

# SAN MARCOS

EST RANCH 2024

HOMEGROWN FOR THE NEIGHBORHOOD

## PARTNERS

The Hodges Family



Presidio  
Capital Partners

# Property History & Timeline

## 1979

- Property zoned Residential purchased by the Hodges Family.

## 1980

- San Marcos Growers Wholesale Nursery opened. (Planned closure in 2025.)

## 1993

- Property downzoned from Residential to Agriculture.

## 2022

- County approached Hodges Family regarding interest in rezoning parcel for housing.
- Hodges Family partnered with County Housing Authority & Presidio Capital.

# Why rezone this site?

- 01** This property is a true infill parcel.
- 02** Residential zoning is consistent and compatible with the surrounding neighborhoods.
- 03** Site is within walking distance to essential services.
- 04** Meets all County's policies and objectives as identified by the Programmatic EIR.
- 05** Housing will be realized this RHNA cycle—it's "shovel ready."



# Property Location





# Close to Public Schools

**Walking distance**  
to El Camino  
School

**Walking distance**  
to San Marcos  
High School





# Close to Shopping

## Turnpike Shopping Center

- Grocery Store
- Eateries
- Pharmacy
- Physical Therapy
- Optical Shop
- Dry Cleaners
- Fitness Center
- Sporting Goods

## Magnolia Shopping Center

- Grocery Store
- Eateries
- Health Food Store
- Fitness Centers
- Dry Cleaners
- Physical Therapy
- Thrift Store





# Close to Public Transportation & Bike Paths

**MTD Lines 6 & 11**  
with bus service from  
Carpinteria to Goleta

**Centrally located  
to biking  
infrastructure  
including:**

- Road network
- Obern Trail (Class 1)
- Maria Ygnacio Bikeway (Class 1)





# Close to Parks, Open Space & Active Recreation

**Access to playing fields**  
at San Marcos High School  
*(after school)*

**Access to playing fields and playground**  
at El Camino School  
*(after school)*

**Thunderbird Open Space**

**Lassen Open Space**





# Ideal Infill Site for Workforce Housing



Member of the Chamber's  
Employer-Sponsored  
Housing Consortium

Within 5 miles of thousands  
of South County jobs



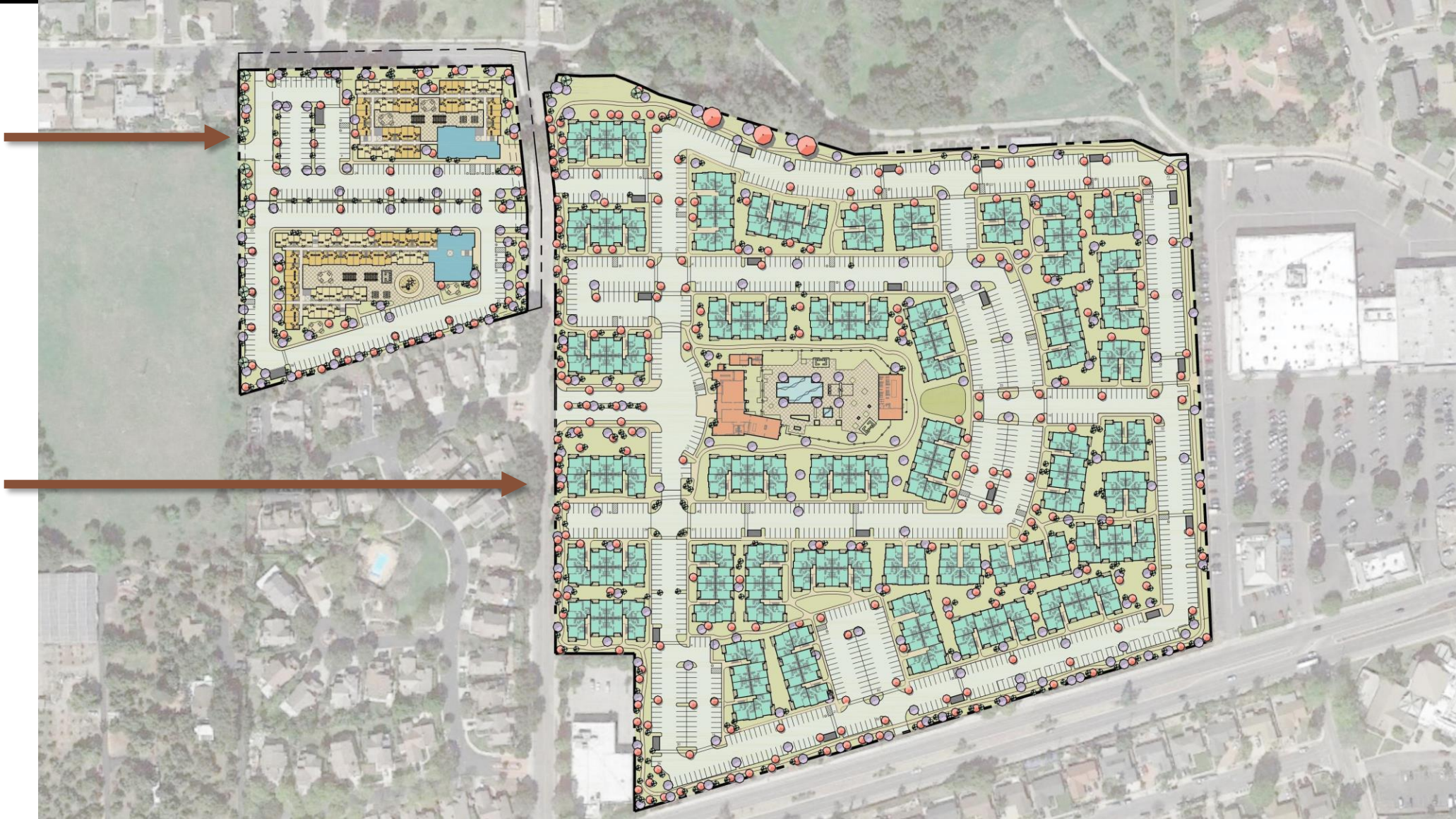


# Proposed Site Plan

**200  
affordable units**



**796 rental units for  
the local workforce**





# Proposed Elevation



## SAMPLE MATERIALS PALETTE



**MR - METAL RAILINGS**  
BLACK



**WD - WOOD TRIM**  
MEDIUM GRAY



**BB - BOARD & BATTEN**  
FIBER CEMENT  
OFF-WHITE



**LS - LAP SIDING**  
CEMENT FIBER  
MEDIUM GRAY



**S1 - STONE VENEER**  
LIMESTONE



**W1 - WINDOW**  
VINYL WINDOW  
BRONZE



**R1 - ROOFING**  
COMP SHINGLE ROOFING  
PEWTER GRAY



# Questions?

