

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



**Tuesday, July 28, 2026
1 Civic Center Drive
San Marcos, CA 92069
City Council Chambers
6 PM**

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

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

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

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

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

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

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

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

Provide virtual comments via Zoom - Join from a PC, Mac, iPad, iPhone or Android device: <https://zoom.us/join> Meeting ID: 839 0833 0857 Passcode: 92069

Raise your hand when the Clerk calls for speakers for the item you wish to comment on. Unmute yourself when called on by the Clerk.

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

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

CALL TO ORDER**PLEDGE OF ALLEGIANCE****INVOCATION****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS****A. SMILE AWARD - COUNCILMEMBER LEBLANG****CONSENT CALENDAR**

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

1. [26-2936](#) 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. [26-2937](#) APPROVAL OF MINUTES
Recommendation: APPROVE the minutes of the City Council regular meeting on July 14, 2026 and special meeting on July 21, 2026.
Attachments: [07-14-26R](#)
[07-21-26S Closed Session](#)
3. [26-2939](#) APPROVAL OF WARRANTS
Recommendation: APPROVE City Council, Successor Agency, and Fire Protection District warrants dated July 2026.
Attachments: [Warrants 7-28-26](#)
4. [26-2929](#) RESOLUTION NO. 2026-9642 - CANCELLATION OF THE AUGUST 11, 2026 & AUGUST 25, 2026 REGULAR CITY COUNCIL MEETINGS
Recommendation: ADOPT a resolution canceling the August 11, 2026 and August 25, 2026 regular City Council meetings.
Attachments: [Resolution](#)

5. [26-2940](#) ORDINANCE NO. 2026-1581 - SECOND READING OF ORDINANCE IMPLEMENTING SENATE BILL 79 (SB 79) FOR TRANSIT-ORIENTED DEVELOPMENT STANDARDS, SITE EXEMPTIONS, PHASED IMPLEMENTATION AREAS, AND ZONING MAP AMENDMENTS
- Recommendation:** ADOPT (Second Reading) of Ordinance No. 2026-1581 (Text Amendment TA 26-0001) adding Chapter 20.280 to the San Marcos Municipal Code to adopt and implement SB79.
- Attachments:** [Ordinance No. 2026-1581 - Non-Urgency Ordinance](#)
[> Exhibits A, B, & C \(Ordinance No. 2026-1581\)](#)
[A - Transit-Oriented Development Stops and Zones, Exempted Areas, and Excl](#)
[B - One-Mile Walking Path Methodology Memorandum dated June 12, 2026](#)
[C - San Marcos Municipal Code \(SMMC\) Chapter 20.280 Transit-Oriented Deve](#)
6. [26-2928](#) APPOINTMENT OF A LEAGUE OF CALIFORNIA CITIES VOTING DELEGATE FOR THE SEPTEMBER 23-25 ANNUAL MEETING
- Recommendation:** APPOINT individual City Councilmembers to serve as a Voting Delegate and an Alternate for the League of California Cities Annual Meeting, September 23-25, 2026.
7. [TMP-2498](#) RESOLUTION NO. 2026-9643 - MUNICIPAL STORMWATER PROGRAM IMPLEMENTATION SUPPORT SERVICES
- Recommendation:** ADOPT a resolution delegating authority to and authorizing the City Manager to select a consultant and to negotiate, finalize, and execute the consulting services contract and all related documents to award a two-year contract for Municipal Stormwater Program Implementation Support Services.
- Attachments:** [MS4 Permit Services Resolution](#)
8. [TMP-2492](#) RESOLUTION NO. 2026-9644 - APPROVING A PHASE 2 CONSTRUCTION AND INSTALLATION AGREEMENT WITH TRANE U.S. INC. FOR THE CORKY SMITH GYM HVAC UPGRADES
- Recommendation:** ADOPT a resolution approving the Phase 2 Construction and Installation Agreement with Trane U.S. Inc., in an amount not to exceed \$1,225,000, for the Corky Smith Gym HVAC Upgrades Project to install the HVAC equipment previously purchased under Trane U.S. Inc. Equipment Purchase Agreement No. 7823, and authorizing the City Manager to negotiate, finalize, and execute the Agreement and associated contract documents, amendments, and change orders within the City Council-approved budget appropriation for the Project.
- Attachments:** [Corky Smith Phase 2 Resolution](#)

9. [TMP-2496](#) RESOLUTION NO. 2026-9645 - APPROVING AN AMENDMENT TO THE FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM TO ADD A NEW CAPITAL IMPROVEMENT PROJECT FOR PARK IMPROVEMENTS (CIP #PK013) AND TO APPROPRIATE NECESSARY FUNDS

Recommendation: ADOPT a resolution to amend the Fiscal Year 2026-27 Capital Improvement Program budget to add a new capital improvement project for Park Improvements (CIP #PK013) and appropriate \$5,000,000 in Proposition 4 (Climate Bond) grant funding for implementation of the approved park improvement projects.

Attachments: [PK013 CIP Sheet](#)
[Resolution Park Improvements Final Draft 7-8-26](#)

10. [TMP-2495](#) RESOLUTION NO. 2026-9646 - AUTHORIZING THE CITY MANAGER TO SECURE AN APPRAISAL FOR A POTENTIAL FUEL MODIFICATION EASEMENT OVER A PORTION OF THE PROPERTY COMPRISING LA MOREE PARK

Recommendation: ADOPT a resolution authorizing the City Manager to secure an appraisal for a potential fuel modification easement on a portion of the property comprising La Moree Park, which easement would not constitute either a discontinuance or abandonment of park use, and to negotiate a transaction for the grant of such fuel modification easement to Sea Breeze Properties, LLC, subject to payment of appraised value and the reimbursement of appraisal costs and transactional costs incurred with respect to the same.

Attachments: [Resolution 26-XXXX](#)
[La Moree Offsite BMZ Easement Exhibit](#)

11. [TMP-2497](#) RESOLUTION NO. 2026-9647 - DECLARING CERTAIN LEASEHOLD INTERESTS IN REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 222-170-38-00 TO BE SURPLUS PURSUANT TO AND AS DEFINED BY THE SURPLUS LAND ACT, AUTHORIZING THE ISSUANCE OF A NOTICE OF AVAILABILITY OF SUCH PROPERTY INTERESTS, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LONG-TERM LEASE OR SIMILAR ARRANGEMENT AND ASSOCIATED DOCUMENTS FOR DISPOSITION OF SUCH PROPERTY INTERESTS IN ACCORDANCE WITH APPLICABLE LAW

Recommendation: ADOPT a resolution declaring that certain leasehold interests in real property identified as Assessor's Parcel number 222-170-38-00 to be surplus pursuant to and as defined by the Surplus Land Act, authorizing the issuance of a notice of availability (NOA) of such property interests, and authorizing the City Manager to negotiate a long-term lease or similar arrangement and related documents for disposition of such property interests in accordance with applicable law.

Attachments: [2026-xxxx 222-170-38-00 Surplus Resolution](#)
[Exhibit A vicinity map](#)

12. [TMP-2500](#) RESOLUTION NOS. 2026-9648 & 2026-9649 - AUTHORIZATION TO PROCEED WITH DEFAULT REMEDIES AND OPTION TO PURCHASE PROPERTY IN DEFAULT OR NON-CURABLE BREACH UNDER CALHOME AND/OR SAN MARCOS AFFORDABLE HOUSING PROGRAM AGREEMENTS

Recommendation: 1. ADOPT a resolution authorizing the City Manager or designee to initiate default proceedings, and all associated enforcement actions as provided in CalHOME and/or San Marcos Affordable Housing Program (SMAHP) regulatory agreements, including but not limited to acceleration of the loan, foreclosure, and the option for the City to purchase the property at or below the maximum sales price established in the applicable agreements.

2. ADOPT a resolution authorizing fund appropriation up to the maximum sales price, together with associated closing costs, as outlined in Affordable Housing Regulatory Agreements.

Attachments: [RESOLUTION NO 1](#)
[RESOLUTION NO 2](#)
[Standard Agreement - 11-CALHOME-8213](#)

ORAL COMMUNICATIONS

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PUBLIC HEARINGS

13. [TMP-2490](#) RESOLUTION NO. 2026-9650 - CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE LEVY OF THE ANNUAL ASSESSMENT OF THE LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2026-27

Recommendation: ADOPT a resolution approving and confirming the diagram and assessment, and levying the assessment, for Landscape and Lighting District No. 1 for fiscal year 2026-2027.

Attachments: [3b - Resolution LMD Assessment FY27](#)
[Final Engineer's Report 26-27](#)

14. [TMP-2491](#) RESOLUTION NO. 2026-9651 - CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE LEVY OF THE ANNUAL ASSESSMENT OF VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027
- Recommendation:** ADOPT a resolution confirming the diagram and assessment and providing for the levy of the assessment of Vallecitos Town Center Street Maintenance District for Fiscal Year 2026-2027.
- Attachments:** [3b - Resolution VTC Assessment FY27](#)
[Attachment A - VTC Assessment Diagram FY27](#)
[Attachment B - Final Engineer's Report 26-27](#)

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

15. [26-2930](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)
- Recommendation:** Note and File
16. [26-2931](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)
- Recommendation:** Note and File
17. [26-2932](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)
- Recommendation:** Note and File.
18. [26-2933](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)
- Recommendation:** Note and File
19. [26-2934](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)
- Recommendation:** Note and File
20. [26-2935](#) CITY COUNCIL BUSINESS VISITS
- Recommendation:** Note and File

COUNCIL COMMENTARY

ADJOURNMENT

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

I, PHILLIP SCOLLICK, CITY CLERK OF THE CITY OF SAN MARCOS, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON JULY 24, 2026, 5:30 P.M.

DATE: JULY 24, 2026

PHILLIP SCOLLICK, CITY CLERK