



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.sanmarcos.net.

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.sanmarcos.net as time permits.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****INVOCATION****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS**

A. Del Mar Fairgrounds 2050

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. [25-2656](#) 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. [25-2657](#) APPROVAL OF MINUTES

Recommendation: APPROVE the minutes of the City Council regular meeting on June 10, 2025

Attachments: [06-10-25R](#)

3. [25-2658](#) APPROVAL OF WARRANTS

Recommendation: APPROVE City Council, Successor Agency, and Fire Protection District warrants dated June 2025.

Attachments: [WARRANTS](#)

4. [25-2653](#) RESOLUTION NO. 2025-9452 - LEGISLATIVE REPORT

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

Attachments: [June 24 Council Reso](#)

[AB 300 Support](#)

[AB 893 Oppose](#)

[AB 956 Oppose](#)

[SB 358 Oppose](#)

5. [TMP-2284](#) RESOLUTION NO. 2025-9453 - IDENTIFYING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THE OFFICIAL DUTY STATION AND ASSIGNED TO AN OUT OF COUNTY EMERGENCY INCIDENT
- Recommendation:** ADOPT the proposed Resolution identifying the terms and conditions for Fire Department response away from the official duty station and assignment to a mutual aid emergency incident.
- Attachments:** [2025 CFAA Resolution](#)
6. [TMP-2286](#) RESOLUTION NO. 2025-9454 - APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 FOR THE PURPOSE OF FINANCING CERTAIN EDUCATIONAL FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO FOR THE BENEFIT OF BAYPOINT PREPARATORY ACADEMY
- Recommendation:** ADOPT a Resolution approving the issuance of revenue bonds by the California Enterprise Development Authority in an aggregate principal amount not to exceed \$30,000,000 for the purpose of financing certain educational facilities and certain other matters relating thereto for the benefit of Baypoint Preparatory Academy
- Attachments:** [Baypoint 2025 - TEFRA resolution \(San Marcos\) Final](#)
7. [TMP-2296](#) RESOLUTION NO. 2025-9455 - AWARD CONTRACT TO SOUTH COAST FIRE EQUIPMENT FOR THE PURCHASE OF TWO (2) PIERCE MANUFACTURING INC. TYPE I FIRE ENGINES.
- Recommendation:** ADOPT a resolution awarding a contract to South Coast Fire Equipment for the purchase of two (2) Pierce Manufacturing Inc. type I fire engines.
- Attachments:** [FY25 Type I Engine Purchase Resolution](#)
8. [TMP-2287](#) RESOLUTION NOS. 2025-9456 & 2025-9457 - APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR ANNUAL LEVY OF ASSESSMENT FOR FISCAL YEAR 2025-2026 FOR LANDSCAPING AND LIGHTING DISTRICT NO.1, AND DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR MAINTENANCE IN LANDSCAPING AND LIGHTING DISTRICT NO. 1, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON
- Recommendation:** ADOPT resolutions approving the preliminary engineer's report and declaring the City of San Marcos' intention to levy and collect assessments in the District for the fiscal year 2025-2026 and establishing a subsequent public hearing on July 22, 2025 at the regular 6:00 p.m. Council meeting
- Attachments:** [2b - Reso - Approv Eng Rpt FY 25-26](#)
[2c - Reso - Set Hearing FY 25-26](#)
[Prelim Engineer's Report 25-26](#)

9. [TMP-2288](#) RESOLUTION NOS. 2025-9458 & 2025-9459 - APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR ANNUAL LEVY OF ASSESSMENT FOR FISCAL YEAR 2025-2026 FOR VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT; AND DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR STREET MAINTENANCE IN THE VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

Recommendation: ADOPT resolutions approving the preliminary engineer's report and declaring the City of San Marcos' intention to levy and collect assessments in the Vallecitos Town Center Street Maintenance District for fiscal year 2025-2026, and establishing a subsequent public hearing at a regular meeting of the San Marcos City Council on July 22, 2025, at 6:00 p.m.

Attachments: [2b - Reso approving Engrs Report 25-26](#)
[2c - Reso to set Public Hearing and Eng Rpt 25-26](#)
[Prelim Engineer's Report 25-26](#)

10. [TMP-2298](#) RESOLUTION NO. 2025-9460 - APPROVE PROJECTS FOR FISCAL YEAR 2025 - 2026 FUNDED BY SB 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

Recommendation: ADOPT a resolution approving projects for fiscal year 2025-26 funded by SB 1, the Road Repair and Accountability Act of 2017.

Attachments: [Resolution No. 2025-XXXX](#)

11. [TMP-2301](#) RESOLUTION NO. 2025-9461 - ADOPT AN UPDATED AND REVISED STREET NAMING AND RENAMING POLICY

Recommendation: ADOPT resolution to update and revise the Street Naming and Renaming Policy

Attachments: [Resolution2025-#### - Adopting Street Naming & Renaming Policy](#)
[Resolution 2025-#### Exhibit A - Street Naming and Renaming Policy](#)

12. [TMP-2302](#) RESOLUTION NO. 2025-9462 - AWARDING A CONTRACT FOR ASSET MANAGEMENT SOFTWARE SERVICES AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT WITH VERTOSOFT

Recommendation: ADOPT a resolution awarding a contract for asset management software services, and delegating authority to the City Manager to negotiate, finalize, and execute a contract with VERTOSOFT for a maximum of three (3) years with a not-to-exceed budget of \$420,000.00.

Attachments: [Resolution_Vertosoft](#)

13. [TMP-2281](#) RESOLUTION NO. 2025-9463 - FISCAL YEAR 2025-26
APPROPRIATIONS LIMIT
- Recommendation:** ADOPT resolution establishing the City of San Marcos' appropriations subject to limit for the fiscal year ending June 30, 2026 as presented.
- Attachments:** [CC Mtg 20250624 - Reso and Exhibit A FY2025-26](#)
14. [25-2655](#) RESOLUTION NO. 2025-9464 - APPROVING AMENDMENTS TO
PROFESSIONAL SERVICES CONTRACTS WITH VILLA CIVIL AND
4LEAF INC., RESPECTIVELY, AND AUTHORIZING THE CITY
MANAGER TO FINALIZE AND EXECUTE CONTRACT AMENDMENTS
AND RELATED DOCUMENTS
- Recommendation:** ADOPT a resolution amending the professional services contracts with Villa Civil and 4leaf Inc., and authorizing the City Manager or delegated designee to finalize and execute the contract amendments and related documents.
- Attachments:** [Reso_Final](#)
15. [TMP-2265](#) RESOLUTION NO. 2025-9465 - AUTHORIZING AWARD OF A
MULTI-YEAR CONTRACT NOT TO EXCEED SEVEN (7) YEARS AND
DELEGATING AUTHORITY TO THE CITY MANAGER TO FINALIZE AND
EXECUTE A CONSULTANT SERVICES CONTRACT WITH EIDE
BAILLY, LLP FOR ACCOUNTING SERVICES
- Recommendation:** ADOPT a resolution authorizing the award of a multi-year consultant services contract not to exceed seven (7) years and delegating authority to the City Manager to finalize and execute a consulting services contract to Eide Bailly, LLP for accounting services.
- Attachments:** [Accounting_Reso_EB](#)

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.

NEW BUSINESS

16. [25-2654](#) APPOINTMENTS TO CITY BOARDS, COMMITTEES AND
COMMISSIONS
- Recommendation:** APPOINT individuals to positions on City Boards, Committees and Commissions.
- Attachments:** [June 2025 Redacted Commission Applications](#)
[June 2025 Commission Application List - Council Dais](#)

PUBLIC HEARINGS

17. [TMP-2291](#) ORDINANCE NOS. 2025-1560 & 2025-1561 AND RESOLUTION NOS. 2025-9448, 9449, 9450, 9451 - PROPOSED DEVELOPMENT ENTITLEMENTS FOR ARMORLITE LOFTS MIXED-USE PROJECT CONSISTING OF 165 RESIDENTIAL APARTMENT UNITS AND 5,600 SQUARE FEET OF COMMERCIAL SPACE AND ASSOCIATED CEQA REQUIREMENTS AS RECOMMENDED BY THE PLANNING COMMISSION BY A 7 - 0 VOTE (EIR 24-003)

Recommendation: ADOPT or INTRODUCE the following, as applicable, in the order set forth below:

1. ADOPT Resolution No. 2025-9448 certifying Environmental Impact Report (EIR 24-003);
2. INTRODUCE Ordinance No. 2025-1560 approving Specific Plan (SP 23-0001), the Armorlite Lofts Specific Plan;
3. ADOPT Resolution No. 2025-9449 approving General Plan Amendment GPA 23-0002, to change the General Plan land use designation of the 2.44-acre project site from Public Institutional (PI) to Specific Plan Area (SPA);
4. INTRODUCE Ordinance No. 2025-1561 approving Rezone R 23-0001, rezoning the 2.44-acre project site from Public Institutional (PI) to Specific Plan Area (SPA);
5. ADOPT Resolution No. 2025-9450 approving Site Development Plan SDP 23-0003 to allow the construction of a mixed-use building consisting of 165 apartments and 5,600 square feet of commercial space; and
6. ADOPT Resolution No. 2025-9451 approving Conditional Use Permit CUP 23-0002 for the temporary use of a rock crusher during site grading.

Attachments: [Resolution No. 2025-9448 Environmental Impact Report \(EIR\) 24-003](#)
[> Exhibit A - Findings of Fact](#)
[> Exhibit B - Final Environmental Impact Report \(EIR\)](#)
[Ordinance No. 2025-1560 Specific Plan \(SP\) 23-0001](#)
[> Exhibit A - Armorlite Lofts Specific Plan](#)
[Resolution No. 2025-9449 General Plan Amendment \(GPA\) 23-0002](#)
[Ordinance No. 2025-1561 Rezone \(R\) 23-0001](#)
[Resolution No. 2025-9450 Site Development Plan \(SDP\) 23-0003](#)
[Resolution No. 2025-9451 for Conditional Use Permit \(CUP\) 23-0002](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Requested Entitlements](#)
[Attachment C - Site and Project Characteristics](#)
[Attachment D - Armorlite Lofts Specific Plan](#)
[Attachment E - Final Environmental Impact Report](#)
[> Appendix-A1-Specific Plan](#)
[> Appendix-A2-Project-Plans](#)
[> Appendix-A3-Landscape-Plan](#)
[> Appendix-B1-Initial-Study](#)
[> Appendix-B2-NOP](#)
[> Appendix-B3-NOP-Comment-Letters](#)
[> Appendix-C-Air-Quality](#)
[> Appendix-D-Biological-Resources-Report](#)
[> Appendix-E-GHG](#)
[> Appendix-F-CAP-Checklist](#)
[> Appendix-G-Energy](#)
[> Appendix-H-Geotech](#)
[> Appendix-I-Phase1-ESA](#)
[> Appendix-J-Phase2-ESA](#)
[> Appendix-K-Due-Diligence-Memo](#)
[> Appendix-L-Statement-of-Clarification-UST](#)
[> Appendix-M-Drainage-Study](#)
[> Appendix-N-SWQMP](#)
[> Appendix-O-LTA](#)
[> Appendix-P-Noise](#)
[> Appendix-Q-SMUSD-Response](#)
[> Appendix-R-VMT](#)
[> Appendix-S-VWD-Water-Sewer](#)
[Attachment F - Fiscal and Economic Impact Analysis](#)

[Attachment G - Project Plans](#)

[Attachment H - Draft Planning Commission Meeting Minutes May 19, 2025](#)

[Attachment I - SAFER Letter Dated May 19, 2025](#)

[Attachment J - Applicant Response to May 19, 2025 SAFER Letter](#)

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))

18. [25-2659](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)
Recommendation: Note and File
19. [25-2660](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)
Recommendation: Note and File
20. [25-2661](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)
Recommendation: Note and File.
21. [25-2662](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)
Recommendation: Note and File
22. [25-2663](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)
Recommendation: Note and File
23. [25-2664](#) 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 JANUARY 19, 2025, 5:30 P.M.

DATE: JUNE 19, 2025

PHILLIP SCOLLICK, CITY CLERK