



MINUTES

Regular Meeting of the San Marcos City Council

TUESDAY, DECEMBER 9, 2025

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 6:02 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 NUÑEZ, SECONDED BY COUNCILMEMBER MUSGROVE, EXCEPT FOR ITEM #11 WHICH WAS REMOVED FOR FURTHER DISCUSSION.

AYES: COUNCILMEMBERS: SANNELLA, LEBLANG, JONES, MUSGROVE, NUÑEZ
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 November 10, 2025.
3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated November 2025.
4. **ORDINANCE NO. 2025-1568 - SECOND READING OF ORDINANCE AMENDING TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE TO COMPREHENSIVELY UPDATE THE ZONING ORDINANCE/TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE AND FINDING THAT SAID AMENDMENT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.** Adopted (Second Reading) of Ordinance No. 2025-1568 amending Title 20 of the San Marcos Municipal Code to comprehensively update the Zoning Ordinance/TITLE 20 of the San Marcos Municipal Code and finding that said repeal and replacement is categorically exempt from CEQA review, in the following order: 1. Notice of Exemption (EX 25-030); and 2. Ordinance No. 2025-1568 (Text Amendment TA23-0001) amending Title 20 of the San Marcos Municipal Code to comprehensively update the Zoning Ordinance/TITLE 20 of the San Marcos Municipal Code.
5. **ORDINANCES NO. 2025-1569 & 2025-1570 - SECOND READING OF ORDINANCE AMENDING SAN MARCOS MUNICIPAL CODE CHAPTER 17.64 TO ADOPT THE 2025 CALIFORNIA FIRE CODE AND DECLARING LOCAL CONDITIONS TO AMEND CERTAIN PROVISIONS OF THE SAME, AND SECOND READING OF ORDINANCE ADOPTING THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND THE 2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE AND DECLARING LOCAL CONDITIONS TO AMEND CERTAIN PROVISIONS OF THE SAME TO BE THE SAN MARCOS FIRE PROTECTION DISTRICT WILDLAND URBAN INTERFACE CODE.** Adopted (Second Reading) Ordinance No. 2025-1569 amending San Marcos Municipal Code Chapter 17.64 to adopt the 2025 California Fire Code, and declaring local conditions to amend the same; and adopted (Second Reading) Ordinance No. 2025-1570 adopting the 2025 California Wildland-Urban Interface Code and the International Wildland Urban Interface Code, and declaring local conditions to amend the same to be the San Marcos Fire Protection District Wildland Interface Code.
6. **RESOLUTION NO. 2025-9516 - CANCELLATION OF THE DECEMBER 23, 2025 REGULAR CITY COUNCIL MEETING.** Adopted a resolution canceling the December 23, 2025 regular City Council meeting.
7. **RESOLUTION NO. 2025-9517 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL.** Adopted a resolution approving the expenditure of funds for attendance at events which are in furtherance of a public purpose.
8. **RESOLUTION NO. 2025-9518 - REPEALING RESOLUTION NO. 2024-9382 AND ADOPTING THE CITY'S ANNUAL INVESTMENT POLICY.** Adopted resolution approving the City's annual investment policy.



9. **RESOLUTION NO. 2025-9519 - AWARDING A CONTRACT TO SOUTHERN COUNTIES LUBRICANTS LLC FOR BULK FUEL AND LUBRICANT SERVICES, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT AND ANY RELATED DOCUMENTS.** Adopted a resolution awarding a contract to Southern Counties Lubricants, LLC for the purchase and delivery of bulk fuel and lubricant services in an amount not to exceed \$7,500,000 for a five-year term, and authorizing the City Manager to negotiate, finalize, and execute the contract and related documents.
10. **RESOLUTION NO. 2025-9520 - AWARDING A CONTRACT TO WEATHERPROOFING TECHNOLOGIES, INC. (WTI), FOR ROOF MEMBRANE REHABILITATION AT PUBLIC WORKS BUILDING #1 AND BUILDING #3 AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT AND ANY RELATED DOCUMENTS.** Adopted a resolution awarding a contract to Weatherproofing Technologies, Inc. (WTI) for roof membrane rehabilitation at Public Works Building #1 and Building #3 in the not to exceed amount of \$480,000.00 and authorizing the City Manager to negotiate, finalize, and execute the contract and any related documents.
11. **RESOLUTION NO. 2025-9521 - ACCEPTANCE OF STATE PARKS GRANT FUNDING.** Adopt a resolution accepting \$5,000,000 in grant funding from the California Department of State Parks, under SB 105 - Budget Acts of 2021, 2023, 2024, and 2025. **REMOVED FROM CONSENT**
12. **RESOLUTION NO. 2025-9522 - APPROVAL OF UPDATED PART-TIME CLASSIFICATION AND COMPENSATION SCHEDULE IN RESPONSE TO CALIFORNIA MINIMUM WAGE INCREASE.** Adopted a resolution approving the updated Part-Time Classification and Compensation Schedule to comply with the California minimum wage increase effective January 1, 2026, and to add new classifications for engineering positions.
13. **RESOLUTION NOS. 2025-9524 & 2025-9525 - FINAL MAP APPROVAL FOR TENTATIVE SUBDIVISION MAP 24-0002 FOR SB-HS OPTION POOL 01 L.P., A DELAWARE LIMITED PARTNERSHIP (APPLICANT LENNAR HOMES) AND ACCEPTING IRREVOCABLE OFFERS OF DEDICATION FOR A PUBLIC STREET, DRAINAGE, AND UTILITY EASEMENT FOR A PORTION OF WEST SAN MARCOS BOULEVARD, GENERAL UTILITY AND PUBLIC PEDESTRIAN ACCESS EASEMENT.** 1) Approved Final Subdivision Map for Tentative Subdivision Map (TSM) 24-0002; 2) Adopted resolution accepting an Irrevocable Offer of Dedication for a Public Street, Drainage, and Utility easement for a portion of West San Marcos Boulevard as offered by Document 2024-0046378; and 3) Adopted resolution accepting an Irrevocable Offer of Dedication for a General Utility and Public Pedestrian Access Easement as offered by Document 2025-0093203.
14. **RESOLUTION NOS. 2025-9526 & 2025-9527 - ORDERING THE SUMMARY VACATION AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF LA CIENEGA ROAD AND RESERVING THEREFROM UTILITY RIGHTS; DECLARATION OF TRANSFER OF REAL PROPERTY PROPOSED TO BE SUMMARILY VACATED AND ABANDONED TO AN ADJACENT**



PROPERTY OWNER IS EXEMPT FROM THE SURPLUS LAND ACT; AUTHORIZATION TO SEEK ASSISTANCE FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITH RESPECT TO SUCH EXEMPTION; AND AUTHORIZATION TO NEGOTIATE, FINALIZE, AND EXECUTE ALL DOCUMENTS NECESSARY FOR THE TRANSFER OF THE VACATED REAL PROPERTY TO AN ADJACENT PROPERTY OWNER. Adopted and Approved the following, in the order set forth below, as recommended by the Planning Commission:

1. Adopted Categorical Exemption EX24-010 per CEQA Section 15305, Class V (Minor Alterations in Land Use Limitations); and 2. Approved resolution (VAC25-0002) ordering the summary vacation and abandonment of public right-of-way for a portion of La Cienega Road, reserving therefrom utility rights. 3. Approved 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 assistance 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 an adjacent property owner for its appraised value and associated costs.

- 15. RESOLUTION NO. 2025-9523 - ANNEXATION NO. 93 TO THE CITY OF SAN MARCOS COMMUNITY FACILITIES DISTRICT NO. 98-01 IMPROVEMENT AREA NO. 1 (POLICE ONLY).** Adopted a resolution certifying the results of the elections and annexing the properties listed on the following page to Community Facilities District No. 98-01 IA No. 1 (Police Only).
- 16. RESOLUTION NO. 2025-9528 - ANNEXATION NO. 160 TO THE CITY OF SAN MARCOS COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING, LANDSCAPING, OPEN SPACE AND PRESERVE MAINTENANCE) AND IMPROVEMENT AREA F-54.** Adopted a resolution certifying the results of the election and annexing the property listed below to Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) of the City of San Marcos and Improvement Area F-54 thereto.
- 17. RESOLUTION NO. FD 2025-378 - ANNEXATION NO. 98 TO THE SAN MARCOS FIRE PROTECTION DISTRICT COMMUNITY FACILITY DISTRICT NO. 2001-01.** Adopted a resolution certifying the results of the elections and annexing the properties listed on the following page to Community Facilities District No. 2001-01.
- 18. RESOLUTION NO. 2025-9529 - ANNEXATION NO. 37 TO THE CITY OF SAN MARCOS COMMUNITY FACILITIES DISTRICT NO. 2011-01 (CONGESTION MANAGEMENT).** Adopted a resolution certifying the results of the election and annexing the property listed on the following page to Community Facilities District No. 2011-01 (Congestion Management).
- 19. RESOLUTION NO. 2025-9530 - APPROVING A TEMPORARY NIGHTTIME WORK HOUR WAIVER FROM THE REQUIREMENTS OF RESOLUTION 2002-5865 FOR THE RETROREFLECTIVE BACKPLATE PROJECT (CIP# TR008).** Adopted a resolution to waive the requirements of resolution 2002-5865 and approve the temporary lane closures on San Marcos Boulevard during daytime.



ITEMS REMOVED FROM CONSENT CALENDAR

11. RESOLUTION NO. 2025-9521 - ACCEPTANCE OF STATE PARKS GRANT FUNDING. Adopt a resolution accepting \$5,000,000 in grant funding from the California Department of State Parks, under SB 105 - Budget Acts of 2021, 2023, 2024, and 2025.

PUBLIC COMMENTS INCLUDED: None

COUNCILMEMBER DISCUSSION INCLUDED: appreciation for the grant funding.

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

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

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ORAL COMMUNICATIONS

Liz Santos provided comments on City actions on a project, easement, and grant deed issue on and near her property.

Marlene Walder provided comment regarding a new sign on Barham for no left turn and clarification signage for entry and exit near the mobile home park she resides in.

ORDINANCES

20. ORDINANCE NO. 2025-1575 - AMENDING SAN MARCOS MUNICIPAL CODE TITLE 17 (BUILDINGS, CONSTRUCTION, AND RELATED ACTIVITIES) AND ADOPTING LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING CODE. Introduce (First Reading) an ordinance amending the San Marcos Municipal Code Title 17 (Buildings, Construction, and Related Activities), and adopting local amendments to the California Building Code.

David Yorba, Building Program Manager, provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: None.

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

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



NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

21. ORDINANCE NO. 2025-1576 - AMENDING TITLE 14, CHAPTER 14.04 (HIGHWAYS AND TRAFFIC - APPLICATIONS, PERMITS, AND GENERAL PROVISIONS) AND TITLE 17, CHAPTER 17.32 (GRADING AND RELATED ACTIVITIES), OF THE SAN MARCOS MUNICIPAL CODE. Introduce (First Reading) an ordinance amending Title 14, Chapter 14.04 (Highways and Traffic - Applications, Permits, and General Provisions) and Title 17 Chapter 17.32 (Grading and Related Activities) of the San Marcos Municipal Code.

Kyrenne Chua, Principal Civil Engineer, provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: None.

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

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

PUBLIC HEARINGS

22. RESOLUTION NO. 2025-9531 - ADOPTING THE FY 2024-25 PUBLIC FACILITIES FEES ANNUAL REPORT FINDINGS. Adopt the FY2024-25 public facilities fees annual report findings resolution, as required by the California Government Code.

Michelle Bender, City Manager, provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: None.

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

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



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

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

23. **RESOLUTION NOS. 2025-9514 & 9515 AND ORDINANCE NOS. 2025-1572, 1573 & 1574 - UNIVERSITY DISTRICT SPECIFIC PLAN (UDSP) SELF STORAGE & DISTRICT EXPANSION - ADOPTION OF AN ENVIRONMENTAL IMPACT REPORT ADDENDUM AND REGULATORY AMENDMENTS AND ENTITLEMENTS TO ALLOW THE CONSTRUCTION OF A SELF STORAGE FACILITY AND EXPAND THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA.** Adopt or introduce the following, as applicable, in the order set forth below: 1. Adopt an Environmental Impact Report (EIR) Addendum (EIR25-005); 2. Introduce Ordinance No. 2025-1572 (Specific Plan Amendment SP24-0003) approving various changes to the University District Specific Plan (UDSP) including but not limited to adding a Self-Storage Overlay Zone with associated development standards, updating the Transportation Demand Management (TDM) Plan, making minor adjustments to the public art section, and expanding the Specific Plan boundary; 3. Introduce Ordinance No. 2025-1573 (Specific Plan Amendment SP25-0001) approving various changes to the Heart of the City Specific Plan (HOCSP) including but not limited to removing two properties from the HOCSP and updating descriptions associated with these two properties; 4. Adopt Resolution No. 2025-9514 (General Plan Amendment GPA25-0002) for a graphics change to show the new boundaries of the University District Specific Plan and the Heart of the City Specific Plan; 5. Introduce Ordinance No. 2025-1574 (Text Amendment TA24-0004) to amend Municipal Code Section 20.400.180 to specify that the section does not apply to the University District Specific Plan Self Storage Overlay Zone and find the Text Amendment is exempt from CEQA (EX25-036); and 6. Adopt Resolution No. 2025-9515 (Conditional Use Permit CUP24-0005) for the construction of a self-storage storage facility totaling approximately 110,000 square feet.

Chris Garcia- Senior Planner, Joe Farace- Planning Director, and Kyrenne Chua- Principal Civil Engineer, provided the staff presentation.

Darren Levitt provided the applicant presentation.

PUBLIC COMMENTS INCLUDED:

Liz Santos opposed the project, commenting that it hindered the ability to rehabilitate her property.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on the lack of outdoor storage, the addition of frontage improvements, and future improvements for the Hampton Inn.



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

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

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

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

ORAL COMMUNICATIONS

Alondra Alvarez, Universidad Popular, provided comment on past and future events held by Universidad Popular.

Flower Alvarez-Lopez, Universidad Popular, requested a fee waiver for an event held at a City facility in March.

REPORTS (Including AB 1234 Reporting Requirements)

24. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. No report given.
No action taken.
25. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER MUSGROVE AND COUNCILMEMBER NUÑEZ. Report given. No action taken.
26. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. Report given.
No action taken.
27. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG. Report given. No action taken.
28. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. Report given. No action taken.
29. **CITY COUNCIL BUSINESS VISITS** – MAYOR JONES AND COUNCILMEMBER NUÑEZ visited Parabilis Space Technologies, Inc. Report given. No action taken.

COUNCIL COMMENTARY

Mayor Jones wished everyone happy holidays.

ADJOURNMENT



MAYOR JONES adjourned the meeting at 7:06 p.m.

REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

PHILLIP SCOLICK, CITY CLERK
CITY OF SAN MARCOS