



**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-10 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. **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 Special City Council meeting on June 9, 2020 at 5:00 p.m. and a Regular City Council meeting on June 9, 2020 at 6:00 p.m..

3. **APPROVAL OF WARRANTS**

**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated 06/16/2020

4. **RESOLUTION NOS. 2020-8775 & 2020-8776 - PRELIMINARY ENGINEER'S REPORT AND INTENT TO LEVY ASSESSMENT FOR THE VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT ("DISTRICT") FOR FISCAL YEAR 2020-2021; AND ESTABLISHING A SUBSEQUENT PUBLIC HEARING AT A REGULAR MEETING OF THE SAN MARCOS CITY COUNCIL ON JULY 14, 2020 AT 6:00 P.M.**

**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 fiscal year 2020-2021 and establishing a subsequent public hearing at a regular meeting of the San Marcos City Council on July 14, 2020, at 6:00 p.m.

5. **RESOLUTION NOS. 2020-8777 & 2020-8778 - PRELIMINARY ENGINEER'S REPORT AND INTENT TO LEVY ASSESSMENT FOR THE CITY OF SAN MARCOS LANDSCAPING AND LIGHTING DISTRICT NO. 1 ("DISTRICT") FOR FISCAL YEAR 2020-2021; AND ESTABLISHING A SUBSEQUENT PUBLIC HEARING ON JULY 14, 2020 AT THE REGULAR 6:00 P.M. COUNCIL MEETING.**

**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 2020-2021 and establishing a subsequent public hearing on July 14, 2020 at the regular 6:00 p.m. Council meeting

6. RESOLUTION NOS. 2020-8779 & SHA NO. 2020-040 - APPROVAL OF A PROJECT FUNDING PACKAGE AND MODIFICATION TO A PREVIOUSLY AUTHORIZED DEVELOPMENT AND LOAN AGREEMENT FOR THE REDEVELOPED MARIPOSA II (PHASE 1/ALORA) AFFORDABLE HOUSING COMMUNITY

**Recommendation:** ADOPT resolutions approving:

- (a) Additional gap financing for Mariposa II (Phase 1)
- (b) First Amendment to Amended and Restated Development and Loan Agreement

7. RESOLUTION NO. 2020-8780 - ADOPT A RESOLUTION DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE THE COUNTY OF SAN DIEGO CORONAVIRUS RELIEF FUND SUBGRANT AGREEMENT AND ANY AND ALL RELATED DOCUMENTS

**Recommendation:** ADOPT a resolution delegating authority to the City Manager to execute the recommended County of San Diego Coronavirus Relief Fund sub-grant agreement and any and all related documents.

8. RESOLUTION NO. 2020-8781 & ORDINANCE NO. 2020-1488 - APPROVE A RESOLUTION OF INTENTION TO AMEND THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRACT FOR ALL EMPLOYEE GROUPS, AND INTRODUCE THE ORDINANCE IMPLEMENTING THE CONTRACT AMENDMENT

**Recommendation:** APPROVE a resolution of Intention to amend the California Public Employees' Retirement System Contract to add optional contract provision Section 20516 (Employees Sharing Additional Cost) for all classic Fire Safety and Fire Management positions, and all classic and new Classified Miscellaneous, Supervisory, and Unrepresented positions, as agreed to in the current MOUs.

INTRODUCE an ordinance to amend the California Public Employees' Retirement System Contract to add optional contract provision Section 20516 (Employees Sharing Additional Cost) all classic Fire Safety and Fire Management positions, and all classic and new Classified Miscellaneous, Supervisory, and Unrepresented positions.

9. RESOLUTION NO. 2020-8782 - ACCEPTING THE IMPROVEMENTS CONSTRUCTED IN ASSOCIATION WITH THE CITYWIDE TRAFFIC ETHERNET PROJECT, CAPITAL IMPROVEMENT PROGRAM PROJECT # 88530 AND AUTHORIZING AND DIRECTING THE FILING OF A NOTICE OF COMPLETION

**Recommendation:** ADOPT a resolution accepting the improvements constructed in association with the Citywide Traffic Ethernet Project (CIP #88530), and authorizing and directing staff to file a Notice of Completion with respect to said improvements.

10. RESOLUTION NO. 2020-8792 - AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND ENTER INTO A PURCHASE AND SALE AGREEMENT FOR PORTIONS OF MYRTLE AVENUE, ECHO LANE, AND FORMER DISCOVERY STREET WITHIN THE BOUNDARIES OF APPROVED TSM 16-001 AND 16-003, CONTINGENT UPON CITY COUNCIL APPROVAL OF THE VACATION OF THE SAME.

**Recommendation:** ADOPT resolution authorizing the City Manager to negotiate, finalize, and enter into a purchase and sale agreement for portions of Myrtle Avenue, Echo Lane, and former Discovery Street within the boundaries of approved TSM 16-001 and TSM 16-003 (Discovery Village North and South, respectively), contingent upon City Council approval of the vacation of the same.

## **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.*

## **PUBLIC HEARING**

11. RESOLUTION NO. 2020-8783 - ORDER TO VACATE PUBLIC RIGHT-OF-WAY FOR PORTIONS OF ECHO LANE AND FORMER DISCOVERY STREET

**Recommendation:** APPROVE Resolution No. 2020-xxxx: Order to Vacate Public Street Right-Of-Way, with Reservation of Rights for Existing Utilities, for Portions of Echo Lane and Former Discovery Street.

12. RESOLUTION NO. 2020-8784 (ENVIRONMENTAL IMPACT REPORT 19-002), RESOLUTION NO. 2020-8785 (GENERAL PLAN AMENDMENT 18-0002), ORDINANCE NO. 2020-1489 (PREZONE 18-0001), ORDINANCE NO. 2020-1490 (REZONE 18-0002), ORDINANCE NO. 2020-1491 (SPECIFIC PLAN AMENDMENT 18-0002), RESOLUTION NO. 2020-8786 (TENTATIVE SUBDIVISION MAP 18-0001), RESOLUTION NO. 2020-8787 (MULTIFAMILY SITE DEVELOPMENT PLAN 18-0001), RESOLUTION NO. 2020-8788 (CONDITIONAL USE PERMIT 18-0006), RESOLUTION NO. 2020-8789 (GRADING VARIANCE 18-0001) - SUNRISE PROJECT REQUEST FOR APPROVAL OF ENTITLEMENTS TO DEVELOP A 192 UNIT MULTIFAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 14.4-ACRE SITE LOCATED AT THE SOUTHEASTERN LIMITS OF SAN MARCOS, SOUTH OF E. BARHAM DRIVE, EAST OF MEYERS AVENUE

**Recommendation:** ADOPT the following, in the order set forth below:

1. APPROVE Resolution 2020-XXXX certifying Environmental Impact Report (FEIR 19-002 SCH#2019049004) and adopt Findings and Overriding Considerations for Significant and Unavoidable Impacts related to Transportation;
2. APPROVE Resolution 2020-XXXX (General Plan Amendment GPA 18-0002) to amend the General Plan on the southern parcel (APN 228-312-10-00) from Light Industrial (LI) to Specific Plan Area (SPA) and the northern parcel of the project site (APN 228-312-09-00) from Low Density Residential (LDR) to Specific Plan Area (SPA). This General Plan Amendment would allow the SPA to provide rules and regulations for development of the project site.
3. APPROVE first reading of Ordinance 2020-XXXX (Prezone PZ 18-0001) to assign a City zone of Specific Plan Area (SPA) to parcel 228-312-10-00 in the City of San Marcos upon annexation to the City; parcel currently zoned Single-Family Residential (RS) in the County of San Diego;
4. APPROVE first reading of Ordinance 2020-XXXX (Rezone R 18-0002) to rezone parcel 228-312-09-00 in the City from Residential Manufactured Home Park (R-MHP) to Specific Plan Area (SPA);
5. APPROVE first reading of Ordinance 2020-XXXX (Specific Plan SP 18-0002) adopting the Sunrise Specific Plan to establish the development guidelines and serve as the primary land use, policy and regulatory document for the project;
6. APPROVE Resolution 2020-XXXX (Tentative Subdivision Map TSM 18-0001) to create 192 residential condominiums, drive aisles, private and common open spaces lots;
7. APPROVE Resolution 2020-XXXX (Multifamily Site Development Plan MFSDP 18-0001) to address the design of the thirty-nine (39) multifamily buildings, site floor plans, building elevations, parking and private and common usable open space areas;
8. APPROVE Resolution 2020-XXXX (Conditional Use Permit CUP 18-0006) to allow for the temporary use of a rock crusher during grading operations; and
9. APPROVE Resolution 2020-XXXX (Grading Variance GV 18-0001) to allow manufactured slopes in excess of 20 feet in height within the project site.

## **NEW BUSINESS**

13. RESOLUTION NOS. 2020-8790 & 2020-8791 - PROPOSED OPERATIONS & MAINTENANCE BUDGET FOR FISCAL YEAR (FY) 2020-21 AND CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FY 2020-21 THROUGH FY 2024-25; AND ESTABLISHING RESERVES FOR FY 2020-21

**Recommendation:** ADOPT the following resolutions:

- 1) Resolution 2020- XXXX adopting the Operation & Maintenance Budget for FY 2020-21 and Capital Improvement Program Budget for FY 2020-21 through FY 2024-25 and authorizing the appropriation of the funds from the City Treasury. Additionally, this resolution adopts the FY 2020-21 Classification and Compensation Schedule.
- 2) Resolution 2020-XXXX authorizing the appropriation and transfer of funds for the establishment of an appropriated reserve fund for future expenditures and/or contingencies for FY 2019-20.

## **ORAL COMMUNICATIONS - CONTINUED**

*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)**

14. SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

**Recommendation:** Note and File

15. LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER NUÑEZ)

**Recommendation:** Note and File

16. NORTH COUNTY TRANSIT DISTRICT REPORT (MAYOR PRO TEM JENKINS)

**Recommendation:** Note and File.

17. NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT  
(COUNCILMEMBER WALTON)

**Recommendation:** Note and File

18. SAN MARCOS UNIFIED SCHOOL DISTRICT JOINT WORKING GROUP (MAYOR JONES)

**Recommendation:** Note and File

19. 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 JUNE 18, 2020, 5:30 P.M.

DATE: JUNE 18, 2020

A handwritten signature in blue ink, appearing to read "P. Scollick", is written over the printed name.

PHILLIP SCOLLICK, CITY CLERK