURE ENTITLEMENTS

All development proposals within Davia Village-MARC shall be subject to the development and design review process outlined herein. The intent of the development and design review process is to ensure that development proposals within Davia Village-MARC are consistent with the provisions of the Davia Village-MARC Specific Plan and to ensure compatibility with adjacent land uses. The development and design review process may include but is not limited to the review of subdivision maps, plot/site plans, architectural building plans, landscape plans, and materials boards.

Permitted by right - Prior to the issuance of grading and/or building permits, land uses designated of this specific plan shall require the approval of a Site Development Plan by the City of San Marcos. The applicant shall pay any and all applicable City development fees adopted at the time of submittal of a development plan. The development plan shall require an administrative-level review by the Director of Development Services Director of Development Services or his/her designee. The Director of Development Services shall have the authority to approve, amend or deny development plans within the intent of the Davia Village-MARC Specific Plan. The Director of Development Services shall have the authority to refer development plans to the Planning Commission in lieu of making a decision. In the event that the applicant is not satisfied with the action of the Director of Development Services, upon posting the City's fee for appeals adopted at the time of the appeal, appeal in writing to the Planning Commission. The Planning Commission, upon receiving said appeal shall affirm, reverse or modify the decision of the Director of Development Services. The Planning Commission decision may be appealed to the City Council following the same procedure for appeal to the Planning Commission. The decision of the City Council in the case of any such appeal shall be final. (City of San Marcos Ordinance No. 80-525, Sec 1, 81-2-80)

Use Permit - Prior to the issuance of grading and/or building permits, land uses designated as requiring a use permit shall be processed in accordance with the use permit procedures outlined in Chapter 20.520 of the San Marcos Zoning Ordinance. Development proposals approved through the Use Permit process shall meet the intent and be consistent with the provisions of the Davia Village-MARC Specific Plan. In the event that the applicant is not satisfied with the action of the Planning Commission, upon posting the City's fee for appeals adopted at the time of the appeal, appeal in writing to the City Council. The City Council, upon receiving said appeal shall affirm, reverse or modify the decision of the Planning Commission. The decision of the City Council in the case of any such appeal shall be final. (City of San Marcos Ordinance No. 80-525, Sec 1, 81-2-80).

7.3. PROJECT PROCESSING

Individual development projects within the Plan area are subject to review and may require subsequent permits from the City of San Marcos. Application, fee and processing requirements shall be in accordance with the City's regulations, unless modified by this Plan. The City of San Marcos Planning & Development Services Division will conduct an initial review of a subsequent application for completeness and consistency with the adopted Plan. Applicants will be advised by City staff of any application deficiencies that must be rectified in order for the application to be deemed complete.

Project applications will be reviewed for consistency with all pertinent development standards, design standards, mitigation measures identified during the environmental review process, and other applicable conditions of approval adopted as part of the Plan. Application will be reviewed by the Planning & Development Services Department using established procedures. All subsequent development projects, public improvements and other activities shall be consistent with this Plan. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure the project is in compliance with the Plan and all application plans/regulations. If the applicant or City staff believes that an amendment to the Plan is warranted, an amendment to the Davia Village-MARC Specific Plan may be prepared. Amendment procedures are detailed in Section 7.4, below.

The project processing requirements described within this Plan apply to all development proposed within the Plan area. The following items will need to be processed with the City of San Marcos to complete the development of the Davia Village-MARC Specific Plan area. This description addresses only entitlements that the City of San Marcos has authority to grant, such as:

- Tentative Maps
- Final Maps
- Grading Permits
- Building Permits
- Multi-family Site Development Plans
- General Plan Amendments
- Rezones
- Specific Plans

Permits from other governmental agencies may be required prior to project implementation and the City assumes no responsibility for identifying or pursuing these permits on behalf of any applicant. As appropriate, State, federal and other local agency approvals are required prior to any development activity within the Plan area.

7.4. MODIFICATIONS AND SPECIFIC PLAN AMENDMENTS

Approval of this specific plan indicates acceptance by the City of San Marcos of a framework for community development within Davia Village-MARC. Part of that framework establishes specific development standards that constitute the zoning regulations for the Davia Village-MARC Specific Plan. It is anticipated that certain modifications to the specific plan text, exhibits, and or project may be necessary during the development of the project. Any modifications to this specific plan shall occur in accordance with the amendment process described herein. These amendments, should they occur, are divided into two categories. The first category, "Minor Modifications," is defined in further detail below. All other proposed changes are considered specific plan amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases, amendments must be found to be in substantial conformance with the objectives and development standards of the Davia Village-MARC Specific Plan. Amendments may be requested at any time pursuant to Section 65453(a) of the California Government Code. If the amendment is deemed major by the Director of Development Services, it will be processed in the same manner as the original specific plan. Proposed amendments deemed to be minor modifications by the Director of Development Services, as defined herein, will be processed administratively in accordance with the City's administrative review process. Depending upon the nature of a proposed specific plan amendment, a supplemental environmental analysis may be required, pursuant to Section 15162 of the California Environmental Quality Act (CEQA).

Minor Modifications

Upon determination by the Director of Development Services, certain modifications to the specific plan text, graphics, and/or project design may not require specific plan amendments (e.g., review and approval through a public hearing). The following minor modifications to the specific plan do not require a specific plan amendment, and subject to review and approval by the Director of Development Services, are considered to be in substantial conformance with the intent of the provisions of this specific plan. The Director of Development Services, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by any given planning area by 15 percent or less.

- Any decrease in project density.

- Any modifications or realignment of any street serving the project, if also reviewed and approved by the City Engineer.

- Any modifications or realignment of any lot lines, easement locations, or any grading adjustments, if also reviewed and approved by the City Engineer.

- Any collector or public road alignment revisions, when reviewed and approved by the City Engineer.

- Any changes made to any utility facilities or the location of any utility facilities such as water, sewer, storm drainage improvements, gas, electricity, cable television or any other utilities required to serve the project when requested or directed by the applicable serving agency.

- Any changes made by any utility provider or public agency providing any utility services to the project.

- Any modifications or changes to any design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, entry treatments, or any other changes in any design criteria prescribed in the specific plan, determined to be in substantial conformance with the Davia Village-MARC Specific Plan by the Director of Development Services.

- Modifications to any landscape, wall material, wall designs, wall

alignment, or streetscape designs, as determined by the Director of Development Services.

- Any changes to recreational facilities or ancillary recreational amenities so long as the Director of Development Services determines they are consistent with the intent of the specific plan.

- Modifications to any of the architectural design guidelines such as variations of material within the particular architectural style and any variations in colors, as determined by the Director of Development Services.

- Any revisions to the specific plan graphics that would be consistent with the overall intent of the specific plan, as determined by the Director of Development Services.

- Any modifications to architecture, plotting, or unit size determined consistent with the overall intent of the specific plan by the Director of Development Services.

- Any other modifications, name changes to the Specific Plan, or requested changes to any part of the specific plan or any design details of the specific plan that are deemed minor by the Director of Development Services.

SPECIFIC PLAN AMENDMENTS

All specific plan modifications that do not meet the criteria of a minor modification as defined above or as determined by the Director of Development Services, shall be deemed major and require approval of a specific plan amendment by the Planning Commission and City Council of the City of San Marcos. In the event that the proposed specific plan amendment requires supplemental environmental analysis pursuant to Section 15162 of CEQA.

File #:TMP-2415

MEETING DATE:
MARCH 24, 2026

SUBJECT:
RESOLUTION NO. 2026-9558 - ANNEXATION NO. 161 AND DESIGNATE IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE)

Recommendation
ADOPT a resolution declaring intention to annex territory as Annexation No. 161 and designate Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD No. 98-02") and other actions related thereto.

Board or Commission Action
On October 24, 2023, the City Council approved the entitlements for the AOA West (Paloma Townhomes) project. City Council's approvals included a Specific Plan (SP22-0003), General Plan Amendment (GPA22-0001), Rezone (R22-0001), Multifamily Site Development Plan (MFSDP22-0002), Tentative Subdivision Map (TSM22-0002), Conditional Use Permit (CUP22-0002), Tentative Parcel Map (TPM22-0001), and Site Development Plan (SDP22-0003). On November 14, 2023, the City Council adopted Ordinance 2023-1537, approving the Specific Plan (SP22-0003).

On December 12, 2023, the City Council approved the entitlements for the Restaurant Row project. City Council's approvals included a Specific Plan (SP22-0004), General Plan Amendment (GPA22-0002), Rezone (R22-0002), Tentative Subdivision Map (TSM22-0003), and Site Development Plans (SDP22-0006 and SDP23-0004). On January 9, 2024, the City Council adopted Ordinance 2023-1540, approving the Specific Plan (SP22-0004). On February 4, 2026, the City administratively approved a Substantial Conformance (SC25-0004).

On December 2, 2024, the Planning Commission approved the entitlements for the Sears project. The Planning Commission approvals included Site Development Plan (SDP24-0006), Tentative Subdivision Map (TSM24-0002), and Conditional Use Permit (CUP24-0002).

Executive Summary
This item is to initiate proceedings pursuant to the petitions submitted by the property owners of the projects known as AOA West (Paloma), Restaurant Row, and Sears to annex certain territory to be known as Annexation No. 161 ("Annexation No. 161") and to designate Improvement Area No. F-59 ("IA No. F-59") of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD No. 98-02"). These proceedings are intended to provide notice to the public of the City Council's intent to annex territory within the City to IA No. F-59 and establish the boundaries of the intended annexation.

Discussion
CFD No. 98-02 was formed pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with

California Government Code section 53311 *et seq.* (the "Act") and the City of San Marcos Community Facilities District Procedural Ordinance enacted pursuant to the powers reserved by the City of San Marcos under Sections 3, 5 and 7 of Article XI of the Constitution of the State of California to provide funding necessary for the maintenance of the City's lighting, landscaping, parks, medians, open space, and preserve space. Special improvement areas are formed as separate zones within CFD No. 98-02 to provide special tax funding necessary for the maintenance of development improvements and impacts above and beyond what is normally maintained by the City.

Annexation No. 161 is proposed to include three project sites known as AOA West (Paloma), Restaurant Row, and Sears. The conditions of approval for these projects require mitigation of certain development impacts on the City, and the property owners have elected to annex the properties into CFD No. 98-02 and establish Improvement Area No. F-59 to mitigate such impacts. Accordingly, each of the property owners has submitted a petition requesting that the City Council initiate proceedings for annexation into CFD No. 98-02 and the establishment of Improvement Area No. F-59. The proposed projects are described below:

- The AOA West (Paloma) project proposes to develop the 4.99-acre site west of the intersection of Grand Ave and Linda Vista Dr.). The project proposes to develop 102 multi-family residential condominiums. The property owner is Paloma Townhomes, LLC.

- The Restaurant Row project proposes to develop the 9.62-acre site at 1020 West San Marcos Boulevard (northwest corner of W San Marcos Blvd and Via Vera Cruz). The project proposes to develop 190 multi-family residential condominiums, and 10,400 square feet of mixed-use commercial space. The property owner is SB-HS Lot Option Pool 02, L.P.

- The Sears project proposes to develop the 2.72-acre site at 1100 W San Marcos Blvd. The project proposes to develop 71 multi-family residential condominiums and 2,916 square feet of mixed-use commercial space, and 2,981 square feet of resident amenity space. The property owner is SB-HS Lot Option Pool 01, L.P.

It is also contemplated some property will require detachment from the City's existing community facilities districts and assessment districts. The required detachment proceedings will be completed, as applicable, for each property following the successful annexation to, and designation of IA No. F-59, as a separate proceeding or proceedings as required.

The map of the proposed boundaries of IA No. F-59 and Annexation No. 161 are attached as Attachment A.

City staff has determined that creating IA No. F-59 for new development, and potential redevelopment of certain properties, provides a benefit to the property owners by consolidating the maintenance services into a single district rather than utilizing multiple existing or future special districts, each of which provide only partial maintenance of the required services. IA No. F-59 also provides a benefit to the City by reducing the administrative burden of having to administer multiple districts to provide the combined services required to be maintained by the properties.

To initiate the annexation proceedings, the City Council must approve the attached Resolution of Intention (Attachment B). By adopting the attached Resolution of Intention, the City Council will establish the date and time for the public hearing and special land owner election to complete the annexation and to designate IA No. F-59.

It is expected development in the future will be annexed to IA No. F-59. To authorize future annexation proceedings the City Council will also consider an additional item this evening to authorize future annexation to IA No. F-59 as part of a concurrent proceeding.

The special taxes proposed for IA No. F-59 will be levied at the rates shown in the Rate and Method of Apportionment ("RMA") attached to this staff report (Attachment C). The taxes levied ensure sufficient funding to maintain the proposed services into perpetuity. The proposed services to be maintained by IA No. F-59 are included in Exhibit "A" of the resolution of intention attached as Attachment B.

Environmental Review
The proposed annexation is not a project subject to the California Environmental Quality Act (CEQA) as per Section 15378 of the State CEQA Guidelines, as it is an organizational activity of government and there is no potential to result in a physical change in the environment. Even if the annexation can be considered a project subject to CEQA, it is categorically exempt per State CEQA Guidelines Section 15301 (Existing Facilities), as it does not involve changes to approved development. The annexation is also categorically exempt per State CEQA Guidelines Section 15319 (Annexations), as the properties contain private structures developed to existing zoning and utilities to the sites will only have capacity to serve the existing structures. Finally, the annexation is exempt per Section 15061(b)(3) because it can be seen with certainty that there is no possibility it would have a significant effect on the environment. None of the exceptions to the categorical exemptions in State CEQA Guidelines Section 15300.2 apply to the annexation.

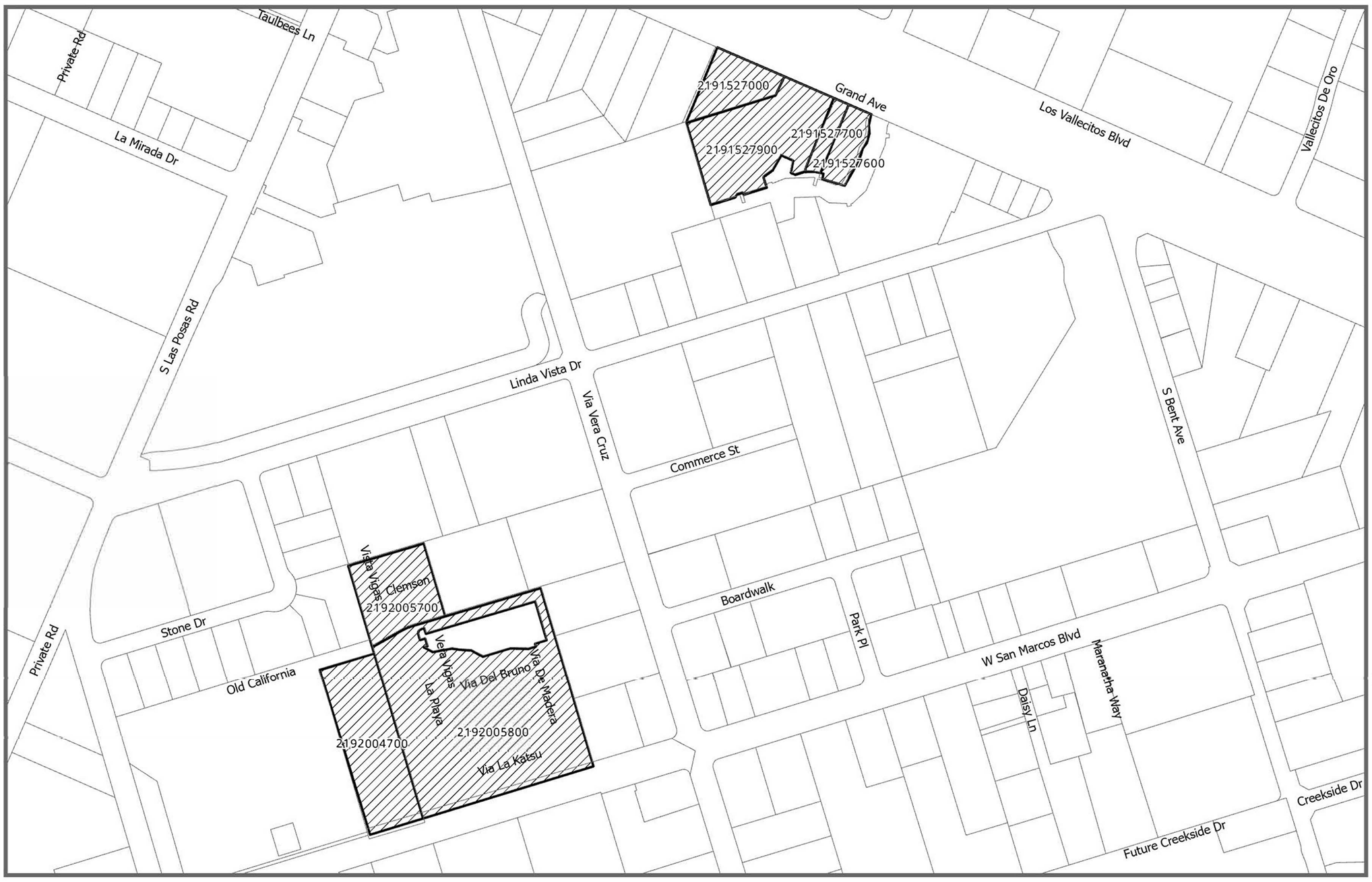
Fiscal Impact
The annual maximum special tax for IA No. F-59 for Fiscal Year 2025-26 will be $651.67 per equivalent dwelling unit and $1,726.93 per acre for non-residential. The total annual maximum special tax is $238,140.36 for the full development of the AOA West (Paloma), Restaurant Row, and Sears projects in 2025-26 dollars. The maximum special tax is the maximum amount that can be levied in any given tax year. It is escalated every fiscal year based on the Consumer Price Index (CPI) or 2.0%, whichever is greater. Details and the breakdown of special taxes have been provided within the RMA in Attachment C.

Attachment(s)
Attachment A: IA No. F-59 Boundary Map
Attachment B: City Council Resolution of Intention
Attachment C: Rate and Method of Apportionment

Prepared by: Song LeBaron, Sr. Management Analyst
Submitted by: Song LeBaron, Sr. Management Analyst
Reviewed by: Isaac Etchamendy, Director of Development Services/City Engineer
Approved by: Michelle Bender, City Manager

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
ANNEXATION NO. 161
SPECIAL IMPROVEMENT AREA NO. F-59



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 2026.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE MAP SHOWING BOUNDARIES AND TERRITORIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 98-02, CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026 BY ITS RESOLUTION NO. 2026-_____.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

FILE NO. 2026-_____

FILED THIS _____ DAY OF _____, 2026 AT _____ _____ O'CLOCK IN BOOK _____, PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

JORDAN Z. MARKS,
COUNTY RECORDER

_____
BY: DEPUTY COUNTY RECORDER

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Legend

CORE ANNEXATION AREA BOUNDARY

CITY OF SAN MARCOS

BOOK _____ PG _____ 2026-_____

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA, DECLARING ITS INTENTION TO ANNEX TERRITORY AS ANNEXATION NO. 161 AND DESIGNATE IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE), CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND TAKING OTHER ACTIONS RELATED THERETO

WHEREAS, the City Council (the "City Council") of the City of San Marcos (the "City") has previously established Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD"), which authorized the designation of improvement areas therein pursuant to Chapter 2.5 (commencing with section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982" (the "Act") for the purpose of financing certain public services which are necessary to meet increased demands placed upon the City as a result of the development of real property within the territory to be included in the community facilities district (the "Services"); and

WHEREAS, the City Council desires to create a new improvement area within the CFD to be designated as "Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California;" (the "Improvement Area"); and

WHEREAS, the City Council has received a written petition (the "Petition") from the owner (the "Owner") of certain real property included within the City described in Exhibit "D" (the "Territory") requesting that the City Council initiate proceedings to annex the Territory into the Improvement Area and the City Council further desires to designate such annexation as Annexation No. 161; and

WHEREAS, such annexation is authorized pursuant to the terms and provisions of the Article 3.5 of the Act (commencing with section 53339); and

WHEREAS, the Owner is the owner of more than ten percent (10%) of the property which is proposed to be included within the boundaries of the proposed Improvement Area; and

WHEREAS, pursuant to the Petition, the City Council desires to initiate proceedings to consider the designation of the Improvement Area and annexation of the Territory thereto; and

WHEREAS, having received the Petition, the City Council is required to initiate proceedings to annex Territory to the Improvement Area, set forth the boundaries for the Improvement Area, indicate the type of public services proposed to be financed by the Improvement Area, indicate the rate and method of apportionment of a special tax

sufficient to finance the public services and the administration of the Improvement Area, and set a time and place for a public hearing relating to the designation of the Improvement Area and annexation of territory thereto; and

WHEREAS, certain portions of the Territory proposed for annexation into the Improvement Area is included within either the City's existing Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) or Landscaping and Lighting Maintenance District No. 1 (the "Prior Districts"), as applicable; and

WHEREAS, it is the intention of the City Council that services be provided through the CFD instead of the Prior Districts for ease of administration and as such upon annexation into the Improvement Area, the applicable portions of the Territory will be detached from the Prior Districts and a notice of cessation of special tax/assessment lien will be recorded against such portions of the Territory concurrently with these annexation proceedings.

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

Section 1. Recitals. The foregoin
g recitals are true and correct, are incorporated herein by this reference, and the City Council hereby accepts the petition of the landowners to proceed with the annexation of the Improvement Area.

Section 2. Annexation Authorization. These proceedings for annexation are initiated by this City Council pursuant to section 53339.2 of the Government Code of the State of California.

Section 3. Proposed Improvement Area. The improvement area proposed to be designated within the CFD shall be known as "Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California."

Section 4. Necessity. The City Council hereby determines that the public convenience and necessity requires that the Improvement Area is designated within the CFD and the Territory is annexed to the Improvement Area. The City Council further declares its intention to provide future annexation for future territory.

Section 5. Description and Map of Boundaries. A general description of the existing CFD territory is as follows:

All that property and territory as originally included within the CFD and subsequently annexed to the CFD, as such property was shown on maps as approved by this City Council designated by the name of the original CFD, copies of which are on file in the Office of the City Clerk, as well as copies filed in the Office of the County Recorder.

The boundaries of the proposed Annexation No. 161 and designation of the Improvement Area are shown on the map entitled "Map of Proposed Boundaries of Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California" which is on file with the City Clerk of the City Council (the "City Clerk"), and attached hereto as Exhibit "C" and incorporated herein by this reference. Said map is hereby approved and, pursuant to section 3110 of the California Streets and Highways Code, the City Clerk shall, after conforming with the other requirements of section 3111 of the California Streets and Highways Code, record the original of said map in the office of the City Clerk, and within 15 days of the adoption of this Resolution but not later than 15 days prior to the date of the public hearing set forth in section 10 hereof, shall file a copy of said boundary map with the County Clerk-Recorder of the County of San Diego.

Section 6. Types of Services; Incidental Expenses. It is the intention of the City Council that the Improvement Area finance the municipal services generally described in Exhibit "A" (the "Services") attached hereto and incorporated herein by this reference and all costs associated with the annexation of the Improvement Area, administration thereof, the determination of the amount of any special taxes to be levied, the costs of collecting any special taxes, and costs otherwise incurred in order to carry out the authorized purposes of the Improvement Area and CFD.

To the extent possible and practicable, it is the City Council's further intention that any common services be complete together at the same time and under the same contracts, to the extent services are contracted to third-parties, for any similar services and at shared facilities, in common with the existing CFD and the Improvement Area.

The City Council hereby finds and determines that the public interest will not be served by allowing the property owners in the Improvement Area to enter a contract in accordance with section 53329.5(a) of the Act.

Section 7. Special Taxes. It is the intention of the City Council that, except where funds are otherwise available, a special tax sufficient to pay for the Services and related incidental expenses authorized by the Act, secured by the recordation of a continuing lien against all non-exempt real property in the Improvement Area, shall be annually levied within the boundaries of the Improvement Area pursuant to the Rate and Method (defined below).

Particulars as to the rate and method of apportionment of the proposed special tax are set forth in the attached Exhibit "B" (the "Rate and Method"), which is incorporated herein by this reference and which sets forth in sufficient detail the rate and method of apportionment of the special taxes to allow each landowner or resident within the proposed Improvement Area to clearly estimate the maximum amount that such person will have to pay.

The special tax proposed to pay for the Services to be supplied within the Territory shall be equal to any special tax levied to pay for the same services in the existing CFD, except that a higher or lower special tax may be levied within the Territory proposed to

be annexed or territory to be annexed in the future to the extent that the actual cost of providing the Services in that territory is higher or lower than the cost of providing those services in the existing CFD. This section shall not be construed to limit the levy of a special tax within the Territory to be annexed or territory to be annexed in the future to provide new or additional services beyond those supplied within the existing CFD.

The maximum special tax rate of the existing CFD shall not be increased as a result of any annexation proceeding. The special tax obligation for any parcel may be prepaid pursuant to the terms described in Section 9 of the Rate and Method.

The special taxes shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided however, that the Improvement Area may collect special taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent assessor's parcels as permitted by the Act.

Upon recordation of a notice of special tax lien pursuant to sections 3117.5 and 3114.5 of the California Streets and Highways Code, a continuing lien to secure the levy of special taxes shall attach to all non-exempt real property in the Improvement Area, and that lien shall continue in force and effect until the collection of the special taxes ceases. The City Council hereby finds that the provisions of sections 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to *ad valorem* property taxes and schools financed by a community facilities district) are inapplicable to the proposed Improvement Area.

Section 8. Exempt Properties. Pursuant to section 53340 of the Act, and except as provided in section 53317.3 of the Act, properties or entities of the state, federal, and local governments shall be exempt from the levy of special taxes. Additionally, any property receiving a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code shall be exempt from the special tax to the extent of such welfare exemption. The Rate and Method describes property exempt from the special tax for the Improvement Area. If a portion of the property within the Improvement Area becomes exempt for any reason, wholly or in part, from the levy of the special tax, the City Council will, on behalf of the Improvement Area, increase the levy to the extent necessary upon the remaining property within the Improvement Area that is not exempt in order to yield the annual expenses of the Improvement Area, if any, subject to the provisions of the Rate and Method and the Act regarding limitations on maximum annual special tax rates and annual increases in the annual special tax levy.

Section 9. Necessity. It is further determined by the City Council that the Services are necessary to meet increased demands and needs placed upon the City as a result of development within the boundaries of the Improvement Area.

Section 10. Hearing. A public hearing will be held by the City Council to consider the annexation of the Improvement Area to the CFD, the proposed levy of special taxes therein, the proposed rate, method of appointment, and manner of collection of the special taxes, and all other matters as set forth in this Resolution at 6:00 p.m. on April 28, 2026

in the City Council Chamber, 1 Civic Center Drive, San Marcos, California 92069. At such hearing, any persons interested, including all taxpayers, property owners, and registered voters within the Improvement Area, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the annexation of the Territory to the Improvement Area, the levy of the special taxes, or the extent of the Improvement Area, or the establishment of an appropriations limit therefor, or on any other matters set forth in this Resolution, will be heard and considered.

Any protests to the proposals in this Resolution may be made orally or in writing by any interested persons or taxpayers, except that any protests pertaining to the regularity or sufficiency of such proceedings shall be in writing and shall clearly set forth the irregularities and defects to which the objection is made. The City Council may waive any irregularities in the form or content of any written protest and at such public hearing may correct minor defects in such proceedings. All written protests not presented in person by the protester at the public hearing shall be field with the City Clerk on or before the time fixed for the public hearing in order to be received and considered. Any written protest may be withdrawn in writing at any time before the conclusion of such public hearing.

If fifty percent (50%) or more of the registered voters, or six registered voters, whichever is more, residing within the Territory proposed to be included in the Improvement Area and not exempt from the levy of special taxes, or the owners of one-half or more of the area of the land in said Territory, file written protests against the annexation of the Improvement Area to the CFD, and protests are not withdrawn so as to reduce the value of the protest to less than a majority, no further proceedings to designate the Improvement Area or to levy the specified special taxes shall be taken for a period of one year from the date of the decision of the City Council. If a majority protest of the registered voters or of the landowners are only against the furnishing of a specified type or types of Services within the Improvement Area, those types of Services will be eliminated from the resolution completing the annexation of the Improvement Area to the CFD.

The public hearing may be continued from time to time, but shall be completed within sixty (60) days, except that if the City Council finds that the complexity of the Improvement Area or the need for public participation requires additional time, the public hearing may be continued from time to time for a period not to exceed six (6) months.

At the conclusion of the public hearing, the City Council may abandon the proposed annexation or may, after passing upon all protests, determine to proceed with annexing the Improvement Area to the CFD.

Section 11. Notice. The City Clerk shall publish a notice of the time and place of said public hearing as required by section 53339.4 of the Act, and may also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within the proposed boundaries of the Improvement Area as prescribed by section 53339.4 of the Act. Said notice shall be published in a newspaper of general circulation within the boundaries of the Improvement Area at least seven (7) days before

the date of the public hearing, and may be mailed, first-class postage prepaid, to each owner of land and each registered voter residing within the boundaries of the Improvement Area at least fifteen (15) days prior to the date of the public hearing, and shall contain the information required by said section 53339.4.

Section 12. Description of Voting Procedures. The voting procedures to be followed shall be pursuant to section 53339.7 of the Act and pursuant to the applicable provisions of the California Election Code. If the City Council determines at the conclusion of the public hearing to proceed with the annexation of the Improvement Area to the CFD, it expects that the proposed voting will be by the landowners voting in accordance with the Act, as the City Council is informed that during the ninety (90) days prior to the date set for the hearing, there have been fewer than twelve (12) registered voters residing in the proposed boundaries of the Improvement Area. The City Council hereby requires this information to be confirmed before ordering the election.

Section 13. Report. The officers of the City who are responsible for providing the proposed types of Services to be provided within and financed by the proposed Improvement Area, if it is established, are hereby directed, pursuant to the requirements of Section 53321.5 of the California Government Code to study the proposed Improvement Area and, at or before the time of said hearing, file or cause to be filed a report with the City Council containing a brief description of the Services by type, which will in their opinion be required to adequately meet the needs of the proposed Improvement Area and an estimate of the fair and reasonable cost of providing those Services and the incidental expenses to be incurred in connection therewith. All such reports shall be made a part of the record of the hearing to be held pursuant to Section 10 hereof.

Section 14. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 15. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, this 24th day of March, 2026.

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”
IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE), CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

Authorized Services

The types of services generally provided in the existing CFD include, but are not limited to, the maintenance, repair, removal, replacement, operation, and management of:

1. Public lighting and appurtenant facilities, including, but not limited to street lighting and traffic signals;

2. Median landscaping and appurtenant facilities such as irrigation;

3. Parkway landscaping and appurtenant facilities such as irrigation;

4. Public or private property required by the City of San Marcos to be maintained as passive open space areas, including, but not limited to, passive open space areas, habitat preservation areas, slope areas and earthen/natural drainage channels and appurtenant facilities such as drainage pipes and systems; and

5. Active open space areas including parks and trails and appurtenances such as signage.

For a full and complete description of the public services, reference is made to the final Special Tax Report for the CFD, a copy of which is on file in the Office of the City Clerk.

The types of services generally provided in the Improvement Area include, but are not limited to, the maintenance services described above provided by the CFD, plus the maintenance, repair, removal, replacement, rehabilitation, operation, and management of the following types of services:

1. Storm drain and stormwater treatment facilities, including but not limited to storm drain systems, permanent storm water quality BMPs, low impact development (LID) BMPs, detention facilities, and access to such facilities;

2. Parks including but not limited to habitat/biological open space, recreational open space, play areas, picnic areas, signage, restrooms, sports fields, pedestrian and field lighting, and other appurtenant facilities;

3. Trails including but not limited to multi-use trails, urban trails, Class I bicycle facilities, shared pedestrian and bicycle facilities, trail surfaces, amenities such as fencing, signage, overlooks, gates, and other appurtenant facilities, and access to such facilities;

4. Enhanced facilities in public places including but not limited to the following facilities:

    - Active Transportation Plan (ATP) facilities, street furniture, bus stops, and appurtenant facilities;
    - Landscaped areas, including but not limited to slopes, parkways, medians, street trees, hardscape, signage, best management practices (BMP) facilities, irrigation, and other appurtenant facilities;
    - Enhanced pedestrian facilities including decorative amenities, placemaking facilities, pedestrian safety enhancements, and appurtenant facilities;
    - Enhanced bicycle facilities including Class IV bicycle facilities, bicycle amenities, bicycle safety enhancements, intersection treatments, and appurtenant facilities;
    - Multi-model facilities including transit, bicycle, and pedestrian-oriented facilities, ATP nodes and amenities, and appurtenant facilities; and
    - Paseos or non-motorized access paths including hardscape, landscape, amenities, and other appurtenant facilities.

5. Any other services authorized under the Act.

Administrative Expenses:

In addition, the following costs will also be funded by the special taxes levied within the Improvement Area.

1. Administrative Expenses including costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Improvement Area and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred for the administration of the Improvement Area and the CFD by the City;

2. Any amounts needed for operating reserves and reserves for repairs, removals, replacements, and rehabilitation; and

3. Any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal years.

COMMUNITY FACILITIES DISTRICT NO. 98-02
(LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE)
IMPROVEMENT AREA NO. F-59

Exhibit B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Section 1. Introduction

Special Taxes shall be annually levied on all Assessor's Parcels (as hereinafter defined) in that territory included within Improvement Area No. F-59 (the "Territory") of Community Facilities District No. 98-02 of the City of San Marcos, County of San Diego, State of California (the "District"), in accordance with this Rate and Method of Apportionment of Special Tax (the "RMA") hereinafter set forth. All of the property within the Territory, unless otherwise exempted by law or the express provisions of the RMA, shall be taxed to the extent and in the manner provided below.

Section 2. Definitions

Acre: means 43,560 square feet of land.

Acreage**:** The area of an Assessor's Parcel as shown on the latest map of the County Assessor of the County of San Diego, or if the area of an Assessor's Parcel is not shown on such a map, the area shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Assessor's Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer. The Acreage attributable to the non-residential portion of a mixed-use building, with mixed-use meaning both residential and non-residential uses located within the same building, shall be the lesser of (i) the Acreage for the Assessor's Parcel on which such building is or is to be located or (ii) the non-residential building square footage multiplied by three and then divided by 43,560. If such non-residential building square footage is subdivided into one or more Condominiums pursuant to a Condominium Plan, then the Acreage for each such Condominium for purposes of (i) above shall be equal to the Acreage of the common interest property for such Condominium as determined by the City Engineer. Notwithstanding the foregoing, the Acreage attributable to a residential Condominium shall be computed by dividing the sum of the land area for the lot on which such Condominium is or will be located by the approved number of Condominiums for such lot.

Act: means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

***Administrative Expenses*:** Costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Improvement Area and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred for the administration of the Improvement Area or Community Facilities District No. 98-02 by the City.

***Approved Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a final subdivision map or a Condominium Plan has been recorded prior to the January 1 preceding the Fiscal Year for which the Special Tax is being levied but for which a building permit has not been issued by the City by the January 1 preceding the Fiscal Year for which the Special Tax is being levied.

***Assessor's Parcel*:** A parcel of land or Condominium in the Territory designated and assigned a discrete identifying number on an Assessor′s Parcel Map of the County Assessor of the County of San Diego.

***Assessor's Parcel Map*:** An official map of the County Assessor of the County of San Diego designating parcels by Assessor's Parcel number.

Authorized Services: The Authorized Services means the Citywide Services and Improvement Area Services as described below:

(i) *Citywide Services* means Zone A – Street Lighting, Zone B – Traffic Signals, Zone D – Citywide Parks, and Zone E – Citywide Trails, as described in the "Special Tax Report Community Facilities District No. 98-02 City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting" dated August 25, 1998; and

(ii) *Improvement Area Services* means the Improvement Area Services as described in the "Special Tax Report Community Facilities District No. 98-02, Improvement Area F-59, City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting."

***City*:** The City of San Marcos.

Condominium: A condominium as defined in California Civil Code Section 4125, as may be amended.

Condominium Plan: A condominium plan pursuant to California Civil Code Sections 4120 and 4285, as may be amended.

***Developed Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a building permit and/or a conditional use permit, director's permit, or other equivalent permit has been issued by the City after the Territory was created but prior to the March

1 preceding the Fiscal Year for which the Special Tax is being levied. Notwithstanding the preceding sentence, in the case of redeveloped property, only that portion of such Assessor's Parcel that has been redeveloped, as determined by the City, shall be classified as Developed Property for purposes of this RMA.

District: Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) of the City.

Equivalent Dwelling Unit(s) or EDU(s): Residential dwelling units are assigned an EDU value of one. The EDUs for the portion of an Assessor's Parcel that is classified as Non-Residential are calculated by multiplying the Acreage classified as Non-Residential by 2.65.

Exempt Property**:** Property owned by, conveyed, dedicated, or irrevocably offered for dedication to a public agency; land that is in the public right-of-way; utility easements that are not occupied on a regular basis by employees of the benefiting utility and which make utilization of the property encumbered by such easement for purposes other than that set forth in the grant of such easement impractical; privately owned, common area property, streets and parks, and open space lots including, but not limited to, such property owned by a property owners association; property zoned as open space; and property used as a golf course, other than clubhouse facilities. Pursuant to Section 53340(i) of the Act, properties receiving a welfare exemption under Revenue and Taxation Code Section 214 shall be exempt from the special tax and shall be classified as Exempt Property unless a waiver of such exemption is executed by the applicable property owner. Furthermore, property owned by a public agency but leased to an end-user for purposes other than public use will not be classified as exempt.

Extraordinary Special Tax: That special tax levied as applicable pursuant to the provisions of Section 7 below.

Fiscal Year**:** The period beginning on July 1 and ending on the following June 30.

Index**:** The Consumer Price Index for the San Diego Region as published by the United States Department of Labor, Bureau of Labor Statistics.

Maximum Annual Special Tax**:** The maximum special tax that can be levied on any Assessor's Parcel in any Fiscal Year.

Maximum Annual Special Tax Rate**:** The maximum annual special tax rate or rates as set forth in Section 4 below.

Operating Reserve**:** As applicable, a fund established and maintained from Special Taxes in an amount not to exceed the following (the "Operating Reserve Requirement"): 150% of the Special Tax Requirement, or such lower amounts which may be determined at the discretion of the City.

Property Classification**:** A classification of property specified in Section 3 below.

Reserve for Repairs, Removals, Replacements, and Rehabilitation: As applicable, a fund established and maintained from Special Taxes in addition to the Operating Reserve for repairs, removals, replacements, and rehabilitation of the facilities to be maintained, operated, and managed pursuant to the Authorized Services.

Reserve Fund**:** As applicable, a fund or funds established and maintained from Special Taxes for purposes of the Operating Reserve and Reserve for Repairs, Removals, Replacements, and Rehabilitation.

Reserve Fund Requirement**:** The Operating Reserve Requirement plus the required Reserves for Repairs, Removals, Replacements, and Rehabilitation as determined by the City.

Revenue and Taxation Code: means the Revenue and Taxation Code of the State of California, as amended.

Special Tax**:** The special tax levied on each Assessor's Parcel pursuant to this RMA for any Fiscal Year to meet the Special Tax Requirement. The Special Tax is comprised of the Citywide Special Tax and the Improvement Area Special Tax as described below:

(i) Citywide Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Citywide Services; and

(ii) Improvement Area Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Improvement Area Services.

Special Tax Requirement**:** The amount sufficient (i) to pay the Territory's proportional share of direct costs to the City, the District, and their contractors, agents, or assigns associated with providing the Authorized Services, (ii) to pay for the Administrative Expenses allocable to the Territory and associated with providing the Authorized Services, and (iii) to establish and replenish the Reserve Fund balance to the Reserve Fund Requirement. Citywide Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rates for Citywide Services and Improvement Area Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rate for Improvement Area Services. In addition, the Special Taxes collected by the application of the Maximum Annual Special Tax Rates for Citywide Services may be expended for any of the Citywide Services, including applicable Administrative Expenses and Reserve Funds, and the Special Taxes collected by the application of the Maximum Annual Special Tax Rate for Improvement Area Services may be expended for any of the Improvement Area Services, including applicable Administrative Expenses and Reserve Funds.

Taxable Assessor's Parcel**:** An Assessor's Parcel all or a portion of which is classified as Developed, Approved, or Undeveloped Property and that is not Exempt Property.

***Undeveloped Property*:** All Taxable Assessor's Parcels which are not classified as Developed Property or Approved Property.

***Zone*:** An area consisting of a group of Assessor's Parcels, which may or may not be contiguous, which will participate in the cost of providing a particular facility or service.

Section 3. Property Classifications

The Property Classifications to which Assessor's Parcels in the Territory shall be assigned are Developed Property, Approved Property, Undeveloped Property, and Exempt Property. As of July 1 of each Fiscal Year, commencing with July 1, 2025, using the definitions in Section 2 above, the District shall cause each Assessor's Parcel to be classified into one of the Property Classifications noted above.

Section 4. Maximum Annual Special Tax Rates

The EDUs for each Property Classification will be determined in accordance with Table 1 below. The Maximum Annual Special Tax Rates are specified in Table 2 below. The Maximum Annual Special Tax for a Taxable Assessor's Parcel shall be equal to the EDUs applicable to such Assessor's Parcel as determined from Table 1 below multiplied by the Maximum Annual Special Tax rates in Table 2 below. Notwithstanding the assignment of an Assessor's Parcel to one of the four Property Classifications above, each Assessor's Parcel may be comprised of residential as well as non-residential land uses, in which case the Maximum Annual Special Tax for the Assessor's Parcel shall be the sum of the Maximum Annual Special Taxes for both land uses, with non-residential based upon the proportion of the acreage applicable to the non-residential land use.

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Developed Property			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Approved Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Undeveloped Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Exempt Property	NA	NA	NA

TABLE 2
MAXIMUM ANNUAL SPECIAL TAX RATES
FISCAL YEAR 2025-2026

AUTHORIZED SERVICE	MAXIMUM ANNUAL SPECIAL TAX RATE PER EDU[2]
Citywide Services	
Zone A	$45.27
Zone B	$14.34
Zone C	NA
Zone D	$253.24
Zone E	$14.12
Improvement Area Services	$651.67

4.1 **Assignment of Maximum Annual Special Tax:** A Maximum Annual Special Tax will be assigned to all Taxable Assessor's Parcels classified as Developed Property, Approved

[1] For Approved Property and Undeveloped Property, the City in its discretion will determine the number of anticipated or planned residential units and non-residential Acres for an Assessor's Parcel from the applicable zoning, tentative map, or conditional or other development permit.
[2] The FY 2025-2026 Maximum Annual Special Tax Rates in Table 2 have been rounded to the nearest penny.

Property, or Undeveloped Property as of July 1 of the Fiscal Year in which such classification occurs.

4.2 **Increasing the Maximum Annual Special Tax:** Beginning with Fiscal Year 2026-2027 the Maximum Annual Special Tax Rates set forth above may be increased annually by the greater of the annual percentage change in the Index or two percent (2.00%).

Section 5. Determination of Special Tax Requirement

The City shall annually determine the Special Tax Requirement for each Fiscal Year, commencing with Fiscal Year 2026-2027. The Special Tax Requirement for each Fiscal Year shall include the cost of those Authorized Services that the City is or will be responsible to provide during all or any portion of such Fiscal Year; the proportionate share of the related Administrative Expenses allocable to the Territory; and the funding or replenishment of the Reserve Fund to the Reserve Fund Requirement. The initial funding of the Reserve Fund shall be accomplished only through the levy of Special Taxes on Developed Property or Extraordinary Special Taxes on Approved Property and/or Undeveloped Property as provided for herein.

In any Fiscal Year during which a developer, builder, or property owner is or will be responsible for providing any Improvement Area Services, the Special Tax Requirement for such Fiscal Year shall include the Developed Properties' proportionate share of the estimated cost of providing the Improvement Area Services by the City from the estimated date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services. For example, assume that in preparing the Fiscal Year 2026-2027 Special Tax Requirement, the District determines that the City will become responsible for providing certain Improvement Area Services commencing on May 1, 2027. Assume that from that date the City is responsible for such maintenance costs until the end of Fiscal Year 2026-2027 (i.e., May 1, 2027 to June 30, 2027), the City's share of the cost of providing services is $2,500. In addition, assume that the cost of providing services during Fiscal Year 2027-2028 is $10,000 such that the cost of providing services for Fiscal Year 2027-2028 until the first receipt of Special Taxes (i.e., July 1, 2027 to December 31, 2027) is $5,000. On May 1, 2027, the City will need to have on deposit $7,500 to fund the services from May 1, 2027 until December 31, 2027. To accomplish this, the Special Tax Requirement for Fiscal Year 2026-20276 shall include this additional $7,500.

Section 6. Method of Apportionment of Special Taxes

6.1. As of July 1 of each Fiscal Year, commencing with July 1, 2026 all Taxable Assessor's Parcels within the Territory shall be assigned to one of the Property Classifications specified in Section 3.

6.2. The City shall determine for each Fiscal Year the Special Tax Requirement.

6.3. The City shall levy the Special Taxes for each Fiscal Year, commencing on July 1, 2025, in the following order of priority to fund the Special Tax Requirement for such Fiscal Year:

(a) Levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Developed Property to generate Special Taxes to fund the Special Tax Requirement;

(b) If, after levying Special Taxes pursuant to (a) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Approved Property; and

(c) If, after levying Special Taxes pursuant to (a) and (b) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Assessor's Parcels of Undeveloped Property which are subject to the levy of Special Taxes.

Section 7. Extraordinary Special Tax

Prior to the acceptance by the City of areas or improvements to be maintained as a part of the Improvement Area Services and assumption by the City of responsibility for providing such Improvement Area Services, the District shall determine, if applicable, (i) the amount, if any, in addition to those funds received from the levy of the Special Taxes on Developed Properties which are allocated to pay for Improvement Area Services, which the City will need to pay for such Improvement Area Services from the date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services and (ii) the amount, if any, in addition to those funds received from the levy of Special Taxes on Developed Properties which are allocated to funding the Reserve Fund, which will be necessary to increase the amount on deposit in the Reserve Fund to the Reserve Fund Requirement at the commencement of the Fiscal Year following the date of the assumption by the City of responsibility for providing such Improvement Area Services. Subject to the limitations on the Maximum Annual Special Tax contained in Section 4 above, the sum of (i) and (ii) above shall be levied as an Extraordinary Special Tax by direct billing on all remaining Approved Property and Undeveloped Property and such amount shall become due and payable within sixty (60) calendar days from and after the date of such direct billing.

The City shall not accept any areas or improvements or assume responsibility for providing those Improvement Area Services for which an Extraordinary Special Tax has been levied until such Special Tax has been received by the District. No further building permits shall be issued for Assessor's Parcels within the Territory if any Extraordinary Special Tax levied pursuant to this Section 7 is not paid within the time period set forth in the preceding paragraph.

Section 8. Manner of Collection of Special Taxes

With the exception of the Extraordinary Special Tax which shall be billed directly, the Special Taxes levied in each Fiscal Year shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, the City Council may, by resolution, establish and adopt an alternative or supplemental collection procedure, including direct billing. The Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Special Taxes. The lien of the Special Taxes shall continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

Section 9. Prepayment of Special Tax

The Maximum Annual Special Tax for an individual Assessor's Parcel within the Territory of the District may be discharged through the prepayment of the special tax obligation provided that there are no delinquent special taxes with respect to that Assessor's Parcel at the time of prepayment. Proof of payment of delinquent taxes will be provided to the City prior to the discharge of the special tax obligation. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax shall provide the District with a written notice of intent to prepay. Within 30 days of receipt of such written notice, the District shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount shall be calculated as the present value of the Maximum Annual Special Tax escalated at 2%, through each fiscal year which is seventy-five years from the fiscal year in which the prepayment shall be made plus the current fiscal year special tax obligation, an amount to cover the administrative fees and expenses of the District, as calculated by the City, including, but not limited to, the costs of computation of the prepayment, the costs of removing any special taxes from the Roll, and the costs of recording a notice of special tax lien release and any additional actions required to evidence the prepayment. The assumptions to be used when calculating the present value of the Maximum Annual Special Tax are as follows:

- The discount rate shall be equal to the rate of return earned on the City's general fund investment portfolio for the preceding twelve months.
- A 360-day year.
- The Maximum Annual Special Tax will be discounted from July 1 of each Fiscal year.

The payment in full of the amount calculated, plus the applicable administrative expenses and recording fee, fully discharges any further obligation of the parcel for the improvements funded within the District.

The City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of the Maximum Annual Special Tax, to indicate the prepayment of the Maximum Annual Special Tax and the release of the special lien on such Assessor's Parcel.

Section 10. Appeals

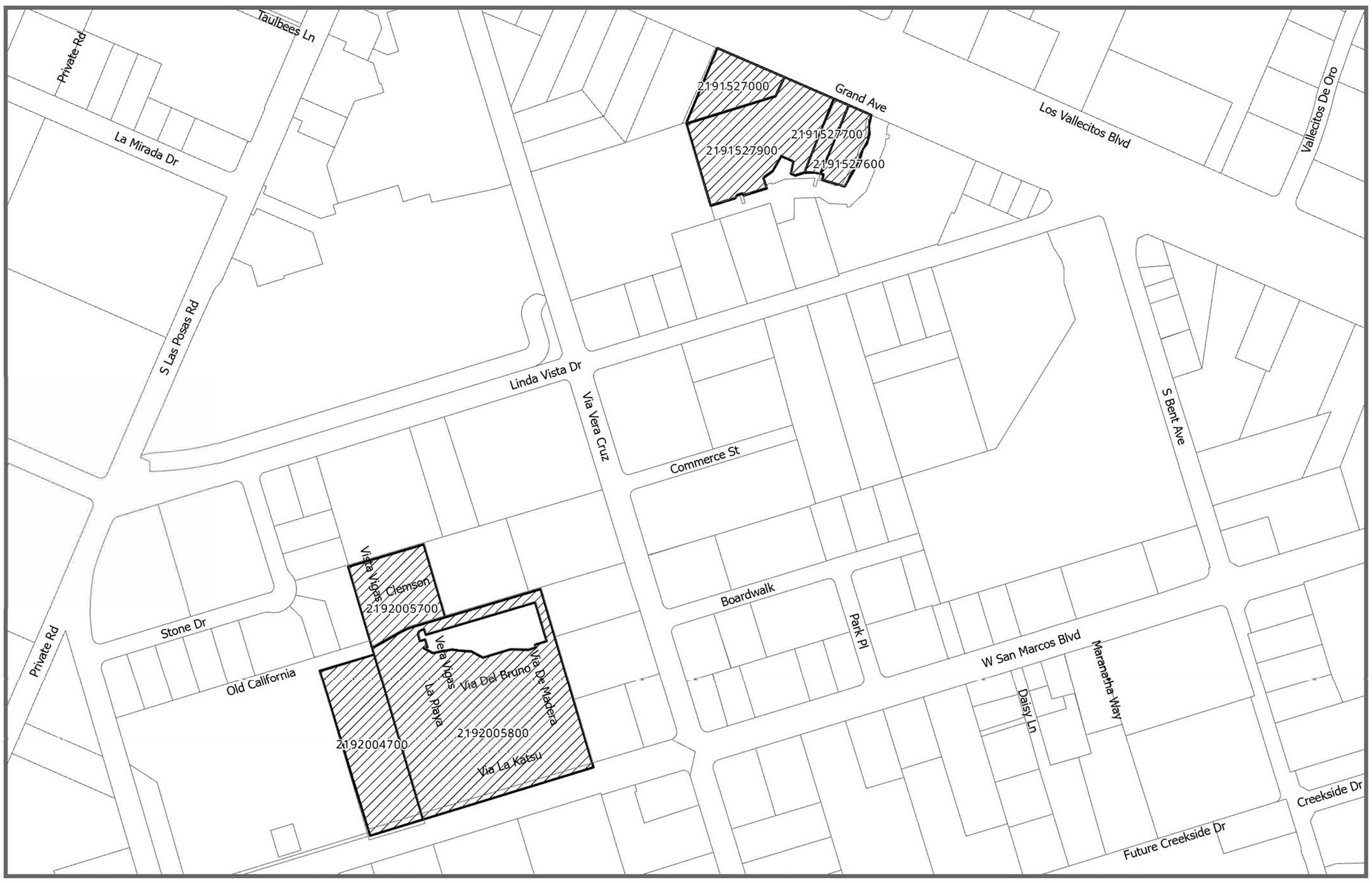
Any landowner or resident may file a written appeal of the Special Tax on his/her property with the Finance Director, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Finance Director shall review the appeal, meet with the appellant if the Finance Director deems necessary, and advise the appellant of its determination. If the Finance Director agrees with the appellant, the Finance Director shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the Finance Director disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the Finance Director's determination.

Section 11. Interpretations

Interpretations may be made by resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to any provision of this RMA.

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
ANNEXATION NO. 161
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 2026.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE MAP SHOWING BOUNDARIES AND TERRITORIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 98-02, CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026 BY ITS RESOLUTION NO. 2026-_____.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

FILE NO. 2026-_____

FILED THIS _____ DAY OF _____, 2026 AT _____ _____ O'CLOCK IN BOOK _____, PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

JORDAN Z. MARKS,
COUNTY RECORDER

_____
BY: DEPUTY COUNTY RECORDER

N

Legend

CORE ANNEXATION AREA BOUNDARY

CITY OF SAN MARCOS

BOOK _____ PG _____ 2026-_____

EXHIBIT "D"
IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE), CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

Assessor's Parcel Numbers

Owner	APN
Paloma Townhomes, LLC	219-152-70-00; 219-152-76-00; 219-152-77-00; and 219-152-79-00.
SB-HS Lot Option Pool 01, L.P	219-200-47-00
SB-HS Lot Option Pool 02, L.P	219-200-57-00; and 219-200-58-00.

COMMUNITY FACILITIES DISTRICT NO. 98-02
(LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE)
IMPROVEMENT AREA NO. F-59

Attachment C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Section 1. Introduction

Special Taxes shall be annually levied on all Assessor's Parcels (as hereinafter defined) in that territory included within Improvement Area No. F-59 (the "Territory") of Community Facilities District No. 98-02 of the City of San Marcos, County of San Diego, State of California (the "District"), in accordance with this Rate and Method of Apportionment of Special Tax (the "RMA") hereinafter set forth. All of the property within the Territory, unless otherwise exempted by law or the express provisions of the RMA, shall be taxed to the extent and in the manner provided below.

Section 2. Definitions

Acre: means 43,560 square feet of land.

Acreage**:** The area of an Assessor's Parcel as shown on the latest map of the County Assessor of the County of San Diego, or if the area of an Assessor's Parcel is not shown on such a map, the area shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Assessor's Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer. The Acreage attributable to the non-residential portion of a mixed-use building, with mixed-use meaning both residential and non-residential uses located within the same building, shall be the lesser of (i) the Acreage for the Assessor's Parcel on which such building is or is to be located or (ii) the non-residential building square footage multiplied by three and then divided by 43,560. If such non-residential building square footage is subdivided into one or more Condominiums pursuant to a Condominium Plan, then the Acreage for each such Condominium for purposes of (i) above shall be equal to the Acreage of the common interest property for such Condominium as determined by the City Engineer. Notwithstanding the foregoing, the Acreage attributable to a residential Condominium shall be computed by dividing the sum of the land area for the lot on which such Condominium is or will be located by the approved number of Condominiums for such lot.

Act: means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

***Administrative Expenses*:** Costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Improvement Area and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred for the administration of the Improvement Area or Community Facilities District No. 98-02 by the City.

***Approved Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a final subdivision map or a Condominium Plan has been recorded prior to the January 1 preceding the Fiscal Year for which the Special Tax is being levied but for which a building permit has not been issued by the City by the January 1 preceding the Fiscal Year for which the Special Tax is being levied.

***Assessor's Parcel*:** A parcel of land or Condominium in the Territory designated and assigned a discrete identifying number on an Assessor′s Parcel Map of the County Assessor of the County of San Diego.

***Assessor's Parcel Map*:** An official map of the County Assessor of the County of San Diego designating parcels by Assessor's Parcel number.

Authorized Services: The Authorized Services means the Citywide Services and Improvement Area Services as described below:

(i) *Citywide Services* means Zone A – Street Lighting, Zone B – Traffic Signals, Zone D – Citywide Parks, and Zone E – Citywide Trails, as described in the "Special Tax Report Community Facilities District No. 98-02 City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting" dated August 25, 1998; and

(ii) *Improvement Area Services* means the Improvement Area Services as described in the "Special Tax Report Community Facilities District No. 98-02, Improvement Area F-59, City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting."

***City*:** The City of San Marcos.

Condominium: A condominium as defined in California Civil Code Section 4125, as may be amended.

Condominium Plan: A condominium plan pursuant to California Civil Code Sections 4120 and 4285, as may be amended.

***Developed Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a building permit and/or a conditional use permit, director's permit, or other equivalent permit has been issued by the City after the Territory was created but prior to the March

1 preceding the Fiscal Year for which the Special Tax is being levied. Notwithstanding the preceding sentence, in the case of redeveloped property, only that portion of such Assessor's Parcel that has been redeveloped, as determined by the City, shall be classified as Developed Property for purposes of this RMA.

District: Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) of the City.

Equivalent Dwelling Unit(s) or EDU(s): Residential dwelling units are assigned an EDU value of one. The EDUs for the portion of an Assessor's Parcel that is classified as Non-Residential are calculated by multiplying the Acreage classified as Non-Residential by 2.65.

Exempt Property**:** Property owned by, conveyed, dedicated, or irrevocably offered for dedication to a public agency; land that is in the public right-of-way; utility easements that are not occupied on a regular basis by employees of the benefiting utility and which make utilization of the property encumbered by such easement for purposes other than that set forth in the grant of such easement impractical; privately owned, common area property, streets and parks, and open space lots including, but not limited to, such property owned by a property owners association; property zoned as open space; and property used as a golf course, other than clubhouse facilities. Pursuant to Section 53340(i) of the Act, properties receiving a welfare exemption under Revenue and Taxation Code Section 214 shall be exempt from the special tax and shall be classified as Exempt Property unless a waiver of such exemption is executed by the applicable property owner. Furthermore, property owned by a public agency but leased to an end-user for purposes other than public use will not be classified as exempt.

Extraordinary Special Tax: That special tax levied as applicable pursuant to the provisions of Section 7 below.

Fiscal Year**:** The period beginning on July 1 and ending on the following June 30.

Index**:** The Consumer Price Index for the San Diego Region as published by the United States Department of Labor, Bureau of Labor Statistics.

Maximum Annual Special Tax**:** The maximum special tax that can be levied on any Assessor's Parcel in any Fiscal Year.

Maximum Annual Special Tax Rate**:** The maximum annual special tax rate or rates as set forth in Section 4 below.

Operating Reserve**:** As applicable, a fund established and maintained from Special Taxes in an amount not to exceed the following (the "Operating Reserve Requirement"): 150% of the Special Tax Requirement, or such lower amounts which may be determined at the discretion of the City.

Property Classification**:** A classification of property specified in Section 3 below.

Reserve for Repairs, Removals, Replacements, and Rehabilitation: As applicable, a fund established and maintained from Special Taxes in addition to the Operating Reserve for repairs, removals, replacements, and rehabilitation of the facilities to be maintained, operated, and managed pursuant to the Authorized Services.

Reserve Fund**:** As applicable, a fund or funds established and maintained from Special Taxes for purposes of the Operating Reserve and Reserve for Repairs, Removals, Replacements, and Rehabilitation.

Reserve Fund Requirement**:** The Operating Reserve Requirement plus the required Reserves for Repairs, Removals, Replacements, and Rehabilitation as determined by the City.

Revenue and Taxation Code: means the Revenue and Taxation Code of the State of California, as amended.

Special Tax**:** The special tax levied on each Assessor's Parcel pursuant to this RMA for any Fiscal Year to meet the Special Tax Requirement. The Special Tax is comprised of the Citywide Special Tax and the Improvement Area Special Tax as described below:

(i) Citywide Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Citywide Services; and

(ii) Improvement Area Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Improvement Area Services.

Special Tax Requirement**:** The amount sufficient (i) to pay the Territory's proportional share of direct costs to the City, the District, and their contractors, agents, or assigns associated with providing the Authorized Services, (ii) to pay for the Administrative Expenses allocable to the Territory and associated with providing the Authorized Services, and (iii) to establish and replenish the Reserve Fund balance to the Reserve Fund Requirement. Citywide Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rates for Citywide Services and Improvement Area Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rate for Improvement Area Services. In addition, the Special Taxes collected by the application of the Maximum Annual Special Tax Rates for Citywide Services may be expended for any of the Citywide Services, including applicable Administrative Expenses and Reserve Funds, and the Special Taxes collected by the application of the Maximum Annual Special Tax Rate for Improvement Area Services may be expended for any of the Improvement Area Services, including applicable Administrative Expenses and Reserve Funds.

Taxable Assessor's Parcel**:** An Assessor's Parcel all or a portion of which is classified as Developed, Approved, or Undeveloped Property and that is not Exempt Property.

***Undeveloped Property*:** All Taxable Assessor's Parcels which are not classified as Developed Property or Approved Property.

***Zone*:** An area consisting of a group of Assessor's Parcels, which may or may not be contiguous, which will participate in the cost of providing a particular facility or service.

Section 3. Property Classifications

The Property Classifications to which Assessor's Parcels in the Territory shall be assigned are Developed Property, Approved Property, Undeveloped Property, and Exempt Property. As of July 1 of each Fiscal Year, commencing with July 1, 2025, using the definitions in Section 2 above, the District shall cause each Assessor's Parcel to be classified into one of the Property Classifications noted above.

Section 4. Maximum Annual Special Tax Rates

The EDUs for each Property Classification will be determined in accordance with Table 1 below. The Maximum Annual Special Tax Rates are specified in Table 2 below. The Maximum Annual Special Tax for a Taxable Assessor's Parcel shall be equal to the EDUs applicable to such Assessor's Parcel as determined from Table 1 below multiplied by the Maximum Annual Special Tax rates in Table 2 below. Notwithstanding the assignment of an Assessor's Parcel to one of the four Property Classifications above, each Assessor's Parcel may be comprised of residential as well as non-residential land uses, in which case the Maximum Annual Special Tax for the Assessor's Parcel shall be the sum of the Maximum Annual Special Taxes for both land uses, with non-residential based upon the proportion of the acreage applicable to the non-residential land use.

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Developed Property			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Approved Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Undeveloped Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Exempt Property	NA	NA	NA

TABLE 2
MAXIMUM ANNUAL SPECIAL TAX RATES
FISCAL YEAR 2025-2026

AUTHORIZED SERVICE	MAXIMUM ANNUAL SPECIAL TAX RATE PER EDU[2]
Citywide Services	
Zone A	$45.27
Zone B	$14.34
Zone C	NA
Zone D	$253.24
Zone E	$14.12
Improvement Area Services	$651.67

4.1 **Assignment of Maximum Annual Special Tax:** A Maximum Annual Special Tax will be assigned to all Taxable Assessor's Parcels classified as Developed Property, Approved

[1] For Approved Property and Undeveloped Property, the City in its discretion will determine the number of anticipated or planned residential units and non-residential Acres for an Assessor's Parcel from the applicable zoning, tentative map, or conditional or other development permit.
[2] The FY 2025-2026 Maximum Annual Special Tax Rates in Table 2 have been rounded to the nearest penny.

Property, or Undeveloped Property as of July 1 of the Fiscal Year in which such classification occurs.

4.2 **Increasing the Maximum Annual Special Tax:** Beginning with Fiscal Year 2026-2027 the Maximum Annual Special Tax Rates set forth above may be increased annually by the greater of the annual percentage change in the Index or two percent (2.00%).

Section 5. Determination of Special Tax Requirement

The City shall annually determine the Special Tax Requirement for each Fiscal Year, commencing with Fiscal Year 2026-2027. The Special Tax Requirement for each Fiscal Year shall include the cost of those Authorized Services that the City is or will be responsible to provide during all or any portion of such Fiscal Year; the proportionate share of the related Administrative Expenses allocable to the Territory; and the funding or replenishment of the Reserve Fund to the Reserve Fund Requirement. The initial funding of the Reserve Fund shall be accomplished only through the levy of Special Taxes on Developed Property or Extraordinary Special Taxes on Approved Property and/or Undeveloped Property as provided for herein.

In any Fiscal Year during which a developer, builder, or property owner is or will be responsible for providing any Improvement Area Services, the Special Tax Requirement for such Fiscal Year shall include the Developed Properties' proportionate share of the estimated cost of providing the Improvement Area Services by the City from the estimated date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services. For example, assume that in preparing the Fiscal Year 2026-2027 Special Tax Requirement, the District determines that the City will become responsible for providing certain Improvement Area Services commencing on May 1, 2027. Assume that from that date the City is responsible for such maintenance costs until the end of Fiscal Year 2026-2027 (i.e., May 1, 2027 to June 30, 2027), the City's share of the cost of providing services is $2,500. In addition, assume that the cost of providing services during Fiscal Year 2027-2028 is $10,000 such that the cost of providing services for Fiscal Year 2027-2028 until the first receipt of Special Taxes (i.e., July 1, 2027 to December 31, 2027) is $5,000. On May 1, 2027, the City will need to have on deposit $7,500 to fund the services from May 1, 2027 until December 31, 2027. To accomplish this, the Special Tax Requirement for Fiscal Year 2026-20276 shall include this additional $7,500.

Section 6. Method of Apportionment of Special Taxes

6.1. As of July 1 of each Fiscal Year, commencing with July 1, 2026 all Taxable Assessor's Parcels within the Territory shall be assigned to one of the Property Classifications specified in Section 3.

6.2. The City shall determine for each Fiscal Year the Special Tax Requirement.

6.3. The City shall levy the Special Taxes for each Fiscal Year, commencing on July 1, 2025, in the following order of priority to fund the Special Tax Requirement for such Fiscal Year:

(a) Levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Developed Property to generate Special Taxes to fund the Special Tax Requirement;

(b) If, after levying Special Taxes pursuant to (a) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Approved Property; and

(c) If, after levying Special Taxes pursuant to (a) and (b) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Assessor's Parcels of Undeveloped Property which are subject to the levy of Special Taxes.

Section 7. Extraordinary Special Tax

Prior to the acceptance by the City of areas or improvements to be maintained as a part of the Improvement Area Services and assumption by the City of responsibility for providing such Improvement Area Services, the District shall determine, if applicable, (i) the amount, if any, in addition to those funds received from the levy of the Special Taxes on Developed Properties which are allocated to pay for Improvement Area Services, which the City will need to pay for such Improvement Area Services from the date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services and (ii) the amount, if any, in addition to those funds received from the levy of Special Taxes on Developed Properties which are allocated to funding the Reserve Fund, which will be necessary to increase the amount on deposit in the Reserve Fund to the Reserve Fund Requirement at the commencement of the Fiscal Year following the date of the assumption by the City of responsibility for providing such Improvement Area Services. Subject to the limitations on the Maximum Annual Special Tax contained in Section 4 above, the sum of (i) and (ii) above shall be levied as an Extraordinary Special Tax by direct billing on all remaining Approved Property and Undeveloped Property and such amount shall become due and payable within sixty (60) calendar days from and after the date of such direct billing.

The City shall not accept any areas or improvements or assume responsibility for providing those Improvement Area Services for which an Extraordinary Special Tax has been levied until such Special Tax has been received by the District. No further building permits shall be issued for Assessor's Parcels within the Territory if any Extraordinary Special Tax levied pursuant to this Section 7 is not paid within the time period set forth in the preceding paragraph.

Section 8. Manner of Collection of Special Taxes

With the exception of the Extraordinary Special Tax which shall be billed directly, the Special Taxes levied in each Fiscal Year shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, the City Council may, by resolution, establish and adopt an alternative or supplemental collection procedure, including direct billing. The Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Special Taxes. The lien of the Special Taxes shall continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

Section 9. Prepayment of Special Tax

The Maximum Annual Special Tax for an individual Assessor's Parcel within the Territory of the District may be discharged through the prepayment of the special tax obligation provided that there are no delinquent special taxes with respect to that Assessor's Parcel at the time of prepayment. Proof of payment of delinquent taxes will be provided to the City prior to the discharge of the special tax obligation. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax shall provide the District with a written notice of intent to prepay. Within 30 days of receipt of such written notice, the District shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount shall be calculated as the present value of the Maximum Annual Special Tax escalated at 2%, through each fiscal year which is seventy-five years from the fiscal year in which the prepayment shall be made plus the current fiscal year special tax obligation, an amount to cover the administrative fees and expenses of the District, as calculated by the City, including, but not limited to, the costs of computation of the prepayment, the costs of removing any special taxes from the Roll, and the costs of recording a notice of special tax lien release and any additional actions required to evidence the prepayment. The assumptions to be used when calculating the present value of the Maximum Annual Special Tax are as follows:

- The discount rate shall be equal to the rate of return earned on the City's general fund investment portfolio for the preceding twelve months.
- A 360-day year.
- The Maximum Annual Special Tax will be discounted from July 1 of each Fiscal year.

The payment in full of the amount calculated, plus the applicable administrative expenses and recording fee, fully discharges any further obligation of the parcel for the improvements funded within the District.

The City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of the Maximum Annual Special Tax, to indicate the prepayment of the Maximum Annual Special Tax and the release of the special lien on such Assessor's Parcel.

Section 10. Appeals

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the Finance Director, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Finance Director shall review the appeal, meet with the appellant if the Finance Director deems necessary, and advise the appellant of its determination. If the Finance Director agrees with the appellant, the Finance Director shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the Finance Director disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the Finance Director's determination.

Section 11. Interpretations

Interpretations may be made by resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to any provision of this RMA.

File #:26-2828

Staff Report

MEETING DATE:
MARCH 24, 2026

SUBJECT:
RESOLUTION NO. 2026-9559 - INTENTION TO ANNEX TERRITORY IN THE FUTURE TO IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE)

Recommendation
ADOPT a resolution declaring intention to annex territory in the future to Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD No. 98-02") and other actions related thereto.

Board or Commission Action
Not applicable

Executive Summary
This item is a concurrent item for consideration to initiate proceedings to annex certain territory to be known as Annexation No. 161 ("Annexation No. 161") and to designate Improvement Area No. F-59 ("IA No. F-59") of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the "CFD No. 98-02"). These proceedings are intended to authorize future annexations to IA No. F-59.

Discussion
CFD No. 98-02 was formed pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with California Government Code section 53311 *et seq.* (the "Act") and the City of San Marcos Community Facilities District Procedural Ordinance enacted pursuant to the powers reserved by the City of San Marcos under Sections 3, 5 and 7 of Article XI of the Constitution of the State of California to provide funding necessary for the maintenance of the City's lighting, landscaping, parks, medians, open space, and preserve space. Special improvement areas are formed as separate zones within CFD No. 98-02 to provide special tax funding necessary for the maintenance of development improvements and impacts above and beyond what is normally maintained by the City.

It is the intention of the City to annex additional property to IA No. F-59 in the future. This proceeding authorizes the City to complete such annexations without having to conduct the two meetings as is needed to establish a community facilities district. The single meeting proceedings may be completed, following successful completion of this future annexation authorization proceeding, with the unanimous approval of all property owners subject to the future annexation.

The map of the proposed future annexation boundaries of IA No. F-59 is attached as Attachment A.

City staff has determined that creating IA No. F-59 for new development, and potential redevelopment of certain properties, provides a benefit to the property owners by consolidating the maintenance services into a single district rather than utilizing multiple existing or future special districts, each of which provide only partial maintenance of the required services. IA No. F-59 also provides a benefit to the City by reducing the administrative burden of having to administer multiple districts to provide the combined services required to be maintained by the properties. Authorizing future annexations to IA No. F-59 further reduces the City's administrative burden by authorizing single meeting proceedings for all future annexations to IA No. F-59.

To initiate the future annexation authorization proceedings, the City Council must approve the attached Resolution of Intention (Attachment B). By adopting the attached Resolution of Intention the City Council will establish the date and time for the public hearing to authorize future annexations to IA No. F-59.

The special taxes proposed for future annexations to IA No. F-59 will be levied at the rates shown in the Rate and Method of Apportionment ("RMA") attached to this staff report (Attachment C). The taxes levied ensure sufficient funding to maintain the proposed services into perpetuity. Notwithstanding the foregoing, if the actual cost of providing the services to territory within any proposed future annexation area is higher or lower than the cost of providing such services within the existing IA No. F-59 annexations, a higher or lower special tax may be levied within such territory, to the extent the actual cost of providing the services in the annexation territory is higher or lower than the costs of providing those services in the existing IA No. F-59 annexations, subject to the unanimous approval and election of the owner or owners of such territory. In any such circumstance, the RMA may be revised to reflect the higher or lower special tax, as applicable. The maximum special tax rate in the existing CFD and IA No. F-59 may not be increased as a result of any annexation proceeding. The proposed services to be maintained by IA No. F-59 are included in Exhibit "A" of the resolution of intention attached as Attachment B.

Environmental Review
The proposed annexation is not a project subject to the California Environmental Quality Act (CEQA) as per Section 15378 of the State CEQA Guidelines, as it is an organizational activity of government and there is no potential to result in a physical change in the environment. Even if the annexation can be considered a project subject to CEQA, it is categorically exempt per State CEQA Guidelines Section 15301 (Existing Facilities), as it does not involve changes to approved development. The annexation is also categorically exempt per State CEQA Guidelines Section 15319 (Annexations), as the properties contain private structures developed to existing zoning and utilities to the sites will only have capacity to serve the existing structures. Finally, the annexation is exempt per Section 15061(b)(3) because it can be seen with certainty that there is no possibility it would have a significant effect on the environment. None of the exceptions to the categorical exemptions in State CEQA Guidelines Section 15300.2 apply to the annexation.

Fiscal Impact
The Community Facilities Districts provide ongoing funding for city services. The funds levied will fund the ongoing maintenance of various elements of city infrastructure and provide critical revenues to ensure a well-maintained city.

The maximum special tax for IA No. F-59 for Fiscal Year 2025-26 will be $651.67 per equivalent dwelling unit. The maximum special tax is the maximum amount that can be levied in any given tax year. It is escalated every fiscal year based on the Consumer Price Index (CPI) or 2.0%, whichever is greater. Details and the breakdown of special taxes have been provided within the RMA in Attachment C.

Attachment(s)
Attachment A: IA No. F-59 Future Annexation Boundary Map
Attachment B: City Council Resolution of Intention

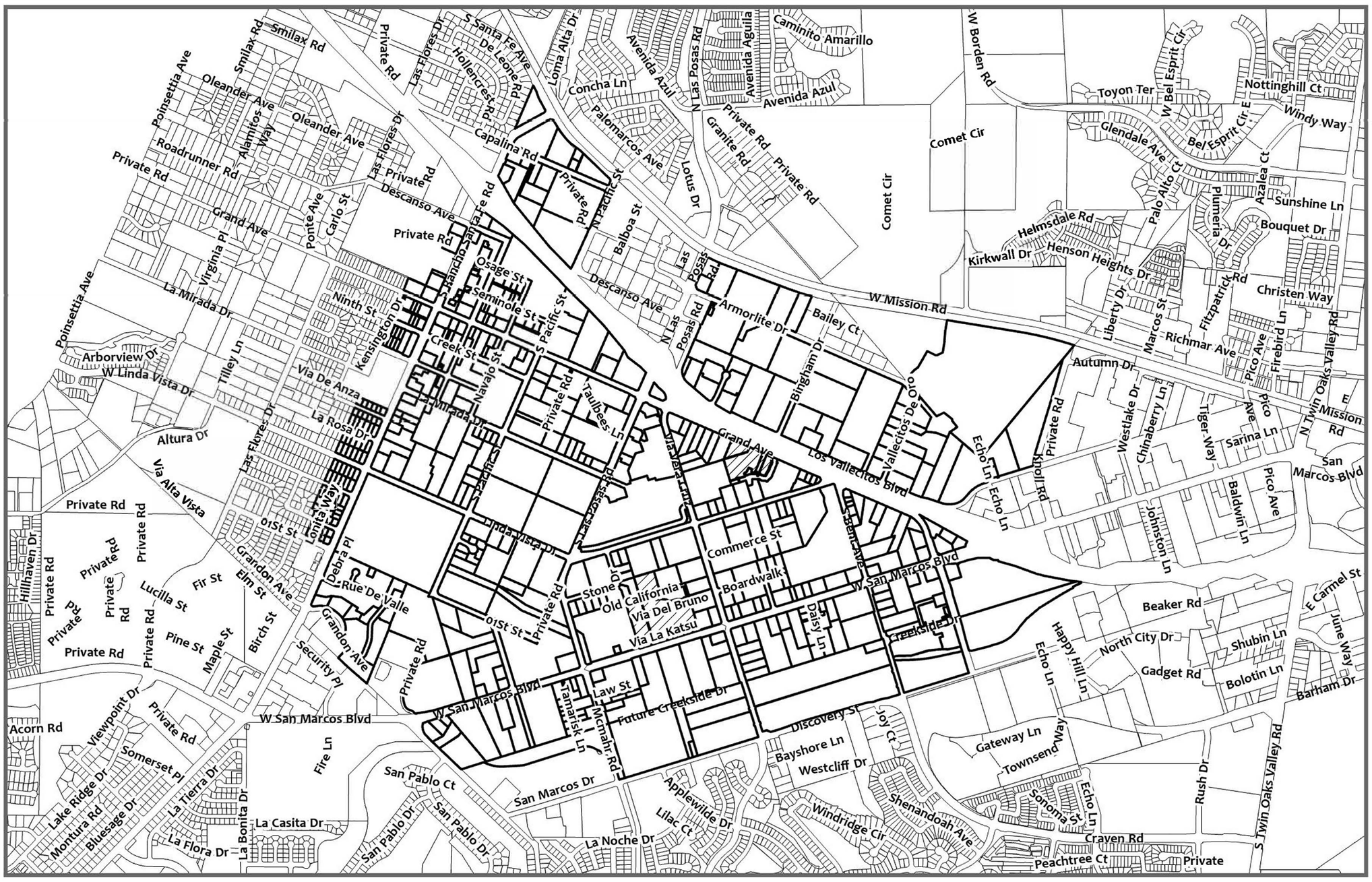
File #:26-2828

Attachment C: Rate and Method of Apportionment

Prepared by: Song LeBaron, Sr. Management Analyst
Submitted by: Song LeBaron, Sr. Management Analyst
Reviewed by: Isaac Etchamendy, Director of Development Services/City Engineer
Approved by: Michelle Bender, City Manager

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 2026.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE MAP SHOWING BOUNDARIES AND TERRITORIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 98-02, CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026 BY ITS RESOLUTION NO. 2026-_____.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

FILE NO. 2026-_____

FILED THIS _____ DAY OF _____, 2026 AT _____ _____ O'CLOCK IN BOOK _____, PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

JORDAN Z. MARKS,
COUNTY RECORDER

_____
BY: DEPUTY COUNTY RECORDER

N

Legend

FUTURE ANNEXATION AREA BOUNDARY

CORE ANNEXATION AREA BOUNDARY

SHEET 1 OF 10

CITY OF SAN MARCOS

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN	APN	APN
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2191633400	2191404100	2192211300
2191634700	2191405000	2191401600
2191633500	2191807400	2191403800
2191634200	2191523700	2191403900
2191725200	2191527000	2190950400
2191725400	2191803400	2190950500
2191722700	2190822200	2190950600
2190961300	2190831001	2190981500
2190961400	2190831005	2190740700
2190961500	2190831002	2190741400
2190961600	2190831004	2194902500
2190961700	2190831007	2192231000
2190961800	2190831008	2191402200
2190962100	2190831010	2192211400
2190911000	2190831009	2192211500
2192215300	2190831006	2192213000
2192215400	2190831003	2191401700
2192215200	2190830900	2191526900
2190961900	2190990900	2192211600
2190962000	2190822300	2192211700
2190961200	2190822600	2192213200
2192216300	2191527300	2192214300
2190981400	2191302500	2192214400
2190950300	2191153000	2192215500
2190880300	2191161600	2192215600
2190821400	2191161500	2194902300
2190950900	2191161701	2194902400
2191525700	2191161708	2192002800
2190981800	2191161704	2194902600
2190982000	2191161706	2190850600
2190730300	2191161707	2190950800
2191301900	2191161702	2190951000
2191304000	2191161703	2190951100
2191404500	2191161705	2190991400
2190981600	2210614500	2193700500
2191804700	2210617100	2193700600
2191804800	2210612300	2193700700
2191804900	2210615100	2193700800
2191806100	2210616100	2193700900
2191807100	2210616400	2193701000
2191805500	2190931900	2193701300
2191522100	2210513300	2193701400
2191522200	2201200200	2193701500
2191524800	2201201200	2193701600
2191400300	2201201300	2193702200
2191401300	2191726300	2192102300
2191402300	2190880500	2192102600

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN	APN	APN
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2192103000	2191160347	2194001300
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2191403500	2191160369	2191723600
2191401200	2191160343	2191723700
2191160356	2191160346	2191723800
2191160371	2191160349	2191723900
2191160367	2191160354	2191724100
2191160370	2191160355	2191724700
2191160372	2191160361	2191724800
2191160310	2191160368	2191724900
2191160312	2191160301	2190962200
2191160321	2191160308	2194901200
2191160328	2191160313	2194901300
2191160334	2191160316	2194901400
2191160345	2191160319	2194101900
2191160360	2191160304	2194901600
2191160362	2191160305	2194901500
2191160303	2191160311	2194902700
2191160324	2191160318	2191153200
2191160325	2191160327	2191162100
2191160340	2191160335	2190932000
2191160342	2191160337	2190931800
2191160353	2191160338	7601678200
2191160314	2191160351	7609801400
2191160329	2191160358	2194102200
2191160330	2191160363	2194100400
2191160332	2191160366	2194102300
2191160341	2190990800	2194102400
2191160348	2191150800	2190973700
2191160364	2210415700	2190730200
2191160365	2210416500	2190981300
2191160320	2210412000	2190980100
2191160322	2191636400	2190973400
2191160344	2191722600	2190730400
2191160357	2191161300	2190731000
2191160359	2210413600	2191621800
2191160306	2210413800	2191636501
2191160309	2210413900	2191636502
2191160317	2210414200	2191636503
2191160333	2210415800	2191636505
2191160336	2190741600	2191636504
2191160339	2190741700	2190730900
2191160302	2190741800	2190981900
2191160315	2190741900	2190730800
2191160323	2210412600	2190730700
2191160326	2194001100	2190730600

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

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2190741300	2191723000	2192323307
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2191634500	2191526800	2192323316
2201200300	2191724200	2192323310
2191634300	2192220200	2192323317
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2190851101	2192520600	2192323301
2190851106	2192520700	2192323311
2190851103	2192520800	2192323304
2190851104	2192520900	2192323305
2190851105	2192521000	2192323315
2190851102	2192521100	2192323320
2191161900	2191722800	2192323318
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2191304900	2193810600	2192323342
2191302000	2193810700	2192323357
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2190822400	2193811000	2192323341
2191635500	2193811100	2192323352
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2190870700	2191807000	2192323375
2191634600	2191806000	2192323359
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2190880400	2190730100	2192323376
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2191726400	2192322220	2192323346
2191725300	2192322224	2192323348
2193703000	2192322206	2192323351
2193702900	2192322208	2192323379
2193702800	2192322213	2192323314
2193702700	2192322223	2192323340
2193702400	2192322210	2192323347
2191526000	2192322217	2192323349
2191724000	2192322219	2192323355
2191722200	2210612900	2192323371

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN	APN	APN
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2192323329	2210415900	2191806800
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2192323345	2192104300	2201704300
2192323366	2210416000	7601679500
2192323367	2192102200	7601678400
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2192323374	2210415200	7601679100
2192323333	2210415100	7601678600
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2210615400	2210616700	7601678000
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2192322825	2191401000	2192702000
2192322812	2192213900	2210612200
2192322822	2192220300	2192701900
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2192322806	2192705700	2210615900
2192322811	2192706300	2210615000
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2192322821	2190870600	2210615700
2192322804	2190870400	2210615600
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2192322818	2190870500	2210613400
2192322828	2193703900	2201703900
2192322824	2193704000	7602484700
2192322827	2193704100	7602484800
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2192322805	2193704400	7601677600
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2192322809	2192510600	7601677400
2192322814	2192510700	2210516300
2192322817	2192510800	2210615500
2210513800	2192510900	2210513600
2210615300	2192511000	2192100500

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

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2192002307	7722105011	7722105005
2192002317	7722105036	7722105007
2192002305	7722105058	7722105009
2192002315	7722105066	7722105012
2192002308	7722105015	7722105014
2192002318	7722105030	7722105017
2192002301	7722105033	7722105026
2192002303	7722105038	7722105035
2192002306	7722105072	7722105046
2192002311	7722105074	7722105050
2192002313	7722105077	7722105053
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2192002320	7722105016	7722105020
2192002322	7722105022	7722105023
2192002319	7722105024	7722105031
2192002302	7722105027	7722105040
2192002310	7722105029	7722105043
2192002312	7722105042	7722105048
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2192002000	7722105051	7721911178
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2193702500	7722105041	7721911163
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2192103100	7722105018	7721911181
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2192004400	7722105054	7721911186
2210413300	7722105057	7721911189
7722105060	7722105059	7721911179
7722105061	7722105025	7721911188

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN	APN	APN
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7721911117	7721911104	2193311200
7721911128	7721911112	2193311800
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7721911155	7721911120	2193313000
7721911164	7721911131	2193313100
7721911187	7721911133	2193313200
7721911190	7721911136	2193313300
7721911170	7721911106	2193313400
7721911192	7721911109	2193313500
7721911194	7721911116	2193310100
7721911195	7721911119	2193310200
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7721911153	7721911121	2193314418
7721911156	7721911126	2193314407
7721911159	7721911129	2193314408
7721911175	7721911137	2193314413
7721911180	7721911140	2193314404
7721911105	7721911141	2193314405
7721911107	7721911146	2193314417
7721911115	7721911149	2193314406
7721911130	7721911158	2193314412
7721911139	2191160200	2193314419
7721911148	2191621900	2193314401
7721911154	2191626000	2193314409
7721911101	2192103500	2193314411
7721911103	2192103600	2193314415
7721911123	2192005100	2193314403
7721911127	2192215700	2193314410
7721911132	2192706000	2193314414
7721911134	2210413700	2193311700
7721911110	2191807200	2193312000
7721911135	2193314300	2193312100
7721911143	2191405400	2193314515
7721911160	2192216000	2193314501
7721911171	2192216100	2193314504
7721911176	2192215900	2193314502
7721911108	2192004700	2193314514
7721911118	2192005200	2193314519
7721911125	2193310600	2193314516
7721911145	2193310700	2193314518
7721911147	2193310800	2193314503
7721911150	2193310900	2193314509
7721911161	2193311000	2193314517

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN	APN	APN
2193314520	2190742505	2191522700
2193314508	2190742600	2191527800
2193312500	2190742504	2191524400
2193312600	2190742502	2191527100
2193312700	2190742501	2191527600
2193312800	2190742503	2191527700
2193312900	2210515800	2191527900
2190861100	2210516100	2190812700
2190860700	2210515500	2190812400
2191806700	2210515100	2190812200
2191153500	2210510400	2193314700
2191153400	2210510300	2191305400
2191531000	2210515900	2191626200
2191531100	2210516200	2191626100
2191531200	2210516000	2191153300
2210412700	2210514400	2192005700
2210416700	2210514800	2192005500
2191530800	2210515400	2192005400
2191530900	2210514900	2192005800
2191531500	2210515200	2192005600
2191531600	2210512600	2191528100
2192103800	2210513100	2191528200
2191531400	2210513200	2191528000
2191530700	2210616600	2194003900
2191530500	2192216200	2194004000
2191530600	2191526100	2194004100
2191531300	2191524500	2194004200
2192706700	2191524200	2194004300
2210417300	2191525100	2194001800
2192706600	7602484300	2192322711
2192706800	2190812800	2192322716
2192706500	2190811200	2192322707
2190860900	2190810900	2192322708
2191636300	2190811000	2192322712
2191636200	2190811100	2192322713
2192707200	2210515700	2192322705
2190861200	2210515600	2192322706
2210516400	2210512100	2192322709
2190742200	2193313800	2192322714
2192707100	2191527200	2192322718
2192707300	2191526300	2192322702
2192706900	2191526400	2192322703
2192707400	2210616500	2192322710
2192707000	2210611000	2192322704
2191636600	7602482300	2192322701
2190742507	2193314600	2192322717
2190742508	2191523400	2192322715
2190742506	2191527500	2194001600

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN	APN	APN
2194001700	2192321923	2192321973
2194001000	2192321907	2192321957
2194002200	2192321913	2192321958
2194002300	2192321924	2192321968
2194002400	2192321904	2192321961
2194002500	2192321911	2192321966
2194002600	2192321916	2192321971
2192213700	2192321903	2192323400
2192230600	2192321921	2192232100
2192231600	2192321943	2192232300
2192215100	2192321930	2192321500
2192230900	2192321932	2192322205
2192231700	2192321939	2192322202
2194800700	2192321953	2192322203
2194800100	2192321963	2192322201
2194800200	2192321967	2192322204
2194800300	2192321934	2192322215
2194001500	2192321941	2192322218
2194002000	2192321948	2192322221
2194001900	2192321950	2192322207
2192231500	2192321952	2192322209
2194800600	2192321960	2192322211
2194800400	2192321935	2192322214
2194800500	2192321933	2192322216
2192231100	2192321942	2192322212
2192232000	2192321949	2192322222
2192320600	2192321951	2192323370
2192321800	2192321956	2192323377
2192321905	2192321931	2192323323
2192321914	2192321936	2192323326
2192321922	2192321938	2192323343
2192321929	2192321954	2192323303
2192321901	2192321964	2192323308
2192321906	2192321965	2192323336
2192321908	2192321974	2192323337
2192321917	2192321937	2192323339
2192321926	2192321940	2192323350
2192321928	2192321944	2192323302
2192321920	2192321945	2192323312
2192321918	2192321946	2192323321
2192321925	2192321962	2192323344
2192321910	2192321970	2192323360
2192321912	2192321972	2192323380
2192321919	2192321947	2192323335
2192321927	2192321955	2192220400
2192321902	2192321959	2192240900
2192321909	2192321969	7601673300
2192321915	2192321975	7601671100

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59

APN
2192321010
2192321027
2192321032
2192321035
2192321046
2192321083
2192321012
2192321014
2192321002
2192321004
2192321009
2192321015
2192321020
2192321001
2192321006
2192321022
2192321025
2192321034
2192321039
2192321041
2192321043
2192321048
2192321050
2192321060
2192321021
2192321023
2192321026
2192321017
2192321008
2192321011

APN
2192321016
2192321024
2192321029
2192321019
2192321057
2192321067
2192321073
2192321077
2192321080
2192321005
2192321013
2192321003
2192321007
2192321031
2192321033
2192321036
2192321038
2192321040
2192321052
2192321030
2192321051
2192321053
2192321056
2192321058
2192321061
2192321063
2192321066
2192321047
2192321070
2192321082

APN
2192321084
2192321055
2192321062
2192321064
2192321028
2192321037
2192321054
2192321059
2192321074
2192321079
2192321085
2192321087
2192321068
2192321071
2192321076
2192321078
2192321069
2192321072
2192321075
2192321065
2192321018
2192321042
2192321081
2192321086
2192321044
2192321045
2192321049
2192231900

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RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA, DECLARING INTENTION TO ANNEX TERRITORY IN THE FUTURE TO IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE), CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND TAKING OTHER ACTIONS RELATED THERETO

WHEREAS, the City Council (the “City Council”) of the City of San Marcos (the “City”) has previously established Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California (the “CFD”), pursuant to Chapter 2.5 (commencing with section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the “Mello-Roos Community Facilities Act of 1982” (the “Act”) for the purpose of financing certain public services which are necessary to meet increased demands placed upon the City as a result of the development of real property within the territory to be included in the community facilities district; and

WHEREAS, the City Council has initiated proceedings for the annexation of territory and the designation of an improvement area to the CFD to be known as “Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California” (the “Improvement Area”); and

WHEREAS, the City Council desires to provide the authorization to annex territory in the future to the Improvement Area pursuant to the terms and provisions of the Act, and specifically Article 3.5 thereof; and

WHEREAS, it is determined to be within the public interest and convenience to establish a procedure to allow and provide for future annexations to the Improvement Area and further to specify the amount of special tax that would be levied and set forth the terms and conditions for certification of any annexation in the future; and

WHEREAS, the territory proposed to be annexed in the future shall be known and designated as the “Future Annexation Area to Improvement Area No. F-59 of Community Facilities District No. 98-02” (the "Future Annexation Area"), and a map designated as "Future Annexation Area to Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California" showing the territory proposed to be annexed in the future is on file in the Office of the City Clerk and shall be kept with the transcript of these proceedings and attached hereto as Exhibit “C” and incorporated herein by this reference.

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

Section 1. Recitals. The above recitals are all true and correct and incorporated herein by this reference.

Section 2. Authorization. These proceedings for future annexations are authorized and initiated by this City Council pursuant to the authorization of the Act and specifically section 53339.2 of the Government Code of the State of California.

Section 3. Public Convenience and Necessity. This City Council hereby determines that the public convenience and necessity requires a procedure to allow and authorize territory to be annexed in the future to the CFD in order to finance the costs and expenses for the authorized services.

Section 4. Boundaries of the CFD and Territory Proposed to be Annexed in the Future. A general description of the territory included in the CFD is hereinafter described as follows:

> All that property and territory as previously included within the CFD, as said property was shown on a map designated as "Map of Proposed Boundaries of Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California," a copy of which is on file in the Office of the City Clerk and shall remain open for public inspection.

A description of the boundaries and territory proposed to be annexed in the future is as follows:

> All that property and territory proposed to be annexed in the future to the Improvement Area, as said property is shown on the map designated as “Future Annexation Area to Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California,” a copy of which is on file in the Office of the City Clerk and shall remain open for public inspection.

Future annexation proceedings may only be completed with the unanimous consent of the owner or owners of any parcel or parcels proposed for annexation.

Section 5. Name of the Improvement Area and Future Annexation Area. The name of the Improvement Area is "Improvement Area No. F-59 of Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance), City of San Marcos, County of San Diego, State of California" and the designation for the Future Annexation Area shall be “Future Annexation Area to Improvement Area No. F-59 of Community Facilities District No. 98-02.”

Section 6. Authorized Services. It is the intention of the City Council that the Improvement Area finance the municipal services generally described in Exhibit “A” (the “Services”) attached hereto and incorporated herein by this reference and all costs associated with the annexation of the Improvement Area, administration thereof, the determination of the amount of any special taxes to be levied, the costs of collecting any special taxes, and costs otherwise incurred in order to carry out the authorized purposes of the Improvement Area and CFD.

To the extent possible and practicable, it is the City Council’s further intention that any common services be complete together at the same time and under the same contracts, to the extent services are contracted to third-parties, for any similar services and at shared facilities, in common with the existing CFD and the Improvement Area.

The City Council hereby finds and determines that the public interest will not be served by allowing the property owners in the Improvement Area to enter a contract in accordance with section 53329.5(a) of the Act.

The Authorized Services to be financed by the levy of special taxes to be levied on specific territory within the Future Annexation Area to be annexed to the Improvement Area may include some or all of such Authorized Services or may include alternatives to the Authorized Services.

The Authorized Services shall to the maximum extent practicable, taking into account budgetary and operational demands of the City, be provided in common within the Improvement Area and the Future Annexation Area.

The City Council finds that the Authorized Services described in this section 6 hereof are necessary to meet increased demands placed upon the City as a result of new development occurring within the boundaries of the Improvement Area and the Future Annexation Area.

Section 7. Special Tax. It is hereby further proposed that, except where funds are otherwise available, a special tax sufficient to finance the Authorized Services (the "Special Tax") to be provided in the territory of the Future Annexation Area upon the annexation of such territory to the Improvement Area and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all non-exempt real property in the Future Annexation Area that annexes to the Improvement Area, will be levied annually within the boundaries of the territory within the Future Annexation Area upon the annexation of such territory to the Improvement Area. For further particulars as to the rates and method of apportionment of the proposed Special Tax, reference is made to the attached and incorporated Exhibit “B” (the "Rate and Method"), which sets forth in sufficient detail the rate and method of apportionment of the Special Tax to allow each landowner or resident within the territory in the proposed Future Annexation Area to clearly estimate the maximum amount of the Special Tax that such person will have to pay for the Authorized Services upon the annexation of such territory to the Improvement Area. The special tax obligation for any parcel may be prepaid pursuant to the terms described in Section 9 of the Rate and Method.

Notwithstanding the foregoing, if the actual cost of providing Authorized Services to territory within any proposed Future Annexation Area is higher or lower than the cost of providing such services within the existing Improvement Area, a higher or lower special tax may be levied within such territory, to the extent the actual cost of providing the services in the annexation territory is higher or lower than the costs of providing those services in the existing Improvement Area, subject to the unanimous approval and election of the owner or owners of such territory. In any such circumstance, the Rate and Method may be revised to reflect the higher or lower special tax, as applicable. The maximum special tax rate in the existing CFD and Improvement Area may not be increased as a result of any annexation proceeding.

The Special Tax herein authorized, to the extent possible, shall be collected in the same manner as ad valorem property taxes or in such other manner as this City Council or its designee shall determine, including direct billing of the affected property owners. Such Special Tax shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes. Any Special Tax that may not be collected on the County tax roll shall be collected through a direct billing procedure by the City.

Pursuant to Government Code section 53340 and except as provided in Government Code section 53317.3, properties of entities of the state, federal, and local governments shall be exempt from the levy of the Special Tax. Additionally, any property receiving a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code shall be exempt from the special tax to the extent of such welfare exemption.

Section 8. Effective Date of Future Annexation. Annexation of territory in the future shall be effective upon the unanimous approval and election of the owner or owners of any such parcel or parcels authorizing the levy of the Special Tax upon such parcel or parcels following the annexation to the Improvement Area, and no further public hearings or additional proceedings will be required to accomplish such annexation.

Section 9. Public Hearing. Notice is given that on April 28, 2026, at 6:00 p.m., in the regular meeting place of the City Council being 1 Civic Center Drive, San Marcos, California 92069, a public hearing will be held where this City Council will consider the authorization of annexation of certain territory in the future to the Improvement Area, the proposed rate and method of apportionment of the special tax to be levied within said proposed Future Annexation Area and all other matters as set forth in this Resolution of Intention. Any interested persons may appear and be heard, and written protests shall be filed on or before the time fixed for the public hearing.

Section 10. Notice. Notice of the time and place of the public hearing shall be given by the City Clerk by causing the publication of a Notice of Public Hearing in the legally designated newspaper of general circulation, such publication pursuant to Section 6061 of the Government Code, with such publication to be completed at least seven (7) days prior to the date set for the public hearing.

Section 11. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 12. Effective Date. This resolution shall become effective upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, this 24th day of March, 2026.

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”

IMPROVEMENT AREA NO. F-59 OF COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE, AND PRESERVE MAINTENANCE), CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

Authorized Services

The types of services generally provided in the existing CFD include, but are not limited to, the maintenance, repair, removal, replacement, operation, and management of:

1. Public lighting and appurtenant facilities, including, but not limited to street lighting and traffic signals;

2. Median landscaping and appurtenant facilities such as irrigation;

3. Parkway landscaping and appurtenant facilities such as irrigation;

4. Public or private property required by the City of San Marcos to be maintained as passive open space areas, including, but not limited to, passive open space areas, habitat preservation areas, slope areas and earthen/natural drainage channels and appurtenant facilities such as drainage pipes and systems; and

5. Active open space areas including parks and trails and appurtenances such as signage.

For a full and complete description of the public services, reference is made to the final Special Tax Report for the CFD, a copy of which is on file in the Office of the City Clerk.

The types of services generally provided in the Improvement Area include, but are not limited to, the maintenance services described above provided by the CFD, plus the maintenance, repair, removal, replacement, rehabilitation, operation, and management of the following types of services:

1. Storm drain and stormwater treatment facilities, including but not limited to storm drain systems, permanent storm water quality BMPs, low impact development (LID) BMPs, detention facilities, and access to such facilities;

2. Parks including but not limited to habitat/biological open space, recreational open space, play areas, picnic areas, signage, restrooms, sports fields, pedestrian and field lighting, and other appurtenant facilities;

3. Trails including but not limited to multi-use trails, urban trails, Class I bicycle facilities, shared pedestrian and bicycle facilities, trail surfaces, amenities such as

fencing, signage, overlooks, gates, and other appurtenant facilities, and access to such facilities;

4. Enhanced facilities in public places including but not limited to the following facilities:

    - Active Transportation Plan (ATP) facilities, street furniture, bus stops, and appurtenant facilities;

    - Landscaped areas, including but not limited to slopes, parkways, medians, street trees, hardscape, signage, best management practices (BMP) facilities, irrigation, and other appurtenant facilities;

    - Enhanced pedestrian facilities including decorative amenities, placemaking facilities, pedestrian safety enhancements, and appurtenant facilities;

    - Enhanced bicycle facilities including Class IV bicycle facilities, bicycle amenities, bicycle safety enhancements, intersection treatments, and appurtenant facilities;

    - Multi-model facilities including transit, bicycle, and pedestrian-oriented facilities, ATP nodes and amenities, and appurtenant facilities; and

    - Paseos or non-motorized access paths including hardscape, landscape, amenities, and other appurtenant facilities.

5. Any other services authorized under the Act.

Administrative Expenses:

In addition, the following costs will also be funded by the special taxes levied within the Improvement Area.

1. Administrative Expenses including costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Improvement Area and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred for the administration of the Improvement Area by the City;

2. Any amounts needed for operating reserves and reserves for repairs, removals, replacements, and rehabilitation; and

3. Any amounts needed to cure actual or estimated delinquencies in special taxes for the current or previous fiscal years.

COMMUNITY FACILITIES DISTRICT NO. 98-02
(LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE)
IMPROVEMENT AREA NO. F-59

Exhibit B

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Section 1. Introduction

Special Taxes shall be annually levied on all Assessor's Parcels (as hereinafter defined) in that territory included within Improvement Area No. F-59 (the "Territory") of Community Facilities District No. 98-02 of the City of San Marcos, County of San Diego, State of California (the "District"), in accordance with this Rate and Method of Apportionment of Special Tax (the "RMA") hereinafter set forth. All of the property within the Territory, unless otherwise exempted by law or the express provisions of the RMA, shall be taxed to the extent and in the manner provided below.

Section 2. Definitions

Acre: means 43,560 square feet of land.

Acreage**:** The area of an Assessor's Parcel as shown on the latest map of the County Assessor of the County of San Diego, or if the area of an Assessor's Parcel is not shown on such a map, the area shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Assessor's Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer. The Acreage attributable to the non-residential portion of a mixed-use building, with mixed-use meaning both residential and non-residential uses located within the same building, shall be the lesser of (i) the Acreage for the Assessor's Parcel on which such building is or is to be located or (ii) the non-residential building square footage multiplied by three and then divided by 43,560. If such non-residential building square footage is subdivided into one or more Condominiums pursuant to a Condominium Plan, then the Acreage for each such Condominium for purposes of (i) above shall be equal to the Acreage of the common interest property for such Condominium as determined by the City Engineer. Notwithstanding the foregoing, the Acreage attributable to a residential Condominium shall be computed by dividing the sum of the land area for the lot on which such Condominium is or will be located by the approved number of Condominiums for such lot.

Act: means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

***Administrative Expenses*:** Costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Improvement Area and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred for the administration of the Improvement Area or Community Facilities District No. 98-02 by the City.

***Approved Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a final subdivision map or a Condominium Plan has been recorded prior to the January 1 preceding the Fiscal Year for which the Special Tax is being levied but for which a building permit has not been issued by the City by the January 1 preceding the Fiscal Year for which the Special Tax is being levied.

***Assessor's Parcel*:** A parcel of land or Condominium in the Territory designated and assigned a discrete identifying number on an Assessor′s Parcel Map of the County Assessor of the County of San Diego.

***Assessor's Parcel Map*:** An official map of the County Assessor of the County of San Diego designating parcels by Assessor's Parcel number.

Authorized Services: The Authorized Services means the Citywide Services and Improvement Area Services as described below:

(i) *Citywide Services* means Zone A – Street Lighting, Zone B – Traffic Signals, Zone D – Citywide Parks, and Zone E – Citywide Trails, as described in the "Special Tax Report Community Facilities District No. 98-02 City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting" dated August 25, 1998; and

(ii) *Improvement Area Services* means the Improvement Area Services as described in the "Special Tax Report Community Facilities District No. 98-02, Improvement Area F-59, City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting."

***City*:** The City of San Marcos.

Condominium: A condominium as defined in California Civil Code Section 4125, as may be amended.

Condominium Plan: A condominium plan pursuant to California Civil Code Sections 4120 and 4285, as may be amended.

***Developed Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a building permit and/or a conditional use permit, director's permit, or other equivalent permit has been issued by the City after the Territory was created but prior to the March

1 preceding the Fiscal Year for which the Special Tax is being levied. Notwithstanding the preceding sentence, in the case of redeveloped property, only that portion of such Assessor's Parcel that has been redeveloped, as determined by the City, shall be classified as Developed Property for purposes of this RMA.

District: Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) of the City.

Equivalent Dwelling Unit(s) or EDU(s): Residential dwelling units are assigned an EDU value of one. The EDUs for the portion of an Assessor's Parcel that is classified as Non-Residential are calculated by multiplying the Acreage classified as Non-Residential by 2.65.

Exempt Property**:** Property owned by, conveyed, dedicated, or irrevocably offered for dedication to a public agency; land that is in the public right-of-way; utility easements that are not occupied on a regular basis by employees of the benefiting utility and which make utilization of the property encumbered by such easement for purposes other than that set forth in the grant of such easement impractical; privately owned, common area property, streets and parks, and open space lots including, but not limited to, such property owned by a property owners association; property zoned as open space; and property used as a golf course, other than clubhouse facilities. Pursuant to Section 53340(i) of the Act, properties receiving a welfare exemption under Revenue and Taxation Code Section 214 shall be exempt from the special tax and shall be classified as Exempt Property unless a waiver of such exemption is executed by the applicable property owner. Furthermore, property owned by a public agency but leased to an end-user for purposes other than public use will not be classified as exempt.

Extraordinary Special Tax: That special tax levied as applicable pursuant to the provisions of Section 7 below.

Fiscal Year**:** The period beginning on July 1 and ending on the following June 30.

Index**:** The Consumer Price Index for the San Diego Region as published by the United States Department of Labor, Bureau of Labor Statistics.

Maximum Annual Special Tax**:** The maximum special tax that can be levied on any Assessor's Parcel in any Fiscal Year.

Maximum Annual Special Tax Rate**:** The maximum annual special tax rate or rates as set forth in Section 4 below.

Operating Reserve**:** As applicable, a fund established and maintained from Special Taxes in an amount not to exceed the following (the "Operating Reserve Requirement"): 150% of the Special Tax Requirement, or such lower amounts which may be determined at the discretion of the City.

Property Classification**:** A classification of property specified in Section 3 below.

Reserve for Repairs, Removals, Replacements, and Rehabilitation: As applicable, a fund established and maintained from Special Taxes in addition to the Operating Reserve for repairs, removals, replacements, and rehabilitation of the facilities to be maintained, operated, and managed pursuant to the Authorized Services.

***Reserve Fund*:** As applicable, a fund or funds established and maintained from Special Taxes for purposes of the Operating Reserve and Reserve for Repairs, Removals, Replacements, and Rehabilitation.

***Reserve Fund Requirement*:** The Operating Reserve Requirement plus the required Reserves for Repairs, Removals, Replacements, and Rehabilitation as determined by the City.

Revenue and Taxation Code: means the Revenue and Taxation Code of the State of California, as amended.

***Special Tax*:** The special tax levied on each Assessor's Parcel pursuant to this RMA for any Fiscal Year to meet the Special Tax Requirement. The Special Tax is comprised of the Citywide Special Tax and the Improvement Area Special Tax as described below:

(i) Citywide Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Citywide Services; and

(ii) Improvement Area Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Improvement Area Services.

***Special Tax Requirement*:** The amount sufficient (i) to pay the Territory's proportional share of direct costs to the City, the District, and their contractors, agents, or assigns associated with providing the Authorized Services, (ii) to pay for the Administrative Expenses allocable to the Territory and associated with providing the Authorized Services, and (iii) to establish and replenish the Reserve Fund balance to the Reserve Fund Requirement. Citywide Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rates for Citywide Services and Improvement Area Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rate for Improvement Area Services. In addition, the Special Taxes collected by the application of the Maximum Annual Special Tax Rates for Citywide Services may be expended for any of the Citywide Services, including applicable Administrative Expenses and Reserve Funds, and the Special Taxes collected by the application of the Maximum Annual Special Tax Rate for Improvement Area Services may be expended for any of the Improvement Area Services, including applicable Administrative Expenses and Reserve Funds.

***Taxable Assessor's Parcel*:** An Assessor's Parcel all or a portion of which is classified as Developed, Approved, or Undeveloped Property and that is not Exempt Property.

***Undeveloped Property*:** All Taxable Assessor's Parcels which are not classified as Developed Property or Approved Property.

***Zone*:** An area consisting of a group of Assessor's Parcels, which may or may not be contiguous, which will participate in the cost of providing a particular facility or service.

Section 3. Property Classifications

The Property Classifications to which Assessor's Parcels in the Territory shall be assigned are Developed Property, Approved Property, Undeveloped Property, and Exempt Property. As of July 1 of each Fiscal Year, commencing with July 1, 2025, using the definitions in Section 2 above, the District shall cause each Assessor's Parcel to be classified into one of the Property Classifications noted above.

Section 4. Maximum Annual Special Tax Rates

The EDUs for each Property Classification will be determined in accordance with Table 1 below. The Maximum Annual Special Tax Rates are specified in Table 2 below. The Maximum Annual Special Tax for a Taxable Assessor's Parcel shall be equal to the EDUs applicable to such Assessor's Parcel as determined from Table 1 below multiplied by the Maximum Annual Special Tax rates in Table 2 below. Notwithstanding the assignment of an Assessor's Parcel to one of the four Property Classifications above, each Assessor's Parcel may be comprised of residential as well as non-residential land uses, in which case the Maximum Annual Special Tax for the Assessor's Parcel shall be the sum of the Maximum Annual Special Taxes for both land uses, with non-residential based upon the proportion of the acreage applicable to the non-residential land use.

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Developed Property			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Approved Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Undeveloped Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Exempt Property	NA	NA	NA

TABLE 2
MAXIMUM ANNUAL SPECIAL TAX RATES
FISCAL YEAR 2025-2026

AUTHORIZED SERVICE	MAXIMUM ANNUAL SPECIAL TAX RATE PER EDU[2]
Citywide Services	
Zone A	$45.27
Zone B	$14.34
Zone C	NA
Zone D	$253.24
Zone E	$14.12
Improvement Area Services	$651.67

4.1 **Assignment of Maximum Annual Special Tax:** A Maximum Annual Special Tax will be assigned to all Taxable Assessor's Parcels classified as Developed Property, Approved

[1] For Approved Property and Undeveloped Property, the City in its discretion will determine the number of anticipated or planned residential units and non-residential Acres for an Assessor's Parcel from the applicable zoning, tentative map, or conditional or other development permit.
[2] The FY 2025-2026 Maximum Annual Special Tax Rates in Table 2 have been rounded to the nearest penny.

Property, or Undeveloped Property as of July 1 of the Fiscal Year in which such classification occurs.

4.2 **Increasing the Maximum Annual Special Tax:** Beginning with Fiscal Year 2026-2027 the Maximum Annual Special Tax Rates set forth above may be increased annually by the greater of the annual percentage change in the Index or two percent (2.00%).

Section 5. Determination of Special Tax Requirement

The City shall annually determine the Special Tax Requirement for each Fiscal Year, commencing with Fiscal Year 2026-2027. The Special Tax Requirement for each Fiscal Year shall include the cost of those Authorized Services that the City is or will be responsible to provide during all or any portion of such Fiscal Year; the proportionate share of the related Administrative Expenses allocable to the Territory; and the funding or replenishment of the Reserve Fund to the Reserve Fund Requirement. The initial funding of the Reserve Fund shall be accomplished only through the levy of Special Taxes on Developed Property or Extraordinary Special Taxes on Approved Property and/or Undeveloped Property as provided for herein.

In any Fiscal Year during which a developer, builder, or property owner is or will be responsible for providing any Improvement Area Services, the Special Tax Requirement for such Fiscal Year shall include the Developed Properties' proportionate share of the estimated cost of providing the Improvement Area Services by the City from the estimated date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services. For example, assume that in preparing the Fiscal Year 2026-2027 Special Tax Requirement, the District determines that the City will become responsible for providing certain Improvement Area Services commencing on May 1, 2027. Assume that from that date the City is responsible for such maintenance costs until the end of Fiscal Year 2026-2027 (i.e., May 1, 2027 to June 30, 2027), the City's share of the cost of providing services is $2,500. In addition, assume that the cost of providing services during Fiscal Year 2027-2028 is $10,000 such that the cost of providing services for Fiscal Year 2027-2028 until the first receipt of Special Taxes (i.e., July 1, 2027 to December 31, 2027) is $5,000. On May 1, 2027, the City will need to have on deposit $7,500 to fund the services from May 1, 2027 until December 31, 2027. To accomplish this, the Special Tax Requirement for Fiscal Year 2026-20276 shall include this additional $7,500.

Section 6. Method of Apportionment of Special Taxes

6.1. As of July 1 of each Fiscal Year, commencing with July 1, 2026 all Taxable Assessor's Parcels within the Territory shall be assigned to one of the Property Classifications specified in Section 3.

6.2. The City shall determine for each Fiscal Year the Special Tax Requirement.

6.3. The City shall levy the Special Taxes for each Fiscal Year, commencing on July 1, 2025, in the following order of priority to fund the Special Tax Requirement for such Fiscal Year:

(a) Levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Developed Property to generate Special Taxes to fund the Special Tax Requirement;

(b) If, after levying Special Taxes pursuant to (a) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Approved Property; and

(c) If, after levying Special Taxes pursuant to (a) and (b) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Assessor's Parcels of Undeveloped Property which are subject to the levy of Special Taxes.

Section 7. Extraordinary Special Tax

Prior to the acceptance by the City of areas or improvements to be maintained as a part of the Improvement Area Services and assumption by the City of responsibility for providing such Improvement Area Services, the District shall determine, if applicable, (i) the amount, if any, in addition to those funds received from the levy of the Special Taxes on Developed Properties which are allocated to pay for Improvement Area Services, which the City will need to pay for such Improvement Area Services from the date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services and (ii) the amount, if any, in addition to those funds received from the levy of Special Taxes on Developed Properties which are allocated to funding the Reserve Fund, which will be necessary to increase the amount on deposit in the Reserve Fund to the Reserve Fund Requirement at the commencement of the Fiscal Year following the date of the assumption by the City of responsibility for providing such Improvement Area Services. Subject to the limitations on the Maximum Annual Special Tax contained in Section 4 above, the sum of (i) and (ii) above shall be levied as an Extraordinary Special Tax by direct billing on all remaining Approved Property and Undeveloped Property and such amount shall become due and payable within sixty (60) calendar days from and after the date of such direct billing.

The City shall not accept any areas or improvements or assume responsibility for providing those Improvement Area Services for which an Extraordinary Special Tax has been levied until such Special Tax has been received by the District. No further building permits shall be issued for Assessor's Parcels within the Territory if any Extraordinary Special Tax levied pursuant to this Section 7 is not paid within the time period set forth in the preceding paragraph.

Section 8. Manner of Collection of Special Taxes

With the exception of the Extraordinary Special Tax which shall be billed directly, the Special Taxes levied in each Fiscal Year shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, the City Council may, by resolution, establish and adopt an alternative or supplemental collection procedure, including direct billing. The Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Special Taxes. The lien of the Special Taxes shall continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

Section 9. Prepayment of Special Tax

The Maximum Annual Special Tax for an individual Assessor's Parcel within the Territory of the District may be discharged through the prepayment of the special tax obligation provided that there are no delinquent special taxes with respect to that Assessor's Parcel at the time of prepayment. Proof of payment of delinquent taxes will be provided to the City prior to the discharge of the special tax obligation. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax shall provide the District with a written notice of intent to prepay. Within 30 days of receipt of such written notice, the District shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount shall be calculated as the present value of the Maximum Annual Special Tax escalated at 2%, through each fiscal year which is seventy-five years from the fiscal year in which the prepayment shall be made plus the current fiscal year special tax obligation, an amount to cover the administrative fees and expenses of the District, as calculated by the City, including, but not limited to, the costs of computation of the prepayment, the costs of removing any special taxes from the Roll, and the costs of recording a notice of special tax lien release and any additional actions required to evidence the prepayment. The assumptions to be used when calculating the present value of the Maximum Annual Special Tax are as follows:

- The discount rate shall be equal to the rate of return earned on the City's general fund investment portfolio for the preceding twelve months.
- A 360-day year.
- The Maximum Annual Special Tax will be discounted from July 1 of each Fiscal year.

The payment in full of the amount calculated, plus the applicable administrative expenses and recording fee, fully discharges any further obligation of the parcel for the improvements funded within the District.

The City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of the Maximum Annual Special Tax, to indicate the prepayment of the Maximum Annual Special Tax and the release of the special lien on such Assessor's Parcel.

Section 10. Appeals

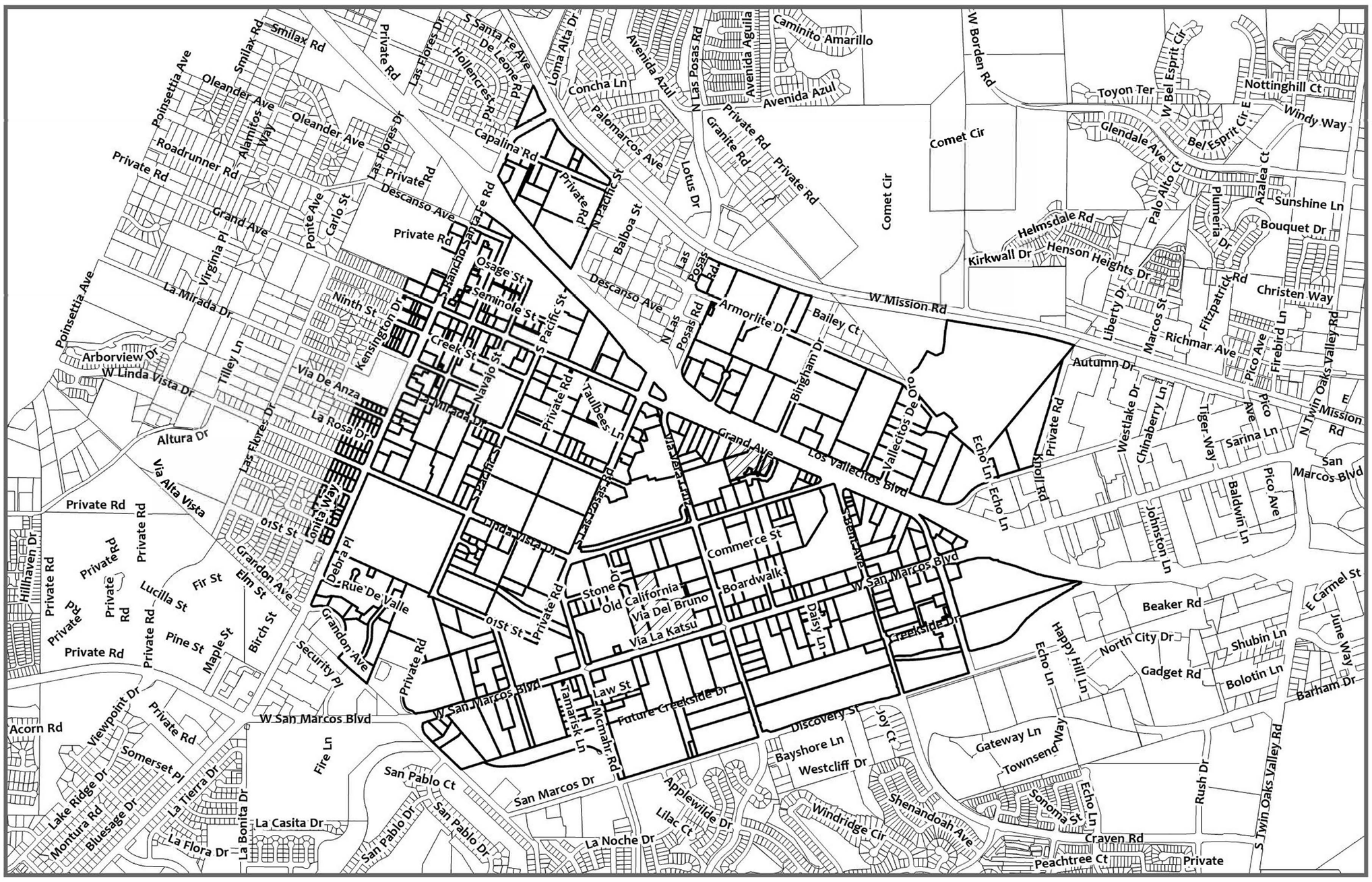
Any landowner or resident may file a written appeal of the Special Tax on his/her property with the Finance Director, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Finance Director shall review the appeal, meet with the appellant if the Finance Director deems necessary, and advise the appellant of its determination. If the Finance Director agrees with the appellant, the Finance Director shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the Finance Director disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the Finance Director's determination.

Section 11. Interpretations

Interpretations may be made by resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to any provision of this RMA.

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 2026.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE MAP SHOWING BOUNDARIES AND TERRITORIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 98-02, CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026 BY ITS RESOLUTION NO. 2026-_____.

_____
PHILLIP SCOLLICK
CITY CLERK
CITY OF SAN MARCOS, STATE OF CALIFORNIA

FILE NO. 2026-_____

FILED THIS _____ DAY OF _____, 2026 AT _____ _____ O'CLOCK IN BOOK _____, PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

JORDAN Z. MARKS,
COUNTY RECORDER

_____
BY: DEPUTY COUNTY RECORDER

N

Legend

FUTURE ANNEXATION AREA BOUNDARY

CORE ANNEXATION AREA BOUNDARY

SHEET 1 OF 10

CITY OF SAN MARCOS

BOOK _____ PG _____ 2026-_____

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
2191633300	2191404400	2192211200
2191633400	2191404100	2192211300
2191634700	2191405000	2191401600
2191633500	2191807400	2191403800
2191634200	2191523700	2191403900
2191725200	2191527000	2190950400
2191725400	2191803400	2190950500
2191722700	2190822200	2190950600
2190961300	2190831001	2190981500
2190961400	2190831005	2190740700
2190961500	2190831002	2190741400
2190961600	2190831004	2194902500
2190961700	2190831007	2192231000
2190961800	2190831008	2191402200
2190962100	2190831010	2192211400
2190911000	2190831009	2192211500
2192215300	2190831006	2192213000
2192215400	2190831003	2191401700
2192215200	2190830900	2191526900
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2190962000	2190822300	2192211700
2190961200	2190822600	2192213200
2192216300	2191527300	2192214300
2190981400	2191302500	2192214400
2190950300	2191153000	2192215500
2190880300	2191161600	2192215600
2190821400	2191161500	2194902300
2190950900	2191161701	2194902400
2191525700	2191161708	2192002800
2190981800	2191161704	2194902600
2190982000	2191161706	2190850600
2190730300	2191161707	2190950800
2191301900	2191161702	2190951000
2191304000	2191161703	2190951100
2191404500	2191161705	2190991400
2190981600	2210614500	2193700500
2191804700	2210617100	2193700600
2191804800	2210612300	2193700700
2191804900	2210615100	2193700800
2191806100	2210616100	2193700900
2191807100	2210616400	2193701000
2191805500	2190931900	2193701300
2191522100	2210513300	2193701400
2191522200	2201200200	2193701500
2191524800	2201201200	2193701600
2191400300	2201201300	2193702200
2191401300	2191726300	2192102300
2191402300	2190880500	2192102600

SHEET 2 OF 10

BOOK _____ PG _____ 2026-_____

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

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2192103000	2191160347	2194001300
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2191403400	2191160352	2191722900
2191403500	2191160369	2191723600
2191401200	2191160343	2191723700
2191160356	2191160346	2191723800
2191160371	2191160349	2191723900
2191160367	2191160354	2191724100
2191160370	2191160355	2191724700
2191160372	2191160361	2191724800
2191160310	2191160368	2191724900
2191160312	2191160301	2190962200
2191160321	2191160308	2194901200
2191160328	2191160313	2194901300
2191160334	2191160316	2194901400
2191160345	2191160319	2194101900
2191160360	2191160304	2194901600
2191160362	2191160305	2194901500
2191160303	2191160311	2194902700
2191160324	2191160318	2191153200
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2191160330	2191160363	2194100400
2191160332	2191160366	2194102300
2191160341	2190990800	2194102400
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2191160364	2210415700	2190730200
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2191160320	2210412000	2190980100
2191160322	2191636400	2190973400
2191160344	2191722600	2190730400
2191160357	2191161300	2190731000
2191160359	2210413600	2191621800
2191160306	2210413800	2191636501
2191160309	2210413900	2191636502
2191160317	2210414200	2191636503
2191160333	2210415800	2191636505
2191160336	2190741600	2191636504
2191160339	2190741700	2190730900
2191160302	2190741800	2190981900
2191160315	2190741900	2190730800
2191160323	2210412600	2190730700
2191160326	2194001100	2190730600

BOOK _____ PG _____ 2026-_____

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

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2190851101	2192520600	2192323301
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2190851104	2192520900	2192323305
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2191304900	2193810600	2192323342
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2190821300	2193810900	2192323334
2190822400	2193811000	2192323341
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2191633600	2191805000	2192323363
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2191634600	2191806000	2192323359
2191722500	2192232200	2192323362
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2193702800	2192322213	2192323314
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2191526000	2192322217	2192323349
2191724000	2192322219	2192323355
2191722200	2210612900	2192323371

BOOK _____ PG _____ 2026-_____

BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
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2192323329	2210415900	2191806800
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2192323369	2210415600	7601678500
2192323372	2210415300	7601678900
2192323374	2210415200	7601679100
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2192323338	2210416400	7601678700
2192323353	2210513400	7601679000
2192323356	2210415500	7601678100
2192323358	2210415400	7601670000
2192323364	2210417200	7601677900
2192323365	2210610600	7601679600
2192103200	2210616000	7601677200
2210615400	2210616700	7601678000
2192322808	2191305100	7601679200
2192322813	2191401400	7601678800
2192322815	2191405200	2201704500
2192322823	2191524900	2192705600
2192322825	2191401000	2192702000
2192322812	2192213900	2210612200
2192322822	2192220300	2192701900
2192322802	2191803700	2210613500
2192322826	2191805400	2192700300
2192322801	2191805900	2210617200
2192322806	2192705700	2210615900
2192322811	2192706300	2210615000
2192322819	2192705800	2210615800
2192322821	2190870600	2210615700
2192322804	2190870400	2210615600
2192322807	2190870200	2210616900
2192322818	2190870500	2210613400
2192322828	2193703900	2201703900
2192322824	2193704000	7602484700
2192322827	2193704100	7602484800
2192322803	2193704200	7601677100
2192322805	2193704400	7601677600
2192322810	2193704300	7601679400
2192322816	2192214800	7601679300
2192322820	2192510500	7602485502
2192322809	2192510600	7601677400
2192322814	2192510700	2210516300
2192322817	2192510800	2210615500
2210513800	2192510900	2210513600
2210615300	2192511000	2192100500

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
2192003900	7722105063	7722105032
2192003800	7722105068	7722105034
2192002304	7722105001	7722105037
2192002309	7722105003	7722105039
2192002314	7722105008	7722105004
2192002307	7722105011	7722105005
2192002317	7722105036	7722105007
2192002305	7722105058	7722105009
2192002315	7722105066	7722105012
2192002308	7722105015	7722105014
2192002318	7722105030	7722105017
2192002301	7722105033	7722105026
2192002303	7722105038	7722105035
2192002306	7722105072	7722105046
2192002311	7722105074	7722105050
2192002313	7722105077	7722105053
2192002316	7722105006	7722105019
2192002320	7722105016	7722105020
2192002322	7722105022	7722105023
2192002319	7722105024	7722105031
2192002302	7722105027	7722105040
2192002310	7722105029	7722105043
2192002312	7722105042	7722105048
2192002321	7722105044	7722105056
2194902200	7722105047	7722105069
2192004200	7722105049	7722105075
2194902100	7722105062	7722105073
2194902000	7722105064	2210416300
2192004000	7722105067	2210614700
2194901900	7722105045	7721911168
2192002000	7722105051	7721911178
2210514600	7722105065	7721911184
2210514700	7722105076	7721911182
2191803800	7722105002	7721911185
2190890200	7722105021	7721911191
2193702600	7722105028	7721911193
2193702500	7722105041	7721911163
2192212600	7722105055	7721911166
2200220600	7722105070	7721911169
2210411000	7722105071	7721911173
2192104700	7722105010	7721911177
2191726200	7722105013	7721911174
2192103100	7722105018	7721911181
2192103400	7722105052	7721911183
2192004400	7722105054	7721911186
2210413300	7722105057	7721911189
7722105060	7722105059	7721911179
7722105061	7722105025	7721911188

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
7721911113	7721911102	2193311100
7721911117	7721911104	2193311200
7721911128	7721911112	2193311800
7721911152	7721911114	2193311900
7721911155	7721911120	2193313000
7721911164	7721911131	2193313100
7721911187	7721911133	2193313200
7721911190	7721911136	2193313300
7721911170	7721911106	2193313400
7721911192	7721911109	2193313500
7721911194	7721911116	2193310100
7721911195	7721911119	2193310200
7721911122	7721911138	2193310300
7721911124	7721911157	2193310500
7721911142	7721911162	2193310400
7721911144	7721911165	2193311400
7721911151	7721911172	2193314416
7721911153	7721911121	2193314418
7721911156	7721911126	2193314407
7721911159	7721911129	2193314408
7721911175	7721911137	2193314413
7721911180	7721911140	2193314404
7721911105	7721911141	2193314405
7721911107	7721911146	2193314417
7721911115	7721911149	2193314406
7721911130	7721911158	2193314412
7721911139	2191160200	2193314419
7721911148	2191621900	2193314401
7721911154	2191626000	2193314409
7721911101	2192103500	2193314411
7721911103	2192103600	2193314415
7721911123	2192005100	2193314403
7721911127	2192215700	2193314410
7721911132	2192706000	2193314414
7721911134	2210413700	2193311700
7721911110	2191807200	2193312000
7721911135	2193314300	2193312100
7721911143	2191405400	2193314515
7721911160	2192216000	2193314501
7721911171	2192216100	2193314504
7721911176	2192215900	2193314502
7721911108	2192004700	2193314514
7721911118	2192005200	2193314519
7721911125	2193310600	2193314516
7721911145	2193310700	2193314518
7721911147	2193310800	2193314503
7721911150	2193310900	2193314509
7721911161	2193311000	2193314517

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
2193314520	2190742505	2191522700
2193314508	2190742600	2191527800
2193312500	2190742504	2191524400
2193312600	2190742502	2191527100
2193312700	2190742501	2191527600
2193312800	2190742503	2191527700
2193312900	2210515800	2191527900
2190861100	2210516100	2190812700
2190860700	2210515500	2190812400
2191806700	2210515100	2190812200
2191153500	2210510400	2193314700
2191153400	2210510300	2191305400
2191531000	2210515900	2191626200
2191531100	2210516200	2191626100
2191531200	2210516000	2191153300
2210412700	2210514400	2192005700
2210416700	2210514800	2192005500
2191530800	2210515400	2192005400
2191530900	2210514900	2192005800
2191531500	2210515200	2192005600
2191531600	2210512600	2191528100
2192103800	2210513100	2191528200
2191531400	2210513200	2191528000
2191530700	2210616600	2194003900
2191530500	2192216200	2194004000
2191530600	2191526100	2194004100
2191531300	2191524500	2194004200
2192706700	2191524200	2194004300
2210417300	2191525100	2194001800
2192706600	7602484300	2192322711
2192706800	2190812800	2192322716
2192706500	2190811200	2192322707
2190860900	2190810900	2192322708
2191636300	2190811000	2192322712
2191636200	2190811100	2192322713
2192707200	2210515700	2192322705
2190861200	2210515600	2192322706
2210516400	2210512100	2192322709
2190742200	2193313800	2192322714
2192707100	2191527200	2192322718
2192707300	2191526300	2192322702
2192706900	2191526400	2192322703
2192707400	2210616500	2192322710
2192707000	2210611000	2192322704
2191636600	7602482300	2192322701
2190742507	2193314600	2192322717
2190742508	2191523400	2192322715
2190742506	2191527500	2194001600

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
2194001700	2192321923	2192321973
2194001000	2192321907	2192321957
2194002200	2192321913	2192321958
2194002300	2192321924	2192321968
2194002400	2192321904	2192321961
2194002500	2192321911	2192321966
2194002600	2192321916	2192321971
2192213700	2192321903	2192323400
2192230600	2192321921	2192232100
2192231600	2192321943	2192232300
2192215100	2192321930	2192321500
2192230900	2192321932	2192322205
2192231700	2192321939	2192322202
2194800700	2192321953	2192322203
2194800100	2192321963	2192322201
2194800200	2192321967	2192322204
2194800300	2192321934	2192322215
2194001500	2192321941	2192322218
2194002000	2192321948	2192322221
2194001900	2192321950	2192322207
2192231500	2192321952	2192322209
2194800600	2192321960	2192322211
2194800400	2192321935	2192322214
2194800500	2192321933	2192322216
2192231100	2192321942	2192322212
2192232000	2192321949	2192322222
2192320600	2192321951	2192323370
2192321800	2192321956	2192323377
2192321905	2192321931	2192323323
2192321914	2192321936	2192323326
2192321922	2192321938	2192323343
2192321929	2192321954	2192323303
2192321901	2192321964	2192323308
2192321906	2192321965	2192323336
2192321908	2192321974	2192323337
2192321917	2192321937	2192323339
2192321926	2192321940	2192323350
2192321928	2192321944	2192323302
2192321920	2192321945	2192323312
2192321918	2192321946	2192323321
2192321925	2192321962	2192323344
2192321910	2192321970	2192323360
2192321912	2192321972	2192323380
2192321919	2192321947	2192323335
2192321927	2192321955	2192220400
2192321902	2192321959	2192240900
2192321909	2192321969	7601673300
2192321915	2192321975	7601671100

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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 98-02
AREAS FOR LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE
CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
FUTURE ANNEXATION AREA
SPECIAL IMPROVEMENT AREA NO. F-59
EXHIBIT "C"

APN	APN	APN
2192321010	2192321016	2192321084
2192321027	2192321024	2192321055
2192321032	2192321029	2192321062
2192321035	2192321019	2192321064
2192321046	2192321057	2192321028
2192321083	2192321067	2192321037
2192321012	2192321073	2192321054
2192321014	2192321077	2192321059
2192321002	2192321080	2192321074
2192321004	2192321005	2192321079
2192321009	2192321013	2192321085
2192321015	2192321003	2192321087
2192321020	2192321007	2192321068
2192321001	2192321031	2192321071
2192321006	2192321033	2192321076
2192321022	2192321036	2192321078
2192321025	2192321038	2192321069
2192321034	2192321040	2192321072
2192321039	2192321052	2192321075
2192321041	2192321030	2192321065
2192321043	2192321051	2192321018
2192321048	2192321053	2192321042
2192321050	2192321056	2192321081
2192321060	2192321058	2192321086
2192321021	2192321061	2192321044
2192321023	2192321063	2192321045
2192321026	2192321066	2192321049
2192321017	2192321047	2192231900
2192321008	2192321070	
2192321011	2192321082	

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COMMUNITY FACILITIES DISTRICT NO. 98-02
(LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE)
IMPROVEMENT AREA NO. F-59

Attachment C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Section 1. Introduction

Special Taxes shall be annually levied on all Assessor's Parcels (as hereinafter defined) in that territory included within Improvement Area No. F-59 (the "Territory") of Community Facilities District No. 98-02 of the City of San Marcos, County of San Diego, State of California (the "District"), in accordance with this Rate and Method of Apportionment of Special Tax (the "RMA") hereinafter set forth. All of the property within the Territory, unless otherwise exempted by law or the express provisions of the RMA, shall be taxed to the extent and in the manner provided below.

Section 2. Definitions

Acre: means 43,560 square feet of land.

Acreage**:** The area of an Assessor's Parcel as shown on the latest map of the County Assessor of the County of San Diego, or if the area of an Assessor's Parcel is not shown on such a map, the area shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Assessor's Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer. The Acreage attributable to the non-residential portion of a mixed-use building, with mixed-use meaning both residential and non-residential uses located within the same building, shall be the lesser of (i) the Acreage for the Assessor's Parcel on which such building is or is to be located or (ii) the non-residential building square footage multiplied by three and then divided by 43,560. If such non-residential building square footage is subdivided into one or more Condominiums pursuant to a Condominium Plan, then the Acreage for each such Condominium for purposes of (i) above shall be equal to the Acreage of the common interest property for such Condominium as determined by the City Engineer. Notwithstanding the foregoing, the Acreage attributable to a residential Condominium shall be computed by dividing the sum of the land area for the lot on which such Condominium is or will be located by the approved number of Condominiums for such lot.

Act: means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

***Administrative Expenses*:** Costs incurred to determine, levy and collect the special taxes, including compensation of City employees for administrative work performed in relation to the Improvement Area and a proportionate amount of the City's general administrative overhead related thereto, the fees of consultants and legal counsel, the costs of collecting installments of the special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred for the administration of the Improvement Area or Community Facilities District No. 98-02 by the City.

***Approved Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a final subdivision map or a Condominium Plan has been recorded prior to the January 1 preceding the Fiscal Year for which the Special Tax is being levied but for which a building permit has not been issued by the City by the January 1 preceding the Fiscal Year for which the Special Tax is being levied.

***Assessor's Parcel*:** A parcel of land or Condominium in the Territory designated and assigned a discrete identifying number on an Assessor′s Parcel Map of the County Assessor of the County of San Diego.

***Assessor's Parcel Map*:** An official map of the County Assessor of the County of San Diego designating parcels by Assessor's Parcel number.

Authorized Services: The Authorized Services means the Citywide Services and Improvement Area Services as described below:

(i) *Citywide Services* means Zone A – Street Lighting, Zone B – Traffic Signals, Zone D – Citywide Parks, and Zone E – Citywide Trails, as described in the "Special Tax Report Community Facilities District No. 98-02 City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting" dated August 25, 1998; and

(ii) *Improvement Area Services* means the Improvement Area Services as described in the "Special Tax Report Community Facilities District No. 98-02, Improvement Area F-59, City of San Marcos Mello-Roos Community Facilities Act of 1982 Citywide Landscaping and Lighting."

***City*:** The City of San Marcos.

Condominium: A condominium as defined in California Civil Code Section 4125, as may be amended.

Condominium Plan: A condominium plan pursuant to California Civil Code Sections 4120 and 4285, as may be amended.

***Developed Property*:** Assessor's Parcels that have been annexed to the District and the Territory and for which a building permit and/or a conditional use permit, director's permit, or other equivalent permit has been issued by the City after the Territory was created but prior to the March

1 preceding the Fiscal Year for which the Special Tax is being levied. Notwithstanding the preceding sentence, in the case of redeveloped property, only that portion of such Assessor's Parcel that has been redeveloped, as determined by the City, shall be classified as Developed Property for purposes of this RMA.

District: Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) of the City.

Equivalent Dwelling Unit(s) or EDU(s): Residential dwelling units are assigned an EDU value of one. The EDUs for the portion of an Assessor's Parcel that is classified as Non-Residential are calculated by multiplying the Acreage classified as Non-Residential by 2.65.

Exempt Property**:** Property owned by, conveyed, dedicated, or irrevocably offered for dedication to a public agency; land that is in the public right-of-way; utility easements that are not occupied on a regular basis by employees of the benefiting utility and which make utilization of the property encumbered by such easement for purposes other than that set forth in the grant of such easement impractical; privately owned, common area property, streets and parks, and open space lots including, but not limited to, such property owned by a property owners association; property zoned as open space; and property used as a golf course, other than clubhouse facilities. Pursuant to Section 53340(i) of the Act, properties receiving a welfare exemption under Revenue and Taxation Code Section 214 shall be exempt from the special tax and shall be classified as Exempt Property unless a waiver of such exemption is executed by the applicable property owner. Furthermore, property owned by a public agency but leased to an end-user for purposes other than public use will not be classified as exempt.

Extraordinary Special Tax: That special tax levied as applicable pursuant to the provisions of Section 7 below.

Fiscal Year**:** The period beginning on July 1 and ending on the following June 30.

Index**:** The Consumer Price Index for the San Diego Region as published by the United States Department of Labor, Bureau of Labor Statistics.

Maximum Annual Special Tax**:** The maximum special tax that can be levied on any Assessor's Parcel in any Fiscal Year.

Maximum Annual Special Tax Rate**:** The maximum annual special tax rate or rates as set forth in Section 4 below.

Operating Reserve**:** As applicable, a fund established and maintained from Special Taxes in an amount not to exceed the following (the "Operating Reserve Requirement"): 150% of the Special Tax Requirement, or such lower amounts which may be determined at the discretion of the City.

Property Classification**:** A classification of property specified in Section 3 below.

Reserve for Repairs, Removals, Replacements, and Rehabilitation: As applicable, a fund established and maintained from Special Taxes in addition to the Operating Reserve for repairs, removals, replacements, and rehabilitation of the facilities to be maintained, operated, and managed pursuant to the Authorized Services.

Reserve Fund**:** As applicable, a fund or funds established and maintained from Special Taxes for purposes of the Operating Reserve and Reserve for Repairs, Removals, Replacements, and Rehabilitation.

Reserve Fund Requirement**:** The Operating Reserve Requirement plus the required Reserves for Repairs, Removals, Replacements, and Rehabilitation as determined by the City.

Revenue and Taxation Code: means the Revenue and Taxation Code of the State of California, as amended.

Special Tax**:** The special tax levied on each Assessor's Parcel pursuant to this RMA for any Fiscal Year to meet the Special Tax Requirement. The Special Tax is comprised of the Citywide Special Tax and the Improvement Area Special Tax as described below:

(i) Citywide Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Citywide Services; and

(ii) Improvement Area Special Tax means the Special Tax determined by the application of the Maximum Annual Special Tax Rates for Improvement Area Services.

Special Tax Requirement**:** The amount sufficient (i) to pay the Territory's proportional share of direct costs to the City, the District, and their contractors, agents, or assigns associated with providing the Authorized Services, (ii) to pay for the Administrative Expenses allocable to the Territory and associated with providing the Authorized Services, and (iii) to establish and replenish the Reserve Fund balance to the Reserve Fund Requirement. Citywide Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rates for Citywide Services and Improvement Area Services shall be funded from the Special Taxes produced by the application of the Maximum Annual Special Tax Rate for Improvement Area Services. In addition, the Special Taxes collected by the application of the Maximum Annual Special Tax Rates for Citywide Services may be expended for any of the Citywide Services, including applicable Administrative Expenses and Reserve Funds, and the Special Taxes collected by the application of the Maximum Annual Special Tax Rate for Improvement Area Services may be expended for any of the Improvement Area Services, including applicable Administrative Expenses and Reserve Funds.

Taxable Assessor's Parcel**:** An Assessor's Parcel all or a portion of which is classified as Developed, Approved, or Undeveloped Property and that is not Exempt Property.

***Undeveloped Property*:** All Taxable Assessor's Parcels which are not classified as Developed Property or Approved Property.

***Zone*:** An area consisting of a group of Assessor's Parcels, which may or may not be contiguous, which will participate in the cost of providing a particular facility or service.

Section 3. Property Classifications

The Property Classifications to which Assessor's Parcels in the Territory shall be assigned are Developed Property, Approved Property, Undeveloped Property, and Exempt Property. As of July 1 of each Fiscal Year, commencing with July 1, 2025, using the definitions in Section 2 above, the District shall cause each Assessor's Parcel to be classified into one of the Property Classifications noted above.

Section 4. Maximum Annual Special Tax Rates

The EDUs for each Property Classification will be determined in accordance with Table 1 below. The Maximum Annual Special Tax Rates are specified in Table 2 below. The Maximum Annual Special Tax for a Taxable Assessor's Parcel shall be equal to the EDUs applicable to such Assessor's Parcel as determined from Table 1 below multiplied by the Maximum Annual Special Tax rates in Table 2 below. Notwithstanding the assignment of an Assessor's Parcel to one of the four Property Classifications above, each Assessor's Parcel may be comprised of residential as well as non-residential land uses, in which case the Maximum Annual Special Tax for the Assessor's Parcel shall be the sum of the Maximum Annual Special Taxes for both land uses, with non-residential based upon the proportion of the acreage applicable to the non-residential land use.

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Developed Property			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre

TABLE 1
EQUIVALENT DWELLING UNITS

PROPERTY CLASSIFICATION	CITYWIDE SERVICES ZONES A, D, AND E	CITYWIDE SERVICES ZONE B	IMPROVEMENT AREA SERVICES
Approved Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Undeveloped Property[1]			
Residential	1 EDU/Residential Unit	1 EDU/Residential Unit	1 EDU/Residential Unit
Non-Residential			
Commercial	2.65 EDUs/Acre	40.00 EDUs/Acre	2.65 EDUs/Acre
Industrial	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
All Others	2.65 EDUs/Acre	10.00 EDUs/Acre	2.65 EDUs/Acre
Exempt Property	NA	NA	NA

TABLE 2
MAXIMUM ANNUAL SPECIAL TAX RATES
FISCAL YEAR 2025-2026

AUTHORIZED SERVICE	MAXIMUM ANNUAL SPECIAL TAX RATE PER EDU[2]
Citywide Services	
Zone A	$45.27
Zone B	$14.34
Zone C	NA
Zone D	$253.24
Zone E	$14.12
Improvement Area Services	$651.67

4.1 **Assignment of Maximum Annual Special Tax:** A Maximum Annual Special Tax will be assigned to all Taxable Assessor's Parcels classified as Developed Property, Approved

[1] For Approved Property and Undeveloped Property, the City in its discretion will determine the number of anticipated or planned residential units and non-residential Acres for an Assessor's Parcel from the applicable zoning, tentative map, or conditional or other development permit.
[2] The FY 2025-2026 Maximum Annual Special Tax Rates in Table 2 have been rounded to the nearest penny.

Property, or Undeveloped Property as of July 1 of the Fiscal Year in which such classification occurs.

4.2 **Increasing the Maximum Annual Special Tax:** Beginning with Fiscal Year 2026-2027 the Maximum Annual Special Tax Rates set forth above may be increased annually by the greater of the annual percentage change in the Index or two percent (2.00%).

Section 5. Determination of Special Tax Requirement

The City shall annually determine the Special Tax Requirement for each Fiscal Year, commencing with Fiscal Year 2026-2027. The Special Tax Requirement for each Fiscal Year shall include the cost of those Authorized Services that the City is or will be responsible to provide during all or any portion of such Fiscal Year; the proportionate share of the related Administrative Expenses allocable to the Territory; and the funding or replenishment of the Reserve Fund to the Reserve Fund Requirement. The initial funding of the Reserve Fund shall be accomplished only through the levy of Special Taxes on Developed Property or Extraordinary Special Taxes on Approved Property and/or Undeveloped Property as provided for herein.

In any Fiscal Year during which a developer, builder, or property owner is or will be responsible for providing any Improvement Area Services, the Special Tax Requirement for such Fiscal Year shall include the Developed Properties' proportionate share of the estimated cost of providing the Improvement Area Services by the City from the estimated date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services. For example, assume that in preparing the Fiscal Year 2026-2027 Special Tax Requirement, the District determines that the City will become responsible for providing certain Improvement Area Services commencing on May 1, 2027. Assume that from that date the City is responsible for such maintenance costs until the end of Fiscal Year 2026-2027 (i.e., May 1, 2027 to June 30, 2027), the City's share of the cost of providing services is $2,500. In addition, assume that the cost of providing services during Fiscal Year 2027-2028 is $10,000 such that the cost of providing services for Fiscal Year 2027-2028 until the first receipt of Special Taxes (i.e., July 1, 2027 to December 31, 2027) is $5,000. On May 1, 2027, the City will need to have on deposit $7,500 to fund the services from May 1, 2027 until December 31, 2027. To accomplish this, the Special Tax Requirement for Fiscal Year 2026-20276 shall include this additional $7,500.

Section 6. Method of Apportionment of Special Taxes

6.1. As of July 1 of each Fiscal Year, commencing with July 1, 2026 all Taxable Assessor's Parcels within the Territory shall be assigned to one of the Property Classifications specified in Section 3.

6.2. The City shall determine for each Fiscal Year the Special Tax Requirement.

6.3. The City shall levy the Special Taxes for each Fiscal Year, commencing on July 1, 2025, in the following order of priority to fund the Special Tax Requirement for such Fiscal Year:

(a) Levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Developed Property to generate Special Taxes to fund the Special Tax Requirement;

(b) If, after levying Special Taxes pursuant to (a) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Approved Property; and

(c) If, after levying Special Taxes pursuant to (a) and (b) above, additional Special Taxes are needed to generate sufficient Special Taxes to fund the Special Tax Requirement, then levy the Special Tax proportionately up to the Maximum Annual Special Tax upon all Assessor's Parcels of Undeveloped Property which are subject to the levy of Special Taxes.

Section 7. Extraordinary Special Tax

Prior to the acceptance by the City of areas or improvements to be maintained as a part of the Improvement Area Services and assumption by the City of responsibility for providing such Improvement Area Services, the District shall determine, if applicable, (i) the amount, if any, in addition to those funds received from the levy of the Special Taxes on Developed Properties which are allocated to pay for Improvement Area Services, which the City will need to pay for such Improvement Area Services from the date following the end of the developer's warranty period upon which the City will assume such maintenance responsibility to the next date thereafter on which the City will receive Special Taxes to finance such Improvement Area Services and (ii) the amount, if any, in addition to those funds received from the levy of Special Taxes on Developed Properties which are allocated to funding the Reserve Fund, which will be necessary to increase the amount on deposit in the Reserve Fund to the Reserve Fund Requirement at the commencement of the Fiscal Year following the date of the assumption by the City of responsibility for providing such Improvement Area Services. Subject to the limitations on the Maximum Annual Special Tax contained in Section 4 above, the sum of (i) and (ii) above shall be levied as an Extraordinary Special Tax by direct billing on all remaining Approved Property and Undeveloped Property and such amount shall become due and payable within sixty (60) calendar days from and after the date of such direct billing.

The City shall not accept any areas or improvements or assume responsibility for providing those Improvement Area Services for which an Extraordinary Special Tax has been levied until such Special Tax has been received by the District. No further building permits shall be issued for Assessor's Parcels within the Territory if any Extraordinary Special Tax levied pursuant to this Section 7 is not paid within the time period set forth in the preceding paragraph.

Section 8. Manner of Collection of Special Taxes

With the exception of the Extraordinary Special Tax which shall be billed directly, the Special Taxes levied in each Fiscal Year shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, the City Council may, by resolution, establish and adopt an alternative or supplemental collection procedure, including direct billing. The Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Special Taxes. The lien of the Special Taxes shall continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

Section 9. Prepayment of Special Tax

The Maximum Annual Special Tax for an individual Assessor's Parcel within the Territory of the District may be discharged through the prepayment of the special tax obligation provided that there are no delinquent special taxes with respect to that Assessor's Parcel at the time of prepayment. Proof of payment of delinquent taxes will be provided to the City prior to the discharge of the special tax obligation. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax shall provide the District with a written notice of intent to prepay. Within 30 days of receipt of such written notice, the District shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount shall be calculated as the present value of the Maximum Annual Special Tax escalated at 2%, through each fiscal year which is seventy-five years from the fiscal year in which the prepayment shall be made plus the current fiscal year special tax obligation, an amount to cover the administrative fees and expenses of the District, as calculated by the City, including, but not limited to, the costs of computation of the prepayment, the costs of removing any special taxes from the Roll, and the costs of recording a notice of special tax lien release and any additional actions required to evidence the prepayment. The assumptions to be used when calculating the present value of the Maximum Annual Special Tax are as follows:

- The discount rate shall be equal to the rate of return earned on the City's general fund investment portfolio for the preceding twelve months.
- A 360-day year.
- The Maximum Annual Special Tax will be discounted from July 1 of each Fiscal year.

The payment in full of the amount calculated, plus the applicable administrative expenses and recording fee, fully discharges any further obligation of the parcel for the improvements funded within the District.

The City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of the Maximum Annual Special Tax, to indicate the prepayment of the Maximum Annual Special Tax and the release of the special lien on such Assessor's Parcel.

Section 10. Appeals

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the Finance Director, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The Finance Director shall review the appeal, meet with the appellant if the Finance Director deems necessary, and advise the appellant of its determination. If the Finance Director agrees with the appellant, the Finance Director shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the Finance Director disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the Finance Director's determination.

Section 11. Interpretations

Interpretations may be made by resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to any provision of this RMA.

File #:TMP-2409

MEETING DATE:
MARCH 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9560 - ACCEPTING THE IRREVOCABLE OFFER TO DEDICATE A PUBLIC STREET, DRAINAGE, AND UTILITY EASEMENT AT 318 BARHAM DRIVE (ASSESSOR'S PARCEL NUMBER (APN) 220-202-27) AS OFFERED BY DOCUMENT 2024-0324782

Recommendation
ADOPT resolution accepting the Irrevocable Offer to Dedicate for the Public Street, Drainage, and Utility easement for a portion of Barham Drive as offered by Document 2024-0324782.

Board or Commission Action
Not applicable

Executive Summary
The Irrevocable Offer to Dedicate a public street, drainage, and utility easement recorded November 21, 2024 as Document 2024-0324782 can be accepted by the City to effectuate the easement offered therein. Staff recommend the easement be accepted to facilitate the construction of public street improvements for Barham Drive as part of the Block F Student Housing project.

Discussion
Government Code Section 7050 provides that an irrevocable offer of dedication of real property for any public purposes including but not limited to streets, utility, drainage, and access rights, when recorded in the office of the county recorder, may be accepted at any time by the city council.

An irrevocable offer to dedicate the subject portion of Barham Drive for a public street, utility, and drainage easement was recorded with the San Diego County Recorder's Office as Document 2024-0324782 on November 21, 2024.

The acceptance of this irrevocable offer to dedicate allows for construction and public maintenance of Barham Drive street improvements including a sidewalk, separated bicycle facility, and appurtenances as part Block F Student Housing project.

Environmental Review
The proposed project and action have been reviewed for compliance with the California Environmental Quality Act (CEQA) and have been found to be in conformance with the University District Specific Plan 2022

Addendum to the previously certified Final Environmental Impact Report (SCH No. 2008101083).

Fiscal Impact

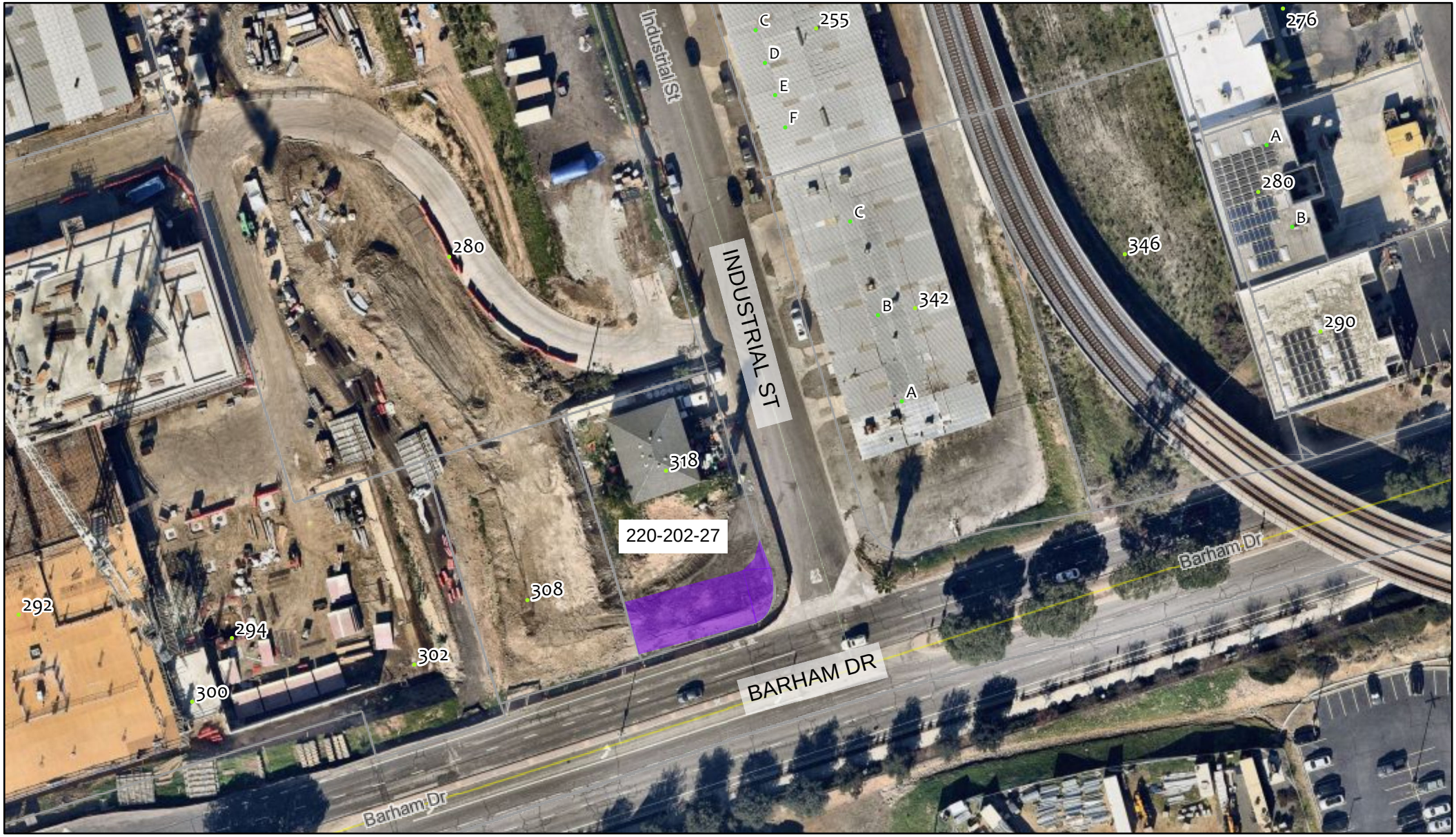
Annexation into the following Community Facility Districts (CFDs) ensures the project pays its share toward affected citywide services: CFD 98-01 Improvement Area 1 (Police Only); San Marcos Fire Protection District CFD 2001-01 (Fire and Paramedic); CFD 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance); and CFD 2011-01 (Congestion Management). Future City maintenance of the Barham Drive improvements is funded by CFD 98-02.

Attachment(s)

Attachment 1 - Vicinity Map
Attachment 2 - Resolution

Prepared by: Kyrenne Chua, Principal Civil Engineer
Reviewed by: Isaac Etchamendy, Development Services Director & City Engineer
Approved by: Michelle Bender, City Manager

VICINITY MAP Exhibit for the Corner of Barham Dr & Industrial St



Subject Property,
APN 220-202-27

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
City of San Marcos GIS, Nearmap

RESOLUTION NO. 2026-AAAA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS ACCEPTING AN IRREVOCABLE OFFER TO DEDICATE FOR A PUBLIC STREET, UTILITY, AND DRAINAGE EASEMENT AT 318 BARHAM DRIVE (ASSESSOR'S PARCEL NUMBER 220-202-27) AS OFFERED BY DOCUMENT 2024-0324782

IP24-00015

WHEREAS, the legal owner Urban Villages San Marcos, LLC (Applicant/Developer) irrevocably offered to dedicate to the City of San Marcos an easement for public street, utility, and drainage purposes on that document recorded November 21, 2024 as Document 2024-0324782 in the Office of the County Recorder of San Diego County (Irrevocable Offer to Dedicate); and

WHEREAS, staff considered the acceptance of the Irrevocable Offer to Dedicate for the public street, utility, and drainage easement for a portion of Barham Drive located at 318 Barham Drive, Assessor's Parcel Number 220-202-27-00; which acceptance of the Irrevocable Offer to Dedicate is more particularly described and depicted in Exhibit A; and

WHEREAS, California Government Code Section 7050 provides that an irrevocable offer of dedication of real property for any public purposes including, but not limited to streets, utility, drainage, and access rights, when recorded in the office of the county recorder, may be accepted at any time by the city council; and

WHEREAS, the City Council did review and consider the 2022 Addendum to the previously certified environmental document, Final Environmental Impact Report (SCH No. 2008101083), for compliance with the California Environmental Quality Act and found the proposed action is in conformance with the previously certified environmental document; and

WHEREAS, the City Council desires to accept the Irrevocable Offer to Dedicate for Public Street, Utility, and Drainage Easement as offered by Document 2024-0324782 recorded November 21, 2024.

NOW, THEREFORE, the City Council of the City of San Marcos does hereby resolve and order as follows:

A. The foregoing recitals are true and correct and are hereby incorporated by reference into this Resolution.

B. The City Council's decision is based on the following findings and determinations:

1. The City Council hereby finds that the proposed acceptance of the Irrevocable Offer to Dedicate is in conformance with the 2022 Addendum to the previously certified environmental document, Final Environmental Impact Report (SCH No. 2008101083).

2. The proposed acceptance of the Irrevocable Offer to Dedicate will not be detrimental to public health, safety, and welfare.

C. The proposed acceptance of the Irrevocable Offer to Dedicate is within the scope of, and in conformance with, the 2022 Addendum to the previously certified environmental document, Final Environmental Impact Report (SCH No. 2008101083).

D. To the extent permitted by law, the Applicant/Developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees, or other persons acting on Applicant/Developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The Applicant/Developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project but shall survive in perpetuity.

E. Under the authority vested in it by Government Code Section 7050, the City Council does hereby accept the Irrevocable Offer to Dedicate for Public Street, Utility, and

Drainage easement by Document 2024-0324782, as described and depicted in Exhibit A.

F. From and after the date this Resolution is approved and the Certificate of Acceptance is recorded, the portion of real property shall be burdened and benefitted by an easement for public street, utility, and drainage purposes.

G. The City Clerk is directed to record the Certificate of Acceptance with the San Diego County Recorder's Office.

PASSED, APPRPOVED AND ADOPTED by the City Council of the City of San Marcos, California, at a regular meeting held on the 24th day of March, 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

Exhibit(s):

Exhibit A – Certificate of Acceptance

RECORDING REQUIRED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of San Marcos
1 Civic Center Drive
San Marcos CA 92069

Record without fee pursuant to GC § 27383

THIS SPACE RESERVED FOR RECORDER'S USE ONLY

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property offered by the Irrevocable Offer to Dedicate dated November 1st, 2024, from Urban Villages San Marcos, LLC, to the City of San Marcos, recorded in the Office of the San Diego County Recorder on November 21st, 2024 as Document Number No. 2024-0324782, a copy of which is attached hereto and is incorporated herein by this reference as Exhibit 'A', was accepted by the City Council of the City of San Marcos by action taken at the meeting held on the 24th day of March, 2026, pursuant to the authority conferred by said action and by City Council Resolution No. 2026-AAAA, adopted on March 24th, 2026. The grantee consents to the recordation thereof by the certificate of the undersigned, its duly authorized officer.

Dated: _____

_____
Phillip Scollick, City Clerk
City of San Marcos

Approved as to form:

Dated: _____

_____
Helen Holmes Peak, City Attorney
City of San Marcos

CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

EXHIBIT 'A'

DOC# 2024-0324782

Nov 21, 2024 04:32 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $0.00 (SB2 Atkins: $0.00)

PAGES: 8

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

CITY OF SAN MARCOS
ATTN: City Clerk
1 Civic Center Drive
San Marcos, CA 92069-2949

Exempt from recording fee pursuant to
GC section 27383

THIS SPACE RESERVED FOR RECORDER'S USE

APN: 220-202-27-00
Fees $ 0.00
Documentary Transfer Tax $ 0.00

IRREVOCABLE OFFER TO DEDICATE
(Government Code Section 7050)
PUBLIC STREET, UTILITY
AND DRAINAGE PURPOSES

The undersigned, Urban Villages San Marcos, LLC, a California limited liability company, certifying that I/we am/are the legal owner(s) of the real property described in Exhibit "1" attached hereto and incorporated herein, located in the City of San Marcos, County of San Diego, State of California as Grantor does hereby irrevocably offer to dedicate, to the City of San Marcos, an easement and right-of-way for public street, utility, and drainage purposes upon, along, over, and under that portion of the above described real property, more particularly described in Exhibit "A" attached hereto and made a part hereof, and graphically shown on Exhibit "B" attached hereto and made a part hereof.

This irrevocable offer to dedicate is made on behalf of and shall bind me/us and my/our heirs, successors, and assigns. This instrument shall be and constitute an irrevocable offer to dedicate the above described real property for public street purposes, and said offer may not be revoked by the undersigned, their heirs, successor of assigns of the undersigned. The undersigned hereby reserves the right to use the property for any and all uses of said land except the erection or construction of a building thereon until such time as the legislative body of the City of San Marcos shall, without further action on its part, or the part of its heirs, successors, and assigns, accepts this irrevocable offer and records a certificate of acceptance.

[SIGNATURES ON NEXT PAGE]

City ID#:_____

IN WITNESS WHEREOF, the undersigned have hereunto set in their hands this 1st day of November, 2024.

GRANTOR:

Urban Villages San Marcos, LLC, a California Limited Liability Company

By: Noble Canyon, LLC, a California Limited Liability Company
Its: Manager

Gary Levitt, Manager

City ID#:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of San Diego)

On 11-1-, 2024 before me, Ciomara Galeano, Notary Public, personally appeared Gary Irvin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

CIOMARA GALEANO
Notary Public - California
San Diego County
Commission # 2438374
My Comm. Expires Mar 15, 2027

EXHIBIT 1 TO IOD

Legal Description of Larger Parcel

ALL OF THE SOUTHERLY 160 FEET OF LOT 8, BLOCK 58 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, EXCEPTING THEREFROM THE WESTERLY 168 FEET.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 9 FEET OF THE WESTERLY 89 FEET OF THE EASTERLY 119 FEET OF SAID LOT 8 IN BLOCK 58 OF RANCHO LOS VALLECITOS DE SAN MARCOS; TOGETHER WITH THE EASTERLY 30 FEET OF THE SOUTHERLY 160 FEET OF SAID LOT 8.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 8, LYING SOUTHERLY AND EASTERLY OF AND ADJOINING THE ARC OF 20 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, WHICH IS TANGENT TO THE WESTERLY LINE OF THE EASTERLY 30 FEET OF SAID LOT 8 AND TO THE NORTHERLY LINE OF THE SOUTHERLY 9 FEET OF SAID LOT 8.

APN: 220-202-27-00

EXHIBIT A TO IOD

Legal Description of IOD

[ATTACHED HERETO]

EXHIBIT "A"

LEGAL DESCRIPTION

IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET, UTILITIES AND DRAINAGE

That portion of property described in Grant Deed recorded July 10, 2024 as Document No. 2024-0173868 filed in the Office of the County Recorder of San Diego County, being a portion of Lot 8 in Block 58 of Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, recorded December 21, 1895 in said Office of the County Recorder, more particularly described as follows:

The Southerly 26.00 feet.

Also including that portion lying Southerly and Easterly of and adjoining the arc of a 20.00 foot radius curve, Concave Northwesterly, which is tangent to the Easterly line of said property and to the Northerly line of the Southerly 26.00 feet of said property.

Contains 0.05 Acres or 2,321 Square Feet, more or less.

Prepared under the supervision of the undersigned, in conformance with the Land Surveyors' Act

10/16/2024

Joseph G. Cresto Date
PLS 8050



END OF LEGAL DESCRIPTION

EXHIBIT B TO IOD

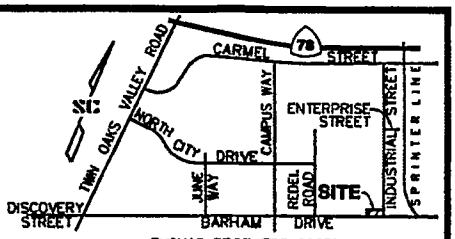
Depiction of IOD

[ATTACHED HERETO]

EXHIBIT "B"

LEGEND

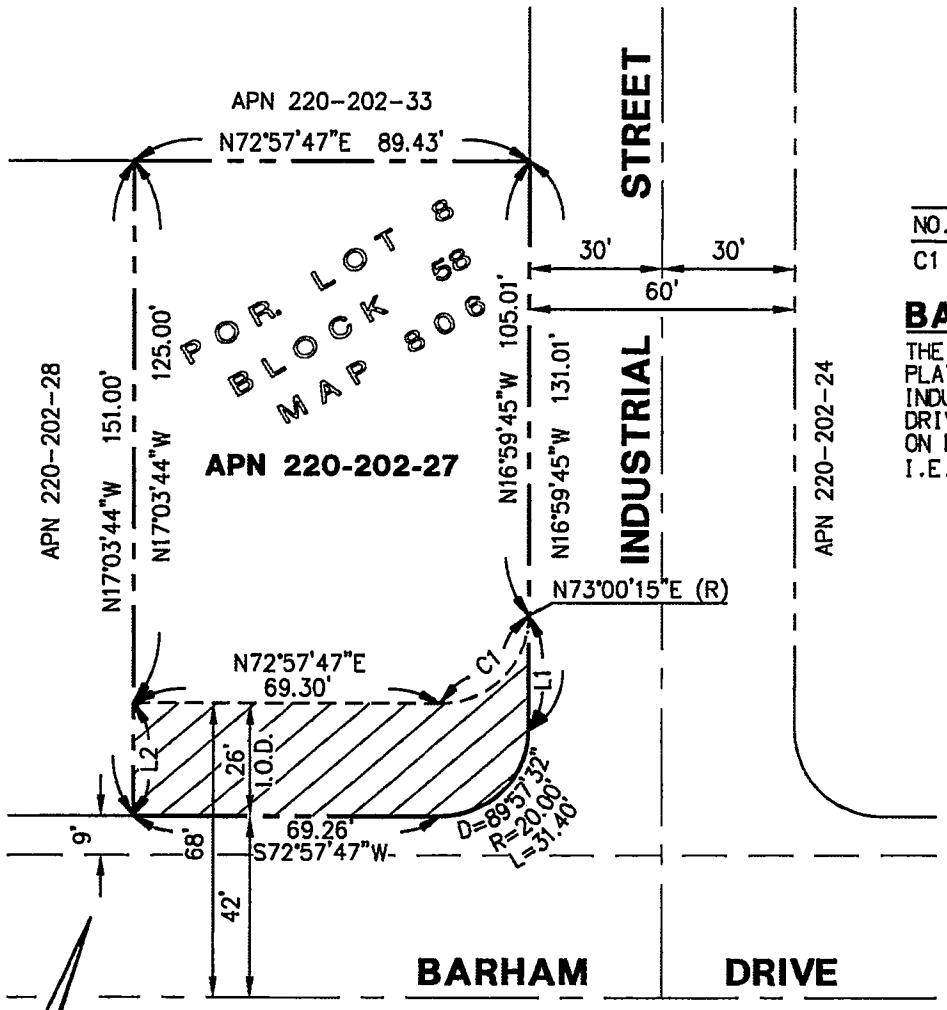
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING STREET CENTERLINE
- EXISTING EASEMENT LINE
- INDICATES IRREVOCABLE OFFER OF DEDICATION CONTAINS 2,321 S.F. OR 0.05 AC, MORE OR LESS



THOMAS BROTHERS COORD:
PAGE 1128; GRID J1

VICINITY MAP

NO SCALE



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S16°59'45"E	26.00'
L2	N17°03'44"W	26.00'

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	89°57'32"	20.00'	31.40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE OF INDUSTRIAL STREET BETWEEN BARHAM DRIVE AND CARMEL STREET AS SHOWN ON PARCEL MAP NO. 21264.
I.E. N 16°59'45" W

0 20 40 80

SCALE: 1" = 40

LICENSED LAND SURVEYOR
JOSEPH G. CRESTO
No. 8050
STATE OF CALIFORNIA

10/16/2024

JOSEPH G. CRESTO
PLS 8050
DATE

STEVENS CRESTO ENGINEERS
9665 Chesapeake Dr, Ste 200
San Diego, CA 92123
858.694.5660 stevenscresto.com

IRREVOCABLE OFFER OF DEDICATION

FOR PUBLIC STREET, UTILITY AND DRAINAGE

318 E. BARHAM DRIVE, SAN MARCOS, CA

APN 220-202-27

SCE NO. 13003.78	DATE: 2024 09 10	SCALE: 1" = 40'	DWG: 13003 318 E. BARHAM DRIVE	DRAWN BY: CRG/KJG	CHECKED BY: JGC

File #:TMP-2414

MEETING DATE:

March 24, 2026

SUBJECT:

RESOLUTIONS NO. 2026-9561 & 2026-9562 - ORDERING THE SUMMARY VACATION OF MAP 806 PUBLIC RIGHT-OF-WAY FOR A PORTION OF COX ROAD WITHIN SUMMER RANCH ESTATES PROJECT TSM21-0004, DECLARING THAT TRANSFER OF REAL PROPERTY PROPOSED TO BE SUMMARILY VACATED IS EXEMPT FROM THE SURPLUS LAND ACT

Recommendation

APPROVE the following, in the order set forth below, as recommended by the Planning Commission:

1. ADOPT a resolution (VAC25-0001) ordering the summary vacation and abandonment of public right-of-way for a portion of Cox Road within the boundary of Tentative Subdivision Map TSM21-0004 for the Summer Ranch Estates project.
2. ADOPT a resolution declaring that the transfer of the real property proposed to be summarily vacated and abandoned is exempt from the Surplus Land Act; authorizing the City Attorney to seek concurrence from the California Department of Housing and Community Development with respect to such exemption; and upon receipt of such confirmation, authorizing the City Manager and City Attorney to negotiate, finalize, and execute all documents necessary for the transfer of Real Property to Summer Ranch Estates subdivision for its market value and associated costs, and to implement said transfer.

Board or Commission Action

On February 2, 2026, the Planning Commission considered the proposed summary vacation and abandonment of the public right-of-way for a portion of Cox Road in accordance with Streets and Highways Code Section 8313 and Government Code Section 65402, found it to be in conformance with the adopted General Plan, and approved Resolution PC 26-5187 recommending that City Council approve the proposed summary vacation and abandonment of the public right-of-way for said portion of Cox Road. Said portion of Cox Road is located west of Mulberry Road and is adjacent to the private property located at Assessor's Parcel Number 182-131-14-00.

Executive Summary

Cox Road was dedicated in fee title for public street purposes by Map 806, recorded December 21, 1895, which Map area was later incorporated in its entirety as the City. City staff has determined that the subject

area is an excess portion of said right of way that is no longer required for public street purposes and will not be required in future. The portion of Cox Road right-of-way proposed to be vacated is within the boundary of Tentative Subdivision Map TSM21-0004 for the Summer Ranch Estates project, adjacent to that certain private real property at APN 182-131-14-00 (Attachment 1).

Upon City Council approval of the summary vacation and abandonment and its declaration that such a transfer is exempt from the Surplus Lands Act, and contingent on concurrence by the Department of Housing and Community Development to that effect, the City Council may direct the transfer of the subject portion of Cox Road for valuable consideration to the owner of adjacent property located at APN 182-131-14-00 for incorporation into the proposed Summer Ranch Estates project TSM21-0004.

Discussion

Summary Vacation of Public Right-of-Way

California Streets and Highways Code (CSHC) section 8334(a) provides that the legislative body of a local agency may summarily vacate an excess right-of-way or highway not required for street or highway purposes. The portion of right-of-way proposed to be vacated on Cox Road is in excess, has not been used for, and is not needed for, present or future public street purposes.

CSHC § 8334.5 requires that a street may not be summarily vacated if there are public utility facilities in-place that are in use and would be affected by the vacation. No existing public utilities are in-place; therefore, there are no public utilities that would be affected by this summary street vacation.

Planning Commission Consideration.

In accordance with CSHC § 8313 and Government Code (GC) § 65402, the local planning agency is required to consider the proposed vacation action and to report on the conformity with the adopted General Plan. Staff reviewed the limits of the proposed right-of-way summary vacation, the road and utility infrastructure existing and proposed, and the General Plan. Staff concluded that a public road is not needed for the portion of Cox Road to be vacated.

On February 2, 2026, the Planning Commission considered the proposed vacation and abandonment of the excess right-of-way in accordance with CSHC § 8313 and GC § 65402, and found the proposed vacation to be in conformance with the adopted General Plan. The Planning Commission approved Resolution PC 26-2187 (VAC25-0001) recommending that the City Council approve the summary vacation and abandonment of public right-of-way for portion of Cox Road. Pursuant to CSHC §§ 8335 and 8336(b), no public hearing is required.

Declaration of Exemption from Surplus Land Act for Transfer of Real Property

If the City Council orders the vacation and abandonment of the public right-of-way for a portion of Cox Road, the encumbrance on the property represented by the vacated public street easement can be removed from the title for this property. The City Council may therefore direct the transfer of the vacated right-of-way (“Transfer Area”) for value to an adjacent property owner of APN 182-131-14-00, Mulberry 9, LLC, a California limited liability company (“Mulberry 9”).

The provisions of the Surplus Land Act (“Act”) and associated California Department of Housing and Community Development (HCD) Guidelines are applicable to proposed transfers of property that have been declared surplus by the legislative body. Even for the transfer of properties determined to be exempt from the

provisions of the Act, the Guidelines require that such transfers be declared exempt by the governing bodies and that such declarations be submitted to HCD for its determination as to the applicability of the exemptions.

The Act, codified in the California Government Code, provides in section 54221(f)(1)(B) that the definition of "exempt surplus land" includes 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," which description is consistent with the Transfer Area. The proposed Transfer Area is less than one -half acre and meets these exemption criteria; therefore, it qualifies as exempt under the Act.

Additionally, the Act provides at section 54221(f)(1)(E) that "exempt surplus land" also includes "[s]urplus land that is a former street, right-of-way, or easement, and is conveyed to an owner of an adjacent property." The area in question also meets this definition of exempt surplus property.

The area to be vacated does not fall within the parameters of any of the following, which would require processing through at least a portion of the Act's requirements:

(A) Within a coastal zone.

(B) Adjacent to a historical unit of the State Parks System.

(C) Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.

(D) Within the Lake Tahoe region

As the property does not fall into any of the above categories, and does meet two of the exceptions to the application of the Act as described above, staff concluded that the Act is inapplicable to the proposed transfer upon vacation.

To facilitate these actions, staff requests that City Council authorize the City Attorney to seek assistance from HCD on the exemptions from the Act for the Transfer Area and, contingent upon receipt of confirmation from HCD that the transfer would be exempt, authorize the City Manager and City Attorney to negotiate, finalize, and execute all documents associated with the real property transfer of the Transfer Area to the owner of adjacent property located at APN 182-131-14-00, for consideration as discussed in the Fiscal Impact section, below.

Environmental Review

The proposed vacation and abandonment within Tentative Subdivision Map TSM 21-0004 is within the scope of the Mitigated Negative Declaration (ND22-007) (SCH No. 2025010341) which is in accordance with the California Environmental Quality Act (CEQA) Section 15162. Further, the proposed vacation and abandonment is deemed Categorically Exempt pursuant to Section 15305 Class 5 (Minor Alterations in Land Use Limitations), in that this is minor realignment of right-of-way.

Moreover, the transfer of real property interest contemplated to occur under this action would 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

If the proposed transfer of real property interest is authorized by City Council and the transaction is finalized, the City would receive payment based on the Transfer Area's market valuation of $14,361. This valuation was based on the recent appraisal of the adjacent property. Any and all costs and expenses associated with the real property transfer of the Transfer Area, including escrow and title costs, will also be the obligation of the owner of adjacent property located at APN 182-131-14-00.

Attachments

1. Aerial Vicinity Map
2. Resolution (VAC25-0001)
3. Resolution

Prepared by: Kyrenne Chua, Principal Civil Engineer
Reviewed by: Stephanie Kellar, Deputy City Engineer
Reviewed by: Isaac Etchamendy, Development Services Director
Reviewed by: Helen Holmes Peak, City Attorney
Approved by: Michelle Bender, City Manager

Aerial Right of Way Vacation Exhibit for Cox Road



A portion of Cox Road to be vacated

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

City of San Marcos GIS, Nearmap

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of San Marcos
Attn: City Clerk
1 Civic Center Drive
San Marcos, CA 92069-2949

No recording fees pursuant to Streets & Highways Code § 8336 and Government Code § 27383

Above Space Reserved for Recorder's Use

RESOLUTION NO. 2026-AAAA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS ORDERING THE SUMMARY VACATION AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR PORTION OF COX ROAD WITHIN THE BOUNDARY OF TENTATIVE SUBDIVISION MAP TSM21-0004 FOR THE SUMMER RANCH ESTATES PROJECT

VAC25-0001

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RESOLUTION NO. 2026-AAAA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS ORDERING THE SUMMARY VACATION AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR PORTION OF COX ROAD WITHIN THE BOUNDARY OF TENTATIVE SUBDIVISION MAP TSM21-0004 FOR THE SUMMER RANCH ESTATES PROJECT

VAC 25-0001

WHEREAS, staff considered the vacation and abandonment of public street for a portion of Cox Road located west of Mulberry Road and more particularly described and depicted in Exhibits A and B, which portion of the public street is located adjacent to Assessor's Parcel Number 182-131-14-00; and

WHEREAS, said portion of Cox Road was dedicated in-fee title for public street purposes by Map 806 recorded December 21, 1895 in the Office of the County Recorder of San Diego County; and

WHEREAS, California Streets & Highways Code (CSHC) section 8334(a) provides that the legislative body of a local agency may summarily vacate an excess right-of-way or highway not required for street or highway purposes, and staff have determined that the street proposed to be vacated is in excess; and

WHEREAS, the proposed summary vacation and abandonment of the public right-of-way easement would have no effect on existing improvements or utilities; and

WHEREAS, in accordance with Streets and Highways Code Section 8313 and Government Code section 65402, the local planning agency is required to consider the proposed vacation action and to report on the conformity with the adopted General Plan; and

WHEREAS, at a regularly-scheduled and duly noticed meeting held on February 2nd, 2026 the Planning Commission did consider the proposed summary vacation of street right-of-way, and after making the required findings, approved Resolution PC26-5187 recommending to City Council the summary vacation and abandonment of the easement for public right-of-way for a portion of Cox Road; and

WHEREAS, at a regularly scheduled and duly noticed meeting held on March 24, 2026, the City Council did consider the proposed summary vacation and abandonment of said right-of-way; and

WHEREAS, the City Council did review and consider the previously adopted Mitigated Negative Declaration (ND22-007) (SCH No. 2025010341) pursuant to California Environmental Quality Act (CEQA) with respect to such proposed summary vacation; and

WHEREAS, the City Council desires to vacate and abandon said public right-of-way, pursuant to the authority granted by Streets and Highways Code sections 8300, et seq.

NOW, THEREFORE, the City Council of the City of San Marcos does hereby resolve and order as follows:

A. The foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

B. The City Council's decision is based on the following findings and determinations:

1. The City Council hereby finds and declares that the portion of public right-of-way proposed to be vacated and abandoned as described and depicted in Exhibits A and B is in excess and not required for street or highway purposes, and that it is not reasonably foreseeable that the property would be used for future public street or highway purposes.

2. The proposed right-of-way summary vacation would have no effect on existing improvements or utilities.

3. The proposed right-of-way summary vacation will not be detrimental to public health, safety, and welfare.

4. All requirements of California Environmental Quality Act (CEQA) have been met in that the proposed street vacation will not have a significant effect on the environment, as reviewed and analyzed in the previously adopted Mitigated Negative Declaration (ND22-007) (Sch No. 2025010341) for Summer Ranch Estates project. Further, the proposed vacation and abandonment is deemed Categorically Exempt pursuant to Section 15305 Class 5 (Minor Alterations in Land Use Limitations), in that this is a minor realignment of right-of-way.

C. The proposed right-of-way vacation is within the scope of the previously adopted Mitigated Negative Declaration (ND22-007) (Sch No. 2025010341) and no new environmental

information or documentation was presented revealing any new unidentified environmental impacts which have not been previously mitigated.

D. The City has complied with all statutory requirements for the summary vacation and abandonment of a street, highway, or public service easement.

E. Under the authority vested in it by Streets and Highways Code Sections 8334, the City Council does hereby order the vacation and abandonment of the portion of right-of-way, as described and depicted in Exhibits A and B.

F. From and after the date this Resolution is recorded, the portion of public street right-of-way shall no longer constitute highways for public purposes.

G. The City Clerk is directed to record this Resolution with the San Diego County Recorder's Office, which recordation shall be at no cost to the City pursuant to Streets & Highways Code section 8336 and Government Code section 27383.

PASSED, APPRPOVED AND ADOPTED by the City Council of the City of San Marcos, California, at a regular meeting held on the 24th day of March, 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

Exhibit(s):
Exhibit A – Legal Description of Street Vacation
Exhibit B – Plat of Street Vacation

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION

THAT PORTION OF THE SOUTHWESTERLY 5.00 FEET OF COX ROAD ALONG THE FRONTAGE OF LOT 4 AND LOT 5 ACCORDING TO MAP THEREOF NO. 806, IN THE CITY OF SAN MARCOS FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OFFICE, ON DECEMBER 21, 1895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND ILLUSTRATED AS EXHIBIT "B" ATTACHED HERETO AND MADE A PART OF THIS DOCUMENT:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 5 BEING AT THE INTERSECTION OF THE 33.00 FOOT RIGHT OF WAY OF MULBERRY DRIVE AND THE 33.00 FOOT RIGHT OF WAY OF COX ROAD, THENCE ALONG SAID RIGHT OF WAY OF COX ROAD NORTH 68°55'33" WEST, A DISTANCE OF 17.22 FEET TO A POINT LYING 17.00 FEET PARALLEL MEASURED PERPENDICULARLY TO SAID 33.00 RIGHT OF WAY OF MULBERRY DRIVE BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID 33.00 FOOT RIGHT OF WAY OF COX ROAD NORTH 68°55'33" WEST, A DISTANCE OF 699.73 FEET A POINT ON THE SOUTHEASTERLY LINE OF LOT 18 OF MAP NO. 14581 RECORDED AS FILE NO. 2003-1515966 ON MAY 2, 2003 IN THE CITY OF SAN MARCOS FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OFFICE; THENCE LEAVING SAID RIGHT OF WAY ALONG SAID SOUTHEASTERLY LINE NORTH 21°05'41" EAST, A DISTANCE OF 5.00 FEET TO A POINT LYING 5.00 FEET PARALLEL MEASURED PERPENDICULARLY WITH THE WIDTH OF 33.00 FOOT RIGHT OF WAY OF COX ROAD; THENCE ALONG SAID PARALLEL LINE SOUTH 68°55'33" EAST, A DISTANCE OF 700.55 FEET; THENCE SOUTH 30°21'38" WEST, A DISTANCE OF 5.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.08 ACRES OR 3500.71 SQUARE FEET MORE OR LESS.

LICENSED LAND SURVEYOR
Michael D. Levin
No. 6896
STATE OF CALIFORNIA
1-13-26

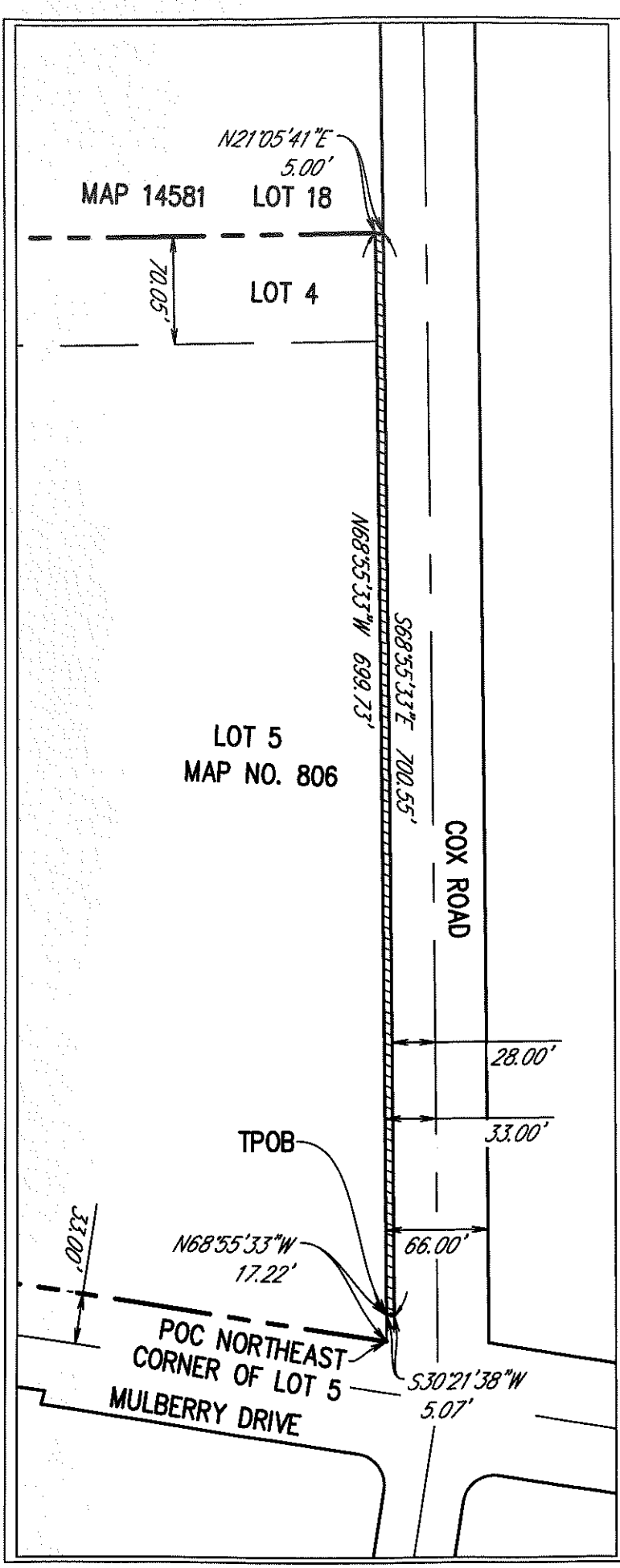


EXHIBIT "B"
RIGHT-OF-WAY VACATION

SCALE: 1"=100'

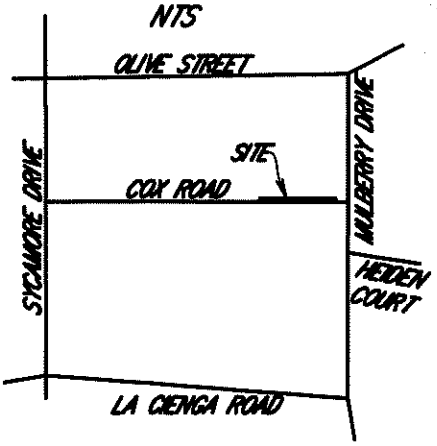
0' 100' 200'

LEGEND

▨	PORTION OF RIGHT-OF-WAY TO BE VACATED.
POC	POINT OF COMMENCING
TPOB	TRUE POINT OF BEGINNING
———	RIGHT OF WAY
— - —	CENTERLINE
———	PROPERTY LINE
———	OLD BOUNDARY

VICINITY MAP

NTS



LICENSED LAND SURVEYOR
Michael D. Levin
No. 6896
STATE OF CALIFORNIA

1-13-26

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS DECLARING THAT THE TRANSFER OF REAL PROPERTY IDENTIFIED AS A PORTION OF COX ROAD TO THE ADJACENT PROPERTY OWNER IS EXEMPT FROM THE SURPLUS LAND ACT; AUTHORIZING THE CITY ATTORNEY TO SEEK ASSISTANCE FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITH RESPECT TO SUCH EXEMPTION; 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 IMPLEMENT SUCH TRANSFER IN THE EVENT SAID EXEMPTION FROM THE SURPLUS LAND ACT IS CONFIRMED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, the City of San Marcos ("City") is the fee owner of vacant real property for public right-of-way purposes identified as a portion of Cox Road ("the Real Property"), which was dedicated by Map 806 recorded December 21, 1895 in the Office of the County Recorder of San Diego County and which is located adjacent Assessor's Parcel Number 182-131-14-00; and

WHEREAS, the portion of the Real Property proposed to be transferred ("Transfer Area") is depicted in the aerial vicinity map attached hereto as Exhibit A, incorporated herein by reference, and is no longer needed by the City for public right-of-way purposes; and

WHEREAS, the City Council has approved Resolution 2026-AAAA, ordering the summary vacation and abandonment of said Transfer Area; and

WHEREAS, the Transfer Area has been determined to be in excess to public right-of-way purposes and does not serve a public benefit; and

WHEREAS, the Transfer Area is proposed to be transferred to Mulberry 9, LLC, a California limited liability company ("Mulberry 9"), the owner of the adjacent real property located at Assessor's Parcel Number 182-131-14-00; and

WHEREAS, it is anticipated that such Transfer Area portion of the Real Property meets an exemption to requirements of the Surplus Land Act, which would permit transfer of the Transfer Area to Mulberry 9; and

WHEREAS, the entirety of the Transfer Area is approximately 3,500 gross square feet (0.08 acre) in size and is not located within the coastal zone, adjacent to a historical unit of the State Parks System, listed as a state or federal historic resource, or within the Lake Tahoe region; and

WHEREAS, California Government Code ("GC") section 54221(f)(1)(B) includes within its 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," which description is consistent with the Transfer Area; and

WHEREAS, given the above-described characteristics of the Transfer Area, the City desires to implement the transaction accordingly and transfer the entirety of the Transfer Area to adjacent property owner Mulberry 9 for the market valuation of $14,361.00 (Fourteen Thousand Three Hundred and Sixty One Dollars and Zero Cents); and

WHEREAS, the City and Mulberry 9 have agreed in principle to the material terms and provisions necessary to complete the contemplated transaction, as described in the Agenda Report relating to this Resolution.

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

1. The foregoing recitals are true and correct.

2. The City Council hereby declares that the sale and transfer of the Transfer Area to Mulberry 9 is exempt from and not subject to Surplus Land Act requirements, as it is consistent with the "exempt surplus land" description 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," and is also consistent with the "exempt surplus land" description contained in section Government Code section 54221(f)(1)(E), in that the area to be vacated consists of "[s]urplus land that is a former street, right-of-way, or easement," and is to be conveyed to an owner of an adjacent property; finally, the area to be vacated is not located within the coastal zone, adjacent to a historical unit of the State Parks System, listed as a state or federal historic resource, or within the Lake Tahoe region.

3. The City Manager and City Attorney are hereby authorized to negotiate, finalize, implement, and facilitate the proposed transfer of said Transfer Area to adjacent property owner Mulberry 9 for value as contemplated by this Resolution, provided HCD has confirmed the above-referenced declaration of exemption of such transaction from the Surplus Land Act.

4. The City's agreement to undertake the transactions described herein is also expressly conditioned and contingent upon Mulberry 9 bearing any and all costs and expenses whatsoever associated with the contemplated transfer, HCD assistance process, and real property transfer including, but not limited to, costs of escrow, issuance of a policy of title insurance, staff time, and attorneys' fees and costs, and is further contingent on Mulberry 9 defending, holding harmless, and indemnifying the City against any and all claims of whatever nature may arise

from any and/or all of the transactions described herein, which obligation shall survive any and all potentially applicable limitations periods.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos this 24th day of March, 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

Exhibit(s):

Exhibit A – Aerial Vicinity Map

Aerial Right of Way Vacation Exhibit for Cox Road



A portion of Cox Road to be vacated

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

City of San Marcos GIS, Nearmap

File #:TMP-2412

MEETING DATE:
March 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9563 - APPROVING CONSTRUCTION DOCUMENTS FOR THE 2026 PAVEMENT OVERLAY PROJECT (CIP #ST022), AND CONSTRUCTION CONTRACT, AND APPROPRIATING ADDITIONAL FUNDS FOR SAID PROJECT

Recommendation
ADOPT a resolution approving the construction documents for the 2026 Pavement Overlay Project (CIP #ST022), delegating authority to the City Engineer to finalize the same, authorizing advertisement to bid, and delegating to and authorizing the City Manager to award, negotiate, finalize, and execute the construction contract, and appropriating additional funds for said Project.

Board or Commission Action
N/A

Executive Summary
The 2026 Pavement Overlay Project (Project) will rehabilitate the pavement on portions of Barham Drive, Woodland Parkway, Rancheros Drive, Nordahl Road, Center Drive, and Avenida Ricardo. City staff recommend that the City Council approve the construction documents, that it authorize the City Manager to award, negotiate, finalize, and execute the contract documents, and further that the Council appropriate additional funds necessary for construction of the Project.

Discussion
The Project will rehabilitate the pavement on portions of Barham Drive, Woodland Parkway, Rancheros Drive, Nordahl Road, Center Drive, and Avenida Ricardo, thereby extending the useful life thereof. The Project will also replace existing curb ramps at the signalized intersections with new ADA compliant ones. Traffic signal and bike lane improvements are also part of the Project.

As with other pavement resurfacing projects, staff typically review and refine the striping and pavement markings to improve safety for all modes of travel. Typical striping and pavement marking refinements include adding new bike lanes or enhancing existing bike lanes, where sufficient space exists. This Project will provide bike lane buffers, ensuring continuation of enhanced bike lanes within and surrounding the Project limits.

Staff recommend that the City Council approve the construction documents, that it authorize the City Engineer to finalize the same, and that it authorize the City Manager to award the construction contract to the lowest responsive and responsible bidder, and to negotiate, finalize, and execute the construction contract to

expedite construction activities. Staff further recommend that the City Council appropriate funds for the Project as described in the Fiscal Impact discussion, below.

Environmental Review
The Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities Class 1(c). This includes the proposed project scope to do minor alterations to existing public facilities including streets, sidewalks, gutters, bicycle lanes, and similar facilities involving negligible or no expansion.

Fiscal Impact
Project (CIP #ST022) is approved in the Fiscal Year 2025-2026 Capital Improvement Program Budget and is funded with Gas Tax, RMRA, and TransNet LSI funds; however, additional funds are required to complete the Project. Approval of the proposed Resolution would amend the FY 2025-26 Capital Improvement Program budget to appropriate $110,000 from the Center Drive Maintenance District Fund (Fund 211) balance to CIP #ST022.

Attachment(s)
Resolution

Prepared by: Emad Elias, Senior Civil Engineer
Submitted by: Darra Woods, Principal Civil Engineer
Reviewed by: Isaac Etchamendy, Development Services Director/City Engineer
Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS APPROVING CONSTRUCTION DOCUMENTS FOR THE 2026 PAVEMENT OVERLAY PROJECT (CIP #ST022), AUTHORIZING THE CITY ENGINEER TO FINALIZE THE SAME, AUTHORIZING ADVERTISEMENT FOR BID, AND DELEGATING TO AND AUTHORIZING THE CITY MANAGER TO AWARD, NEGOTIATE, FINALIZE, AND EXECUTE THE CONSTRUCTION CONTRACT DOCUMENTS, AND APPROPRIATING ADDITIONAL FUNDS FOR SAID PROJECT

WHEREAS, construction documents for the 2026 Pavement Overlay Project (CIP #ST022, "Project") have been substantially completed; and

WHEREAS, the Project improvements will include pavement rehabilitation, construction of intersection signal improvements, new buffered bike lane striping, and ADA improvements on Barham Drive, Woodland Parkway, Rancheros Drive, Nordahl Road, Center Drive, and Avenida Ricardo; and

WHEREAS, the City of San Marcos desires to complete the construction of the Project in an expeditious manner; and

WHEREAS, delegating to and authorizing the City Manager to award the contract for the Project and to negotiate, finalize, and execute the applicable contract documents will facilitate the expeditious and orderly construction of the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Marcos hereby:

1. Approves the construction documents for the 2026 Pavement Overlay Project (CIP #ST022) and authorizes the City Engineer to finalize the same; and
2. Authorizes the advertisement for bid for the 2026 Pavement Overlay Project (CIP #ST022); and
3. Delegates to and authorizes the City Manager to award a contract and to negotiate, finalize, and execute the construction contract documents with the lowest responsive and responsible bidder for the 2026 Pavement Overlay Project (CIP #ST022); and
4. Amends the FY 2025-26 Capital Improvement Program Budget to appropriate $110,000 from the Center Drive Maintenance District Fund (Fund 211) balance to CIP #STO22.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, this 24th day of March 2026, by the following vote:

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

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos

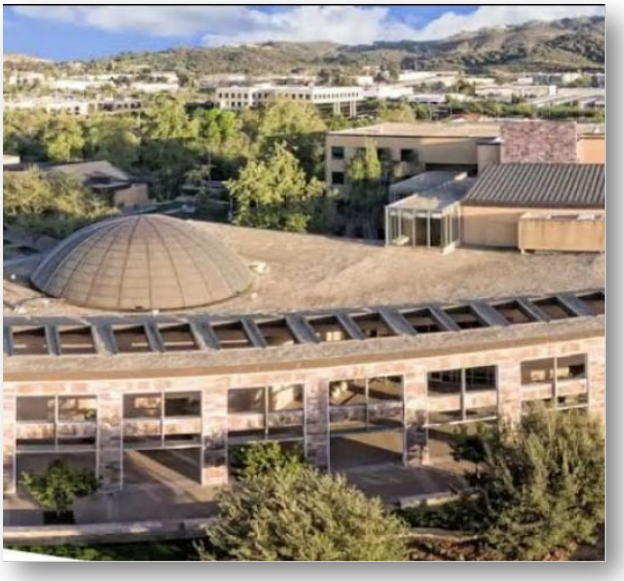


Roadway Rehabilitation Program Group 1

Project Code	Project Type	Project Category	Target Completion	Responsible Dept.
ST022	Streets	Improvement	Summer 2035	Development Services
Initial Funding Year	**Project Phase**		**Total Project Cost**	**RTIP Project Code**
FY 2026-27	Design		$3,610,000	SM77

Project Description:

This project will perform roadway rehabilitation for those roads at the end of their serviceable life.



Budget & Expense Summary:		
Prior Approved Budget:	$	-
Budget Appropriation Increase/(Decrease):	$	3,610,000
FY25-26 Budget:	$	3,610,000
Expended/Encumbered as of June 30, 2025	$	-
Available Budget as of June 30, 2025	$	3,610,000

	Prior Budget Appropriation	FY 2025-26 Budget Appropriation	FY 2026-27 Planned	FY 2027-28 Planned	FY 2028-29 Planned	FY 2029-30 Planned	Total
Funding Source Summary							
Gas Tax	$ -	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000
TNet LSI	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
RMRA Funds	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000
PFF (Streets PFF)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Measure Q	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Center Drive Maintenance District	$ -	$ 110,000	$ -	$ -	$ -	$ -	$ 110,000
	$ -		$ -	$ -	$ -	$ -	$ -
Totals	$ -	$ 3,610,000	$ -	$ -	$ -	$ -	$ 3,610,000
Future Years (Beyond current 5 year CIP)							$0
Total Project Cost							$3,610,000

File #:TMP-2411

MEETING DATE:
March 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9564 - APPROVING A TEMPORARY NIGHTTIME WORK HOUR WAIVER FOR THE SAN MARCOS BOULEVARD DUAL LEFT-TURN LANE EXTENSION AT RANCHO SANTA FE ROAD PROJECT (CIP# ST005)

Recommendation
ADOPT a resolution approving a temporary nighttime work hour waiver of the requirements of Resolution No. 2002-5865 to allow daytime work hours for the San Marcos Boulevard Dual Left-Turn Lane Extension at Rancho Santa Fe Road Project (CIP# ST005).

Board or Commission Action
N/A

Executive Summary
Pursuant to Resolution No. 2002-5865, work on that portion of San Marcos Boulevard from the westerly city limits to Knoll Road which necessitates a lane closure must be completed at night or on the weekends. A waiver of this requirement requires approval from City Council and will allow the contractor for the San Marcos Boulevard Dual Left-Turn Lane Extension at Rancho Santa Fe Road Project (Project) to conduct work during the daytime.

Discussion
In May 2002, the City Council adopted Resolution No. 2002-5865, which specifies that work within the San Marcos Boulevard public right-of-way from Knoll Road to the westerly city limits which necessitates a lane closure in either direction must be completed during nighttime off-peak hours or on the weekends. . City staff have evaluated the Project and determined that lane closures are required to complete the work, and that daytime work hours are necessary to accommodate the work in an expeditious and efficient manner.

Construction is scheduled during the summer months and is planned to occur when nearby schools, including San Marcos High School, are not in session. Constructing these improvements during daytime working hours and during the summer months will increase construction efficiency, reduce construction costs, and help maintain an expeditious project schedule.

Therefore, staff recommend that the City Council approve a waiver of the requirements of Resolution No. 2002 -5865 and allow work to occur along San Marcos Boulevard during daytime hours as approved by the City Engineer for the Project as described above.

Environmental Review
The Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities Class 1(c). This includes the proposed project scope to do minor alterations to existing public facilities including streets, sidewalks, gutters, bicycle lanes, and similar facilities involving negligible or no expansion.

Fiscal Impact
There is no fiscal impact associated with the proposed Resolution, however, allowing daytime work hours for the Project should result in reduced construction costs. The Project (CIP# ST005) is budgeted in the Fiscal Year 2025-2026 Capital Improvement Projects Budget and funded with Gas Tax, RTCIP, and TransNet LSI.

Attachment(s)
Resolution

Prepared by: Emad Elias, Senior Civil Engineer
Submitted by: Darra Woods, Principal Civil Engineer
Reviewed 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 APPROVING A TEMPORARY NIGHTTIME WORK HOUR WAIVER FROM THE REQUIREMENTS OF RESOLUTION NO. 2002-5865 FOR THE SAN MARCOS BOULEVARD DUAL LEFT-TURN LANE EXTENSION AT RANCHO SANTA FE ROAD PROJECT (CIP# ST005)

WHEREAS, the City Council previously adopted Resolution No. 2002-5865 which specifies that work within the San Marcos Boulevard public right-of-way from Knoll Road to the westerly city limits which necessitates a lane closure in either direction must occur during nighttime off-peak hours or on weekends; and

WHEREAS, construction for the San Marcos Boulevard Dual Left-Turn Lane Extension at Rancho Santa Fe Road Project (CIP# ST005) will require lane closures to extend the westbound dual left-turn lanes on San Marcos Boulevard approaching Rancho Santa Fe Road; and

WHEREAS, City staff has evaluated the need for daytime work hours on San Marcos Boulevard and determined that it is necessary to accommodate the above-described work in an expeditious and efficient manner.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The requirements of Resolution No. 2002-5865 are temporarily waived to allow daytime work hours for the San Marcos Boulevard Dual Left-Turn Lane Extension at Rancho Santa Fe Road Project (CIP# ST005) as approved by the City Engineer and required for the expeditious delivery of the project.

2. Lane closures shall be minimized, allowing for lanes to be reopened at the earliest possible time.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, this March 24, 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

File #:TMP-2413

MEETING DATE:
March 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9565 - APPROVING A MULTI-YEAR AGREEMENT WITH RENEWELL FLEET SERVICE, LLC FOR PROPRIETARY PIERCE FIRE APPARATUS PARTS, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE SAID AGREEMENT AND ALL RELATED DOCUMENTS

Recommendation
ADOPT a resolution approving a multi-year agreement with ReNewell Fleet Service, LLC for the purchase and delivery of proprietary Pierce fire apparatus replacement parts in an amount not to exceed $1,500,000 over a five-year term and authorizing the City Manager or designee to negotiate, finalize, and execute the agreement and all related documents.

Board or Commission Action
Not Applicable

Executive Summary
The San Marcos Fire Department relies on Pierce Manufacturing fire apparatus to support emergency response operations throughout the community. Maintaining these vehicles requires proprietary replacement parts designed specifically for Pierce apparatus systems to ensure continued operational reliability.

Approval of a multi-year agreement with ReNewell Fleet Service, LLC will allow Fleet Services to procure proprietary Pierce aftermarket parts over a five-year term in an amount not to exceed $1,500,000. This agreement will ensure the City can efficiently obtain genuine replacement parts necessary to maintain reliable emergency response vehicles and support continued public safety.

Discussion
The San Marcos Fire Department relies on Pierce Manufacturing fire apparatus to support emergency response operations including fire suppression, rescue services, and life safety incidents throughout the community. Fleet Services performs routine maintenance and repairs on these vehicles to ensure they remain fully operational and available for emergency response.

Many replacement components used in Pierce apparatus, including but not limited to, pump assemblies, electrical modules, body components, and integrated vehicle systems, are proprietary to Pierce Manufacturing

and must be sourced through authorized Pierce distributors to ensure compatibility with manufacturer-designed systems and continued operational reliability.

Pierce Manufacturing maintains a regional dealer network and authorizes only one dealer per geographic service region to distribute genuine Pierce replacement parts and provide aftermarket support. For the region serving the City of San Marcos, ReNewell Fleet Service, LLC is the exclusive authorized Pierce dealer.

In accordance with San Marcos Municipal Code Section 2.30 (Purchasing), the City may procure equipment, materials, and services through a sole source purchase when the required goods are available from only one authorized provider. Because Pierce Manufacturing restricts the sale and distribution of proprietary parts to its authorized regional dealer, the City cannot obtain these components from other vendors or competitive suppliers. Accordingly, ReNewell Fleet Service, LLC is the sole source provider for genuine Pierce aftermarket parts required to maintain the City's Pierce fire apparatus fleet.

This multi-year agreement establishes a five-year contract with ReNewell Fleet Service, LLC for the purchase and delivery of Pierce aftermarket parts. The agreement provides the City with a 10% reduction in pricing, resulting in cost savings to the City over the term of the agreement.

Approval of this agreement will allow Fleet Services to efficiently procure genuine Pierce replacement parts necessary to maintain emergency response vehicles and minimize downtime affecting fire apparatus availability.

Environmental Review
The activity performed under this action is not a "Project" as defined under Section 15378 of the CEQA Guidelines and is therefore not subject to environmental review.

Fiscal Impact
The proposed agreement authorizes expenditures not to exceed $1,500,000 over a five-year period for Pierce aftermarket parts. Funding for these purchases is available within the Fleet Maintenance operating budget in General Fund (Fund 100) and the Measure Q Fund (606) and will be used on an as-needed basis to support maintenance and repair of the City's fire apparatus fleet. Future year expenditures will be budgeted in the Fleet Maintenance operating budgets, subject to council approval.

This action does not represent a new capital expenditure and does not commit the City to additional future costs beyond routine maintenance and operational expenses.

Attachment(s)
Resolution

Prepared by: Aaron Brothers, Fleet Supervisor
Submitted by: Aaron Brothers, Fleet Supervisor
Reviewed by: Tim Selke, Director of Public Works

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS APPROVING A MULTI-YEAR AGREEMENT WITH RENEWELL FLEET SERVICE, LLC FOR THE PURCHASE AND DELIVERY OF PROPRIETARY PIERCE FIRE APPARATUS PARTS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE SAID AGREEMENT AND ALL RELATED DOCUMENTS

WHEREAS, the City of San Marcos utilizes Pierce Manufacturing fire apparatus to support emergency response operations throughout the community; and

WHEREAS, maintaining these vehicles requires proprietary replacement parts designed specifically for Pierce apparatus systems to ensure continued operational reliability; and

WHEREAS, Pierce Manufacturing authorizes only one dealer per geographic region to distribute genuine Pierce replacement parts and provide aftermarket support, and ReNewell Fleet Service, LLC is the exclusive authorized Pierce dealer serving the region that includes the City of San Marcos; and

WHEREAS, the purchase of proprietary Pierce aftermarket parts qualifies as a sole source procurement pursuant to Chapter 2.30 of the San Marcos Municipal Code; and

WHEREAS, the agreement establishes a five-year contract with ReNewell Fleet Service, LLC for the purchase and delivery of Pierce aftermarket parts in an amount not to exceed $1,500,000 and provides the City with a ten percent (10%) reduction in pricing.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Marcos does hereby approve an agreement with ReNewell Fleet Service, LLC for the purchase and delivery of proprietary Pierce fire apparatus replacement parts in an amount not to exceed $1,500,000 and authorizes the City Manager or designee to negotiate, finalize, and execute said Agreement and all related documents necessary to implement the agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, on the 24th day of March, 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

Staff Report

File #:26-2826

MEETING DATE:
MARCH 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9566 - APPROVE THE ANNUAL PROGRESS REPORT ON HOUSING ELEMENT COMPLIANCE FOR 2025

Recommendation
ADOPT resolution approving the Annual Progress Report and Addendum (SB341 Report) on Implementation of the Housing Element.

Board or Commission Action
N/A

Executive Summary
The Housing Element is a state-mandated component of the General Plan that identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the city's housing strategy. The current Housing Element was adopted by the City Council on July 13, 2021 and covers the planning period October 15, 2021 through October 15, 2029. The State Department of Housing and Community Development (HCD) certified on August 3, 2021, that the City's Housing Element complied with state law. California Government Code Section 65400 mandates that all cities and counties submit an annual progress report on the implementation of its Housing Element to the Governor's Office of Planning and Research (OPR) and HCD. The City has complied with these requirements in the past and will continue to do so in the future. The State's Regional Housing Need Allocation (RHNA) goals will continue to be used as the benchmark for compliance reporting purposes.

In addition, the California Health & Safety Code Section 34176, as amended by Senate Bill 341, has mandated an annual successor housing entity report and that the report be submitted to HCD as an addendum to the Annual Progress Report. Accordingly, this additional report is enclosed as Attachment A to the Annual Progress Report.

Discussion
Cal. Gov. Code § 65400 requires that the Annual Progress Report be considered during a City Council meeting where members of the public shall be allowed to provide oral testimony and written comments. The City's Annual Progress Report on Implementation of the Housing Element for calendar year 2024 is provided as Attachment 2. It addresses the following topics:

- Progress in meeting the State designated RHNA goals for the city.
- Attainment of housing goals and objectives in the 2021-2029 Housing Element

- Detail on housing development applications received, new construction entitlements, building permits, and completed units
- Detail on sites identified or rezoned to accommodate housing needs

The RHNA is State mandated and requires that each city accommodate its fair share of the region's housing need by providing for a mix of housing for all economic segments. The RHNA is linked to various factors, including the availability of adequate sites with appropriate zoning. It also takes into consideration sites that are vacant or underutilized. The city's current RHNA allocation is 3,116 units, and 88 percent of these units have been permitted, with a majority of the units in the moderate to above moderate category. The required remaining units fall within the very low to low-income categories.

A breakdown of the City's RHNA allocation and the progress the city has made towards those goals is shown in greater detail on Table B of the attached report. The current RHNA cycle ends on December 31, 2029.

2021- 2029 Regional Housing Needs Assessment Allocation by Income				
Very Low	Low	Moderate	Above Moderate	Total
728	530	542	1,316	3,116
Permitted Units Issued by Affordability				
192	303	915	1,355	2,765
Total Remaining RHNA By Income Level				
536	227			763

The City continues to implement the Inclusionary Housing ordinance to support the development of Very-Low and Low-Income housing through the collection of an in-lieu fee, on-site development, and collaboration with affordable housing developers.

Additionally, California Health & Safety Code Section 34176 as amended by Senate Bill 341 has mandated an annual successor housing entity report be submitted to HCD as an addendum to the Annual Progress Report. The period of time covered in the annual successor housing entity report is for the previous fiscal year from July 1 through June 30. Accordingly, this additional report is enclosed as Attachment A to the Annual Progress report covering the most recent fiscal year ending June 30, 2025.

Environmental Review

Section 15378(a) of the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Chapter 3) defines an activity as a "project" if it has the potential to result in either a direct, or reasonably foreseeable indirect, physical change to the environment. The proposed adoption of a Resolution approving the Annual Progress Report and addendum on Implementation of the Housing Element for calendar year 2025 is not a project within the meaning of CEQA because there is no potential for it to result in a physical change in the environment, either directly or indirectly.

In accordance with Section 15164 of the State CEQA Guidelines, the 2021 Housing Element's environmental documentation was an Addendum to the 2012 General Plan Final Environmental Impact Report (SCH No. 2011071028), The Public Review Draft of the 2021-2029 Housing Element was available for a 30-day review

period starting on March 12, 2021.

Fiscal Impact

There is no fiscal impact to submitting these annual progress reports. Failure to submit the annual progress report could limit the City's ability to successfully compete for grants administered by the State government.

In addition to the importance of annually reviewing the City's progress in meeting its Housing Element goals, the State government has increasingly tied various competitive funding programs for non-housing-related activities (such as infrastructure and parks) to a jurisdiction's compliance with Housing Element law, including having a certified Housing Element and submittal to HCD of the jurisdiction's annual housing element progress report.

Attachment(s)

1. Resolution Approving the Annual Progress Report on Housing Element Compliance in 2025
2. Annual Progress Report on Housing Element Compliance for 2025
3. Addendum to the Annual Progress Report (SB341 Report)

Prepared and submitted by: Song LeBaron, Sr. Management Analyst
Reviewed by: Beth Herzog, Administrative Services Manager
Reviewed by: Sylvia Daniels, Housing & Neighborhood Services Director
Reviewed by: Joe Farace, Planning Division Director
Reviewed 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 APPROVING THE ANNUAL PROGRESS REPORT ON HOUSING ELEMENT COMPLIANCE IN 2025

WHEREAS, the City of San Marcos ("City") has a State mandate to meet and maintain specified availability for a range of affordable housing types, including affordable housing; and

WHEREAS, on January 10, 2012, the City Council adopted Resolution No. 2012-7607 appointing itself as the Successor Housing Agency to the former San Marcos Redevelopment Agency ("Successor Housing Agency"); and

WHEREAS, the City desires to comply with California Government Code Section 65400, which mandates that all cities and counties submit an annual progress report on the implementation of its Housing Element, also including compliance with the requirements of California Health & Safety Code Section 34176 as amended by Senate Bill 341, which mandates related successor housing entity reporting in conjunction with the annual progress report; and

NOW, THEREFORE, BE IT RESOLVED that the City Council:

Approves the Annual Housing Element Progress Report and addendum for 2025.

PASSED, APPROVED AND ADOPTED by the City Council on this 24th day of March 2026,

by the following roll call 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

Jurisdiction	San Marcos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	19
	Non-Deed Restricted	0
Low	Deed Restricted	209
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		545
Total Units		**773**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	329	173
Single-family Detached	9	55	56
2 to 4 units per structure	46	0	0
5+ units per structure	670	295	0
Accessory Dwelling Unit	0	14	32
Mobile/Manufactured Home	0	0	0
Total	**725**	**693**	**261**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	147	693
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	446
Total Housing Units Approved:	258
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	6	446

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	31
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	71

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	28
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	San Marcos
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5											6	7	8	9	10	11		12	13	14
Prior APN*	**Current APN**	**Street Address**	**Project Name***	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Date Application Submitted** (see instructions)	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total PROPOSED Units by Project**	**Total APPROVED Units by project**	**Total DISAPPROVED Units by Project**	**Please select state streamlining provision/s the application was submitted pursuant to.**	**Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table I.7**	**Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?**	**Were incentives or concessions requested pursuant to Government Code section 65915 approved?**	**Please indicate the status of the application.**	**Is the project considered a ministerial project or discretionary project?**	**Notes***
Summary Row: Start Data Entry Below								0	0	0	0	5	0	2	0	5	0	475	446	258	0							
	2233411200	0 DIAMOND ST	SP- ASCEND SPECIFIC PLAN	SP25-0003	SFD	O	2/26/2025											59	59			NONE	No	No	N/A	Pending	Discretionary	
	2233411200	0 DIAMOND ST	SP- ASCEND SPECIFIC PLAN	SP25-0003	SFA	O	2/26/2025											88	88			NONE	No	No	N/A	Pending	Discretionary	
	2202025200	0 SAN MARCOS CA	UNIVERSITY DISTRICT UNIT COUNT CHANGE	SC25-0002	5+	R	7/29/2025											258	258	258		NONE	No	No	N/A	Approved	Discretionary	This project is related to the original entitlement project, SDP21-0003, which was previously reported in the 2022 APR with 484 approved units. A subsequent Substantial Conformance, SC23-0003 (reported in the 2023 APR), reduced the unit count from 484 to 463 units. This Substantial Conformance, SC25-0002, further reduces the unit count from 463 to 458 units.
	2210615700	961 W SAN MARCOS BLVD	Mixed-use building (41 apartments and 2,980 sf commercial)	SDP23-0001	5+	R	11/19/2025					2		2		2		35				NONE	No	Yes	Yes	Pending	Discretionary	Parking reduction
	2236303000	0 SAN ELIJO RD	San Elijo Hills Town Center Apartments	SDP24-0009	5+	R	1/13/2025					3				3		25	31			NONE	No	Yes	Yes	Pending	Discretionary	Various waivers to develop
	2191636300	1045 ARMORLITE DR	SP Amendment and CUP to convert retail space to residential	SP24-0002	5+	R	10/30/2025											10	10			NONE	No	No	No	Pending	Discretionary	

Jurisdiction: San Marcos
Reporting Year: 2024
Planning Period: 6th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table: "*" indicates an optional field

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permitted, and Completed Units

| Project Identifier | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | Affordability by Household Incomes - Building Permits | | | | | | | | | | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | | Streamlining | Historic Bldg | SubD | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | | Term of Affordability or Deed Restriction | Demolished/Destroyed Units | | | Density Bonus | | | | Notes |
|---|---|---



ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	San Marcos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2020-04/29/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	32	25	17	-	-	-	-	-	74	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	728	37	36	(8)	10	24	19	-	-	-	-	**192**	**536**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	530	34	24	-	15	21	209	-	-	-	-	**303**	**227**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	542	-	-	-	44	-	-	-	-	-	-	**915**	**-**
	Non-Deed Restricted		-	-	175	545	151	-	-	-	-	-		
Above Moderate		1,316	164	102	320	137	87	545	-	-	-	-	**1,355**	**-**
Total RHNA		**3,116**												
Total Units			**235**	**162**	**519**	**776**	**300**	**773**	**-**	**-**	**-**	**-**	**2,765**	**763**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	San Marcos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	San Marcos	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1. Land Use Policy & Development Capacity	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request. Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being developed.	12/31/2029	6th Cycle	Continuous	The City continues to maintain an inventory of sites available for residential development and monitor housing trends to ensure that RHNA goals are met.	Other	1	The city tracks and updates the No Net Loss numbers on a quarterly basis to track housing inventory and capacity on RHNA sites.
2. Maintain Adequate Sites Throughout the Planning Period	Review each housing approval on sites listed on the HE and make findings required by Gov Code 65863 if a site is proposed with fewer units or a different income level than shown in the HE.	12/31/2029	6th Cycle	Continuous	The City continues to review housing approvals to assure that applicable findings pursuant to Gov Code 65863 are made for sites listed in the HE when the proposal results in fewer units or a different income level than what is shown in HE.	Units	222	The site at 337 CARMEL ST E (APN 220-201-90-00) was identified and rezoned for inlcusion into the RHNA housing inventory to allow an affordable housing project was approved for 13 VLIDR, 209 LIDR, and 2 AMI units. The Building Permit (B24-00971) was issued 6/19/2025 and is currently under construction.
3. Public Property Conversion to Housing Program	Maintain a list of surplus City and Successor Housing Agency owned lands. Work with non-profit developers and other public agencies to identify lands for conversion to affordable housing. Collaborate with developers of affordable housing to facilitate the construction of 227 affordable units over the planning period.	12/31/2029	6th Cycle	Continuous	The City issued a Notice of Funding Available and Notice of Availability for two Successor Housing Agency parcels in the Creek District. A developer was selected to enter into an exclusive negotiating agreement with the City in 2026 for a scattered site development consisting of 270 affordable deed-restricted units.The City also initiated a feasiblity study on a city-owned parcel identified for affordable development.	Other	1	A Notice of Funding Available and Notice of Availabily of property was publicly advertised via PlanetBids during 2025.
4. Replacement of Affordable Units	Identify need for replacement for all project applications and ensure replacement, if required, is carried out.	12/31/2029	6th Cycle	Continuous	The City will condition development proposals for site in the housing inventory that have restricted or affordable rents to replace all units at the same or lower income level. The City has not encountered this situation during the current HE cycle.	Other	1	

5. Facilitate Affordable and Special Needs Housing Construction	Collaborate with developers of affordable housing to facilitate the construction of 227 affordable units over the planning period (24 extremely low, 123 very low, 60 low income, and 20 moderate), where at least 30% of new affordable units are located in a 2021 TCAC/HCD High Resource Zone	12/31/2029	6th Cycle	Continuous	In 2025, the City identified two parcels in a high resource area and received a surplus exemption for the two parcels in the Richmar Neighborhood. There is currently an agreement with an affordable developer to develop 50 affordable units on these sites.Additionally, a developer was selected for a scattered site development of 270 affordable units in a moderate resource area.	Units	320	A Notice of Funding Available and Notice of Availabily of property was publicly advertised via PlanetBids during 2025.
5. Facilitate Affordable and Special Needs Housing Construction	Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in San Marcos. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households—especially housing for extremely low-income households— with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.	12/31/2029	6th Cycle	Continuous	The City maintains close relationships with affordable development community.A Notice of Availablity/Notice of Funding Availability was publically posted in 2025 and targeted to affordable housing developers. The Planning Division offers Pre-Application and Informational Meeting, at no charge, to provide information on site design and requirements, application support, and available concessions	Meetings	74	www.sanmarcosca.gov/Business-Services/Development/Planning/Project-Application-Process
5. Facilitate Affordable and Special Needs Housing Construction	Proactively provide developers with exhibits of high resource areas and areas with high levels of people-based and place-based opportunities, provide the list of specific sites identified in Appendix A to promote development of affordable housing in high resource areas, and identify any special programs, financing strategies, or incentives that may be available specifically for development in high resource areas and share these strategies with affordable housing developers	12/31/2029	6th Cycle	Continuous	The City works closely with developers to identify affordable housing opportunities and financing strategies. In 2025 the City updated its In-Lieu fees to provide funds to better support the cost of providing affordable housing on -site and to mitigate the impact of market - rate housing developments on the need for affordable housing. The City has also successfully applied for PLHA funds for the use of affordable development.	Other	1	https://www.sanmarcosca.gov/Business-Services/Development/Forms-Applications/Fees
6. Inclusionary Housing	Create 49 inclusionary affordable units, 30% in HR areas.	12/31/2029	6th Cycle	Completed	The inclusionary ordinance was amended on July 23, 2024 to include mandatory affordable units (or in-lieu fees) on rental developments. This will encourage future developers of rental developments to include affordable housing units. In addition Specific Plans require affordable housing to be included as par of development projects.	Units	355	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.310INHO

7. Senior Housing/Assisted Living Units	Create 60 senior housing or assisted living units.	12/31/2029	6th Cycle	Completed	On October 26, 2021 the San Marcos City Council approved a 138 unit assisted living facility. Post entitlement approvals have commenced and are currently being reviewed. The City is currently working with developers for the Richmar Senior Village affordable senior housing project, Phase 1 which will consist of 50 units with an estimated build-out of 130 units. Entitlment approvals are anticipated for the Phase 1 portion in 2026.	Units	138	https://sanmarcos.legistar.com/LegislationDetail.aspx?ID=5180749&GUID=DD6F9D4A-FA19-4F90-87CA-09AE4C4E9FF3
8. Transitional Housing/Homeless Shelters	Continue to fund 180 shelter beds in the region.	12/31/2029	6th Cycle	Continuous	The City provides funding annually to support shelter beds in the region.	Persons	208	www.sanmarcosca.gov/Resident-Services/Neighborhood-Services/Community-Grants
9. Accessory Dwelliing Units	Survey existing ADUs to determine affordability and update ADU application to inquire about affordability level	12/31/2022	6th Cycle	In Progress	The City is scheduled to conduct an ADU Survey in 2026. The ADU building application was updated in 2025 to inquire about affordability levels	Other	1	https://www.sanmarcosca.gov/Business-Services/Building-Division/Building-Documents
9. Accessory Dwelling Units	Adopt procedures, policies, and regulatory provisions beginning in 2021. Provide ADU Fact Sheets	12/31/2029	6th Cycle	In Progress	A survey and evaluation process to access and encourage ADU development affordable to lower and moderate income households is ongoing. The City has adopted procedures, policies, and regulatory provisions which were in effect at the beginning of 2021 and updated the City ADU ordinance, incorporating all current legislation, in September 2024. ADU information, including a ADU Fact Sheet is available on the City's website in English and Spanish. In January 2025 the City launched ADU Permit Ready plans to assist customers in expediting the ADU permit process.	Units	139	https://www.sanmarcosca.gov/files/assets/city/v/1/development-svs/planning/additional-information/unidad-de-vivienda-accesoria-adu-faq-espa%C3%B1ol.pdf https://www.sanmarcosca.gov/Business-Services/Building-Division/Permit-Ready-ADUs https://www.sanmarcosca.gov/files/assets/city/v/2/development-svs/planning/additional-information/accessory-dwelling-unit-adu-faq-english.pdf https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.410ACDWUNACST

10. Density Bonus Implementation Program	Reduction of constraints to the development of low income and related special needs housing in the City.	12/31/2029	6th Cycle	Continuous	On September 27, 2022 the San Marcos City Council adopted amendments to City's Density Bonus Ordinance for consistency with State law. The City will continue to monitor State law updates which impact density bonuses and will update City codes and ordinances accordingly.	Units	355	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.305DEBO
11. California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	12/31/2029	6th Cycle	Continuous	On September 27, 2022 the San Marcos City Council adopted amendments to the City's Reasonable Accommodations provisions consistent with State law. Further, existing development proposals are reviewed by the Development Services Department to assure housing units incorporate ADA requirements and accommodate residents with disabilities.	Other	1	https://www.sanmarcosca.gov/Business-Services/Building-Division/Building-Documents
12. Down payment Assistance Program (DAP)	Assist 24 first time home buyers with DAP (average 3 per year); Targeted promotion of program to residents facing displacement, as identified under Program 24, using print and digital formats in English and Spanish	12/31/2029	6th Cycle	Continuous	The City continues to research and identify best-practices and opportunities to expand the program.Bilingual Spanish-speaking staff is available and materials can be provided in Spanish as needed. DAP resources have been offered for residents and applications for funding have been approved, but financing and sales have not been secured for the approved applicants due to the current market conditions.	Households	1	www.sanmarcosca.gov/Resident-Services/Housing/Help-Buying-a-Home
13. San Marcos Affordable Homeownership Program (SMAHP)	Assist 16 homeowners with SMAHP (average 2 per year)	12/31/2029	6th Cycle	Continuous	The City seeks additional funding sources to leverage growth of the San Marcos Affordable Homeownership Progream (SMAHP). Successful program implementation is heavily impacted by the private lending market, as affordability of homes are significantly impacted by the cost of lending.	Households	7	www.sanmarcosca.gov/Resident-Services/Housing/Help-Buying-a-Home

14. Housing Choice Vouchers (Section 8)	An average of 350 San Marcos families were assisted by this program annually during the prior planning period. The objective is to assist the County Housing Authority to promote the program, with a special City of San Marcos emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.	12/31/2029	6th Cycle	Continuous	The Housing Authority of San Diego County administers the Section 8 Housing Choice Voucher Program for the City of San Marcos.The City coordinates with affordable developers to seek Project Based Vouchers for affordable developments within the City. We currently have 10 pending PBV's set aside for Villa Serena 2 Phase II. The more commonly known Housing Choice Voucher waitlist has been closed by the County of San Diego effective February 2026 for an undetermined amount of time.	Persons	267	https://www.sanmarcosca.gov/Resident-Services/Housing/Affordable-Housing
15. Mobile Home Park Rent Review	Assist in protecting mobile home park tenants from unwarranted rent increases as requested by mobile home owners and tenants.	12/31/2029	6th Cycle	Continuous	The City of San Marcos provides a thorough Rent Review hearing process for residents of our mobile home communities who have concerns regarding their rent increases. The City monitors annual rent increase notices from mobile home parks to ensure compliance with the mobile home Rent Review Commission.	Other	1	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT16MOMOPA_CH16.16MORERECO
16. Conservation of Existing and Future Affordable Units	Monitor the status of the City's affordable housing stock and take action to conserve, as appropriate.	12/31/2029	6th Cycle	Continuous	Staff continues to monitor its inventory and work with its developer partners to ensure affordable properties are not becoming at risk of converting to market rate. There have been no developments at risk during this HE cycle.	Other	1	Annual Monitoring and Reporting tool available online for affordable development compliance: https://www.sanmarcosca.gov/Resident-Services/Housing/Developer-Resources/Annual-monitoring-and-project-status-report
17. Residential Rehabilitation Loan Program (RRLP)	Assist 24 qualified homeowners with RRLP loans (average 3 per year) with at least 50% located in moderate resource areas	12/31/2029	6th Cycle	Continuous	The City is researching exisiting programs in neighboring jurisdictions to identify best practices and additional resourcces, including lending partners to strengthen the RRLP prior to reinstating the program.	Households		https://www.sanmarcosca.gov/Resident-Services/Housing
18. Energy Conservation and Energy Efficiency Opportunities	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents.	12/31/2029	6th Cycle	Continuous	The City requires projects/all building permits to comply with Building Code/ Title 24 that has provisions for energy efficiency. The City also requires compliance with its Climate Action Plan that requires alternatively powered water heaters for most new residential projects.	Other	1	Energy and Green Building Code adopted January 1, 2026: https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT17BUCOREAC_CH17.04CAENCO

19. Lead Based Paint Education and Reduction Program	Educate the community on the hazards of lead based paint in homes built before 1978 and distribute information related to grant programs and other funding sources available to remove lead based paint from homes, with targeted advertisements to residents residing in homes built before 1978.	12/31/2029	6th Cycle	Continuous	The County has a lead paint education and remediation program to which San Marcos residents are referred. The City maintains informational brochures that are available as needed. Additionally, this is a required educational element that for all CDBG contractors.	Other	1	See Consolidated Annual Performance Evaluation Report: https://www.sanmarcosca.gov/files/assets/city/v/1/housing-amp-neighborhood-services/documents/neighborhood-services/community-development-block-grant/reports/annual-performance-evaluation/caper-py-2024-25-final.pdf
20. Monitor changes in Federal/State Housing, Planning and Zoning laws	Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	12/31/2029	6th Cycle	Continuous	The City continues to monitor changes in Federal and State laws that have an impact on Housing, Planning or Zoning. Updates have been made to our ADU and Density Bonus ordinances to reflects more recent state updates. Streamlining provisions per legislation such as SB35/SB330 and SB 9 have been incorporated into City codes. Procedures have been updated as needed, for example processes for tribal consultation associed with AB130.	Other	1	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.305DEBO
21. Zoning Code Amendments - Housing Constraints	Ensure City Zoning Code is consistent with State law and update the Zoning code as needed to comply with future changes.	12/31/2029	6th Cycle	Continuous	On October 11, 2022 the San Marcos City Council adopted amendments to the Zoning code to remove constraints to a variety of housing types consistent with State law. The City adopted updates to the Inclusionary Housing Ordinance and ADU Ordinance complying with State law to further encourage a range of housing. The City will continue to monitor new State legislation addressing housing development and will update the Zoning Ordinance accordingly.	Other	11	11 changes in Zoning ordinance to remove constraints and consistency with State law. https://sanmarcos.legistar.com/LegislationDetail.aspx?ID=5868963&GUID=E2F9340D-AD71-4B64-B835-CCB3063D5A77
22. Fair Housing	Support fair housing laws and initiatives by serving 45 individuals per year.	12/31/2029	6th Cycle	Continuous	In partnership with the Legal Aid Society of Southern California, the City contracts fair housing education, and outreach to residents, staff, and housing providers to assist residents who have experienced a fair housing violation. The City continues to promote Legal Aid via its website, at outreach, and in response to citizen inquiries. The Quantified Count respresents an average served/year during this HE Cycle	Persons	126	www.sanmarcosca.gov/Resident-Services/Housing/Fair-Housing

23. Affirmatively Furthering Fair Housing Outreach and Coordinate Program	Improve fair housing opportunities and response to complaints through implementing actions noted in goal. Follow up on 100% of complaints.	12/31/2029	6th Cycle	Continuous	Legal Aid Society supports residents by filing complaints to HUD and/or HCD by providing housing legal services, and tenant/landlord mediation.	Other	1	www.sanmarcosca.gov/Resident-Services/Housing/Fair-Housing
24. Economic Displacement Risk Analysis	Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results. Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as the Legal Aid Society of San Diego.	12/31/2022	6th Cycle	Completed	The City completed its study in 2023 and continues to contract with Legal Aid Society of San Diego.	Other	1	https://www.sanmarcosca.gov/Resident-Services/Housing/Compliance-Reports
24. Economic Displacement Risk Analysis	Annually monitor program effectiveness.	12/31/2029	6th Cycle	In Progress	An Economic Displacement Risk Analysis was completed in 2023 to understand if economic housing displacement may be occurring in San Marcos. The City monitors all deed restricted housing to prepare for displacement as affordability restrictions expire.	Other	1	https://www.sanmarcosca.gov/files/assets/city/v/1/housing-amp-neighborhood-services/documents/affordable-housing/housing-compliance-reports/ab-987/ab-987-report.pdf
25. Barriers To Racial and Ethnic Equity	Conduct study to identify barriers to lending equity among all racial and ethnic groups in acquiring and renting housing in San Marcos.	12/31/2023	6th Cycle	Completed	The City completed its study in 2023 and continues to stay abreast on fair lending practices.	Other	1	https://www.sanmarcosca.gov/Resident-Services/Housing/Compliance-Reports

Jurisdiction	San Marcos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	San Marcos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Marcos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	San Marcos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	04/30/2021 - 04/30/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	San Marcos		**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**
Reporting Period	2025	(Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
220-311-29-83	500 Rancheros Dr, SPC 122	Residential	1	Surplus Land	0.1	exact acreage unknown
219-410-48-50	150 S. Rancho Sante Fe Rd, SPC 146	Residential	1	Surplus Land	0.08	exact acreage unknown

Jurisdiction	San Marcos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	San Marcos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	San Marcos		**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	San Marcos	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	26
	Non-Deed Restricted	0
Low	Deed Restricted	28
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		671
Total Units		**725**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	19
	Non-Deed Restricted	0
Low	Deed Restricted	209
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		545
Total Units		**773**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		297
Total Units		**297**

DISCOVER LIFE'S POSSIBILITIES









HOUSING SUCCESSOR OF THE CITY OF SAN MARCOS

Addendum to the Annual Progress Report

For Fiscal Year Ended June 30, 2025

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the CITY OF SAN MARCOS (Housing Successor) activities during Fiscal Year 2023-24. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

This report includes discussion on the deposits to, ending balance of, and expenditures from the LMIHAF. A description of the Housing Successor's assets, and any transfers of assets to other housing successor agencies are addressed as well. The report also discusses the Housing Successor's current projects, acquisitions of any real property since February 1, 2012, or any outstanding obligations. Finally, as required by law, three separate tests are discussed – the income test, senior housing test, and excess surplus test.

In addition, this Report is made available to the public on the City's website.

(1) The amount the city, county or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

The City did not receive any amount pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4

(2) The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.

The Housing Successor Fund received a repayment of $0.00 from the SERAF loan, which was listed on the Recognized Obligation Payment Schedule. The other amounts the Housing Successor Fund received were $3,255,828.47 in investment income and $885,976.55 in miscellaneous revenue as of June 30, 2025.

(3) A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.

The balance in the Housing Successor Fund as of June 30, 2025 was $33,041,770.22, none of which was held for items listed on the Recognized Obligation Payment Schedule.

(4) A description of expenditures from the fund by category, including, but not limited to, expenditures

a. for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),

The Housing Successor Fund's expenditures related to this category as of June 30, 2024, were

$839,414.45.

b. for homeless prevention and rapid re-housing services for the development of housing described in paragraph (2) of subdivision (a), and

The Housing Successor Fund had $125,000.00 related to homeless prevention and rapid re-housing services.

c. for the development of housing pursuant to paragraph (3) of subdivision (a).

The Housing Successor Fund's expenditures related to this category as of June 30, 2025, were $6,820,534.20.

(5) As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.

The following provides the statutory value of assets owned by the Housing Successor:

FY 2024-2025	
Value of properties owned by the Housing Successor Fund	*$11,353,392.00*
Value of loans receivable in the Housing Successor Fund	*$174,752,517.96*
Value of Grants Receivable	*$0.00*
Total	***$186,105,909.96***

(6) A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

No transfers occurred pursuant to paragraph (2) of subdivision (c) in the previous fiscal year or earlier fiscal years in the Housing Successor Fund.

(7) A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.

This item is not applicable to the Housing Successor.

(8) For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.

As of June 30, 2017, the Housing Successor Fund neither owns nor has acquired real property subsequent to February 1, 2012 other than those that are associated with the properties listed on the

Housing Asset List submitted to the Department of Finance on August 1, 2012. We are in compliance with Section 33334.16.

(9) A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.

As of June 30, 2021, there were no outstanding obligations pursuant to Section 33413 that remained to be transferred to the housing successor on February 1, 2012.

(10) This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning January 1, 2014, and whether the statutory thresholds have been met.

Section 34176.1(a)(3)(B) requires that the Housing Successor must expend at least 30% of the remaining funds in the LMIHAF for the development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely Low-Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

Extremely Low-Income Test	**FY20 – FY25 Period**
LIMIHAF Spent on Extremely Low-Income Households (Five Year Total)	$ 2,993,822.18
Total LMIHAF (Five Year Total)	$ 17,939,878.49
Extremely Low-Income Test	17%

Funding expenditures during the five-year period are required under prior legacy agreements. Future development of rental affordable housing will address the Extremely Low-Income requirement.

(11) The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.

As of June 30, 2025, the Housing Successor Fund had 0% of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the

housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.

(12) The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.

The Housing Successor Fund did not have any excess surplus as of June 30, 2025, or at any point during the fiscal year.

(13) An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This information shall include all of the following information:

(A) The number of those units.

218 units

(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.

Three lost due to loan payoff.

(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund.

For fiscal year ended June 30, 2025, $170,767.64 was returned.

(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.

No outside contractor; managed by City staff

File #:TMP-2399

MEETING DATE:
MARCH 24, 2026

SUBJECT:

RESOLUTION NO. 2026-9555 - APPROVING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Recommendation
ADOPT a resolution approving the 2025 General Plan Annual Progress Report.

Board or Commission Action
Not applicable

Executive Summary
The City of San Marcos has prepared the 2025 Annual Progress Report (APR) in accordance with California Government Code Sections 65400 and 65700. The statutory provisions require all cities within California to submit an annual report to the Governor's Office of Land Use and Climate Innovation (LCI) each year (formerly the Governor's Office of Planning and Research, or OPR) summarizing the city's progress towards implementing its General Plan. Charter cities were exempt from this requirement prior to January 1, 2019; however, as Section 501 of the San Marcos Charter requires the City to comply with land use, planning, and zoning requirements applicable to general law cities, the City has previously submitted information for calendar years 2012 through 2024 and continues that practice with the submittal of the 2025 APR.

Discussion
The Annual Progress Report (APR) is a public document providing local legislative bodies, as well as the public, with updates and information regarding the implementation status of a city's General Plan. The report is designed to include sufficient information for decision makers to adequately assess how effectively the General Plan programs were implemented during the 2025 reporting period. In addition to serving as a reporting tool, the APR can be used to identify necessary "course adjustments" or modifications to the General Plan to improve implementation.

APRs provide an opportunity for LCI to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide land use trends and policies. The City's 2012 General Plan includes an Implementation Plan to ensure the overall direction provided in the General Plan is translated from general terms to specific actions. Each implementation program identifies a measure, procedure, or task that requires additional City action and may implement one or more policies across multiple General Plan elements.

It is primarily the responsibility of City staff to carry out the programs identified in the Implementation Plan.

Departments within the City may enact, implement, or maintain these programs individually, in collaboration with other departments, outside agencies, and/or private developers, as appropriate. Implementation tools include, but are not limited to the City's Municipal Code, Zoning Ordinance, Subdivision Ordinance, development agreements, and specific plans.

The Implementation Plan is reviewed and may be updated with the budgeting process and in conjunction with the City's General Plan amendments to ensure continued consistency and usefulness. The City's General Fund is the primary source of funding for the implementation of the General Plan. Several other fees and funding sources are used to implement the General Plan. These funding sources are listed as applicable in each implementation program. Implementation of the specific programs is subject to funding constraints.

The Implementation Plan serves as the foundation for the preparation of the 2025 APR for the City of San Marcos. The approximate overall implementation status of all programs in the Implementation Plan are as follows:

- **Ongoing (80%):** programs that are intended to be ongoing efforts
- **Completed (5.5%):** programs that are considered complete
- **Partially Completed (4.5%):** programs that have been started and are partially complete
- **Scheduled (1%):** programs that have not yet been started but are scheduled
- **Not Implemented (9%):** programs that have neither been started nor scheduled

In addition to program status updates, the APR highlights major milestones or projects the City has made progress on over the past year in the APR. This discussion section is provided to support the City Council review of the 2025 Annual Progress Report prior to its submittal to the State.

Environmental Review
Section 15378(a) of the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Chapter 3) defines an activity as a "project" if it has the potential to result in either a direct, or reasonably foreseeable indirect, physical change to the environment. The proposed adoption of a Resolution approving the Annual Progress Report is not a project within the meaning of CEQA because there is no potential for it to result in a physical change in the environment, either directly or indirectly.

Fiscal Impact
There is no fiscal impact associated with the APR approval process.

Attachment(s)
Resolution 2026-9555
Annual Progress Report

Prepared by: Chris Garcia, Senior Planner
Submitted by: Joseph Farace, Planning Division Director
Reviewed by: Isaac Etchamendy, Development Services Director/City Engineer

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-9555

A RESOLUTION OF THE CITY COUNCIL ACCEPTING THE ANNUAL PROGRESS REPORT ON GENERAL PLAN IMPLEMENTATION FOR THE 2025 CALENDAR YEAR

WHEREAS, the City desires to comply with California Government Code Sections 65400 and 65700, which mandate that all cities within California must submit an annual progress report (APR) to the Governor's Office of Land Use and Climate Innovation, formerly the Governor's Office of Planning and Research, summarizing the city's progress toward implementation of its General Plan; and

WHEREAS, preparing an APR is required; and

WHEREAS, the report addressed by this action is not 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); and

WHEREAS the City Council reviewed the 2025 General Plan Annual Progress Report and finds that it accurately reflects the status of the City's General Plan implementation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Marcos does hereby accept the 2025 General Plan Annual Progress Report and directs staff to submit said Report to the Office of Land Use and Climate Innovation.

PASSED, APPROVED AND ADOPTED by the City Council on this 24th day of March 2026, by the following roll call 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

2025 GENERAL PLAN ANNUAL PROGRESS REPORT

March 2026

City of San Marcos

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1. Introduction

Purpose

Government Code Section 65400 and 65700 mandates that all cities submit an annual progress report (APR) on the status of the General Plan and progress in its implementation to their legislative bodies and the Governor's Office of Land Use and Climate Innovation (LCI) each year (formerly the Governor's Office of Planning and Research (OPR)). This allows LCI to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may also inform future modifications to LCI's General Plan Guidelines.

The APR is an opportunity to provide City Council and the public with information regarding implementation of the San Marcos General Plan during the previous year. Section 4 of this report specifically details the status of each program included in the City's Implementation Plan.

Process

City staff used an online database to collaboratively enter information regarding the status of each program within the City's Implementation Plan. This information was then entered into section 4 of this report. City staff also shared information via email regarding any major milestones or projects the City has made progress on over the past year, and this information is included in section 5.

General Plan Update

The last comprehensive update to the City's General Plan was in 2012. It was adopted by City Council Resolution on February 14, 2012. On July 13, 2021, the City Council adopted the Housing Element for 2021-2029. On November 9, 2021, the City Council adopted updates to the Safety Element and adopted a new Environmental Justice Element. The Mobility Element was updated on July 23, 2024.

2. Compliance with LCI's General Plan Guidelines

The following table provides a snapshot of how the City's General Plan currently complies with LCI's General Plan 2017 Guidelines.

City of San Marcos General Plan Elements (2012)	LCI Required Elements (2017)								
	Land Use	Circulation	Housing	Conservation	Noise	Open Space	Safety	Air Quality	Environmental Justice*
Land Use and Community Design Element	☑								
Mobility Element		☑							
Conservation and Open Space Element				☑		☑		☑	
Parks, Recreation and Community Health Element						☑			
Safety Element							☑		
Noise Element					☑				
Housing Element			☑						
Environmental Justice Element*									☑

*The implementation of the Environmental Justice Element is supported through implementation of the other actions identified in the Implementation Plan and evaluated in the Annual Progress Report.

3. Major Milestones and Projects

Planning Activities Initiated

The following is a list of notable planning activities initiated in 2025.

DATE INITIATED	PROJECT NAME	PROJECT TYPE
1/3/2025	REINTIATED CONSIDERATION AND EVALUATION OF POTENTIAL SENIOR RESIDENTIAL ZONING OVERLAY APPLICABLE TO AGE RESTRICTED MOBILEHOME PARKS IN THE R-MHP ZONE.	POTENTIAL ZONING ORDINANCE TEXT AMENDMENT AND ASSOCIATED ACTIONS RELATING TO OVERLAY ZONE
1/15/2025	UPDATING SAN MARCOS CREEK SPECIFIC PLAN	GENERAL PLAN AMENDMENT, SPECFIC PLAN AMENDMENT and COUNCIL POLICY
1/15/2025	FEASIBILITY STUDY OF AFFORDABLE HOUSING ON CITY OWNED CIVIC CENTER SITE	COUNCIL POLICY
4/28/2025	INITIATED ENTITLEMENT PROCESS FOR REDSIGNATION OF PROPERTY FOR FUTURE FIRE STATION #5	POTENTIAL REZONE AND SITE DEVELOPMENT PLAN PERMIT
11/10/2025	APPROVE COMPREHENSIVE ZONING ORDINANCE UPDATES CORRECTING AND UPDATING CODE FOR INTERNAL AND STATE LAW CONSISTENCY	ZONNG ORDINANCE TEXT AMENDMENT

Major Development Applications Processed

The following is a list of major development applications approved in 2025.

DATE APPROVED	PROJECT NAME	APPLICANT	PROJECT TYPE
3/17/2025	TSM21-0004 WATERMILL HOMES SUBDIVISON	WATERMILL HOMES INC.	TENTATIVE SUBDIVISION MAP
5/22/2025	SDP24-0004 – 263 E CARMEL MIXED USE	SIVA MULLAPUDI	SITE DEVELOPMENT PLAN
6/24/2025	SP23-0001 – ARMORLITE LOFTS	AVENUE DEVELOPMENT PARTNERS, LLC	SPECIFIC PLAN
9/4/2025	SDP24-0001 – NORTH CITY BLOCK F	URBAN VILLAGES SAN MARCOS, LLC	SITE DEVELOPMENT PLAN
9/23/2025	SP22-0005 – WOODWARD 46	CORNERSTONE COMMUNITIES	SPECIFIC PLAN
10/6/2025	CUP23-0004 – COSTCO FUEL	COSTCO WHOLESALE	CONDITIONAL USE PERMIT
12/9/2025	SP24-0003 – UDSP AMENDMENT	URBAN VILLAGES SAN MARCOS, LLC	SPECIFIC PLAN

City Priorities

In 2025, the City prioritized initiating grant funding for projects that would further housing opportunities in the City. The City is also making improvements to public safety with the establishment of critical new firefighting infrastructure.

Additionally, in 2025, the City began implementing the new Inclusionary Housing requirements, including the new In-Lieu fee adopted in 2024 and initiated in March 2025. All new residential projects coming to the City, will apply the new Inclusionary Housing requirements or the new In-Lieu fee of $15 per square foot of living space.

Efficient Development

In January 2025, the City reinitiated consideration and evaluation of a potential amendment to the Zoning Ordinance and associated actions to add a senior residential overlay zone to age-restricted mobile home parks in the Residential Manufactured Home Park (R-MHP) Zone. The proposed overlay zone would provide that the mobile home park shall remain age-restricted to residents 55 years or older, as defined and by the U.S. Fair Housing Act.

In January 2025, the City started a grant funded update to its San Marcos Creek Specific Plan. The San Marcos Creek Specific Plan was originally adopted in 2007. It currently provides for up to 2,300 housing units, 1.2 million square feet of retail space, and 600,000 square feet of office space. Since the plan's adoption, several major events have impacted the feasibility of private development in the area, including:

- Economic uncertainty, starting with the 2008 global financial crisis
- Dissolution of redevelopment agencies by the State of California (taking away an important funding source)
- Build-out of the adjacent University District/North City area
- Shifting market demands for retail and office space following the COVID-19 pandemic

In addition, the completion of major capital improvement projects, including flood control, new bridges, parks, and open space, has reshaped the plan area's development landscape.
The Creek Plan Update seeks to respond to these changes by revising the San Marcos Creek Specific Plan to better reflect current conditions, challenges, and opportunities.

In January 2025, the City initiated a grant funded feasibility study to determine the suitability and development potential of City-owned property within the Civic Center for affordable housing or mixed-use development.

In April 2025, the City initiated entitlements for the future site of a new Fire Station (No. 5). The City of San Marcos is advancing development of Fire Station No. 5, a critical public-safety facility, intended to improve emergency response times, expand service capacity, and address coverage gaps in the eastern portion of the City.

In November 2025, City Council approved comprehensive updates to the Zoning Ordinance. Over time, as City staff have implemented the Zoning Ordinance, they have identified various inconsistencies, conflicting information, and discrepancies with state law, highlighting the need for updates.

Interagency Coordination Efforts

In 2025, the City coordinated with the surrounding cities of Escondido, Vista, Carlsbad, and North County Transit District on development projects, as well as with the County of San Diego on major land development projects adjacent to San Marcos.

The City continues to engage with the primary stakeholders, including the School District and water districts, on land development projects.

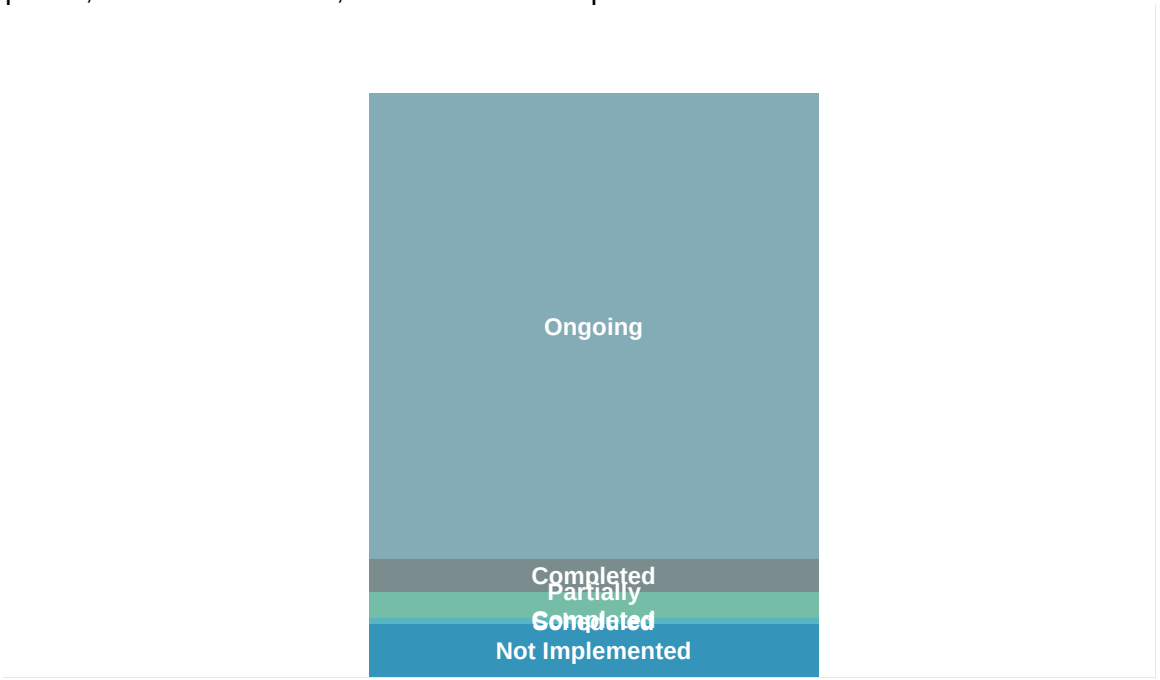
General Plan Implementation Progress

Each section below includes a graph showing a snapshot of the City's overall progress towards implementing the programs within each General Plan Element. The graph is followed by a table that includes more detailed information about the implementation status of each program related to that Element. The implementation statuses are defined as follows:

- **Ongoing:** programs that are intended to be ongoing efforts
- **Completed:** programs that are considered complete
- **Partially Completed:** programs that have been started and are partially complete
- **Scheduled:** programs that have not yet been started but are scheduled
- **Not Implemented:** programs that have neither been started nor scheduled

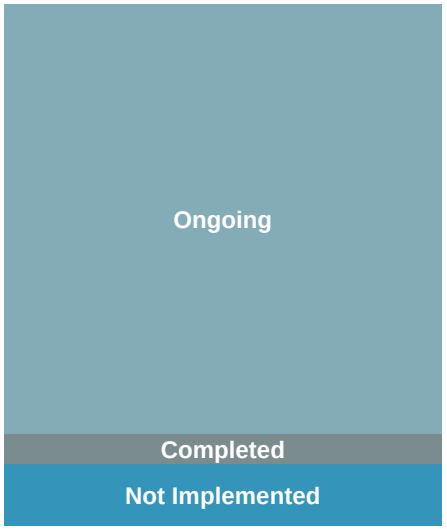
Overall Implementation Snapshot

The majority (80%) of programs identified in the Implementation Plan are ongoing. Of the remaining programs, 5.5% are completed, 4.5% are partially completed, 1% are scheduled, and 9% are not implemented.



Land Use and Community Design Element

Implementation Snapshot



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Balanced and Compatible Land Uses				
LU-1.1: Upon adoption of the General Plan, amend/update the City's existing Zoning Ordinance to be consistent with the General Plan. This update shall occur within 12 months of General Plan adoption.	Planning	**Completed**	N/A	Following adoption of the 2012 General Plan Update the City updated the Zoning Ordinance to be consistent with the General Plan.
LU-1.2: Ensure that City land use decisions are consistent with the policies of the Land Use and Community Design Element and the land uses shown on the General Plan Citywide Land Use Plan. Using the development review process and other tools outlined throughout the General Plan, ensure that the development objectives specified in the Land Use and Community Design Element are achieved for new development and infill projects.	Planning	**Ongoing**	N/A	All projects are subject to this requirement and Planning staff ensures it's complied with when evaluating entitlement applications.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-1.3: Review discretionary development proposals to assess the compatibility of proposed development with adjacent/surrounding uses and activities. Consider site design, buffers, architectural and buffering techniques, and other measures to ensure compatibility between uses and activities.	Planning	**Ongoing**	N/A	Discretionary development permits require that compatibility findings be made to assure site design and land use consistency with adjacent properties. Projects are required to maintain proper setbacks, installation of landscaping on slopes and areas surrounding projects and compliance with design criteria pursuant to the zoning ordinance or an adopted Specific Plan.
LU-1.4: Encourage the development of well-designed pedestrian-oriented mixed-use projects.	Planning	**Ongoing**	N/A	Staff encourages the development of well-designed pedestrian mixed-use projects. Examples can be seen within the University District Specific Plan areas which incorporates a Form Based Code with pedestrian oriented design including wide sidewalks, storefronts and use of paseos and parks.
LU-1.5: Developer(s) of mixed-use projects shall provide linear park amenities within the open space located on the west side of Pawnee Street, extending from Descanso Avenue to Linda Vista Drive. Amenities within the open space will provide increased pedestrian and bicycle access.	Planning	**Not Implemented**	N/A	Linear park amenities in this area have not been completed. A Capital Improvement Project has not been created for this and would likely be implemented as redevelopment occurs.
LU-2.1: Evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Commercial, Office Professional, Mixed-use, Business Park, and Public/ Institutional. Encourage residential projects to achieve LEED certification, and or other green certifications and ratings	Planning	**Ongoing**	N/A	The following Affordable Housing projects were constructed using LEED certification requirements: Autumn Terrace, Westlake Village, Parkview, Promenade at Creekside, Eastgate, El Dorado, Alora, and Villa Serena II (Phase 1 & 2)
LU-2.2: Expand green building information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts	Planning, Building,	**Ongoing**	N/A	Building Division discusses and interprets the Green Code frequently for homeowners, Architects, and Engineers hoping to have a part in making the world a better place for future generations.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-2.3: Explore regional collaborations among local governments, special districts, universities, colleges, nonprofits, and other public organizations to share resources and develop green building policies and programs that are optimized on a regional scale.	Planning, Building, City Manager	**Not Implemented**	N/A	This is currently not a major focus of the Building Division.
LU-2.4: Promote planting of vegetation within public rights of way and private development projects as a means of reducing the urban heat-island effect and to provide habitat and food. Provide technical assistance, such as tree planting and plant-care instruction, to citizens who want to create green spaces by transforming abutting yards, rooftops, or other private lands.	Planning, Public Works	**Ongoing**	2022	The City finalized a tree maintenance policy (last updated in 2022) that includes a general goal of replacing any removed tree. The policy and approved species list are available on the City webpage under the "Parks and Trees" tab at: https://www.sanmarcosca.gov/Resident-Services/Public-Works The City has partnered with other agencies (SDGE, Cal Fire, Urban Corps) on tree planting grant projects that have added hundreds of additional trees to the City's inventory throughout San Marcos.
Issue: Community Connections				
LU-3.1: Prepare guidelines that describe the City's process for CEQA streamlining for residential mixed-use projects and "Transit Priority Projects" consistent with the 2050 RTP/SCS.	Planning	**Ongoing**	N/A	Existing CEQA Exemptions providing streamlined environmental review currently exist for infill projects. SB 375 CEQA Streamlining is available via a CEQA Exemption for projects located in Transit Priority Areas and consistent with the RTP/SCS.
LU-3.2: Identify major barriers, physical or plan-based, to connectivity and take appropriate action or steps to overcome those barriers.	Planning, Engineering	**Ongoing**	N/A	The City is currently working with Caltrans and SANDAG through the North County CMCP to identify ways to improve connectivity and remove barriers for all modes of transport. A feasibility study for a pedestrian connection under the Sprinter rail line on Enterprise Street in the University District area was completed 7/19/2024. A grant application was submitted for assistance in further studies and/or construction of this pedestrian connection. However, as of 2025, there are no imminent plans for pursuing this connection.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-3.3: During specific, limited times, transform portions of a street or corridor in destination districts into an auto-free, pedestrian and community space.	Planning, Engineering, Parks and Recreation	Ongoing	N/A	The City creates auto-free pedestrian and community space at a variety of special events, including 4th of July, tree lighting, Veterans Day, farmers market, parking lot sales, bicycle rodeos, and drive-thru events.
Issue: Education Hub				
LU-4.1: Develop and implement a Workforce Development Strategy by expanding opportunities for residents to enter into green collar jobs, including vocational training, mentorship and apprenticeship programs.	Economic Development	Not Implemented	N/A	Economic Development (ED) plays a part of workforce development efforts by collaborating with the San Diego Workforce Development Partnership, but this is not a major focus of the ED department. This Workforce Development Strategy might change as we undergo our Economic Development Strategic Plan efforts this year.
LU-4.2: Maintain and enhance partnerships with local workforce development programs. Encourage the university, community colleges, school district and adult education programs to offer more coursework and training oriented toward emerging green industries in addition to traditional trades. Collaborate with workforce development agencies and organizations to ensure that new and existing industries have easy access to a local, work ready and talented workforce.	Economic Development	Ongoing	N/A	Staff meets regularly with San Diego Workforce Partnership, Palomar College, Cal State University San Marcos (CSUSM), San Marcos Unified School District (SMUSD) and other private educational institutions to stay apprised of and encourage ongoing workforce development efforts.
LU-4.3: Establish a competitive industry advantage for San Marcos by working with the San Diego North Economic Development Committee and San Marcos Chamber of Commerce to identify and develop a strategy to attract cutting edge technology businesses (e.g., green technology and research and high tech development)	Economic Development	Ongoing	N/A	Staff meets regularly with the SD North EDC and SM Chamber to establish a competitive industry advantage for San Marcos.
Issue: City of Distinct and Memorable Places				
LU-5.1: Plan for and encourage strong unifying gateways at major entrances to the City, mixed-use districts and other active community centers. New private and public infrastructure and development projects should achieve strong gateway features through the use of signage and iconic design, architecture, and/or landscaping components to enhance the identity and character of San Marcos	Planning	Ongoing	N/A	Major projects in the City are required to design cohesive Sign Programs. The City also adopted a City-wide Sign Program and implemented it with enhanced way finding and informational signage throughout the City and at entrances. The University District project will develop a Sign Program with detailed design which will result in a distinct identity for that area.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-5.2: Continue to implement the City's Ridgeline Ordinance to preserve ridgelines as natural focal points and as a visually appealing backdrop for the community.	Planning	**Ongoing**	N/A	The Ridgeline Ordinance continues to be implemented. Proposed projects within primary and secondary ridgeline areas are required to get a ridgeline development permit for protection of the visual aesthetics of the ridgeline.
LU-5.3: Continue to install public amenities such as streetlights, benches, trash containers, art, drinking fountains, landscaping, and other amenities, to provide pleasant and comfortable streets and parking areas that enhance the City's identity and promote walkability.	Planning, Public Works, Engineering	**Ongoing**	N/A	The City continues to require public amenities such as streetlights, benches, trash containers, art, drinking fountains, landscaping, and other amenities when reviewing development projects.
Issue: Economic Strength and Stability				
LU-6.1: Coordinate with the Chamber of Commerce and the business community to ensure that business retention and attraction efforts are directed toward companies that will: • supply goods and services that are tailored to the community; • create few or no adverse environmental impacts and participate in recycling and similar green business and sustainable partner programs • provide jobs that reduce the need for residents to commute to work outside the City; • offer employees options such as carpooling, transit subsidies, flexible hours, and home-based work that help ease vehicle dependency and traffic congestion	Planning, City Manager/ Economic Development	**Ongoing**	N/A	The City meets monthly with the Chamber of Commerce to coordinate business retention and attraction efforts. The City worked closely with the COC on single use plastics ordinance development to help create less adverse environmental impacts. Partnership and coordination with the Chamber is key but the bulleted list is outside the scope of the Chamber's work.
LU-6.2: Conduct outreach activities such as surveys, market research, and focus groups that explore opportunities for community development partnerships and joint planning efforts, and facilitate ongoing communication between staff, elected officials and employers.	Planning, City Manager/ Economic Development	**Ongoing**	N/A	City staff conducts twice monthly business visits with City Council to increase ongoing communication.
Issue: Growth Management and Adequate Provision of Urban Services				
LU-7.1: Ensure that appropriate levels of urban services are achieved through the development and environmental review processes.	Planning	**Ongoing**	N/A	Assurance of development levels of urban services area is part of the City's existing development review and CEQA review process. Plans are routinely routed to applicable water and sewer districts, school districts, and fire and police services. Project conditions require evidence of adequate urban services prior to occupancy.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-7.2: Update and revise existing fee programs as needed, to ensure adequate funding for infrastructure improvements and community facilities are available to serve new development. Amend appropriate codes to require new projects to pay for the infrastructure and services	Planning, Finance, Engineering	**Completed**	2024, 2025	A Public Facility Fee update was completed in 2024 and updated fees became effective on March 3, 2025.
LU-8.1: Coordinate with service providers to evaluate the level of emergency services provided to the community. Ensure that emergency service facilities and/or resources are demand-based for current and future populations considering the following: • Service levels should reflect community population, crime conditions, increased emergency activity, geography of service area, and funds availability. • The design and location of physical facilities should minimize emergency response times, and accommodate growth in staffing and equipment needs through buildout of the community. • Adequate street widths and clearance for emergency access should be provided.	Planning, Fire Department	**Ongoing**	2024, 2025	The City continually evaluates service levels and is in the planning stages for Fire Station #5. This location will be strategically located to minimize response times as identified in our Standards of Cover and ISO evaluation documents. Adequate street widths are conditioned on every new project codified with the San Marcos Municipal Code. Land was purchased in 2024 intended for future San Marcos Fire Station #5. In April 2025, the City initiated entitlements for the future Fire Station.
LU-8.2: Continue to require "will serve" letters for utilities and from the school district prior to issuance of building permits.	Planning, Building	**Ongoing**	N/A	The City requires "will serve" letters for utilities and school district as part of the building permit process.
LU-8.3: Continue to coordinate with the educational community to address the following, as applicable: • Preparation of facilities master plans, and identification of future school and administrative facility sites, student generation formulas, and facility improvement plans; • Continued development of safe pedestrian and bicycle routes to all schools, ensuring that supportive physical improvements (such as crosswalks and bike racks) are in place. • Exploration of non-structural solutions that may encourage people to walk or bus to school, rather than drive (e.g., staggered start times, walking groups); • Coordination of busing programs and expansion of ride-sharing opportunities to relieve congestion and improve safety conditions during school drop-off and pick-up times. • Continued joint use of agreements for community recreation during non-school hours;	Planning, Engineering, Parks and Recreation	**Ongoing**	2024	The City coordinates with Cal State University San Marcos and San Marcos Unified School District (SMUSD) on various educational facility issues. The City participates if the school district reaches out during facility planning. The City completed an Active Transportation Plan (ATP) in July 2024 that recommends specific pedestrian and bicycle-related projects, programs, and policies for the City. The San Marcos ATP includes a Safe Routes to School element and focuses on pedestrian and bicycle connectivity and safety near schools. The City coordinated with the San Marcos Unified School District for this element of the plan. Starting July 1, 2026, the City will no longer have a formal joint use agreement (JUA) with SMUSD related to facility use. All use of facilities (in either

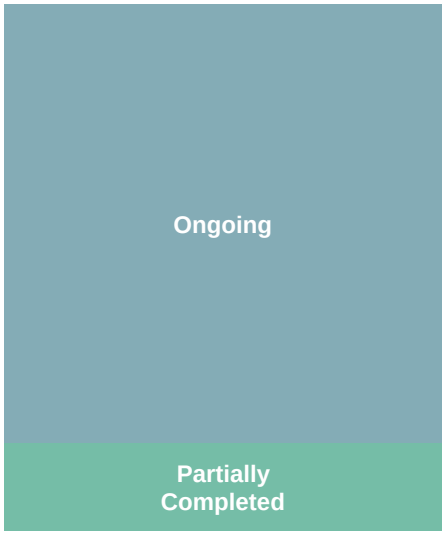
Program	Responsible Party(ies)	Status	Key Dates	Notes
• Continued social support programs, afterschool learning and educational services near, and in conjunction with, workforce housing.				direction) will be made through reservation. SMUSD's new board policy has City use as higher priority and at no cost. Although currently there are minimal City uses of SMUSD facilities, so impacts are expected to be minimal. The youth sports groups who are managed by the City utilize SMUSD fields and will be charged for this use starting July 1, 2026, which is a departure from the prior JUA. The City currently offers an after-school program with the support of transportation from SMUSD (from school sites - to City facilities), but users are required to pay for the transportation at normal rates through SMUSD.
LU-8.4: Work with the County of San Diego to enhance access to and improve existing library facilities and associated programs and services.	City Manager/ Housing & Neighborhood Services, Parks and Recreation	**Ongoing**	N/A	The City partnered with the library to bring stories to life in Buelow Park. Youth program staff partners with the library to bring enhanced programs to the City and other City special events such as Bike Anywhere Day.
LU-8.5: Work with the County of San Diego, the educational community and community organizations to support distance learning, publicly accessible computers, internet service and technology training assistance. Target locations to provide technology and other services to ensure benefits to the greatest number of residents.	City Manager/ Housing & Neighborhood Services, Parks and Recreation	**Ongoing**	N/A	The Senior Center (SC) offers a computer lab, internet services, and technology training at no cost to residents. There is also free internet available at the Community Center.
LU-8.6: Review development and redevelopment proposals and require necessary studies, as appropriate, to ensure adequate water and wastewater service.	Planning, Watershed	**Ongoing**	N/A	Development proposals are reviewed, and studies required when necessary to ensure the adequate water and wastewater service is available to support the development.
LU-8.7: Consider water-based services that reduce demand and draw on alternative supplies. Water-based services include the application of state-of-the-art technology and practices; matching water quality to its end use; and financing local wastewater reuse in the same manner in which centralized water supply options are financed.	Watershed	**Not Implemented**	N/A	This is related to operations at Vallecitos Water District, and the City has not considered these types of services yet.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-8.8: Maintain creeks and tributaries in their natural state to the extent possible. Promote the use of innovative design strategies within a 100-year floodplain.	Planning, Watershed, Engineering	Ongoing	2024	The City has approved several projects within the floodplain and have preserved, and in some cases enhanced, natural creek areas. The City's Creek Infrastructure Project was completed in 2024 and preserves a substantial area of San Marcos Creek and enhances the natural area. It is possible future creek restoration projects could be implemented throughout the City.
LU-8.9: Promote the use of non-native areas within the 100-year floodplain for appropriate passive recreation and/or open space buffers	Planning, Watershed, Engineering	Ongoing	2024	Obstructions in the floodplain must be minimized and will preserve the floodway portions of the floodplain allowing those areas to be preserved for flow and allowing them to be open space. In 2024, the City completed restoration of a portion of the San Marcos Creek as part of the City's CIP, with native wetland and upland species for preservation within a conservation area.
LU-8.10: Continue to develop and implement waste diversion and public education programs that encourage recycling, resource recovery, composting strategies, and the diversion of construction and demolition waste from landfills. Work with the City's solid waste service provider to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community	City Manager/ Housing & Neighborhood Services, Public Works	Ongoing	2021	City staff has worked closely with the City's waste hauler/solid waste service provider to ensure that all residents and businesses are aware of the applicable solid waste, recycling and organic waste recovery laws and requirements. On October 26, 2021, the City adopted an ordinance to incorporate organic waste disposal reduction requirements in compliance with SB 1383 into the San Marcos Municipal Code.
LU-8.11: As part of the development application and review process, coordinate with utility providers to assess capacity and infrastructure needs to support new development or redevelopment activities. Ensure through such coordination that San Marcos remains on the cutting edge of new infrastructure technology.	Planning, Engineering	Ongoing	N/A	The City evaluates these needs when reviewing entitlement applications to ensure adequate infrastructure is provided.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-8.12: Continue to work with local energy and communication providers to underground utilities when older infrastructure requires replacement	Engineering	Ongoing	N/A	City staff holds regular coordination meetings to discuss upcoming projects and coordinate undergrounding if possible. The City has coordinated undergrounding efforts as part of the Creek Infrastructure Project.

Mobility Element

Implementation Snapshot

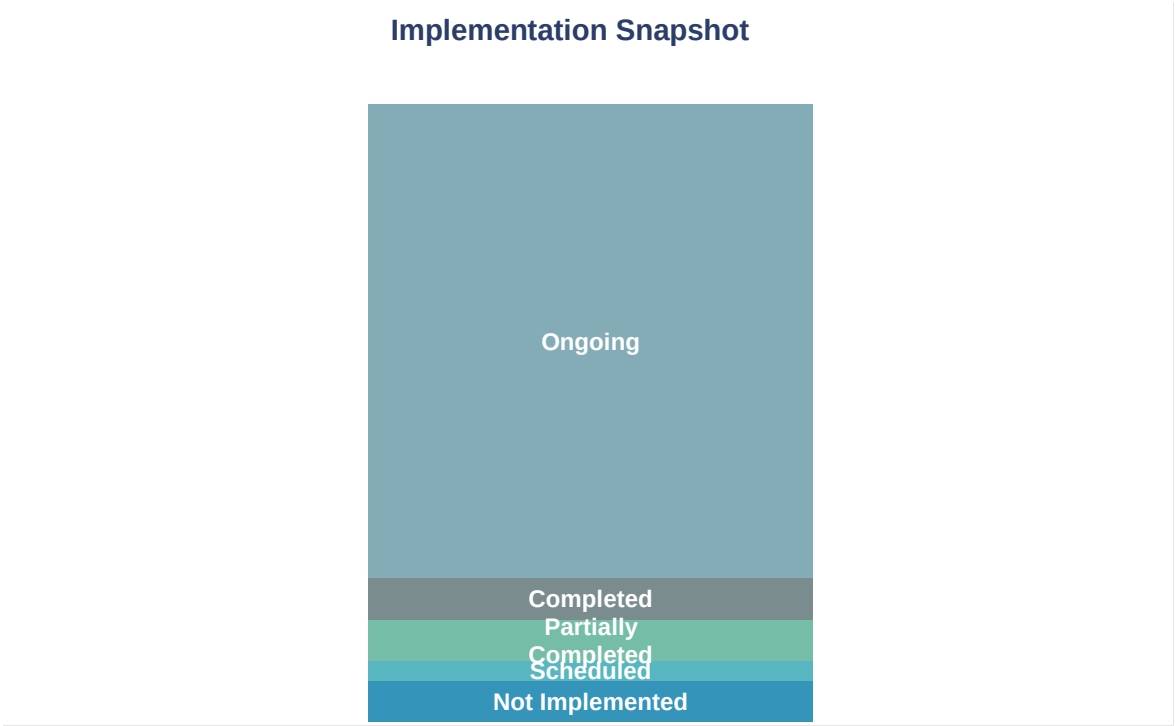


Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Efficient Local and Regional Circulation System				
M-1.1: Coordinate with appropriate regional agencies to ensure that facilities are "right sized." Update appropriate guidelines to guide development within the City to contribute to mobility options through development of finance districts, community facilities districts, or impact fee programs. Evaluate new development proposals and ensure they are contributing to enhanced City mobility.	Engineering	Ongoing	2023	The City has updated its guidelines to developers for mobility by including Vehicle Miles Traveled (VMT) and retaining Level of Service guidelines. In 2023, the City updated its planning application to include a traffic analysis form for any traffic-generating entitlement project.
M-1.2: Manage transportation demand by working with SANDAG, key employers and developers where warranted to implement appropriate Transportation Demand Management (TDM) programs.	Planning, Economic Development	Ongoing	2023	In December 2023, a city-wide TDM ordinance and Policy for new development and employers was approved. Development of TDM programs for individual development project are required for applicable projects at time of application submittal.

Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Traffic Calming and Safety				
M-2.1: Monitor the neighborhood transportation system to identify facilities that would benefit from appropriate traffic calming implementation and work with neighborhoods to implement appropriate solutions.	Engineering	Ongoing	2021, 2023	In August 2023, the Traffic Commission approved the Neighborhood Traffic Management Policy and Guidelines (NTMP). The NTMP aligns with General Plan goals to create safer and more walkable neighborhoods by: providing effective traffic calming strategies to improve traffic safety and address the needs of all road users on public streets; considering the unique characteristics of each neighborhood; enhancing the safety and livability of qualifying residential neighborhoods. New applications for the NTMP continue to be received by the City.
Issue: Alternative Modes of Travel				
M-3.1: Support alternative modes of travel by continuously developing and supporting these modes of travel. This can continually occur by: • Continued implementation and update of the Bicycle Master Plan and integrating it with a Pedestrian Master Plan; • Update and maintain City Roadway Standards to consider the public realm of the street and implement complete streets, as appropriate; • Consider development of a neighborhood electric vehicle (NEV) master plan to encourage use of no emission vehicles on appropriate facilities. Coordinate with SANDAG and the State Legislature to allow NEVs on public roadways with greater than 35 miles per hour posted speed limit; • Develop innovative funding mechanisms (such as fee districts or Transnet funding) to assist in implementing, operating, and maintaining the proposed shuttle system and bike share facilities within the City; • Work with developers to integrate bicycle and pedestrian amenities within their development plans.	Planning, Engineering	Ongoing	2024	Parts of bike and pedestrian infrastructure are implemented with each development application and their frontage improvements. This measure may have to be modified based on review/evaluation of mobility needs in the City. The City approved an Active Transportation Plan (ATP) in July 2024 that identifies specific pedestrian and bicycle-related projects, programs, and policies for the City. Concurrently, the General Plan Mobility Element was updated to incorporate the ATP. In 2024, the City initiated a Street Design Manual to assess the public realm and complete street needs and to provide a guide for developers to integrate bicycle and pedestrian amenities into the public right-of-way fronting development projects.

Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Parking				
M-4.1: Ensure that parking is "right sized" for all modes of travel. This can be accomplished by: • Determining and updating appropriate parking standards for bicycles and electric vehicles; • Reducing parking standards, as appropriate, for employment around areas served by transit in mixed-use districts; • Update the City's parking code as needed to ensure appropriate rates are being used for new development; • Use smart parking techniques when developing parking requirements in mixed-use development areas.	Planning	**Partially Completed**	N/A	The City currently addresses "right-sized" parking through the State allowance for affordable housing, ADUs, and through the CAP regarding project proximity to high quality transit. Additional parking consideration will be reviewed as part of future zoning code updates.
Issue: Movement of Goods				
M-5.1: Support and manage the movement of goods within and through the City by: • Working with appropriate agencies to improve the safety of the rail system; including safety enhancements to at-grade crossings and potential grade separations; • Updating, as needed, the Truck Route Plan to define appropriate facilities for truck traffic; • Calculating appropriate Traffic Indexes (TIs) and construct roadways such that they can accommodate heavy vehicles; • Updating the City's roadway standards, as appropriate, to ensure that truck routes are designed to accommodate appropriate design vehicles	Engineering	**Ongoing**	2024	The City does not have unusually unsafe rail crossings. Additionally, grade separated crossings are extremely expensive and are unlikely to be undertaken by the City. The City's truck routes were updated in July 2024 as a part of the Mobility Element update and Active Transportation Plan adoption.

Conservation and Open Space Element



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Sustaining Our Ecological and Biological Resources				
COS-1.1: Identify funding sources to acquire and maintain regulatory agency-identified sensitive and unique habitat areas	Planning	Ongoing	N/A	The City Public Facility Fee program includes provisions to collect money for habitat maintenance and acquisition.
COS-1.2: Prior to development approval, require a biological assessment be performed by a qualified	Planning	Ongoing	N/A	Biological studies are performed along with CEQA compliance as part of the

Program	Responsible Party(ies)	Status	Key Dates	Notes
biologist in sensitive and regulated habitat areas where threatened, rare, and endangered species are known or reasonably expected to be present.				development review process. Findings of the biological study can result in project avoidance of critical habitat, creation of open spaces conservation areas or require off-site biological mitigation. Staff has developed biological resource report guidelines to ensure organizational and content consistency for consultant prepared biological studies.
COS-1.3: Continue to work with state and federal resource agencies to protect areas containing threatened, rare or endangered species of plants and animals.	Planning	**Ongoing**	N/A	The City continues to work with state and federal resource agencies. City staff regularly meets with resource agency staff to discuss projects as well as existing and proposed conservation plans in the city.
Issue: Open Spaces and Limited Resources				
COS-2.1: Consider developing and implementing a comprehensive Open Space Management Plan, consisting of: • A regularly updated GIS database and mapping system of existing and targeted open space and natural resources in the community. The City should use regional resources such as SANDAG, the County of San Diego, the California Natural Diversity Database (CNDDB), and regional habitat plans to routinely update such information. • A prioritized list of targeted open space areas given: • gaps and needs identified in the Master Parks Plan and Trails Master Plan • limited and unique resources the City wishes to protect • areas desired to be protected as open space for safety or other community benefits • A list of feasible means for establishing identified areas, such as through the use of easements, acquisition, long-term leases, private development, and cooperative agreements.	Planning, Parks and Recreation, Engineering	**Scheduled**	N/A	Development Services staff is planning to create an open space management database to adequately identify resources, constraints, and current management status.
Issue: Protecting Scenic Resources and Landform Features				

Program	Responsible Party(ies)	Status	Key Dates	Notes
COS-3.1: Require proposed development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features through the application of techniques, such as: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks • Requiring development to be consistent with the City's strategy to address the balance between energy savings and light pollution • Requiring development to comply with the Ridgeline Overlay Zone by applying viewshed management practices, specific plans, and open space easements to encourage the preservation of significant natural land forms • Requiring irrigation methods and landscaping of man made slopes that prevent erosion and soften the visual appearance of slopes	Planning	Ongoing	N/A	Visually sensitive areas are addressed pursuant to City zoning, grading ordinance, and other applicable regulations including specific plan areas, and through requirements which include techniques specified in COS-3.1 to ensure visual impacts are minimized.
Issue: Air Quality, Climate Change, and Energy				
COS-4.1: Review future development proposals for potential regional and local air quality impacts per CEQA. If impacts are identified, require mitigation to minimize or reduce the impact, where feasible.	Planning	Ongoing	N/A	Development proposals are routinely reviewed for potential regional and local air quality impacts per CEQA.
COS-4.2: Develop a Climate Action Plan for reducing greenhouse gas emissions to meet state requirements. Components of the plan should include: • Quantify greenhouse gas emissions, both existing and projected, over a specified time period; • Establish a level below which the contributions to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable; • Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;	Planning, City Manager	Completed	2013, 2020, 2023	The City adopted its CAP in 2013 in compliance with the adopted policies in the General Plan and consistent with the State of California's Assembly Bill (AB) 32, known as the Global Warming Solutions Act of 2006. The City updated its CAP in 2020 to comply with new State requirements/SB32 that set stricter targets for reducing greenhouse gas emissions by 2030. The CAP checklist was updated in 2023 to comply with the latest Transportation Demand Management (TDM) ordinance.

Program	Responsible Party(ies)	Status	Key Dates	Notes
• Specify strategies and measures to be implemented at the project level that would collectively achieve the specified emissions level; • Establish a program for monitoring and reporting results (See also Program LU-2.1)				
COS-4.3: Periodically incorporate the latest edition of California Green Code and update the San Marcos Green Building Ordinance requirements as mainline construction practices develop and new materials and building products become available with the goal of meeting the state's Net Zero Energy goals by the year 2020.	Planning, Building	**Ongoing**	January 1, 2023, January 1, 2026	Code updates occur on 3-year intervals. The most recent change occurred January 1, 2026.
COS-4.4: Cooperate with private industry (e.g., renewable energy providers) by removing unnecessary regulatory hurdles to incorporate renewable energy features in mixed-use, multi-family, commercial, business park, and industrial developments.	Planning, Building, City Manager/ Housing & Neighborhood Services	**Ongoing**	December 2020	City's adopted CAP and the Green Building Code require solar panels be provided with any new non-residential development. CAP/solar requirement started in December 2020.
Issue: Water Supply and Conservation				
COS-5.1: Coordinate development review of proposed projects with the applicable water purveyors to ensure that adequate water supplies are available to support new development and redevelopment.	Planning, Watershed, Engineering	**Ongoing**	N/A	Coordination with water purveyors currently takes place during the development review process to ensure that adequate water supplies are available to serve and support the new development.
COS-5.2: Work with applicable water purveyors and the San Diego County Water Authority (SDCWA) to examine strategies to address the City's water supply needs in compliance with the Urban Water Management Plan.	Watershed	**Ongoing**	N/A	The City coordinates with applicable water purveyors and SDCWA to ensure compliance with the Urban Water Management Plan.
COS-5.3: Work with water purveyors to expand opportunities for the use of recycled water for activities such as outdoor irrigation, toilet flushing, fire hydrants, commercial and industrial processes, carwashes, concrete batching, laundromats, dust control, parks, golf courses, other landscaped areas, and other appropriate water-intensive uses.	Planning, Fire Department	**Ongoing**	N/A	The City has implemented some standards with a goal of reducing overall water use: • Requiring the installation of weather based smart irrigation controllers on new public landscape projects. • Retro-fit existing controllers with weather- based irrigation controllers. • Systematically upgrade existing irrigation components. Adding more drip irrigation and utilizing MP rotators where applicable.

Program	Responsible Party(ies)	Status	Key Dates	Notes
				• All new median & parkway landscapes are being installed using drip irrigation. • Use of drought tolerant plant material • Steps to reduce water usage when testing fire hydrants are in place City staff can follow up on any specific items related to expanding opportunities for recycled water.
COS-5.4: Require new development and redevelopment to incorporate drought tolerant landscaping in parks and open spaces within new rights-of-way, in yards, and other appropriate places	Planning, Public Works	**Ongoing**	N/A	All new median and parkway landscapes are being installed using drip irrigation and require drought tolerant landscaping such as: • Agave hybrid 'Blue Glow' • Agave hybrid 'Blue Flame' • Cypress Blue Flax Lily Bulbine fruticosa 'Tangerine Beauty' • California Meadow Sedge • Chilean Mesquite 'Thornless' • Chinese Pistache Dalea capitata 'Sierra Gold'
COS-5.5: Implement water conservation efforts for households, businesses, industries and public infrastructure. Include the following measures: • Require low-flow appliances and fixtures in all new development; • Work with water providers and water conservation agencies to create an incentives program that encourages retrofitting existing development with ultra low-flow water fixtures; • Require new development and landscaped public areas to utilize state of-the-art irrigation systems that reduce water consumption including greywater systems, if feasible, and rainwater catchment • Encourage use of drought-tolerant and native vegetation. • Require development project approvals to include a finding that feasible and cost-effective options for conservation and water reuse are incorporated into project design.	Planning, Building, Watershed	**Ongoing**	N/A	Projects must comply with and incorporate landscape water conservation measures consistent with the State required and City adopted Water Efficient Landscape Ordinance (WELO). Current resources the City provides to educate the public about conservation programs can be found at: https://www.sanmarcosca.gov/Business-Services/Development/Watershed The watershed program implements an irrigation runoff reduction program (IRRP) as irrigation runoff is a major source of non-stormwater discharges and is mostly viewed as wasteful. The watershed program has a webpage for the IRRP and promotes various programs that help reduce pollution and encourage water

Program	Responsible Party(ies)	Status	Key Dates	Notes
• If recycled water is unavailable, evaluate and if feasible, utilize recycled water and/or deep-water wells rather than potable water for irrigation and other non-drinking purposes. • Educate the public regarding the various water conservation programs that the applicable water purveyors provide, and the benefits of water conservation, including tips on how to reduce water usage				conservation efforts at: https://www.sanmarcosca.gov/Business-Services/Development/Watershed Public Works has been retrofitting several public areas throughout recent years with upgraded irrigation systems and native vegetation.
Issue: Watershed and Water Quality Protection				
COS-6.1: Coordinate with regulatory agencies and other parties to ensure that pollutant sources to surface water and groundwater within subwatersheds are re-assigned to the appropriate regulatory process and agency (e.g., air, waste, water).	Planning, Watershed, Engineering	**Ongoing**	N/A	The City currently participates in required regulatory programs that are included in the City's Water Quality Improvement Plans. These plans are reviewed and reported on to SDRWQCB. The City also implements the water quality design standards required by the regional board. When there is an air quality requirement the City works with the appropriate agencies.
COS-6.2: Develop a watershed implementation and improvement plan, in conjunction with other agencies, for each subwatershed to address achievement of sustainable surface water quality and sustainable beneficial uses through identification of water use, supply treatment, and transportation opportunities, and provide programs and measures designed to promote, maintain, or achieve compliance with water quality laws, regulations, and standards including statewide plans, regional plans, total maximum daily loads (TMDLs), Stormwater NPDES Permit and future municipal stormwater permit(s).	Watershed	**Ongoing**	2013, 2016, 2018, 2021	The City of San Marcos is one of eight agencies that is part of the Carlsbad Watershed Management Area (CWMA). Per the requirements of Provision B of the MS4 Permit, each Watershed Management Area must develop a Water Quality Improvement Plan (WQIP). The Carlsbad WQIP was developed over a two-year period after the most recent MS4 permit was originally adopted in May 2013. The CWMA WQIP was accepted at the end of 2016 and subsequent updates occurred in 2018 and 2021. WQIP Annual Reports, including all monitoring data collected for the CWMA are submitted each year to document WQIP implementation and to report progress towards goals.
COS-6.3: Establish sources, constituents, and water body priorities based on surface water quality and groundwater quality for each watershed within the City of San	Watershed	**Ongoing**	N/A	Various sources, constituents, and water body priorities have been established through the implementation of the MS4 Permit and through the WQIP.

Program	Responsible Party(ies)	Status	Key Dates	Notes
Marcos.				
COS-6.4: Identify pollutants of concern in each subwatershed for groundwater and surface water.	Watershed	**Partially Completed**	N/A	Pollutants of concern have been identified for surface water, but not specifically for groundwater.
COS-6.5: Prepare groundwater assessment concept plan for each viable groundwater basin to address the potential for achievement of sustainable groundwater quality and sustainable beneficial uses.	Watershed	**Not Implemented**	N/A	This is the responsibility of Vallecitos Water District.
COS-6.6: Involve the public in understanding and defining sustainable watershed protection for surface and groundwater quality management by: • Developing publicly supported criteria for sustainable watershed protection based on social, economic and environmental costs and benefits; and • Applying publicly supported criteria for watershed protection to surface and groundwater quality management decisions	Watershed	**Ongoing**	N/A	MS4 Permit requires implementation of an education and outreach program. The current program hits some of the bullet points but not all like based on social, economic and environmental costs and benefits.
COS-6.7: Assess hydromodification effects at the subwatershed level. Establish at the subwatershed level hydromodification management plans for high priority drainages.	Watershed	**Ongoing**	N/A	This has not been done at this level. Priority development projects are required to assess and mitigate hydromodification impacts.
Issue: Recycling and Solid Waste				
COS-7.1: Expand special waste collection and recycling services including bulk trash items, electronic waste, household hazardous waste, food scraps, green waste and other programs as necessary.	Public Works	**Ongoing**	N/A	The City's waste hauler is contracted to include bulk item pickups and organic waste recovery (the latter as required by SB 1383). Electronic waste and household hazardous waste disposal programs have met the community's needs and does not require expansion. Work is ongoing to establish food recovery organizations as required by SB 1383.
COS-7.2: Continue to implement in coordination with City authorized waste haulers a full complement of City programs that encourage and accommodate recycling of a broad range of materials, including, but not limited to, the following: • Curbside commingled recycling • Curbside green waste recycling • Waste motor oil collection • Waste motor oil and commingled recycling drop off • Sharp objects/needles medical recycling	Public Works	**Ongoing**	N/A	The City's waste hauler/solid waste service providers provide a full suite of outreach and education services for all the above recycling programs. While requirements are being developed for the construction and demolition waste recycling program, all of the others are implemented on a day-to-day basis in San Marcos.

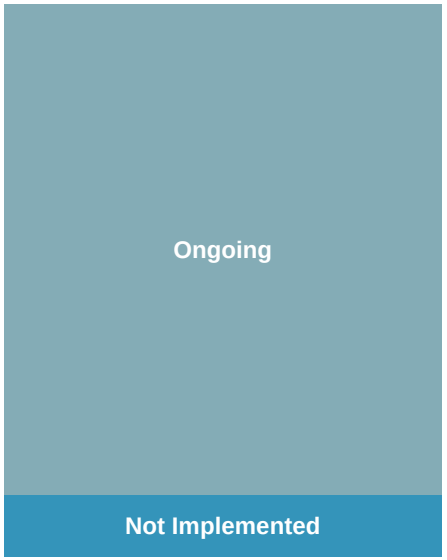
Program	Responsible Party(ies)	Status	Key Dates	Notes
• Electronic appliance recycling • Commercial bin recycling • Construction and demolition waste recycling • Bulk-item materials collection • Recycling at multiple-family housing complexes				
COS-7.3: Educate the public regarding the various recycling programs that the City offers, and the benefits of recycling and waste reduction, including tips on how to recycle.	Public Works	**Ongoing**	N/A	Primarily the City's waste hauler/solid waste service provider as the City's designee does implementation of this. The City has resources available on its website that encourage recycling and lowering the production of waste through careful planning.
COS-7.4: As a part of a contractor demolition package, require to the maximum extent practicable non-hazardous debris (excluding excavated soil and land-clearing debris) to be recycled or salvaged. Work with contractors to share best practices on building recycling and reuse and demolition techniques to minimize waste, dust generation, water and energy use and other impacts of construction and demolition work.	Planning, Building	**Ongoing**	N/A	The Building Division requires waste management plan / haul agreement prior to demo permit issuance. Partial completion of the first half of this can be achieved by requiring builders to submit a Construction Waste Management Plan which requires that they either sign up with EDCO to haul the waste generated throughout construction to EDCO's Construction, Demolition, Inert (CDI) materials facility which diverts between 70 and 80% of materials from landfills. This ties in with an element of the CAP which requires 75% of CDI. The City has begun writing an ordinance that would require this.
COS-7.5: Adopt purchasing practices and standards, where feasible, to support reductions in GHG emissions, including preferences for energy-efficient office equipment, and the use of recycled materials and manufacturers that have implemented green management practices.	City Manager, Real Property Services	**Completed**	N/A	Purchasing Ordinance Section 2.30.160 adopted. The City continues to evaluate its purchasing ordinance to meet state mandates.
COS-7.6: Work with the private sector to appropriately regulate and approve methane recovery operations at the former landfill site.	City Manager, Real Property Services, Public Works	**Not Implemented**	N/A	The City does not currently work with the private sector as it relates to methane at the former landfill site (Bradley Park). Per a 2009 settlement agreement between the City and the County of San Diego, monitoring and maintenance responsibilities were categorized as either

Program	Responsible Party(ies)	Status	Key Dates	Notes
				surface or subsurface. The City is responsible for the surface and the County is responsible for the subsurface. Subsurface responsibilities include groundwater and landfill gas monitoring/reporting. The County conducts this work and provides the data to the City for final reporting. A passive methane collection system does exist at the site and was built many years ago but isn't believed to be functional. Additionally, the City does not currently work with the private sector as it relates to methane at the former San Marcos II Sanitary Landfill site. The County is the entity responsible for monitoring and reporting with respect to this site following the City's non-renewal of the operating Conditional Use Permit and subsequent litigation. The County operates an active methane collection system at this location.
Issue: Preserve Cultural and Historic Resources				
COS-8.1: The City shall work with State, and Federal agencies to apply and enforce historic preservation laws, including the adopted Mills Act, regulations, and codes including the California Historical Building Code and other State laws related to archaeological resources to ensure the adequate protection of these resources.	Planning, Building	**Partially Completed**	N/A	The City reviews Federal and State historic requirements in compliance with CEQA. The State maintains of list of historic sites for special consideration should changes be proposed to those sides. The City has not adopted a Mills Act ordinance.
COS-8.2: Consult with the appropriate organizations and individuals (e.g., Information Centers of the California Historical Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), and Native American groups and individuals) to minimize potential impacts to historic and cultural resources.	Planning	**Ongoing**	N/A	City staff currently conducts monthly consultation meetings with tribal governments to discuss projects under SB18 and AB52. Staff has also worked with tribal governments to develop standard cultural resource mitigation measures which are applied to development projects and developed cultural resource report guidelines to ensure organizational and content

Program	Responsible Party(ies)	Status	Key Dates	Notes
				consistency for consultant prepared cultural resource studies.
COS-8.3: Where feasible, relocate historic structures to the Heritage Park section of Walnut Grove Park.	Planning, Parks and Recreation	Ongoing	N/A	The City is relocated the first San Marcos fire engine to Heritage Park. There are no current plans to relocate any additional structures to this park.

Parks, Recreation and Community Health Element

Implementation Snapshot



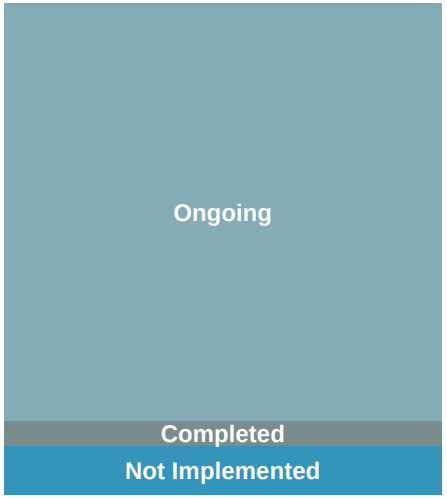
Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Responsive System of Local Parks, Trails, and Recreational Facilities				
PR-1.1: Evaluate, and if needed, update the Master Parks Plan and Trails Master Plan to address changing recreation interests, trends, needs, and priorities, as follows: • Identify long-term goals for the Community Services Department and the community; • Describe current and future needs; • Evaluate whether parks and trails standards are being met; • Survey community for interests and preferences improving new parks and community facilities, and expanding or initiating new programs and services;	Planning, Parks and Recreation	Ongoing	2018	The City is working on updating the Trails Master Plan. The Draft of the plan was presented to the Parks and Recreation Commission. The next step is for the Plan to be presented to the Planning Commission and then City Council for their consideration.

Program	Responsible Party(ies)	Status	Key Dates	Notes
• Identify improvements to connect activity centers, close gaps in the bicycle and pedestrian network, and allow full access to recreation facilities; • Prioritize projects; and • Outline funding mechanisms for maintaining programs and facilities				
PR-1.2: Continue to pursue joint-use agreements with school districts, neighboring jurisdictions, public agencies, private entities and nonprofit organizations that own and operate facilities within the City.	Planning, City Manager,Housing & Neighborhood Services	**Ongoing**	N/A	The City continues to participate in joint-use agreements with San Marcos Unified School District, Palomar College, and Cal State San Marcos.
Issue: Community Health and Family Enrichment				
PR-2.1: Work with neighborhood groups to identify, design, and manage community gardens. Ensure that community gardens and garden plots are allocated according to a fair and equitable formula.	Planning, Parks and Recreation	**Ongoing**	N/A	The Parks and Recreation Department oversees the City's community garden and ensures that the allocation process is equitable.
PR-2.2: In collaboration with school districts and other educational institutions, implement programs to improve walking and bicycling access and safety to schools and after school programs. These programs should include, but not be limited to: • Programs, such as a “walking school bus” where parents and other responsible adults can share the responsibility of escorting children to and from school by foot or bicycle. • Improved pedestrian and bicycle access to Palomar College, California State University San Marcos, and other educational campuses.	City Manager, Housing & Neighborhood Services, Parks and Recreation	**Ongoing**	N/A	The Parks and Recreation Department puts on bicycle education and safety events, campaigns, participates in the County's Bike-To-Work Day, works collaboratively with the school district and sheriff's department to provide consistent educational messaging, provides trail maps free of charge, and promotes hiking/trail safety. The City is in the process of adding a new pedestrian crosswalk in conjunction with a new camp site at Richmar Center. This will allow better connectivity and safe crossing from the Senior Center / Richmar Center to Richmar Park.
PR-2.3: Attract and expand access to certified farmers markets, with actions including but not limited to: expanding days and hours of existing farmers market, pursuing new farmers markets in transit-accessible locations, supporting expanded transit service and programs to bring residents to and from the farmers markets, and allowing farmers markets on public and institutional properties at minimal cost to the vendors.	Planning, Economic Development	**Ongoing**	N/A	A farmers’ market is held weekly within North City. The Chamber of Commerce hosts and manages the event.

Program	Responsible Party(ies)	Status	Key Dates	Notes
PR-2.4: Collaborate with the San Diego County Department of Environmental Health (DEH) and community organizations to encourage new and existing convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock fresh produce, meats and dairy, 100 percent juices and wholegrain products. Identify stores that are willing to participate in the program.	Economic Development	**Not Implemented**	N/A	The City partners with the County of San Diego and Live Well San Diego to improve the well-being and health of our community, including ensuring access to diverse and fresh foods for all of San Marcos residents. -The City has partnered with the Blue Zones Project to complete a city-wide assessment which will include a recommendation regarding city-wide food systems.
PR-2.5: Expand community service programs and classes through partnerships with community groups or medical institutions (e.g., Kaiser Permanente) to create healthy food and nutrition courses which assist residents in evaluating food and lifestyle choices.	Parks and Recreation	**Ongoing**	N/A	The Parks and Recreation Department partners with San Diego County Health and Human Services, Palomar Hospital, and Kaiser Permanente to offer nutrition education and wellness checks at the Senior Activity Center.
PR-2.6: Work with medical providers, transit agencies, private transit providers and community representatives to assure equitable access major medical facilities in the City and the region. Include recommendations for locating future medical facilities in proximity to local public transit service.	Parks and Recreation, Engineering, Planning,	**Ongoing**	N/A	The Parks and Recreation Department partners with Facilitated Access to Coordinated Transportation (FACT) to provide transportation to senior and disabled citizens to medical appointments and congregate meal service at the Senior Activity Center.
PR-2.7: Continue to distribute information about community events to a wide range of community organizations including churches, senior facilities, schools, etc. using existing City-sponsored platforms such as the City website and newsletter	Parks and Recreation, City Manager, Housing & Neighborhood Services	**Ongoing**	N/A	The Parks and Recreation Department continues to distribute information through monthly Constant Contact emails, past participant email lists, outreach through multiple social media platforms, boosted ads, and printed materials. This also includes in-person outreach via farmers' markets, mobile home parks, The Boys and Girls Club, local businesses, and churches. City staff participate in monthly food pantry events at San Marcos Elementary School.

Safety Element

Implementation Snapshot



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Natural Geologic Hazards				
S-1.1: Require investigations to be performed by a qualified geological engineer for all development and redevelopment proposals in areas where potential fault rupture, liquefaction, shallow ground water, slope instability, or other geologic functions are suspected.	Planning	Ongoing	N/A	Geological investigations for development projects are done when a need is suspected in conjunction with project reviews and CEQA review.
S-1.2: Require all new construction to conform to the latest adopted edition of the California Building Code, which specifies requirements for seismic design, foundation, drainage, and retrofitting.	Planning, Building, Engineering	Ongoing	N/A	The Building Division ensures conformance to the latest edition of the California Building Code.

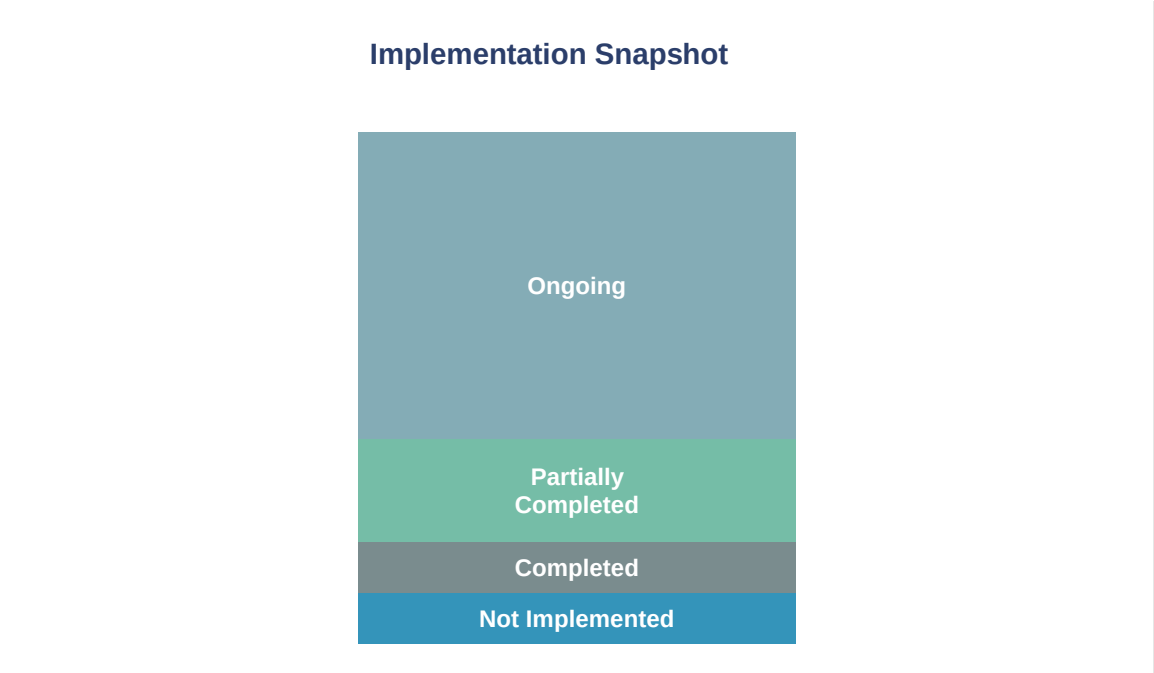
Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Flooding Hazards				
S-2.1: Work with regulatory agencies to secure permits for natural channelization of select reaches of San Marcos Creek, and other tributaries, where warranted.	Planning, Watershed	**Completed**	2024	The San Marcos Creek project, as part of a Capital Improvement Project, was completed in 2024.
S-2.2: Require all new development to comply with all requirements of the San Marcos Municipal Code relating to the Flood Damage Prevention Zone.	Planning, Engineering	**Ongoing**	N/A	San Marcos Municipal Code Chapter 20.255 requires this.
Issue: Fire Hazards				
S-3.1: Require builders to prepare fire study and fuel management plan/report for development within or adjacent to "High," "Very High," or "Extreme" community hazard areas as identified by the City of San Marcos Fire Department HRA.	Planning, Fire Department	**Ongoing**	N/A	A Fire Management Plan (FMP) is currently required for any development in fire hazard areas.
S-3.2: Require all new development or existing structures in "High," "Very High," or "Extreme" community hazard areas, identified in the San Marcos Fire Department HRA, to maintain and employ a fuel reduction/management plan	Planning, Fire Department	**Ongoing**	N/A	Entitlement projects within these areas are required to provide and maintain an FMP. Building and plan review also require proper setback and fuel modification as needed.
S-3.3: Continue to update design and construction standards for seismic and fire safety; require multi-story development to comply with the City's Mid Rise Ordinance.	Planning, Engineering	**Ongoing**	N/A	The Building Division and Fire Department ensure conformance to the latest edition of seismic and fire codes. Building and plan review also require multi-story development to comply with the City's Mid-Rise Ordinance.
S-3.4: Update the City's assessment of the impacts of new development on the level of fire protection services by requiring new development to determine impacts on fire protection service and road infrastructure costs following the adoption of the General Plan	Planning, Fire Department	**Ongoing**	N/A	All new projects are required to conduct this assessment.
S-3.5: Continue to use Community Facility Fund (CFF) monies to fund access roads and operations for fire and police protection.	Finance, Fire Department	**Ongoing**	N/A	CFF (also referred to as Community Facility District (CFD)) funds are used for intended and restricted purposes per each Rate & Method of Apportionment.
Issue: Hazardous Materials				
S-4.1: Restrict hazardous materials transportation to designated truck routes and time periods per the Hazardous Materials Management chapter of the Zoning Ordinance.	Engineering, Fire Department	**Not Implemented**	N/A	The zoning code no longer contains a hazardous material management section. California Vehicle code and County of San Diego still regulate some hours and routes.

Program	Responsible Party(ies)	Status	Key Dates	Notes
S-4.2: Maintain the existing, or comparable, arrangement with the County of San Diego Department of Environmental Health (DEH) Hazardous Materials Division (HMD) and local response teams for hazardous material spill response.	City Manager, Fire Department	Ongoing	N/A	Ongoing coordination and collaboration efforts with San Diego County Environmental Health and Haz-Mat annually consist of in person Haz-Mat scenario trainings and nighttime response drills. The City also works closely on the Fire Prevention side through Fire Inspections and business emergency plans.
S-4.3: Require Cortese List status submittal and review by DEH HMD, or appropriate local agency, for known or suspected contamination sites prior to issuance of building permits.	Planning, Building	Ongoing	N/A	The City requires review for known or suspected contamination sites prior to issuance of building permits.
S-4.4: Continue to work with public school districts to ensure CEQA compliance and the use of Department of Education siting requirements for schools and other applicable children-related land uses.	Planning	Ongoing	N/A	City staff routes development projects through the San Marcos Unified School District (SMUSD) or other applicable school districts to receive input on potential impacts to school services to ensure CEQA compliance. The City relies on SMUSD comments for its reviews rather than using Department of Education siting requirements.
Issue: Emergency Preparedness / Neighborhood Safety				
S-5.1: Continue to utilize existing neighborhood networks to expand community outreach and education regarding potential hazards, hazard mitigation, available resources, and emergency response.	Parks and Recreation, Public Safety	Ongoing	N/A	The Parks and Recreation Department partners with San Marcos Unified School District, Palomar College, and Cal State San Marcos for care and shelter management.
S-5.2: Require the early integration of crime prevention strategies in new development and redevelopment projects including the involvement of law enforcement in the review of major projects in the City.	Planning	Ongoing	N/A	Development projects are routed to the San Diego County Sheriff's Department for comments. Comments are incorporated into project design or conditions of approval.
S-5.3: Continue to secure funding for and update Emergency Operations Center and planning.	Fire Department	Ongoing	N/A	The City employs a full-time Emergency Manager to update and maintain its Emergency Operations Plan as well as hold regular Emergency Operations Center (EOC) trainings. The City uses a variety of funding including SHGP (homeland security grants) to update and improve functionality of the EOC. Capability-specific funding is also pursued when there are opportunities

Program	Responsible Party(ies)	Status	Key Dates	Notes
				such as communications. The Fire Department received funding to achieve radio redundancy, resulting in enhanced communication capabilities with other jurisdictions when all daily radio communication systems are down. Moreover, San Marcos Fire is a voting member of the Unified Disaster Council which invests in regional projects which are used by our EOC. This comes in the form of mass care training, caches, training, and drills. The City also participates in the Regional Hazard Mitigation Plan annually for updates, and every five years for new iterations. The City integrates said plan into other planning such as the EOP and General Plan Safety Element.
S-5.4: Develop traffic light management plan for emergency events and coordinate such a plan with North County Transit District (NCTD) for all significant SPRINTER intersections.	Engineering	**Not Implemented**	N/A	The City is only aware of preemption plans as they relate to the railroad tracks as the sprinter/trains enter City intersections. The City is not aware of any formal plan of action or process for other emergency events like a pole knock down or some other unplanned event. In the past, the City has just contacted NCTD staff to respond to said events.
S-5.5: Regulate fence heights in front yards, off-street parking of vehicles, visibility of the property from the street, and night lighting through Zoning Ordinance and development review.	Planning	**Ongoing**	N/A	Review of fence heights in front yards, off-street parking of vehicles, visibility of the property from the street, and night lighting is currently incorporated into the Zoning Ordinance and occurs if applicable to certain projects through development review.
S-5.6: Require disclosure, per state law regulations, of airport proximity for all properties located within the Airport Land Use Compatibility Plan (ALUCP) Review Area 2. See Figure 6-4 McClellan-Palomar Airport Influence Area.	Planning	**Ongoing**	N/A	The City requires disclosure, per state law regulations, of airport proximity for all properties located within the ALUCP Review Area 2 through our building and development review process.

Program	Responsible Party(ies)	Status	Key Dates	Notes
S-5.7: Augment existing uniformed personnel through the use of well trained CERT, and other community volunteers, as a force multiplier for the safety of the community.	City Manager, Fire Department	Ongoing	N/A	CERT is augmented by uniformed personnel through exposure and public information. Uniformed personnel train, supply, and maintain the City's CERT program. The City's CERT program is a critical resource identified throughout both the San Marcos and County OES Emergency Operations Plans for response and recovery.

Noise Element



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Noise and Land Use Compatibility				
N-1.1: Review development proposals to ensure that noise standards and compatibility criteria set forth in the Noise Element are met: • Consult the Noise Element guidelines and standards for noise compatible land uses to determine the suitability of proposed developments relative to existing and forecasted noise levels in accordance with the Land Use Compatibility Noise Standards presented in Figure 7-2. • Enforce the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 A-weighted decibels (dBA) community noise equivalent level (CNEL) in habitable rooms.	Planning, Building	Ongoing	N/A	Noise standards and compatibility requirements are reviewed as part of the development process, CEQA process, and building permit process.

Program	Responsible Party(ies)	Status	Key Dates	Notes
N-1.2: During project review, the City shall consider an increase in ambient noise levels due to transportation sources associated with a project to be a significant noise impact if a proposed project causes ambient noise levels to exceed the following: • Where the existing ambient noise level is less than 65 dBA, a project related permanent increase in ambient noise levels of 5 dBA CNEL or greater; or, • Where the existing ambient noise level is greater than 65 dBA, a project related permanent increase in ambient noise levels of 3 dBA CNEL or greater.	Planning	Ongoing	N/A	Development projects are currently reviewed for consistency with the GP CNEL standards. Significant noise impacts are mitigated appropriately through the CEQA review process.
N-1.3: Acoustical studies will be required for all discretionary projects where any of the following apply: • The project includes a noise-sensitive land use that is located within the existing or future 65 dBA CNEL contour for transportation noise sources. • The project will cause future traffic volumes to increase by 25 percent or more on any roadway that fronts residential, institutional, or open space land uses. • The project will expose a noise-sensitive land use to a stationary noise source exceeding the standards outlined in the Noise Element. Such stationary sources may include mechanical equipment operations, entertainment venues, industrial facilities, and property maintenance. • The project includes a noise-sensitive land use near existing or proposed commercial and industrial areas. • The project is a mixed-use development that includes a residential component. The focus of this type of acoustical study is to determine likely interior and exterior noise levels and to recommend appropriate design features to reduce noise. This above list is not exhaustive of the conditions that the City may use to decide when an acoustical study is required. See Implementation Program N-1.2 for acoustical study requirements.	Planning	Ongoing	N/A	Acoustic studies are currently required for development projects in the instances described and when other noise impacts are anticipated. Significant noise impacts are mitigated appropriately through the CEQA review process.
N-1.4: Any acoustical study required by the City shall: • Be the financial responsibility of the applicant seeking City approval of a project; • Follow the County of San Diego Report Format and Content Requirements for Noise, or follow any	Planning	Ongoing	N/A	Development projects are currently reviewed for consistency with the GP CNEL standards. Significant noise impacts are mitigated appropriately through the CEQA review process.

Program	Responsible Party(ies)	Status	Key Dates	Notes
subsequent document that the County uses for preparing noise reports • Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics; • Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant noise sources; • Estimate existing and projected cumulative (20 years) noise in terms of CNEL or Leq, and compare those noise levels to the adopted standards and policies of the Noise Element; • Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance. • Describe a post-project assessment program that could be used to evaluate the effectiveness of the proposed mitigation measures. See Implementation Program N-1.2 for projects requiring an acoustical study.				
N-1.5: Develop acoustical study guidelines that describe the City's desired procedure and format for acoustical studies.	Planning	**Completed**	2024	Noise technical report guidelines were established in 2024 to ensure organizational and content consistency for consultant prepared reports.
Issue: Transportation Related Noise				
N-2.1: Implement the following strategies to reduce vehicular traffic noise throughout the City: • Review, update, and designate local truck routes to reduce truck traffic in noise sensitive land uses areas. • Identify locations for installation of traffic calming devices to reduce traffic speed in residential zones. • Require the use of alternative paving materials, such as rubberized asphalt, to reduce traffic noise where determined feasible and cost efficient	Public Works, Engineering	**Partially Completed**	2023, 2024	The truck routes were updated in July 2024. The City has not taken any other action to determine if truck routes sit on sensitive noise receptors. The City has implemented some traffic calming measures including roundabouts in the Rancho Tesoro neighborhood, and the City is piloting a traffic-calming project. In August 2023, the Traffic Commission approved the Neighborhood Traffic Management Policy and Guidelines (NTMP). The NTMP aligns with General

Program	Responsible Party(ies)	Status	Key Dates	Notes
				Plan goals to create safer and more walkable neighborhoods by: Providing effective traffic calming strategies to improve traffic safety and address the needs of all road users on public streets; Considering the unique characteristics of each neighborhood; Enhancing the safety and livability of qualifying residential neighborhoods
N-2.2: Promote the use of wayside train horns at all feasible crossings consistent with the federal Train Horn Rule along the North County Transit District SPRINTER rail line. Where necessary, coordinate with rail agencies and operators including the North County Transit District and Federal Railroad Administration in the planning of noise mitigation along rail corridors including site design and setbacks.	Public Works, Engineering	**Not Implemented**	N/A	The City has not initiated any investigation into the installation of wayside horns.
N-2.3: Continue to coordinate with the Federal Aviation Administration, Caltrans Division of Aeronautics, and the San Diego County Airport Authority regarding the siting and operation of heliports and helistops to avoid excessive helicopter noise.	Planning, Engineering	**Ongoing**	N/A	The City coordinates with the Federal Aviation Administration, Caltrans Division of Aeronautics, and the San Diego County Airport Authority regarding the siting and operation of heliports and helistops.
Issue: Transportation Related Noise				
N-3.1: Update the Noise Ordinance to incorporate new noise standards consistent with the Noise Element and to ensure effectiveness in controlling noise sources. Revise the Noise Ordinance to achieve the following: • Provide hourly and maximum property line noise level limits for all major zoning districts defined in the Zoning Ordinance; • Limit the hours of deliveries to commercial, mixed-use, and industrial uses adjacent to residential and other noise sensitive land uses; • Limit the hours of operation for commercial and retail to limit noise intrusion into nearby residential and other noise sensitive land uses; • Limit noise levels generated by commercial and industrial uses;	Planning	**Partially Completed**	N/A	Hourly maximum property limits are provided within the noise ordinance. Many if not all of the requirements are implemented on a case-by-case basis in conjunction with the conditioning of specific discretionary projects. The zoning ordinance requires that areas for loading and unloading shall be designed to avoid potential adverse noise, visual, and illumination impacts on neighboring residences. Comprehensive additions of these remaining items into a future noise ordinance revision would be best done when the zoning ordinance is updated.

Program	Responsible Party(ies)	Status	Key Dates	Notes
• Limit outdoor industrial activities or operations to control excessive noise at adjacent residential properties; • Limit the hours of operation of high noise-generating industrial equipment; • Limit the hours of operation for commercial refuse vehicles and parking lot sweepers if their activity results in an excessive noise level that adversely affects adjacent residential uses; • Require the placement of loading and unloading areas so that commercial and industrial buildings shield nearby residential land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise sensitive uses; • Require the placement of all commercial HVAC machinery to be placed within mechanical equipment rooms wherever possible. (Equipment manufacturer's specifications for venting and access to outside air shall be maintained); and • Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment so that line-of-sight to the noise source from the property line of the noise sensitive receptors is blocked. (Equipment manufacturer's specifications for venting and				
Issue: Transportation Related Noise				
N-3.2: Require construction contractors to implement the following measures during construction activities through contract provisions and/or conditions of approval as Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). • Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the City of San Marcos Noise Ordinance. • Construction equipment shall not be idled for extended periods of time in the vicinity of noise sensitive receptors.	Planning, Engineering, Building	Ongoing	N/A	Requirements related to construction equipment including requirements for a Conditional Use Permit for rock crusher and construction related noise are addressed through the CEQA process and made into conditions of approval.

Program	Responsible Party(ies)	Status	Key Dates	Notes
• Locate fixed and/or stationary construction equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). • Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment. • Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be determined by analysis.				

File #:TMP-2406

MEETING DATE:
March 24, 2026

SUBJECT:

2026-2027 DRAFT COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND SUBSTANTIAL AMENDMENTS TO PROGRAM YEARS 2023-2024 AND 2025-2026

Recommendation
OPEN, CONDUCT, and CLOSE a public hearing regarding the Draft Program Year 2026-2027 Annual Action Plan for the Community Development Block Grant (CDBG) and the proposed Substantial Amendments to the PY 2023-2024 and PY 2025-2026 Annual Action Plans.

OPEN a 30-day public comment period for the Draft Program Year 2026-2027 Annual Action Plan and proposed Substantial Amendments to the PY 2023-2024 and PY 2025-2026 Annual Action Plans.

Board or Commission Action
On April 8, 2025, the City Council conducted a public hearing to review proposed goals for the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan and authorized release of those documents for a 30-day public review period.

On May 13, 2025, the City Council approved Resolution No. 2025-9434 adopting the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan.

Executive Summary
The U.S. Department of Housing and Urban Development (HUD) allocates annual funding to entitlement jurisdictions through the Community Development Block Grant (CDBG) program. Funds must be used for eligible activities benefiting low- and moderate-income (LMI) residents and must be consistent with the City's Consolidated Plan. The current Consolidated Plan (ConPlan) was approved on May 13, 2025, and runs through June 30, 2029.

HUD requires the City to conduct a public hearing to provide notice that the Annual Action Plan (AAP) and Substantial Amendment will be available for a 30-day public comment period beginning March 20, 2026. The Notice of Public Hearing and request for public comment was published in the Coast News and Hispanos Unidos on March 13, 2026.

The City expects to receive approximately $703,648 in new CDBG entitlement funds and anticipates $496,937 in reinstated prior-year CDBG funds, bringing the estimated total available funding to $1,200,585.

Discussion
The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD) and requires entitlement jurisdictions to prepare a five-year Consolidated Plan (ConPlan) identifying priority housing and community development needs. The ConPlan is implemented through Annual Action Plans (AAPs), which outline the activities and funding allocations proposed for each program year to address the priorities identified in the ConPlan. Grantees report progress toward these goals annually through the Consolidated Annual Performance and Evaluation Report (CAPER).

CDBG-funded activities must meet one of three national objectives:

- Benefit low- and moderate-income (LMI) persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency

The primary national objective of the CDBG program is to benefit low- and moderate-income persons. HUD requires that at least 70 percent of CDBG funds be used for activities that benefit LMI households. Low- and moderate-income is defined by HUD as household income at or below 80 percent of the Area Median Income (AMI) for the County.

Draft 2026-2027 Annual Action Plan: The Draft PY 2026-2027 Annual Action Plan outlines the City's proposed use of CDBG funding for the upcoming program year beginning July 1, 2026. Proposed activities are consistent with priorities identified in the 2025-2029 Consolidated Plan, including housing affordability, improvements to community facilities, neighborhood infrastructure improvements within qualifying low- and moderate-income areas, public service programs, and program administration.

The City issued a Notice of Funding Availability inviting nonprofit organizations to submit proposals for eligible public service activities. Applications were accepted through March 6, 2026, and staff is currently conducting an eligibility review and evaluation of proposals. Staff will return to City Council following the public comment period with recommended public service providers and proposed funding allocations for consideration as part of adoption of the Annual Action Plan.

HUD regulations limit public service activities to 15 percent of the annual CDBG allocation and program administration to 20 percent, with remaining funds used for housing and capital improvement activities.

Table 1 - PY 2026-2027 Estimated CDBG Allocation

Activity Category	PY 2026-2027 Entitlement	Reinstated Prior Year Funds	Total Estimated Allocation
Housing Affordability Programs	$100,000	-	$100,000
Community Facility Improvements	$357,419	-	$357,419
Neighborhood Infrastructure Improvements	-	$496,937	$496,937
Public Service Programs	$105,500	-	$105,500
Program Administration	$140,729	-	$140,729
Total Estimated Resources	**$703,648**	**$496,937**	**$1,200,585**

Reinstated funds totaling $496,937, reflect prior-year CDBG resources restored to the City's line of credit following repayment processing through HUD's Line of Credit Control System (LOCCS). These funds are directed toward park infrastructure improvements to support timely expenditure of CDBG funds.

Timeliness Requirement: HUD requires entitlement jurisdictions to administer CDBG funds in a timely manner. Specifically, a grantee's line of credit balance must not exceed 1.5 times the annual grant amount 60 days before the end of the program year. Failure to meet this standard may result in reductions to future CDBG allocations. The City has not met this timeliness expenditure standard in recent program years and has developed an expenditure plan to improve compliance. The proposed amendments prioritize construction-ready projects to support timely expenditure of CDBG funds.

Substantial Amendments: Staff has prepared substantial amendments to the PY 2023-2024 and PY 2025-2026 Annual Action Plans to adjust project funding allocations, update project budgets to reflect finalized construction costs, and process a repayment installment to HUD. Funding is being reallocated from one capital improvement project to construction-ready projects that will allow the City to expend funds more quickly and improve compliance with HUD timeliness requirements.

Table 2 - Summary of Proposed PY 2023-2024 and PY 2025-2026 Substantial Amendments

Project	Original Budge	Amended Budget	Change	Revised Funding Sources
Bradley Park Master Plan	$250,00	$0	-$250,000	Project removed
Neighborhood Lighting Improvements	$26,676	$26,676	-	$26,676 (PY2025 E
Richmar Park Phase 2	$839,77	$1,200,000	+$360,224	$490,861 (Prior-Ye $496,937 (Restore
Senior Activity Center HVAC Rehabilitation	$1,156,4	$1,500,000	+$343,101	$445,425 (PY2025
Program Administration	$140,72	$140,729	-	$114,581 (PY2025 $25,878 (Prior-Yea

Citizen Participation Process: The Draft PY 2026-2027 Annual Action Plan and proposed Substantial Amendments will be available for a 30-day public review period from March 20 through April 22, 2026. Staff anticipates returning to City Council on April 28, 2026, with final funding recommendations and proposed adoption of the Annual Action Plan and Substantial Amendments.

Environmental Review

The activities associated with this item involve program planning and administrative actions and are not considered a "Project" under the California Environmental Quality Act (CEQA) pursuant to Section 15378 of the CEQA Guidelines. Environmental review will be conducted for individual projects as required prior to implementation.

Fiscal Impact

CDBG funding is provided by HUD and administered as a reimbursable federal grant program, requiring the City to pay costs upfront and then submit for reimbursement. The City's estimated $703,648 will be

programmed into the FY 2026-2027 Operating Budget in Fund 207 Revenue Account No. 435001. Failure to adopt an Annual Action Plan would result in the City being unable to access its annual CDBG entitlement funding.

Attachment(s)

1. Draft Program Year 2026-2027 Annual Action Plan
2. Proposed Substantial Amendment - PY 2023-2024 and PY 2025-2026 Annual Action Plans

Prepared and submitted by: Quinton Hufferd, Sr. Management Analyst
Reviewed by: Sylvia Solis Daniels, Housing and Neighborhood Services Director
Approved by: Michelle Bender, City Manager

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

PROGRAM YEAR 2026-2027 ANNUAL ACTION PLAN for the COMMUNITY DEVELOPMENT BLOCK GRANT

FOR

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FUNDING PROGRAMS





Draft for Public Review

March 20 – April 22, 2026

OMB Control No: 2506-0117 (exp. 09

The Draft Program Year 2026-2027 Annual Action Plan is available for public review and comment beginning Friday, March 20, 2026, for a minimum 30-day period. Draft documents are available on the City's website at https://www.sanmarcosca.gov/CDBG. The public is encouraged to review the documents and provide written comments via email at cdbg@sanmarcosca.gov.

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Revision Number	Upload Date
1	March 20, 2026

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of San Marcos is an entitlement jurisdiction under the Community Development Block Grant (CDBG) program and receives annual federal funding from the U.S. Department of Housing and Urban Development (HUD) to support housing and community development activities that benefit low- and moderate-income residents. The Program Year 2026-2027 Annual Action Plan (PY 2026) describes how the City will allocate available CDBG resources during the program year in accordance with priorities identified in the 2025-2029 Consolidated Plan.

For PY 2026, the City anticipates approximately $703,648 in annual entitlement funding and an estimated $496,937 in restored repayment funds. These resources will support housing affordability programs, improvements to community facilities, neighborhood infrastructure improvements located within qualifying low- and moderate-income areas, public service programs, and program administration. Restored repayment funds are anticipated to support capital improvements to neighborhood infrastructure located within qualifying low- and moderate-income areas.

The activities described in this Annual Action Plan are intended to improve housing conditions, enhance neighborhood infrastructure and accessibility, and support services that assist low- and moderate-income residents and vulnerable populations. These activities reflect priorities identified through community outreach conducted during preparation of the 2025–2029 Consolidated Plan, along with ongoing coordination with community partners and consideration of City Council priorities identified during the program year.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The city's CDBG program is guided by priorities identified in the 2025–2029 Consolidated Plan. These priorities were informed through analysis of housing and community development needs as well as public outreach conducted during preparation of the Consolidated Plan.

Primary objectives for the PY 2026 program year include:

- preservation and rehabilitation of affordable housing
- improvements to community facilities serving low- and moderate-income residents and vulnerable populations
- neighborhood-scale infrastructure improvements in qualifying low- and moderate-income areas
- support for nonprofit organizations providing services to vulnerable populations

- promotion of fair housing education and outreach

Through these activities, the City seeks to improve housing stability, enhance accessibility to community resources, and improve neighborhood conditions for low- and moderate-income residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The city evaluates CDBG performance annually through the Consolidated Annual Performance and Evaluation Report (CAPER), which documents progress toward Consolidated Plan goals. Recent CDBG accomplishments include improvements to community infrastructure and facilities, fair housing education and counseling, and public service activities assisting low- and moderate-income residents and other vulnerable populations. These outcomes, along with experience from program implementation, informed the city's Program Year 2026 priorities focused on housing affordability programs, community facility improvements, neighborhood infrastructure improvements in qualifying low- and moderate-income areas, and support for eligible public service activities.

Implementation experience has also reinforced the importance of clearly documenting national objective compliance and prioritizing neighborhood-serving infrastructure improvements within qualifying low- and moderate-income areas.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation is a critical component of the City's Consolidated Planning process and ongoing administration of the CDBG program. The City conducts outreach efforts to gather input from residents, community organizations, service providers, and other stakeholders regarding housing and community development priorities.

During preparation of the 2025–2029 Consolidated Plan, the City conducted community outreach that included stakeholder consultations, public workshops, and a community needs survey. Input gathered through this outreach process continues to guide the City's investment priorities for subsequent Annual Action Plans, including the Program Year 2026 Action Plan. These outreach efforts provided residents and community partners with opportunities to identify local priorities and share feedback regarding housing conditions, infrastructure needs, and service gaps affecting low- and moderate-income residents.

Input received during the outreach process identified several recurring needs, including affordable housing opportunities, housing rehabilitation assistance for homeowners, accessibility improvements, services for seniors and persons with disabilities, and improvements to neighborhood infrastructure such as lighting and pedestrian accessibility.

These priorities continue to guide the city's investment decisions under the CDBG program and inform the activities included in this Annual Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The draft PY 2026 Annual Action Plan will be made available for public review and comment in accordance with the city's Citizen Participation Plan. A public hearing will also be conducted to provide residents and stakeholders with an opportunity to comment on proposed activities and funding allocations.

Comments received during the public review period will be summarized and incorporated into the final Annual Action Plan submitted to HUD.

6. Summary of comments or views not accepted and the reasons for not accepting them

Any comments received that are not incorporated into the final Action Plan will be documented along with an explanation of the reasons for not accepting them. Reasons may include conflicts with federal eligibility requirements, inconsistency with Consolidated Plan priorities, or funding limitations.

7. Summary

The PY 2026 Annual Action Plan reflects the city's continued commitment to addressing housing and community development needs identified through community outreach and planning efforts. Through the strategic use of CDBG funding, including the anticipated annual entitlement allocation and restored repayment funds, the city will support housing preservation, community facility improvements, neighborhood infrastructure projects, and public service programs benefiting low- and moderate-income residents.

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PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN MARCOS	Housing & Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The City of San Marcos is the lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Plans, CAPERs, and the execution of the CDBG program. The County of San Diego is the lead agency for HOME funding and the city is a member of the County of San Diego's HOME consortium. The Housing Authority of the County of San Diego (HASCD) serves as the City's public housing agency and administers the Section 8 rental assistance program for San Marcos residents. The implementation of activities funded by the CDBG program may include consultation with City Administration, Community Services, Economic Development, and Public Works.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of San Marcos consults with public agencies, nonprofit organizations, housing providers, and community stakeholders regarding housing and community development needs affecting local residents. Many of the consultations reflected in this section occurred during preparation of the 2025–2029 Consolidated Plan and continue to inform the City's Annual Action Plans.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. The City of San Marcos does not operate its own public housing agency. The HACSD is committed to enhancing coordination among housing providers, private and governmental health agencies, and the business and nonprofit communities. This is evidenced by the many boards, commissions, and committees that serve in an advisory capacity to the County, assist in planning decisions, and often benefit from County representation and resources. County staff participates in and/or supports standing and special citizen boards, commissions, committees and task forces formed to advise the Board of Supervisors on issues and policies and to serve as links to the community. County committees are created as a result of state and federal legislation, agreements with public or private agencies and local needs. Boards, commissions and committees advise the Board of Supervisors on issues related to community needs throughout the county. HACSD is a department within the County's Health and Human Services Agency (HHSA), which provides vital health and social services to over 3.3 million residents. As matrix organization, the Agency is made up of Service Departments that develop services and policies governing HHSA programs and Regional Operations (Regions) that deploy customer service processes throughout the county and convene community leaders. Service Departments include Aging and Independent Services, Behavioral Health Services, Child Welfare Services, Public Health Services, and Self-Sufficiency Services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. In January 2017, the Regional Task Force on the Homeless (RTFH) merged with the San Diego Regional Continuum of Care Council (RCCC) to become the region's Continuum of Care. The retooled RTFH is a major stakeholder in addressing homelessness throughout the region and its relationship with the County and other jurisdictions in the region. The County is an active member of the RTFH, with a Board Supervisor currently serving as the RTFH Governance Board Vice-Chair. The RTFH meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall

systematic approach to address homelessness. During these meetings, jurisdictions consult with the RTFH to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid re-housing services. The County's participation in this forum ensures that its efforts to address homelessness using HUD entitlement funds and other resources are aligned with the region's priorities and respond to the most critical needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. The City of San Marcos does not receive ESG funds. According to the County of San Diego, ESG is designed to support the first steps in preventing homelessness and to help people experiencing homelessness move toward safe and healthy living. ESG funds can be used by emergency shelter operators and other service providers for activities such as street outreach, homelessness prevention, rapid re-housing and data collection. Each year, the County receives ESG funding from HUD. There are four types of programs in San Diego County currently funded with ESG funds: Rapid Re-housing, Homeless Prevention, Emergency Shelter, and Street Outreach. The County, as the Administrative Entity for the Continuum of Care Allocation, also receives funding from the State of California to carry out the State ESG program in the San Diego region.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	**Agency/Group/Organization**	SAN MARCOS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local data on housing needs and economic development for ConPlan development.
2	**Agency/Group/Organization**	SAN DIEGO COUNTY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided localized data for needs assessment, housing needs, broadband needs and hazard mitigation for ConPlan development.
3	**Agency/Group/Organization**	San Marcos Mobile Home Resident Association
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided insights on needs for mobile and manufactured home residents.
4	**Agency/Group/Organization**	Boys and Girls Club of San Marcos
	Agency/Group/Organization Type	Services-Children

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided insights on needs for youth services and childcare.
5	**Agency/Group/Organization**	San Marcos Community Foundation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local data on non-profit needs related to children and youth, education, seniors, and health and well-being.
6	**Agency/Group/Organization**	Upwards
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided insights on needs for youth services and childcare.
7	**Agency/Group/Organization**	TrueCare
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local knowledge on needs for health care services.
8	**Agency/Group/Organization**	Susan Bower Consulting
	Agency/Group/Organization Type	Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local knowledge on needs for unhoused populations.
9	**Agency/Group/Organization**	Project Next
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided insights on educational attainment needs for youth.
10	**Agency/Group/Organization**	Community Resource Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local knowledge on needs for unhoused populations including victims of domestic violence.
11	**Agency/Group/Organization**	Casa de Amparo
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local knowledge on needs for victims of child abuse and neglect.
12	**Agency/Group/Organization**	HOPE THROUGH HOUSING FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided local insights on housing needs for low-income households.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All applicable agency types were consulted when possible.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Diego County	Regional Taskforce on the Homeless (RTFH) , www.rtfhsd.org, engages stakeholders in a community-based process that works to:(1) End homelessness for all individuals and families throughout the region (2) Address the underlying causes of homelessness (3) Lessen the negative impact of homelessness on individuals, families and communities. The RTFH is made up of representatives from the County of San Diego, non-profit service providers, religious organizations, law enforcement and other interested parties.
San Marcos 2021-2029 Housing Element	City of San Marcos	Provided housing-related data, and policy direction on housing-related issues.
San Marcos Draft General Plan and Existing Conditions	City of San Marcos	Provided information on hazard management, environmental justice, and other community development issues.

Table 3 - Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The city of San Marcos encourages public participation in the planning and implementation of Community Development Block Grant (CDBG) activities. The city's Citizen Participation Plan establishes procedures to ensure that residents, community organizations, and other stakeholders have opportunities to participate in the development of the Consolidated Plan and Annual Action Plans.

During preparation of the 2025–2029 Consolidated Plan, the city conducted several outreach efforts designed to gather input from residents and community stakeholders. These outreach activities included community workshops, stakeholder consultations, and a community needs survey.

Input received during the Consolidated Plan outreach process identified several priority needs affecting low- and moderate-income residents. Residents and stakeholders emphasized the importance of preserving affordable housing, improving neighborhood infrastructure and accessibility, supporting services for vulnerable populations, and maintaining community facilities that serve low- and moderate-income residents.

These priorities continue to guide the city's investment decisions under the CDBG program and inform the activities included in the Program Year 2026 Annual Action Plan, including housing affordability programs, neighborhood infrastructure improvements, community facility improvements, and public service programs.

In addition to outreach conducted during preparation of the Consolidated Plan, the city continues to coordinate with local service providers, nonprofit organizations, and regional partners throughout the year to monitor community needs and inform program implementation.

The outreach activities summarized below were conducted during preparation of the 2025–2029 Consolidated Plan and continue to inform the city's CDBG investment priorities.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outr each	Summary of response/atte ndance	Summary of comments received	Summary of c omments not accepted and reasons
1	Public Meeting	San Marcos Residents	9 attendees	The most common comment was regarding a need for more affordable housing opportunities. Other important issues included services for persons with disabilities, assistance for unhoused populations, home rehabilitation programs, and fair housing services such as tenant/landlord mediation.	All comments accepted.
2	Public Meeting	San Marcos Residents	12 attendees	Participants emphasized the need for affordable housing, including housing for first-time homebuyers, families, and seniors. Residents also mentioned a need for improved bicycle infrastructure and street lighting. Residents indicated there is a need for a temporary shelter, services for victims of domestic violence, and mobility improvements for persons with disabilities.	All comments accepted.
3	Public Meeting	Stakeholders/ Service Providers	13 attendees	New affordable housing opportunities tended to be the top priority for most participants. Participants indicated there is a need for home rehabilitation services and services for persons experiencing homelessness in San Marcos. Other needs included mobility and transportation improvements and senior services.	All comments accepted.

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of San Marcos anticipates receiving approximately $703,648 in Community Development Block Grant (CDBG) entitlement funding for Program Year 2026. This estimate is based on the City's most recent entitlement allocation.

In addition to the annual entitlement allocation, The City anticipates approximately $496,937 in restored CDBG funds following repayment processing through HUD's Line of Credit Control System (LOCCS). These funds will be returned to the City's CDBG line of credit and will be available for eligible activities consistent with the priorities identified in the 2025–2029 Consolidated Plan.

Restored repayment funds will primarily support construction-ready neighborhood infrastructure improvements within qualifying low- and moderate-income areas, including park and public infrastructure projects that advance the City's CDBG timeliness expenditure plan.

The annual entitlement allocation will support housing affordability programs, community facility improvements, public services, and program administration. Restored repayment funds will support neighborhood infrastructure improvements located within qualifying low- and moderate-income areas.

The City will continue to coordinate CDBG investments with other local, regional, and nonprofit resources to maximize the impact of available funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	Housing, public facility improvements, neighborhood infrastructure improvements, public services, and program administration	$703,648 Entitlement $496,937 Anticipated Repayment Funds	$0	$0	$1,200,585	$2,110,944	Annual CDBG entitlement and anticipated repayment funds available for Program Year 2026 activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City coordinates CDBG investments with other public and private funding sources to maximize the impact of available resources. CDBG funding is often used to complement other local and regional programs supporting housing, infrastructure, and community services.

The City collaborates with nonprofit organizations, regional service providers, and public agencies to leverage additional resources and expand service delivery to low- and moderate-income residents. These partnerships help ensure that CDBG funding supports broader community development efforts and enhances the effectiveness of other housing and social service programs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City periodically evaluates publicly owned facilities and properties to determine whether improvements or rehabilitation projects may support housing or community development objectives identified in the Consolidated Plan.

Public facilities serving low- and moderate-income residents, including community centers, parks, and other public buildings, may be considered for improvements using CDBG funding when such improvements enhance accessibility, safety, or service delivery to eligible populations.

Discussion

The City anticipates that a combination of annual entitlement funding and restored repayment funds will provide additional opportunities to support capital improvements and housing-related activities benefiting low- and moderate-income residents.

Because repayment funds may be restored to the City's CDBG line of credit at various times during the program year, the City structures its CDBG program to maintain flexibility in allocating resources among eligible activities consistent with Consolidated Plan priorities.

This approach allows the City to respond to emerging opportunities for eligible projects while maintaining compliance with federal program requirements and the City's Citizen Participation Plan.

The City prioritizes implementation of construction-ready infrastructure projects to support timely expenditure of CDBG funds and maintain compliance with HUD timeliness requirements.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability Programs	2026	2027	Housing	Citywide	Housing rehabilitation, assistance, and accessibility improvements for low- and moderate-income homeowners	CDBG: $100,000	Housing Units Rehabilitated: 4-6
2	Public Facility Improvements	2026	2027	Non-Housing Community Development	Citywide / LMI Areas	Improvements to community facilities serving low- and moderate-income residents and vulnerable populations	CDBG: $365,000	Public Facility Improvements: 1
3	Neighborhood Infrastructure Improvements	2026	2027	Non-Housing Community Development	LMI Areas	Neighborhood-scale infrastructure improvements located within qualifying low- and moderate-income areas, including park improvements, pedestrian lighting, accessibility upgrades, and related neighborhood infrastructure improvements.	CDBG: $480,000	Public Infrastructure Improvements: 2
4	Public Services	2026	2027	Public Services	Citywide	Services benefiting low- and moderate-income residents and vulnerable populations	CDBG: $105,500	Persons Assisted: 500-700
5	Program Administration	2026	2027	Administration	Citywide	Administration and oversight of the City's CDBG program	CDBG: $140,700	N/A

Table 6 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Affordable Housing Preservation
	Goal Description	The City supports the preservation and improvement of the existing housing stock through programs that assist low- and moderate-income homeowners with rehabilitation and accessibility improvements. Activities may include health and safety repairs, accessibility modifications, and other improvements that help maintain safe and habitable housing conditions.
2	**Goal Name**	Public Facility Improvements
	Goal Description	The City supports improvements to public facilities serving low- and moderate-income residents and vulnerable populations. Eligible activities may include accessibility upgrades, building system improvements, resiliency upgrades, and other improvements that enhance the ability of public facilities to provide services to eligible populations.
3	**Goal Name**	Neighborhood Infrastructure Improvements
	Goal Description	The City supports neighborhood-scale infrastructure improvements located within qualifying low- and moderate-income areas. These projects may include park improvements, pedestrian lighting, accessibility improvements, sidewalks, and other infrastructure projects that improve safety, accessibility, and quality of life for neighborhood residents.
4	**Goal Name**	Public Services
	Goal Description	The City allocates a portion of its CDBG funding to nonprofit organizations providing services that benefit low- and moderate-income residents and vulnerable populations. Public service programs may include services for seniors, persons with disabilities, youth programs, housing stability services, and other supportive services that address community needs.
5	**Goal Name**	Program Administration
	Goal Description	The City uses a portion of CDBG funding for planning and administrative activities necessary to effectively administer the CDBG program. These activities include program oversight, financial management, monitoring of funded activities, and preparation of required reports to HUD.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects represent the City of San Marcos' planned use of Community Development Block Grant (CDBG) funds for Program Year 2026. These projects are designed to address priority needs identified in the 2025–2029 Consolidated Plan and to benefit low- and moderate-income residents.

Funding allocations shown in this Annual Action Plan represent programmatic funding categories. Specific project activities may be refined during the program year consistent with Consolidated Plan priorities and CDBG eligibility requirements.

Projects included in this Annual Action Plan are structured as programmatic funding categories that allow the City to implement multiple eligible activities consistent with Consolidated Plan priorities. Specific project locations and activities may be refined during program implementation as eligibility is confirmed and funding availability evolves.

Specific activities implemented under each project may include, but are not limited to, housing affordability programs, public facility improvements, park improvements, neighborhood infrastructure projects, and public service programs benefiting low- and moderate-income residents.

#	Project Name
1	Housing Affordability Programs
2	Community Facility Improvements
3	Neighborhood Infrastructure Improvements
4	Public Services – Community Assistance Programs
5	Program Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of San Marcos allocates CDBG funds based on priorities identified in the 2025–2029 Consolidated Plan and community outreach conducted during the planning process. Funding priorities for Program Year 2026 include housing affordability programs, community facility improvements, neighborhood infrastructure improvements in qualifying low- and moderate-income areas, and public service programs that support vulnerable populations. These allocations are intended to improve housing conditions, enhance accessibility and safety in neighborhoods, and support services for low-income residents.

The primary obstacle to addressing underserved needs is the limited level of CDBG funding available relative to the scale of community needs. Federal eligibility requirements and national objective criteria also influence which activities may be funded.

Because funding availability and project readiness may evolve during the program year, the City maintains flexibility within these project categories to support eligible activities that address priority needs while remaining consistent with Consolidated Plan objectives and HUD program requirements.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Affordability Programs
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preservation of safe and habitable housing for low- and moderate-income homeowners.
	Funding	CDBG: $100,000
	Description	Housing Affordability Programs provide financial assistance to low- and moderate-income homeowners for rehabilitation, assistance, and accessibility improvements that address health, safety, and code compliance issues. Eligible activities may include repairs to building systems, accessibility modifications, rental assistance, energy efficiency improvements, and other activities necessary to maintain safe and livable housing conditions.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4–6 low- and moderate-income households are expected to benefit from housing assistance.
	Location Description	Housing affordability activities may occur throughout the City of San Marcos at owner-occupied housing units occupied by low- and moderate-income households.
	Planned Activities	Provide financial assistance to eligible homeowners for housing rehabilitation, assistance, and accessibility improvements that address health and safety issues and preserve the City's existing housing stock.
2	**Project Name**	Community Facility Improvements
	Target Area	Citywide / LMI Areas
	Goals Supported	Public Facility Improvements
	Needs Addressed	Improvements to community facilities serving low- and moderate-income residents and vulnerable populations.
	Funding	CDBG: $365,000

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	Description	This project supports improvements to public facilities that provide services to low- and moderate-income residents. Eligible activities may include building rehabilitation, accessibility improvements, equipment installation, and resiliency upgrades. Planned improvements may include upgrades to the City's Senior Center facility, such as HVAC system improvements, installation of an emergency generator, and other facility improvements that enhance the safety, accessibility, and functionality of the facility.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,200–1,400 low- and moderate-income seniors and community facility users are expected to benefit from improvements to community facilities.
	Location Description	Community facility improvements may occur at public facilities serving low- and moderate-income residents, including the City's Senior Center located at 111 Richmar Avenue, San Marcos, CA.
	Planned Activities	Facility rehabilitation and equipment installation including HVAC upgrades, resiliency improvements such as emergency generator installation, accessibility improvements, and related facility upgrades.
3	**Project Name**	Neighborhood Infrastructure Improvements
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Neighborhood Infrastructure Improvements
	Needs Addressed	Infrastructure and public facility improvements that enhance safety, accessibility, and quality of life for residents of qualifying low- and moderate-income areas.
	Funding	CDBG: $480,000
	Description	This project supports improvements to public facilities and neighborhood infrastructure located within or primarily serving qualifying low- and moderate-income areas. Eligible activities may include park and recreational facility improvements, replacement of playground equipment, accessibility and ADA upgrades, pedestrian access improvements, lighting installation or rehabilitation, restroom or building system improvements, and other similar infrastructure improvements that enhance safety, accessibility, and usability of public spaces serving low- and moderate-income residents.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000–3,000 low- and moderate-income residents living within or served by qualifying low- and moderate-income areas are expected to benefit from these infrastructure improvements.
	Location Description	Infrastructure improvements may occur within or serving qualifying low- and moderate-income census tracts throughout the City of San Marcos, including neighborhood parks and other public infrastructure located within these areas.
	Planned Activities	Activities may include park improvements within qualifying low- and moderate-income areas, pedestrian lighting rehabilitation, accessibility upgrades, sidewalk improvements, and other neighborhood infrastructure improvements that enhance safety and accessibility for residents.
4	**Project Name**	Public Services – Community Assistance Programs
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Support for programs that address basic needs and provide supportive services for low- and moderate-income residents and vulnerable populations, including seniors, persons with disabilities, and households experiencing housing instability.
	Funding	CDBG: $105,500
	Description	This project provides CDBG funding for eligible public service activities delivered by qualified nonprofit organizations and community-based service providers serving low- and moderate-income residents. Services may include housing stability support, case management, food assistance, services for seniors and persons with disabilities, and other supportive services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500–700 low- and moderate-income residents are expected to benefit from public service programs.
	Location Description	Services may be provided throughout the City of San Marcos.

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	Planned Activities	CDBG funding will support public service programs provided by nonprofit organizations serving low- and moderate-income residents, with eligibility verified in accordance with HUD income guidelines. Public service providers will be selected through the City's competitive application process, with funding recommendations presented to City Council during the adoption hearing for the Annual Action Plan.
5	**Project Name**	Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Administration and oversight of the City's CDBG program.
	Funding	CDBG: $140,700
	Description	Administrative activities necessary to manage the City's CDBG program in compliance with federal regulations.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	Program administration, financial management, reporting, monitoring, and compliance activities.

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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Low- and moderate-income areas in San Marcos are generally concentrated in the central and northern portions of the city, as identified through HUD census tract data and shown in Figure 1. These areas include neighborhoods surrounding Richmar Avenue and other areas meeting HUD's Low- and Moderate-Income Area (LMA) thresholds.

CDBG investments are directed toward activities that primarily benefit low- and moderate-income residents. Neighborhood infrastructure improvements are generally prioritized within qualifying LMA areas, while housing affordability programs and public service activities may be implemented citywide but are restricted to households that meet HUD low- and moderate-income eligibility requirements.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Low- and Moderate-Income Target Areas	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City prioritizes investments that primarily benefit low- and moderate-income residents consistent with HUD national objective requirements. Infrastructure improvements are generally targeted toward qualifying low- and moderate-income areas where neighborhood conditions can be improved through park improvements, accessibility upgrades, lighting improvements, and other safety enhancements. Other activities, including housing affordability programs and public service programs, are implemented citywide but are limited to eligible low- and moderate-income households.

This geographic approach allows the city to prioritize investments in areas with higher concentrations of low- and moderate-income households while ensuring that eligible residents throughout the community may benefit from housing and public service programs.

Discussion

See above.

DRAFT

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The city of San Marcos recognizes that a variety of public and private factors can affect the availability and affordability of housing. These factors may include land use regulations, development costs, market conditions, and limited availability of land suitable for residential development. The city evaluates these factors through its Consolidated Plan, Housing Element, and other housing planning efforts to identify potential barriers to the production and preservation of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The city works to reduce barriers to affordable housing through ongoing evaluation of local policies and coordination with state and regional housing programs. Efforts include maintaining development standards that support a range of housing types, implementing programs identified in the Housing Element, and coordinating with regional agencies to expand housing opportunities for low- and moderate-income households. The city also supports housing preservation efforts through programs such as housing affordability programs funded through the Community Development Block Grant program.

Discussion

The city continues to implement policies and programs intended to reduce barriers to affordable housing and support the preservation of existing housing opportunities for low- and moderate-income households. Actions may include maintaining development standards that support a range of housing types, coordinating housing planning efforts with regional and state housing requirements, and supporting programs that assist low- and moderate-income homeowners.

Through the Community Development Block Grant program, the city supports housing affordability programs that help preserve existing housing stock and improve housing conditions for low- and moderate-income households. The city will continue to evaluate public policies and programs to ensure they do not unduly constrain the availability of affordable housing while maintaining health, safety, and community development objectives.

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The city will continue to work with private developers, nonprofit organizations, regional partners, and other public agencies to address underserved needs among low- and moderate-income residents. Through these partnerships, the city seeks to improve housing opportunities, expand access to supportive services, and coordinate community development efforts throughout the region.

Actions planned to address obstacles to meeting underserved needs

The city will continue to support programs and partnerships that address the needs of low- and moderate-income residents, including affordable housing development, housing preservation, public services, and improvements to community facilities. The city coordinates with regional partners, including the Alliance for Regional Solutions and other service providers, to support programs addressing homelessness and housing instability.

The city also works with nonprofit organizations and community partners to provide services addressing basic needs such as housing stability, food assistance, and supportive services for vulnerable populations. Limited federal, state, and local funding remains a primary obstacle to meeting the full range of community development and housing needs.

The city will continue to convene meetings with local social service providers to discuss community needs and improve coordination among agencies serving San Marcos residents.

Actions planned to foster and maintain affordable housing

The city supports policies and programs intended to preserve and expand affordable housing opportunities. The Inclusionary Housing Ordinance requires residential developers to provide affordable housing units or contribute in-lieu fees to support affordable housing development.

The city also monitors income-restricted affordable housing units developed through regulatory agreements to ensure compliance with affordability requirements and maintain safe housing conditions. The city's Housing Element provides long-range policy direction to support housing production, housing preservation, and affordability for residents of varying income levels.

Actions planned to reduce lead-based paint hazards

The city is committed to reducing hazards associated with lead-based paint in accordance with the Residential Lead-Based Paint Hazard Reduction Act and HUD's Lead Safe Housing Rule (24 CFR Part 35). Housing activities funded through the CDBG program include procedures to identify and address lead-based paint hazards in homes constructed prior to 1978.

City building inspectors review properties undergoing rehabilitation or construction to ensure compliance with applicable health and safety standards. When lead hazards are identified, appropriate

mitigation or abatement measures are implemented in accordance with federal requirements.

Actions planned to reduce the number of poverty-level families

The city supports efforts to reduce poverty by promoting access to safe and affordable housing and supporting programs that assist low- and moderate-income households in achieving housing stability. Affordable housing developments and supportive service programs may provide services such as case management, financial education, and other resources that help households maintain stable housing and improve economic opportunity.

Actions planned to develop institutional structure

The city participates in regional partnerships and working groups to coordinate housing and community development efforts. These include the Alliance for Regional Solutions, the San Diego Regional Alliance for Fair Housing, the San Diego Regional Continuum of Care Council, and other regional planning and coordination groups.

City staff also participate in regional meetings with other CDBG entitlement jurisdictions and attend HUD training opportunities to remain current with program requirements. These efforts support effective administration of the CDBG program and improve coordination among agencies serving low- and moderate-income residents.

Actions planned to enhance coordination between public and private housing and social service agencies

The County of San Diego Housing and Community Development Services Department serves as the public housing agency for the city and plays an important role in addressing regional housing and homelessness issues. The city coordinates with the County and other regional partners through participation in the Continuum of Care and other regional initiatives addressing housing stability and homelessness.

The city also works closely with nonprofit organizations and social service providers that deliver services to low- and moderate-income residents. Staff regularly engage with these organizations to share information, coordinate programs, and identify opportunities to improve service delivery.

Discussion

See above.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0
5. The amount of income from float-funded activities	$0
Total Program Income	$0

Other CDBG Requirements

1. The amount of urgent need activities	$0

Discussion

The City does not anticipate receiving program income or other special funding sources identified in this section during Program Year 2026. Activities funded under the Annual Action Plan will primarily address low- and moderate-income national objectives consistent with HUD CDBG requirements.

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Proposed Substantial Amendment
Community Development Block Grant (CDBG)
Program Years 2023-2024 & 2025-2026 Annual Action Plans
Draft for Public Review

Jurisdiction: City of San Marcos, California Jurisdiction Web Address: https://www.sanmarcosca.gov	CDBG Contact Person: Quinton Hufferd Address: 1 Civic Center Drive San Marcos, CA 92069 Telephone: (760) 744-1050 x4517 Email: cdbg@sanmarcosca.gov

Executive Summary

The City of San Marcos proposes a Substantial Amendment to the Program Year (PY) 2023–2024 and PY 2025–2026 Annual Action Plans to adjust project funding allocations, document a repayment installment to the U.S. Department of Housing and Urban Development (HUD), and update project budgets to reflect finalized construction costs.

The amendment reallocates previously allocated funds among capital improvement projects, removes one planning activity, and documents restoration of $496,937.27 to the City's CDBG line of credit following repayment processing through HUD's Line of Credit Control System (LOCCS).

All amended activities remain consistent with the priorities identified in the City's 2020–2024 and 2025–2029 Consolidated Plans and continue to meet CDBG national objective requirements benefiting low- and moderate-income residents.

Amendment Threshold Determination

Substantial amendments are conducted in accordance with 24 CFR 91.505(c) and the City's Citizen Participation Plan when changes:

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- Reallocate more than 10 percent of the annual CDBG entitlement, or
- Add or remove previously approved projects.

The changes described in this amendment exceed this threshold and therefore require a Substantial Amendment and 30-day public review period.

Summary of Proposed Project Adjustments

Project	Amendment Action
Bradley Park Master Plan	Removed from PY 2025–2026 AAP; $250,000 reprogrammed
Richmar Park Phase 2	Budget increased to support park improvements in an LMI area
Senior Activity Center HVAC Rehabilitation	Budget increased to reflect updated construction costs
Neighborhood Lighting Improvements	No change

Amendment Reconciliation Table

The following table summarizes the changes to project budgets and funding sources resulting from this Substantial Amendment.

Project	Original Budget	Amended Budget	Change	Funding Sources (Revised)
Bradley Park Master Plan	$250,000	$0	-$250,000	Project removed
Neighborhood Lighting Improvements	$26,676	$26,676	—	PY2025 Entitlement
Richmar Park Phase 2	$839,776	$1,200,000	+$360,224	Prior-Year Funds; Restored Funds
Senior Activity Center HVAC Rehabilitation	$1,156,899	$1,500,000	+$343,101	PY2025 Entitlement; Prior-Year Funds
Program Administration	$140,729	$140,729	—	PY2025 Entitlement; Prior-Year Funds

Restored funds reflect repayment of $496,937.27 to HUD and reinstatement to the City's CDBG Line of Credit Control System (LOCCS).

Program Year 2023-2024 Amendment

The City reallocates $359,095.87 in previously allocated but unexpended PY 2023 CDBG funds from:

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Richmar Park Phase 2

to:

Senior Activity Center HVAC Rehabilitation

These funds were previously allocated but have not been drawn.

The reallocation supports completion of the HVAC rehabilitation project serving low- and moderate-income seniors.

Program Year Program Year 2025-2026 Amendment

HUD Repayment Installment

The City will remit $496,937.27 to HUD during Program Year 2025. Upon receipt and processing, HUD will restore these funds to the City's Program Year 2021 CDBG line of credit in LOCCS.

This repayment represents a financial adjustment within the City's CDBG line of credit and does not reduce the total amount of CDBG funds available for eligible activities.

Allocation of Restored Funds

Upon restoration, the funds will be allocated to:

Richmar Park Phase 2

The project provides park improvements located within a qualifying Low- and Moderate-Income Area (LMA).

Updated Project Budgets

Richmar Park Phase 2

Current IDIS Budget: $839,776
Amended Budget: $1,200,000

Additional funding supports park infrastructure improvements located within an eligible LMI neighborhood.

National Objective: LMA

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Senior Activity Center HVAC Rehabilitation

Current IDIS Budget: $1,156,899
Amended Budget: $1,500,000

Funding supports replacement of the facility HVAC system serving low-income seniors.

National Objective: LMC

Consistency with Consolidated Plan

The amended projects remain consistent with the priorities identified in the City's:

- 2020–2024 Consolidated Plan, and
- 2025–2029 Consolidated Plan

Both plans identify public facility improvements and neighborhood infrastructure investments as priority needs in low- and moderate-income areas.

National Objective Compliance

All amended activities qualify under 24 CFR 570.208(a) as activities benefiting low- and moderate-income persons.

The City will continue to meet the statutory requirement that at least 70 percent of CDBG expenditures benefit LMI persons.

Citizen Participation

In accordance with the City's Citizen Participation Plan:

Requirement	Action
Public Notice	Published March 13, 2026
Public Comment Period	March 20 – April 22, 2026
Public Hearing	March 24, 2026
City Council Adoption	April 28, 2026

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Appendix A

Technical Revisions to the PY 2025–2026 Annual Action Plan

(Amended Sections Only)

Only the sections of the adopted Program Year (PY) 2025–2026 Annual Action Plan affected by this Substantial Amendment are reproduced below. All other sections of the adopted Annual Action Plan remain unchanged.

AP-15: Expected Resources

Introduction (Amended)

The City will utilize PY 2025–2026 CDBG entitlement funds together with prior-year CDBG resources to complete eligible activities described in this Annual Action Plan.

In addition, the City will remit $496,937.27 in CDBG funds to the U.S. Department of Housing and Urban Development (HUD) as a repayment installment. Upon receipt and processing by HUD, these funds will be restored to the City's Program Year 2021 grant line within the Line of Credit Control System (LOCCS) and made available for allocation to eligible CDBG activities.

Restored funds will be allocated to priority public infrastructure improvements consistent with the City's Consolidated Plan priorities.

Expected Resources Table (Amended)

Program Source	Uses	Annual Allocation	Program Income	Prior-Year Resources	Total
CDBG – Public Federal	Public Facilities & Infrastructure, Public Services, Administration	$703,648	$0	$1,511,796	$2,215,444

Prior-year resources include reallocated balances supporting:

- Richmar Park Phase 2
- Senior Activity Center HVAC Rehabilitation
- Program Administration

including funds restored following the HUD repayment installment.

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AP-20: Annual Goals and Objectives

Amended Language

No changes are made to the City's overall goal structure.

Annual goal outcomes have been updated to reflect revised funding levels for public facility improvements. The **Bradley Park Master Plan project has been removed**, and additional improvements are anticipated for:

- Richmar Park Phase 2
- Senior Activity Center HVAC Rehabilitation

AP-35: Projects

Removed Project

Bradley Park Master Plan

Original Allocation: $250,000

The Bradley Park Master Plan project is removed from the PY 2025–2026 Annual Action Plan. The planning activity is deferred to prioritize construction-ready capital improvements and ensure timely expenditure of CDBG resources.

The $250,000 originally allocated to this project has been reprogrammed to priority capital improvement activities and documentation of the HUD repayment adjustment.

Revised Projects

Richmar Park Phase 2

Original Budget: $839,776
Revised Budget: $1,200,000
Change: +$360,224

Revised Funding Sources:

- ~~$156,101 – PY 2025–2026 Entitlement~~
- $490,861 – Prior-Year Funds
- $497,937 – Restored Funds Following HUD Repayment

Additional funding supports completion of Phase 2 park improvements within a qualifying low- and moderate-income neighborhood.

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National Objective: **LMA – Low/Moderate Income Area Benefit**

Senior Activity Center HVAC Rehabilitation

Original Budget: $1,156,899
Revised Budget: $1,500,000
Change: +$343,101

Funding Sources:

- $445,425 – PY 2025–2026 Entitlement
- $1,013,319 – Prior-Year Resources

Additional funding is required to meet updated construction estimates and complete rehabilitation of the facility's HVAC system serving low-income seniors.

National Objective: **LMC – Limited Clientele (Presumed Benefit – Seniors)**

Program Administration

Original Budget: $140,729
Revised Budget: $140,729 (No change)
Funding Sources:

- $114,581 – PY 2025–2026 Entitlement
- $25,878 – Prior-Year Resources

Funding sources have been adjusted to align with available resources. Total funding remains unchanged.

AP-38: Project Summary (Amended)

Only project summaries affected by this amendment are reproduced below.

Richmar Park Phase 2 (Updated)

Total CDBG Funding: $1,200,000

Funding supports completion of park improvements located in a low- and moderate-income neighborhood. Improvements include installation of park amenities, shade structures, site infrastructure, and accessibility improvements.

Funding sources include prior-year reallocated resources and funds restored following the HUD repayment adjustment.

National Objective: **Low/Moderate Income Area Benefit (LMA)**

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Senior Activity Center HVAC Rehabilitation (Updated)

Total CDBG Funding: **$1,500,000**

Funding supports rehabilitation of the Senior Activity Center through replacement of the building's HVAC system to ensure continued delivery of programs and services for low- and moderate-income seniors.

National Objective: **Low/Moderate Income Limited Clientele (LMC)**

AP-90: Program-Specific Requirements (CDBG)

The City will remit $496,937.27 in CDBG funds to HUD as a repayment installment in accordance with 24 CFR 570.912.

Upon receipt and processing by HUD, these funds will be restored to the City's Program Year 2021 line of credit and made available for allocation to eligible CDBG activities.

Restored funds will be applied to eligible public infrastructure improvements consistent with the priorities identified in the City's Consolidated Plan.

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Appendix B

Technical Revisions to the PY 2023–2024 Annual Action Plan

(Amended Sections Only)

Only the sections of the adopted Program Year (PY) 2023–2024 Annual Action Plan affected by this Substantial Amendment are reproduced below. All other sections remain unchanged.

AP-35: Projects (Amended Funding Allocation)

The following adjustment reallocates previously allocated but unexpended PY 2023 CDBG funds.

Community Facilities – Richmar Park Phase 2

Original Allocation: $839,776
Amount Reallocated: $359,095.87
Revised Allocation: $480,680.13

The adjustment reflects reallocation of previously allocated but unexpended funds to support completion of another eligible public facility improvement project.

Project scope and national objective remain unchanged.

National Objective: **LMA – Low/Moderate Income Area Benefit**

Community Facilities – Senior Activity Center HVAC Rehabilitation

Increase in PY 2023 Allocation: $359,095.87

Funds reallocated from the Richmar Park Phase 2 activity will support rehabilitation of the HVAC system at the Senior Activity Center.

National Objective: **LMC – Limited Clientele (Presumed Benefit – Seniors)**

AP-38: Project Summary (Amended)

Senior Activity Center HVAC Rehabilitation (Updated)

Funding for this activity is increased by $359,095.87 through reallocation of previously allocated PY 2023 CDBG funds.

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The activity supports rehabilitation of the HVAC system serving a public facility providing programs and services to seniors.

National Objective: Low/Moderate Income Limited Clientele (LMC)

Richmar Park Phase 2 (Updated)

Funding for this activity is reduced by $359,095.87 reflecting reallocation of unexpended PY 2023 funds to another eligible public facility activity.

Previously completed improvements and project scope remain unchanged.

National Objective: Low/Moderate Income Area Benefit (LMA)

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File #:26-2832

MEETING DATE:
MARCH 2026

SUBJECT:

SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation
Note and File

Attachment(s)

File #:26-2833

MEETING DATE:
MARCH 2026

SUBJECT:

LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation
Note and File

Attachment(s)

Staff Report

File #:26-2834

MEETING DATE:
MARCH 2026

SUBJECT:

NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation
Note and File.

Attachment(s)

File #:26-2835

MEETING DATE:
MARCH 2026

SUBJECT:

NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)

Recommendation
Note and File

Attachment

Staff Report

File #:26-2836

MEETING DATE:
MARCH 2026

SUBJECT:

CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation
Note and File

Attachment(s)

File #:26-2837

MEETING DATE:
MARCH 2026

SUBJECT:

CITY COUNCIL BUSINESS VISITS

Recommendation
Note and File

Attachment(s)