

SAN MARCOS

EST RANCH 2024

HOMEGROWN FOR THE NEIGHBORHOOD

PARTNERS

The Hodges Family



Presidio
Capital Partners

Property History & Timeline

1979

- The Hodges family purchased the smaller Ag-zoned site & opened San Marcos Growers Wholesale Nursery.

1981

- The Hodges family purchased the larger site zoned for Residential and expanded wholesale nursery.

1993

- Larger parcel downzoned from Residential to Agriculture.

2022

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

2025

- Planned closure of San Marcos Growers Wholesale Nursery.

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 & Amenities

Resident Amenities

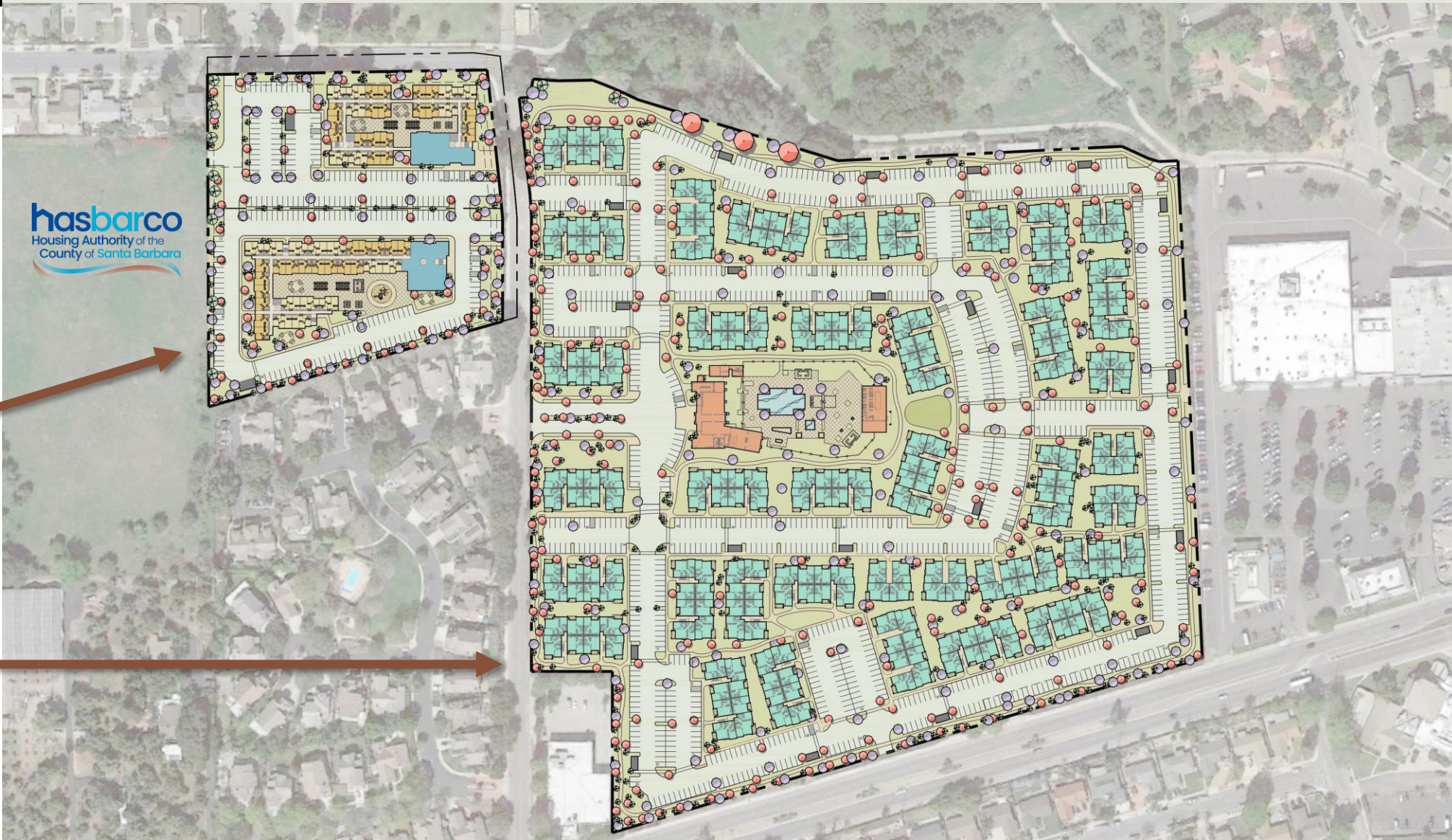
- 1-mile perimeter fitness trail
- Fitness center
- Co-working space
- Pool & spa
- Community garden
- Dog park & wash station

200 Affordable Units

- 1, 2 & 3 bedrooms
- Tot lot
- Library
- Computer lab
- Community kitchen
- Community education room
- On-site management
- Support services

796 Rental Units for the local workforce

- 1 & 2 bedrooms



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?

