



**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**

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Pursuant to Governor Newsom's Executive Order N-29-20 dated March 17, 2020, and Executive Order N-33-20 dated March 19, 2020, issued with respect to the COVID-19 pandemic, this City Council meeting will be conducted utilizing teleconferencing and electronic means. In the interest of reducing the spread of COVID-19, members of the public may only view the meeting online and/or on television, and may not be present in the Council Chamber.

**Public Comment:** To submit a public comment at the City Council meeting, please email [cityclerk@san-marcos.net](mailto:cityclerk@san-marcos.net) and write "Public Comment" in the subject line, or identify the number of the Agenda item on which you are commenting. In the body of the email, include the item number and/or title of the item as well as your comments. Email comments on matters not on the agenda must be submitted prior to the time the Mayor calls the Oral Communications item. Email comments on any agenda item must be submitted prior to the time the Mayor closes public comments on the agenda item. Please be advised that all emailed comments are subject to the same rules as would otherwise apply to speaker comments at any Council meeting, and that electronic comments on agenda items for this meeting may only be submitted by email. Comments via text message and/or social media (Facebook, Twitter, Instagram, etc.), will not be accepted.

The City Clerk will read all email comments, provided that the reading will not exceed five (5) minutes, or such other time as the Council may provide, consistent with its ability to set time parameters for public comment at a Council meeting. If persons submitting comments do not want their comment to be read out loud at the meeting (not to exceed five minutes), they should note "Do Not Read Out Loud at Meeting" at the top of the email. All emailed comments received by 4:00 pm will be provided to the City Council members and included as "Supplemental Information" on the City's website prior to the meeting. Those comments received after 4:00 pm and prior to the close of public comment on the applicable agenda item will be added to the record and will be shared with the City Council members at the meeting.

**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.

**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.san-marcos.net](http://www.san-marcos.net).

**Agendas:** Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Packet documents are also posted online at [www.san-marcos.net](http://www.san-marcos.net).

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION -****ROLL CALL****CONSENT CALENDAR**

1. [21-1583](#) 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. [21-1584](#) APPROVAL OF MINUTES  
  
**Recommendation:** APPROVE the minutes of a Regular and Special City Council meeting on March 9, 2021.  
  
**Attachments:** [03-09-21S Budget Workshop](#)  
[03-09-2021R](#)
3. [21-1585](#) APPROVAL OF WARRANTS  
  
**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated 03/15/2021.  
  
**Attachments:** [Warrants](#)
4. [TMP-1498](#) RESOLUTION NO. 2021-8861 - ANNEXATION NO. 74 TO THE CITY OF SAN MARCOS COMMUNITY FACILITIES DISTRICT NO. 98-01 IMPROVEMENT AREA NO. 1 (POLICE ONLY)  
  
**Recommendation:** Adopt resolution certifying the results of the elections and annexing the properties listed below to Community Facilities District No. 98-01 IA No. 1 (Police Only).  
  
**Attachments:** [Resolution Certifying and Adding Property CFD 98-01 IA 1 #74 2.23.21](#)  
[Exhibit A - Certificate of Election Official for CFD No. 98-01 No. 1 - Annexation](#)  
[Exhibit B - Annexation Boundary Map for CFD No. 98-01 No. 1 - Annexation No](#)  
[Aerial Property Maps for CFD No. 98-01 No. 1 - Annexation No. 74](#)  
[Attachment 5 - Rate and Method of Apportionment of Special Tax For CFD No.](#)

5. [TMP-1499](#) RESOLUTION NO. 2021-8862 - ANNEXATION NO. 138 TO THE CITY OF SAN MARCOS COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE)
- Recommendation:** Adopt resolution certifying the results of the elections and annexing the properties listed below to Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance).
- Attachments:** [Resolution Certifying and Adding Property CFD 98-02 #138 2.23.21](#)  
[Exhibit A - Certificate of Election Official for CFD No. 98-02 - Annexation No. 13](#)  
[Exhibit B - Annexation Boundary Map for CFD No. 98-02 - Annexation No. 138](#)  
[Aerial Property Maps for CFD No. 98-02 - Annexation No. 138](#)  
[Rate and Method of Apportionment of Special Tax for CFD No. 98-02](#)
6. [TMP-1500](#) RESOLUTION NO. FD 2021-354 - ANNEXATION NO. 78 TO THE SAN MARCOS FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2001-01
- Recommendation:** ADOPT resolution certifying the results of the elections and annexing the properties listed below to Community Facilities District No. 2001-01.
- Attachments:** [Resolution Certifying and Adding Property CFD 2001-01 #78 2.23.21](#)  
[Exhibit A - Certificate of Election Official for CFD No. 2001-01 - Annexation No.](#)  
[Exhibit B - Annexation Boundary Map for CFD No. 2001-01 - Annexation No. 78](#)  
[Aerial Property Maps for CFD No. 2001-01 - Annexation No. 78](#)  
[Rate of Method of Apportionment of Special Tax for CFD No. 2001-01](#)
7. [TMP-1501](#) RESOLUTION NO. FD 2021-355 - ANNEXATION NO. 79 TO THE SAN MARCOS FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2001-01
- Recommendation:** ADOPT a resolution certifying the results of the elections and annexing the properties listed below to Community Facilities District No. 2001-01.
- Attachments:** [Resolution Certifying and Adding Property CFD 2001-01 #79 2.22.21](#)  
[Exhibit A - Certificate of Election Official for CFD No. 2001-01 - Annexation No.](#)  
[Exhibit B - Annexation Boundary Map for CFD No. 2001-01 - Annexation No. 79](#)  
[Aerial Property Maps for CFD No. 2001-01 - Annexation No. 79](#)  
[Rate of Method of Apportionment of Special Tax for CFD No. 2001-01](#)

8. [TMP-1502](#) RESOLUTION NO. 2021-8865 - ANNEXATION NO. 19 TO THE CITY OF SAN MARCOS COMMUNITY FACILITIES DISTRICT NO. 2011-01

**Recommendation:** ADOPT a resolution certifying the results of the election(s) and annexing the properties listed below to Community Facilities District No. 2011-01 (Congestion Management).

**Attachments:** [Resolution Certifying and Adding Property CFD 2011-01 #19 2.23.21](#)  
[Exhibit A - Certificate of Election Official for CFD No. 2011-01 - Annexation No.](#)  
[Exhibit B - Annexation Boundary Map for CFD No. 2011-01 - Annexation No. 19](#)  
[Aerial Property Maps for CFD No. 2011-01 - Annexation No. 19](#)  
[Rate and Method of Apportionment of Special Tax for CFD No. 2011-01](#)

9. [TMP-1503](#) RESOLUTION NO. 2021-8866 - APPROVE THE ANNUAL PROGRESS REPORT ON HOUSING ELEMENT COMPLIANCE FOR 2020

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

**Attachments:** [Resolution](#)  
[Annual Progress Report 2020](#)  
[Attachment A - SB341 Report](#)

10. [TMP-1496](#) RESOLUTION NO. 2021-8867 - APPROVING AN ADDITIONAL PROJECT LOAN FOR OFF-SITE SEWER WORK AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONSTRUCTION AND PERMANENT FINANCING LOAN AGREEMENT FOR PHASE 1 OF THE REDEVELOPED VILLA SERENA II AFFORDABLE HOUSING DEVELOPMENT

**Recommendation:** ADOPT resolution approving an additional project loan for off-site sewer work and authorizing the City Manager to negotiate, finalize, and execute the construction and permanent financing loan agreement for Phase 1 of the redeveloped Villa Serena II affordable housing development.

**Attachments:** [Resolution](#)  
[Vallecitos Water District – Technical Memorandum - Work Order #235663](#)  
[City Loan Agreement.v5](#)

11. [TMP-1478](#) INFORMATIONAL ITEM - SAN MARCOS CREEK SPECIFIC PLAN INFRASTRUCTURE PROJECTS CHANGE ORDER UPDATE

**Recommendation:** NOTE AND FILE this staff report.

12. [TMP-1512](#) RESOLUTION NO. 2021-8868 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA AUTHORIZING THE SALE OF REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 182-076-01, 182-076-02, 182-076-03, AND 220-420-08
- Recommendation:** ADOPT the proposed Resolution authorizing the sale of real property identified as Assessor's Parcel Numbers 182-076-01, 182-076-02, 182-076-03, and 220-420-08
- Attachments:** [Attachment A - Sycamore Property.pdf](#)  
[Attachment B - Valpreda Property.pdf](#)  
[Resolution -Real Property Sale \(Sycamore & Valpreda Properties\) 03232021.dc](#)
13. [TMP-1510](#) RESOLUTION NO. 2021-8869 - DECLARING CERTAIN REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 219-180-38-00 AS SURPLUS PROPERTY, AUTHORIZING THE ISSUANCE OF ANY APPLICABLE NOTICES OF AVAILABILITY PURSUANT TO THE SURPLUS LANDS ACT PRIOR TO INITIATION OF DISPOSITION EFFORTS WITH RESPECT TO THE SAME, AUTHORIZING THE SUBSEQUENT INITIATION OF NEGOTIATIONS FOR THE SALE OF SUCH PROPERTY, AND FURTHER AUTHORIZING THE CITY MANAGER TO SELL SUCH PROPERTY
- Recommendation:** ADOPT the proposed Resolution declaring certain real property, identified as Assessor's Parcel Number 219-180-38-00, as surplus property no longer necessary for the City's use, authorizing the issuance of any applicable notices of availability of such property pursuant to the Surplus Lands Act prior to initiation of disposition efforts with respect to the same, authorizing the subsequent initiation of negotiations for the sale of such property consistent with the Surplus Lands Act, and further authorizing the City Manager to sell such property.
- Attachments:** [Bent & Grand Avenue Property Plat & Aerial](#)  
[Resolution -Bent & Grant Avenue Properties\) 03232021](#)
14. [TMP-1513](#) RESOLUTION NO. 2021-8870 - A RESOLUTION AUTHORIZING THE AWARD OF A CONSTRUCTION CONTRACT FOR TENANT IMPROVEMENTS, AUTHORIZING THE APPROPRIATION OF ADDITIONAL FUNDS, AND DELEGATING AUTHORITY TO THE CITY MANGER TO EXECUTE AGREEMENTS FOR IMPROVEMENTS TO THE CITY-OWNED SITE LOCATED AT 413 AUTUMN DRIVE
- Recommendation:** ADOPT a resolution authorizing the award of a construction contract for tenant improvements, authorizing the appropriation of funds, and delegating authority to the City Manager to execute all agreements for improvements to the City-owned site located at 413 Autumn Drive.
- Attachments:** [Attachment 1: Resolution 2021-](#)  
[Attachment 2: Reimbursement and Construction Agreement](#)

15. [TMP-1514](#) RESOLUTION NO. 2021-8871 - AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A MEMORANDUM OF UNDERSTANDING AND ALL RELATED DOCUMENTS WITH THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY (CJPIA) RELATED TO CJPIA'S AMERICANS WITH DISABILITIES ACT (ADA) ASSISTANCE PROGRAM

**Recommendation:** ADOPT a resolution authorizing the City Manager to finalize and execute a memorandum of understanding and all related documents with the California Joint Powers Insurance Authority (CJPIA) related to CJPIA's Americans with Disabilities Act (ADA) Assistance Program.

**Attachments:** [ADA Assistance Program MOU San Marcos 3-9-2021](#)  
[CJPIA ADA Reso\\_032321](#)

## **ORAL COMMUNICATIONS**

*The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. To submit a public comment at the City Council meeting, please email [cityclerk@san-marcos.net](mailto:cityclerk@san-marcos.net) and write "Oral Communication" in the subject line. Email comments on matters not on the agenda must be submitted prior to the time the Mayor calls the Oral Communications item.*

## **REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS)**

16. [21-1586](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)  
**Recommendation:** Note and File
17. [21-1587](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER NUÑEZ)  
**Recommendation:** Note and File
18. [21-1588](#) NORTH COUNTY TRANSIT DISTRICT REPORT (MAYOR PRO TEM JENKINS)  
**Recommendation:** Note and File.
19. [21-1589](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER WALTON)  
**Recommendation:** Note and File
20. [21-1590](#) SAN MARCOS CREEK PROJECT UPDATE (CITY MANAGER GRIFFIN)  
**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 18, 2021, 5:30 P.M.

DATE: MARCH 18, 2021

PHILLIP SCOLLICK, CITY CLERK