

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



**Tuesday, January 23, 2018  
1 Civic Center Drive  
San Marcos, CA 92069  
City Council Chambers  
6 PM**

**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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**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 FIVE 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 only 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. The City Council is prohibited by state law from 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.

**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).

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.san-marcos.net](http://www.san-marcos.net) as time permits.

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION - MAYOR DESMOND****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS****A. COMMENDATION JOHN GOMEZ, SAN MARCOS YOUTH SPORTS COUNCIL****B. PROJECT EVERGREEN & HUNTER INDUSTRIES RECOGNITION****CONSENT CALENDAR**

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.

**Recommendation:** WAIVE

2. APPROVAL OF MINUTES

**Recommendation:** APPROVE the minutes of a regular meeting on January 9, 2018 at 6:00 p.m.

3. APPROVAL OF WARRANTS

**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated 1/16/2018.

4. ORDINANCE NOS. 2018-1459 & 2018-1460 - SECOND READING TO APPROVE AN AMENDMENT TO THE HEART OF THE CITY SPECIFIC PLAN & ADOPTION OF THE RANCHO CORONADO RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS (SOUTHERN PARCEL AREAS E&F), CASE NO. SP 17-002 (P17-0015), AND APPROVE A ZONE RECLASSIFICATION OF 0.28 ACRES FROM PUBLIC INSTITUTIONAL (P-1) TO SPECIFIC PLAN AREA (SPA) HEART OF THE CITY IN THE BARHAM DISCOVERY COMMUNITY R17-001 (P17-0015) BROOKFIELD RESIDENTIAL PROPERTIES

**Recommendation:** ADOPT a second reading of ordinances to approve an amendment to the Heart of the City Specific Plan & adoption of the Rancho Coronado Residential Development and design standards (Southern Parcel Areas E & F), Case No. SP 17-002 (P17-0015); and approve a zone reclassification of 0.28 acres from Public Institutional (P-1) to Specific Plan Area (SPA) Heart of the City in the Barham Discovery Community, R 17-001 (P17-0015) Brookfield Residential Properties.

5. RESOLUTION NO. SA 2018-024 - RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR ROPS 18-19

**Recommendation:** ADOPT resolution approving the Recognized Obligation Payment Schedule (ROPS 18-19) for the required filing period of July 1, 2018 through June 30, 2019 as required by AB X1 26, AB 1484, and SB 107.

6. RESOLUTION NO. 2018-8452 - AWARD CONSTRUCTION CONTRACT FOR CITYWIDE INSTALLATION OF LED SAFETY LIGHTING PROJECT (CIP# 88531)

**Recommendation:** ADOPT a resolution awarding the construction contract for the Citywide Installation of LED Safety Lighting Project (CIP #88531) to HMS Construction, Inc.

7. RESOLUTION NO. 2018-8453 - AWARDING THE CONTRACT FOR THE PROCUREMENT OF THREE (3) REPLACEMENT DUMP TRUCKS FOR PUBLIC WORKS OPERATIONS

**Recommendation:** ADOPT a resolution awarding a contract for the procurement of three (3) replacement dump trucks to Dion International, Inc. not to exceed \$414,236.82.

8. RESOLUTION NO. 2018-8454 - AUTHORIZING THE CITY MANAGER TO APPROVE THE UTILITY AGREEMENTS FOR THE SAN MARCOS CREEK SPECIFIC PLAN CAPITAL IMPROVEMENT PROGRAM PROJECTS (CIP# 88263, 88264, 88265, 88505, 88507 and 88529)

**Recommendation:** ADOPT resolution authorizing the City Manager to approve the Utility Agreements for the San Marcos Creek Specific Plan Capital Improvement Program Projects (CIP# 88263, 88264, 88265, 88505 and 88507).

9. FISCAL YEAR 2016-17 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR)

**Recommendation:** NOTE AND FILE the City's Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2017 along with the independent auditors' letter to the City Council regarding audit results.

## **ORAL COMMUNICATIONS**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

## **NEW BUSINESS**

10. RESOLUTION NOS. SA 2018-025 & PFA 2018-074 - RESOLUTIONS OF THE SUCCESSOR AGENCY TO THE SAN MARCOS REDEVELOPMENT AGENCY AND SAN MARCOS PUBLIC FACILITIES AUTHORITY APPROVING THE ISSUANCE OF REFUNDING BONDS TO REFUND CERTAIN OUTSTANDING BONDS OF THE SAN MARCOS PUBLIC FACILITIES AUTHORITY, APPROVING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AND TRUST AGREEMENT RELATING THERETO, REQUESTING OVERSIGHT BOARD APPROVAL OF THE ISSUANCE OF THE REFUNDING BONDS, REQUESTING CERTAIN DETERMINATIONS BY THE OVERSIGHT BOARD, AND AUTHORIZING AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO

**Recommendation:** ADOPT resolutions of the Successor Agency to the San Marcos Redevelopment Agency ("Successor Agency") and the San Marcos Public Facilities Authority (the "Authority") approving the issuance of refunding bonds in order to refund certain outstanding bonds of the Authority, and approving the execution and delivery of an Escrow Deposit and Trust Agreement, Indenture of Trust and other related documents.

## **PUBLIC HEARING**

11. ORDINANCE NO. 2018-1461 & RESOLUTION NO. 2018-8455 - JR LEGACY / GLOBAL CARTE SPECIFIC PLAN AMENDMENT & SITE DEVELOPMENT PLAN FOR A 128-GUEST ROOM HOTEL (P15-0074, SP 15-010, SDP 15-010, & ND 17-003)

**Recommendation:** ADOPT Specific Plan Amendment (SP) and APPROVE a Site Development Plan (SDP) for a 6-story, 128-guest room hotel and a partial-subterranean parking structure on a 1.66-acre property within the Phase 1 Area of the Montiel Corporate Center Specific Plan Area (SPA) Zone, and ADOPT a Mitigated Negative Declaration (ND).

## **ORAL COMMUNICATIONS - CONTINUED**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

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

12. SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR DESMOND)

**Recommendation:** Note and File

13. NORTH COUNTY TRANSIT DISTRICT REPORT (VICE MAYOR JONES)

**Recommendation:** Note and File.

14. LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER JABARA)

**Recommendation:** Note and File

15. NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER JENKINS)

**Recommendation:** Note and File

**16. SAN MARCOS UNIFIED SCHOOL DISTRICT JOINT WORKING GROUP  
(COUNCILMEMBER JENKINS)**

**Recommendation:** Note and File

**COUNCIL COMMENTARY**

**CLOSED SESSION**

- 17. CONFERENCE WITH REAL PROPERTY NEGOTIATORS CITY MANAGER, DEVELOPMENT SERVICES DIRECTOR, REAL PROPERTY SERVICES MANAGER, ECONOMIC DEVELOPMENT MANAGER AND CITY ATTORNEY [GC 54956.8]. Confer with real property negotiators regarding price and terms for real property owned by the City and/or the Successor Agency to the former San Marcos Redevelopment Agency, Lab Holding, LLC as the negotiating party, concerning Assessor's Parcel Numbers 219-152-70, 219-152-47, 219-152-18, 219-152-14, 219-152-40, 219-152-08, 219-152-42, 219-152-44, 219-152-45, 219-152-51, and 219-152-61.**

**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, 2018, 5:30 P.M.

DATE: JANUARY 19, 2018



PHILLIP SCOLLICK, CITY CLERK