



August 21, 2026

NOTICE OF AVAILABILITY/OFFER TO LEASE SURPLUS PROPERTY (APN 222-170-38-000)

As required by the Surplus Land Act (SLA; California Government Code Section 54220, et seq.), the City of San Marcos (City) is providing notification that the City intends to lease the surplus property listed in the accompanying Attachment 1 (Property).

SLA REQUIREMENTS

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring leasehold interest to the property. However, this offer shall not obligate the City to lease the Property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on lease terms, the City may market the Property to the general public.

The Property is designated and zoned for park and recreational use, and is dedicated to the City for City park, open-space, recreation, or other similar public enjoyment purposes. The City will retain fee ownership of the Property, and seeks to lease it through a long term lease of fifteen (15) years or longer, for development of the Property as recreational, park, or other public enjoyment purposes, consistent with the original dedication.

As required by Government Code Section 54227(b), if the City receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to use the property for park or recreational purposes.

ADDITIONAL PROPERTY INFORMATION AND CONSTRAINTS

The Property was dedicated to the City by a private developer and accepted by the City in 2021. That dedication stipulated that the Property be used for City park, open-space, recreation, or other similar public enjoyment purposes. As such, the Property is designated and zoned for park and recreational use. The City owns the Property in fee and intends to retain fee ownership of the property, but does not currently have the financial resources to develop the Property for the use required by the dedication. Due to the Property's size, location, and characteristics, the City has determined that development of the Property for its intended use would be cost-prohibitive if entirely borne by the City. As such, a majority of the site has remained undeveloped, open space. The City has resolved to seek a long-term lease arrangement (in excess of fifteen years) for the Property, for development of the Property as recreational, park, or other public enjoyment purposes, consistent with the original dedication. Through such an arrangement, the City seeks to broaden the range of recreational amenities available within San Marcos and complement existing City parks and recreation facilities and provide additional opportunities for community use and enjoyment. The requirements of the original dedication, which remain in effect, are set forth in San Marcos City Council Resolution Nos. 2015-8140 and 2021-8919. Surveys and/or studies have not yet been conducted with respect



to the Property; therefore, please be advised there may be additional constraints not identified here that would affect its use and/or development and/or the scope thereof.

Interested Parties

In the event your agency or company is interested in leasing the Property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in leasing the Property shall be delivered to Janet Brotherton, Budget and Analysis Manager, at 1 Civic Center Drive, San Marcos California 92069. You may also direct your questions to RPS@SanMarcosCA.gov or by calling 760-744-1050 x3122.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act.



Attachment to Notice of Availability/Offer to Lease Surplus Property (APN 222-170-38-000)

As required by California Government Code Section 54220 , the City of San Marcos (City) is providing notification that the City intends to lease the following surplus property:

Address: 931 Santa Barbara Drive, San Marcos, California 92078, County of San Diego

APN: 222-170-38-000

Parcel Size: 41.85 acres

General Plan

Designation: Park and Recreational Use; refer to the San Marcos General Plan

Zoning: Park and Recreational Use; refer to the Heart of the City Specific Plan, and the City's Zoning Ordinance (San Marcos Municipal Code, Title 20)

Current Use: Vacant open space; sports field (portion)

Minimum

Density: N/A

Maximum

Density: N/A

Last Appraised

Value:

Last Appraised

Date:

Minimum Lease

Amount: Not yet established; subject to negotiation