



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. SMILE Award- Councilmember Nuñez

B. Vista Community Clinic Tobacco Prevention Awareness Presentation

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. [25-2691](#) 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. [25-2692](#) APPROVAL OF MINUTES

Recommendation: APPROVE the minutes of the City Council regular and special meetings on July 22, 2025.

Attachments: [07-22-25S FS5 Planning Workshop](#)

[07-22-25S Closed Session](#)

[07-22-25R](#)

3. [25-2693](#) APPROVAL OF WARRANTS

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

Attachments: [WARRANTS 09092025](#)

4. [25-2690](#) RESOLUTION NO. 2025-9484 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL
- Recommendation:** ADOPT a resolution approving the expenditure of funds for attendance at public purpose events.
- Attachments:** [Sep 09th ticket reso](#)
[LOCC ANNUAL CONFERENCE 802 FORM](#)
[18TH ANNUAL ACHIEVEMENT AWARDS 802 FORM](#)
5. [25-2688](#) RESOLUTION NO. 2025-9485 - LEGISLATIVE REPORT AND UPDATE ON PENDING STATE LEGISLATION
- Recommendation:** ADOPT a resolution taking a position on pending legislation in the California State Legislature that may have local impacts.
- Attachments:** [September 9 Council Reso](#)
[SB 707 Oppose - Agenda](#)
[SB 827 Oppose - Agenda](#)
[Cap and Trade Reauthorization Support Letter - Agenda](#)
6. [25-2689](#) ORDINANCE NO. 2025-1562 – SECOND READING OF ORDINANCE AMENDING SAN MARCOS MUNICIPAL CODE CHAPTER 2.16 (CONTROLS ON CAMPAIGN CONTRIBUTIONS) TO INCREASE CAMPAIGN CONTRIBUTION LIMITS
- Recommendation:** ADOPT (Second Reading) Ordinance No. 2025-1562 amending San Marcos Municipal Code Chapter 2.16 (Controls on Campaign Contributions).
- Attachments:** [Campaign Contributions Limits Increase - Ordinance 7.16.25](#)
[Campaign Contributions Ordinance Exhibit - Chapter 2.16 \(Redline\).7.16.25](#)
7. [TMP-2323](#) RESOLUTION NO. 2025-9486 – AUTHORIZING AMENDMENTS TO THE ON-CALL AGREEMENT WITH VILLA CIVIL, APC, FOR ENGINEERING SUPPORT SERVICES FOR DEVELOPMENT SERVICES
- Recommendation:** ADOPT a resolution approving Amendment No. 2 to Agreement No. 7400 with Villa Civil, APC, to increase the not-to-exceed contract amount by \$100,000, resulting in a revised total contract value of \$349,700 for continued on-call engineering support services for Development Services.
- Attachments:** [RESOLUTION NO 2025-XXXX](#)

8. [TMP-2324](#) RESOLUTION NO. 2025-9487 □ AWARDING A CONTRACT FOR THE SENIOR ACTIVITY CENTER HVAC REPLACEMENT PROJECT TO TRANE U.S. INC AND EXECUTION OF THE CONTRACT AND ALL RELATED DOCUMENTS, AND TO AMEND THE CAPITAL IMPROVEMENT PROGRAM BUDGET IF AND AS NECESSARY TO COMPLETE THE PROJECT

Recommendation: ADOPT a resolution awarding a contract for the Senior Activity Center HVAC Replacement Project (CIP FC019) to Trane U.S. Inc., and delegating authority to the City Manager to negotiate, finalize, and execute the contract and all related documents, and to amend the Capital Improvement Program budget if and as needed to complete the work.

Attachments: [Resolution DG Final](#)

9. [TMP-2325](#) RESOLUTION NO. 2025-9488 - AWARDING A CONTRACT FOR AS NEEDED PUMP AND WELL MAINTENANCE SERVICES AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT WITH BRAX COMPANY, INC.

Recommendation: ADOPT a resolution awarding a contract for as needed pump and well maintenance services and delegating authority to the City Manager to negotiate, finalize, and execute the contract with Brax Company, Inc for a maximum of five (5) years.

Attachments: [Reso Pump & Well Services](#)

10. [TMP-2326](#) RESOLUTION NO. 2025-9489 - AWARDING A CONTRACT FOR THE PURCHASE, DELIVERY, AND INSTALLATION OF PLAYGROUND EQUIPMENT AND RELATED SERVICES AT MULBERRY PARK, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT WITH LANDSCAPE STRUCTURES, INC. AND ANY RELATED DOCUMENTS

Recommendation: ADOPT a resolution awarding a contract to Landscape Structures, Inc., and delegating authority to the City Manager to negotiate, finalize, and execute the contract with Landscape Structures Inc. with a not to exceed budget of \$349,000.00.

Attachments: [Reso LSI Inc. 9.2.25](#)

11. [TMP-2328](#) RESOLUTION NO. 2025-9490 - AMENDMENT TO THE SPECIALIZED LAW ENFORCEMENT SERVICES CONTRACT 6775 BETWEEN THE CITY OF SAN MARCOS AND THE SAN DIEGO COUNTY SHERIFF TO CLARIFY RESPONSIBILITY AND OVERSIGHT OF VEHICLES PURCHASED, LEASED, OR RENTED BY THE CITY AND OTHER AMENDMENTS TO SAID CONTRACT AS MAY BE NEEDED WHICH ARE WITHIN THE CONTRACTING AUTHORITY SET FORTH IN SAN MARCOS MUNICIPAL CODE CHAPTER 2.30

Recommendation: ADOPT a resolution authorizing the City Manager to execute an amendment to the current Law Enforcement Services agreement with the San Diego County Sheriff's Department to clarify responsibility and oversight of vehicles purchased, leased, or rented by the City for the purposes of law enforcement and emergency response.

Attachments: [Sheriff Contract Amendment Resolution](#)
[Amendment - Agreement with the City of San Marcos for Municipal Law Enforce](#)

12. [TMP-2317](#) RESOLUTION NO. 2025-9491 – AWARDING A CONSTRUCTION CONTRACT TO HSCC, INC., FOR THE APPARATUS STORAGE: FIRE STATION 3 PROJECT (CIP# FC006), AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE CONSTRUCTION DOCUMENTS RELATING TO THE SAME, AND APPROPRIATING ADDITIONAL FUNDS FOR THE PROJECT

Recommendation: ADOPT a resolution awarding a construction contract to HSCC, Inc., for the Apparatus Storage Fire Station 3 Project (CIP# FC006), and authorizing the City Manager to negotiate, finalize and execute construction documents relating to the same, and appropriating additional funds for the project.

Attachments: [Resolution of Award](#)
[FC006 FY26 Update](#)

13. [TMP-2321](#) RESOLUTION NO. 2025-9492 – DELEGATING TO AND AUTHORIZING THE CITY MANAGER TO AWARD, NEGOTIATE, FINALIZE, AND EXECUTE ALL CONTRACT DOCUMENTS, AND DELEGATING TO AND AUTHORIZING THE CITY ENGINEER TO APPROVE CONSTRUCTION DOCUMENTS FOR THE FIRE STATION 5 PROJECT (CIP# FC021)

Recommendation: ADOPT a resolution to delegate to and authorize the City Manager the authority to award, negotiate, finalize, and execute all contract documents, and to delegate to and authorize the City Engineer to approve plans for the Fire Station 5 project (CIP# FC021).

Attachments: [Resolution 2025-XXXX](#)

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

14. [25-2700](#) APPOINTMENTS TO CITY BOARDS, COMMITTEES AND COMMISSIONS

Recommendation: APPOINT individuals to positions on City Boards, Committees and Commissions.

Attachments: [Youth Commission Applications 09022025](#)

PUBLIC HEARINGS

15. [TMP-2309](#) RESOLUTION NOS. 2025-9479, 2025-9480, 2025-9481, 2025-9482, & 2025-9483 AND ORDINANCE NOS. 2025-1563 & 2025-1564 – WOODWARD 46 – ENTITLEMENTS TO DEVELOP 46 RESIDENTIAL CONDOMINIUMS ON AN 8.6-ACRE SITE LOCATED ALONG WOODWARD STREET, INCLUDING AN ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM (EIR23-005) WITH FINDINGS OF FACT, SPECIFIC PLAN (SP22-0005), SPECIFIC PLAN AMENDMENT (SP22-0006), GENERAL PLAN AMENDMENT (GPA22-0004), MULTI-FAMILY SITE DEVELOPMENT PLAN REVIEW (MFSDP22-0005), TENTATIVE SUBDIVISION MAP (TSM22-0004), AND CONDITIONAL USE PERMIT (CUP22-0005), AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION BY A 6-0 VOTE

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

1. ADOPT Resolution (2025-9479) to certify the Environmental Impact Report (EIR23-005/ SCH No. 2023080449) and adopt Findings of Fact;
2. ADOPT Resolution (2025-9480) (General Plan Amendment GPA22-0004) to amend the land use maps related to Specific Plan changes in the Land Use Element;
3. INTRODUCE Ordinance (2025-1563) (Specific Plan SP22-0005) to adopt the Woodward 46 Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project site;
4. INTRODUCE Ordinance (2025-1564) (Specific Plan Amendment SP22-0006) amending the Heart of the City Specific Plan to change the sub-plan designation from "Richmar Specific Plan" to "Woodward 46 Specific Plan" for the subject property;
5. ADOPT Resolution (2025-9481) (Multi-Family Site Development Plan MFSDP22-0005) for design review of a residential condominium complex, including site plan, grading, landscaping, floor plans, and architectural elevations;
6. ADOPT Resolution (2025-9482) (Tentative Subdivision Map TSM22-0004) for a 46-unit condominium map; and
7. ADOPT Resolution (2025-9483) (Conditional Use Permit CUP22-0005) to allow for the temporary use of a rock crusher during grading operations.

Attachments: [1. FEIR23-005 Resolution_CC](#)
[EXHIBIT A.1 Findings of Fact & FEIR23-005](#)
[2. GPA22-0004 Resolution_CC](#)
[3. SP22-0005 Ordinance_CC](#)
[EXHIBIT A.2 Woodward-Specific-Plan SP22-0005](#)
[4. SP22-0006 Ordinance_CC](#)
[EXHIBIT A.3-HOCSP-Amendment SP22-0006](#)
[5. MFSDP22-0005 Resolution_CC](#)
[6. TSM22-0004 Resolution_CC](#)
[7. CUP22-0005 Resolution_CC](#)
[ATTACHMENT A - C - Vicinity Map Requested Entitlement Site & Prj Char](#)
[ATTACHMENT D. EIR](#)
[ATTACHMENT D.1 Woodward Findings of Fact 5-20-25](#)
[ATTACHMENT D.2 Woodward-FEIR](#)
[ATTACHMENT D.3 AppendixA1-Woodward-Specific-Plan](#)
[ATTACHMENT D.4 AppendixA2-HOCSP-Amendment](#)
[ATTACHMENT D.5 AppendixA3-Project-Plans](#)
[ATTACHMENT D.6 AppendixA4-Landscape-Plan](#)
[ATTACHMENT D.7 AppendixB1-Initial-Study](#)
[ATTACHMENT D.8 AppendixB2-NOP](#)
[ATTACHMENT D.9 AppendixB3-NOP-Comment-Letters](#)
[ATTACHMENT D.10 AppendixC-Air-Quality](#)
[ATTACHMENT D.11 AppendixD1-Biology-Report](#)
[ATTACHMENT D.12 AppendixD2-Rare-Plant](#)
[ATTACHMENT D.13 AppendixD3-CAGN-Memorandum](#)
[ATTACHMENT D.14 AppendixD4-Bee-Survey](#)
[ATTACHMENT D.15 AppendixE-Energy-Report](#)
[ATTACHMENT D.16 AppendixF-CAP-Checklist](#)
[ATTACHMENT D.17 AppendixG-Geotechnical-Evaluation](#)
[ATTACHMENT D.18 AppendixH-Hydrology-Study](#)
[ATTACHMENT D.19 AppendixI-SWQMP](#)
[ATTACHMENT D.20 AppendixJ-LTA](#)
[ATTACHMENT D.21 AppendixK-Noise](#)
[ATTACHMENT D.22 AppendixL-SMUSD-Letter](#)
[ATTACHMENT D.23 AppendixM-VMT](#)
[ATTACHMENT D.24 AppendixN-VWD-Water-Sewer-Study](#)
[ATTACHMENT E.1 - Architecture](#)
[ATTACHMENT E.2 - Tentative Subdivision Map](#)

[ATTACHMENT E.3 - Landscape Plans](#)

[ATTACHMENT F.1 NOP Comment-Letters](#)

[ATTACHMENT F.2 PUBLIC COMMENT](#)

[ATTACHMENT F.3 Public Comment Post PC mtg](#)

[ATTACHMENT G VMT Memo](#)

[ATTACHMENT H. Planning Commission Minutes from June 16, 2025](#)

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))

16. [25-2694](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)
Recommendation: Note and File
17. [25-2695](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)
Recommendation: Note and File
18. [25-2696](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)
Recommendation: Note and File.
19. [25-2697](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)
Recommendation: Note and File
20. [25-2698](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)
Recommendation: Note and File
21. [25-2699](#) 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 SCOLICK, 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
SEPTEMBER 5, 2025, 5:30 P.M.

DATE: SEPTEMBER 5, 2025

PHILLIP SCOLICK, CITY CLERK