

# AGENDA

## PARKS & RECREATION COMMISSION

WEDNESDAY, OCTOBER 20, 2021  
CITY HALL COUNCIL CHAMBERS

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

### **ORAL COMMUNICATIONS**

Volunteer recognition awards

**NOTE & FILE**

### **CONSENT CALENDAR**

#### 1. **APPROVAL OF MINUTES**

Commission meeting held on September 15, 2021

**APPROVE**

#### 2. **GENERAL FACILITY SCHEDULING**

Consider park & facility use requests for October 21 – November 17, 2021

**APPROVE**

### **REPORTS AND OTHER BUSINESS**

#### 3. Annual Staff Report- Senior Services

**NOTE & FILE**

#### 4. Trails Master Plan Update- Doug Grove

**APPROVE**

#### 5. Trails Advisory Meeting- October 13, 2021

**NOTE & FILE**

#### 6. Park Naming Recommendation

**RECOMMEND**

#### 7. Programming for 12-18 Year Old's

**NOTE & FILE**

### **ORAL COMMUNICATIONS**

Report from the Parks & Recreation Director

**NOTE & FILE**

### **WRITTEN COMMUNICATIONS**

### **ADJOURNMENT**

STATE OF CALIFORNIA)

**AFFIDAVIT OF POSTING**

COUNTY OF SAN DIEGO) ss.

CITY OF SAN MARCOS)



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

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Date: October 14, 2021

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Krystal Mainprize, Commission Secretary

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# MINUTES

## Regular Meeting of the Parks and Recreation Commission

**DATE - WEDNESDAY, SEPTEMBER 15, 2021**

**LOCATION OF MEETING** - City Council Chambers  
1 Civic Center Drive, San Marcos, CA 92069

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### **CALL TO ORDER**

At 6:00 p.m. Parks and Recreation Commission Chair Franklin called the meeting to order.

### **PLEDGE OF ALLEGIANCE**

Chair Franklin led the Pledge of Allegiance.

### **ROLL CALL**

PRESENT:      COMMISSIONERS:      FRANKLIN, HERNANDEZ, LINDSAY, MOCKUS-VALENZUELA,  
PRESETININZI, ROBLES, SENSMEIER, SMITH

ABSENT:      COMMISSIONERS:      NONE

Also present were: Parks and Recreation Director, Buck Martin, Assistant Director, Andrea Gonzalez, Commission Secretary, Krystal Mainprize, Recreation Supervisor, Holly Payad.

### **ORAL COMMUNICATIONS**

There were no requests to speak.

### **CONSENT CALENDAR**

**1/2. Approval of Minutes, 07/21/2021 & Approval of General Facility Scheduling, 09/17-10/20/2021**

Commissioners noted a few grammatical changes to the minutes.

MOVED BY COMMISSIONER MOCKUS-VALENZUELA WITH GRAMMATICAL AMENDMENTS STATED, SECOND BY COMMISSIONER SMITH AND CARRIED UNANIMOUSLY TO APPROVE CONSENT CALENDAR ITEMS #1 &

### **3. Annual Report, San Marcos Girls Softball (SMGS)**

**Buzz Byer, SMGS President** gave the presentation.

Buzz Byer reported the 2020 spring season, which is the main season, had 237 girls participate with 22 teams. He stated they had a good thing going and created a community within the organization and then COVID hit. They are steadily starting to increase participation and he is so proud of the how resilient the girls have been.

Buzz acknowledged there are restrictions with Bradley Park being built on a land fill but it would be great to have a beautiful park like Mission Sports Park for the girls who play softball.

Commissioner Robles asked if they offer scholarships or discounts. Buzz said they do offer them and in the past they have been able to provide more assistance.

Commissioner Mockus-Valenzuela asked if there are any 14U Valor teams. Buzz noted that the 14U age group is a hard age group and they don't receive as many signups and explained they need to have each type of player position to make the team work.

Chair Franklin shared that he knows how tough field allocation can be and asked if there is a usage analysis or report to see what is being used or isn't being used. Staff replied that we try to accommodate the facilities based off the size of the group and each of the youth sports council members work together and provide fields to the other youth groups that they won't be using. Staff said we pay attention to all the field use as we try to accommodate and serve many San Marcos user groups of all ages as possible.

Commissioner Mockus-Valenzuela asked if we have fields that are not being used, can we look at those allocations as she wants to encourage the older kids to play a sport. Mockus-Valenzuela said that age group needs to stay active for their physical and mental health.

#### **4. Annual Staff Report, Special Interest Classes and Camps**

**Holly Payad, Recreation Supervisor** gave the presentation.

Holly Payad told Commissioners this is her 15<sup>th</sup> summer with the City and she oversees the contract recreation classes. She wants to recognize Mark Moncey with Kid City Sports as he is our longest standing contractor and started with the City in 1999. When he started, we didn't have any type of contract or insurance requirements and Mark was able to roll with the changes and has been easy to work with. His programs are high quality and the children and families really enjoy his classes. Mark is recognized by the San Diego Reader as one of the top 5 youth sports programs and he is up against big organizations.

Mark Moncey told the Commission he teaches his classes at San Elijo Hills and Mulberry Parks and he has had a lot of returning customers over the years. He truly enjoys working with the children and families and thanked all of the City staff for their support over the years. He is honored to receive this recognition tonight.

Commissioner Robles thanked Mark and noted her daughter took his classes and she is now a cheerleader at Mission Hills High School.

Holly told the Commission that it has been an exciting year navigating through the pandemic and discussed some of the successes, challenges and new programming over the past year.

Holly reported that Summer Specialty Camp registration was such a success that most all of the camps filled the first day of registration with waiting lists and Holly was able to add an additional 24 camps throughout the summer. Revenue for the last fiscal year was \$401,000 and this is the most revenue we have ever had for youth specialty programming.

Holly told Commissioners her goal this fiscal year is to use all \$5,000 of our scholarship funds and to get the word out to the community that we offer this program. She is going to go out the community neighborhoods and schools and take surveys of what they would like to see in our programming.

Holly asked Commissioners to save the date for the Tree Lighting that will be held on December 4<sup>th</sup> from 1-7pm.

Chair Franklin congratulated Holly on her stellar work and everything she provides for the community.

Commissioner Mockus-Valenzuela noted a silver lining of the pandemic is realizing the value in our programs and how much the children need to be out doing activities especially due to the schools being shut down. She recommended visiting the apartment complexes and affordable housing units as those parents may not traditionally view the peach jar flyers online but speaking to them in person is a great way to promote our programming.

Commissioner Robles echoed that sentiment saying we have become so electronic the past 18 months but there is a significant amount of people who are not using that technology and conducting outreach in a more personal way would be a perfect way to promote and much more beneficial.

Chair Franklin thanked Holly for constantly pivoting and innovating through challenges throughout the year. He can't wait to see what will happen next year.

Commissioner Smith noted how innovative it was to offer the Monday camp option for the children and parents and since the City offered programming the whole year hopefully they will return next year.

## **5. Department Statistics, FY21 Q4**

Andrea reviewed the department statistics.

## **6. Youth Sports Council Meeting Minutes- 09/07/2021**

Commissioner reviewed the minutes.

### **PARKS AND RECREATION DIRECTOR REPORT**

Director Buck Martin gave updates on department events and other items including Junior Ranger Day, the new eSports program, PopUp Rec, Family Night, Double Peak Challenge, virtual Veterans Day, and the free summer concert this Saturday.

Commissioners can sign up to attend the Chamber of Commerce street fair in the City booth. Director Martin said a new City wide sustainability ordinance for single use plastic.

Commissioner Hernandez noted he is tied into the Veteran's community and many of them are at risk and considering the timing it would be really beneficial to have this event be in person for that community to attend.

#### **PARKS AND RECREATION COMMISSIONERS COMMENTS**

Commissioner Robles noted the smoke free outdoor dining ordinance was approved but another win is that business who sell to minors will be suspended for 90 days on their second offense. Robles said happy Mexican Independence Day to the community which is tomorrow September 16<sup>th</sup>.

Commissioner Mockus-Valenzuela asked if the playground equipment is still being updated annually and asked if that will resume. Staff noted he will make arrangements with Darren Chamow to report to the Commission. Mockus-Valenzuela is calling to action ways to engage and activate the tween and teens demographic as they are a forgotten group.

Commissioner Smith thanked Holly and all the staff for doing such a great job through the pandemic and providing the services that people needed. She thanked Commissioner Hernandez for starting a conversation about the Veteran's Day event and how we can best serve the community.

Commissioner Sensmeier asked for an update on the fireworks communication with the donors. Andrea Gonzalez noted the majority of the large donors have been communicated to that we will move forward with a fireworks show next year and they will be recognized next year. Sensmeier feels as a Commissioner we work hard reaching out to the community and wants to make sure they feel appreciated for the funds they donated and feel we need a good communication plan for all the donors.

Vice-Chair Lindsay noted there is a nice new open space dog park area in North City.

Commissioner Robles asked for the call to action for staff to see what other cities offer for teens.

#### **WRITTEN COMMUNICATIONS**

Email about Walnut Grove Park is a gem in our City and how well maintained it is.

#### **ADJOURNMENT**

Chair Franklin adjourned the meeting at 7:39 p.m.

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JAY FRANKLIN, CHAIR  
PARKS AND RECREATION COMMISSION

ATTEST:

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KRYSTAL MAINPRIZE, RECREATION COORDINATOR  
PARKS AND RECREATION COMMISSION

Facility Reservations Use List  
October 21 - November 17, 2021

Date	Day	Start - End Time	Facility	Event	Permit#	Att
Oct 21, 2021	Thursday	05:00 PM - 09:00 PM	Community Main Hall	General Plan MTG	R7873	50
Oct 24, 2021	Sunday	08:00 AM - 12:00 PM	Community Main Hall	Mission 316 Church	R7966	75
Oct 24, 2021	Sunday	10:00 AM - 11:00 AM	Large Rec Room	Mission 316 Church	R7966	20
Oct 24, 2021	Sunday	10:00 AM - 11:00 AM	Small Rec Room	Mission 316 Church	R7966	20
Oct 24, 2021	Sunday	04:00 PM - 08:00 PM	Williams Barn	Banquet	R8044	100
Oct 25, 2021	Monday	04:00 PM - 09:30 PM	Horizon Rooms 1,2,3	General Plan Meeting	R8164	100
Oct 27, 2021	Wednesday	06:30 PM - 09:30 PM	Horizon Rooms 1,2,3	SD Church of Christ	R8026	80
Oct 27, 2021	Wednesday	07:00 PM - 09:00 PM	Wood House & Garden	SM Woods HOA	R7990	10
Oct 29, 2021	Friday	5:00 PM - 08:00 PM	Wood House & Garden	Family Night Halloween Party	R8254	80
Oct 30, 2021	Saturday	04:00 PM - 09:00 PM	San Elijo Terrace Hall	Banquet	R7981	70
Oct 30, 2021	Saturday	11:00 AM - 08:00 PM	Williams Barn	Birthday Party	R7940	100
Oct 31, 2021	Sunday	08:00 AM - 12:00 PM	Community Main Hall	Mission 316 Church	R7966	75
Oct 31, 2021	Sunday	10:00 AM - 11:00 AM	Large Rec Room	Mission 316 Church	R7966	20
Oct 31, 2021	Sunday	10:00 AM - 11:00 AM	Small Rec Room	Mission 316 Church	R7966	20
Nov 1, 2021	Monday	06:00 PM - 08:00 PM	Small Rec Room	SMYB Mtg	R8057	18
Nov 2, 2021	Tuesday	06:00 PM - 07:00 PM	Dining Room	Youth Sports Council Mtg	R8307	20
Nov 5, 2021	Friday	05:00 PM - 10:00 PM	Williams Barn	Celebration of Life	R8302	170
Nov 6, 2021	Saturday	12:00 PM - 04:00 PM	San Elijo Terrace Hall	Acido Party	R8192	80
Nov 6, 2021	Saturday	11:00 AM - 07:00 PM	Williams Barn	Buckley Event	R8038	100
Nov 7, 2021	Sunday	11:00 AM - 04:00 PM	San Elijo Terrace Hall	Romero Baby Shower	R8064	80
Nov 7, 2021	Sunday	08:00 AM - 12:00 PM	Community Main Hall	Mission 316 Church	R7966	75

**Facility Reservations Use List**  
**October 21 - November 17, 2021**

Nov 7, 2021	Sunday	10:00 AM - 11:00 AM	Large Rec Room	Mission 316 Church	R7966	20
Nov 7, 2021	Sunday	10:00 AM - 11:00 AM	Small Rec Room	Mission 316 Church	R7966	20
Nov 10, 2021	Wednesday	06:30 PM - 09:30 PM	Horizon Rooms 1,2,3	SD Church of Christ	R8026	80
Nov 12, 2021	Friday	09:00 AM - 02:00 PM	Williams Barn	7/11 Company Meeting	R8279	170
Nov 13, 2021	Saturday	02:00 PM - 08:00 PM	San Elijo Terrace Hall	90th Birthday Party	R8004	80
Nov 13, 2021	Saturday	01:00 PM - 08:00 PM	Williams Barn	Mitchell Wedding	R8148	100
Nov 14, 2021	Sunday	08:00 AM - 12:00 PM	Community Main Hall	Mission 316 Church	R7966	75
Nov 14, 2021	Sunday	10:00 AM - 11:00 AM	Large Rec Room	Mission 316 Church	R7966	20
Nov 14, 2021	Sunday	10:00 AM - 11:00 AM	Small Rec Room	Mission 316 Church	R7966	20
Nov 14, 2021	Sunday	02:00 PM - 06:00 PM	Williams Barn	Boy Scout Court of Honor	R8150	100
Nov 15, 2021	Monday	04:00 PM - 09:00 PM	Community Main Hall	COSM Public Works	R8284	80
Nov 16, 2021	Tuesday	05:00 PM - 09:00 PM	San Elijo Terrace Hall	General Plan Workshop	R8223	50

Park Reservations Use List  
October 21 - November 17, 2021

Date	Day	Start - End Time	Facility	Type	Event	Permit#	Attend
Oct 23, 2021	Saturday	01:30 PM - 05:30 PM	Hollandia Park Shelter	Park Shelter-Medium	E&Z Birhtday	R8091	41
Oct 23, 2021	Saturday	01:30 PM - 05:30 PM	Jack's Pond Park Corral	Park Shelter-Medium	Birthday	R8291	75
Oct 23, 2021	Saturday	01:30 PM - 05:30 PM	Jack's Pond Park East Shelter	Park Shelter-Small	Birthday	R8293	50
Oct 23, 2021	Saturday	01:30 PM - 05:30 PM	San Elijo Park Gazebo	Park Shelter-Large	Kids Birthday	R8299	40
Oct 23, 2021	Saturday	09:00 AM - 05:30 PM	Sunset Park East Shelter	Park Shelter-Medium	Aziel's 1st Birthday	R8250	40
Oct 23, 2021	Saturday	09:00 AM - 05:30 PM	Sunset Park West Shelter	Park Shelter-Large	Birthday Party	R8296	50
Oct 24, 2021	Sunday	01:30 PM - 05:30 PM	Lakeview/Discovery Park Gazebo	Park Shelter-Medium	Sophia's Birthday Party	R8306	30
Oct 24, 2021	Sunday	09:00 AM - 01:00 PM	Sunset Park West Shelter	Park Shelter-Large	SD Church of Christ	R7680	75
Oct 24, 2021	Sunday	09:00 AM - 01:00 PM	Woodland Park East Shelter	Park Shelter-Medium	Bridge Church	R8184	30
Oct 24, 2021	Sunday	01:30 PM - 05:30 PM	Woodland Park Schoolside Shelter	Park Shelter-Medium	Birthday Party	R8310	50
Oct 24, 2021	Sunday	01:30 PM - 05:30 PM	Woodland Park West Shelter	Park Shelter-Small	Bali's Birthday	R8275	25
Oct 30, 2021	Saturday	09:00 AM - 01:00 PM	Lakeview/Discovery Park Gazebo	Park Shelter-Medium	Birthday Party	R8328	30
Oct 30, 2021	Saturday	01:30 PM - 05:30 PM	Jack's Pond Park East Shelter	Park Shelter-Small	Rosie's birthday party	R8313	40
Oct 30, 2021	Saturday	09:00 AM - 01:00 PM	San Elijo Park Gazebo	Park Shelter-Large	Madeline's birthday party	R8242	40
Oct 30, 2021	Saturday	01:30 PM - 05:30 PM	San Elijo Park Gazebo	Park Shelter-Large	1st Birthday	R8095	25
Oct 30, 2021	Saturday	09:00 AM - 05:30 PM	Simmons Park Shelter	Park Shelter-Small	Birthday	R8276	40
Oct 30, 2021	Saturday	01:30 PM - 05:30 PM	Sunset Park East Shelter	Park Shelter-Medium	Lucy's 8th Birthday Party	R8281	20
Oct 30, 2021	Saturday	01:30 PM - 05:30 PM	Woodland Park Pepper Shelter	Park Shelter-Large	Camila's 2Bday	R8321	75
Oct 30, 2021	Saturday	09:00 AM - 05:30 PM	Woodland Park Schoolside Shelter	Park Shelter-Medium	Sonteo Halloween Party	R8332	35

Park Reservations Use List  
October 21 - November 17, 2021

Oct 30, 2021	Saturday	01:30 PM - 05:30 PM	Woodland Park West Shelter	Park Shelter-Small	Peyton's Two Wild Birthday Party	R8176	30
Oct 31, 2021	Sunday	09:00 AM - 05:30 PM	San Elijo Park Gazebo	Park Shelter-Large	Birthday Party	R8264	60
Oct 31, 2021	Sunday	09:00 AM - 01:00 PM	Woodland Park East Shelter	Park Shelter-Medium	Bridge Church	R8184	30
Nov 3, 2021	Wednesday	09:00 AM - 05:30 PM	Lakeview/Discovery Park Gazebo	Park Shelter-Medium	Jim Bottrell Thanksgiving	R8326	50
Nov 5, 2021	Friday	01:30 PM - 05:30 PM	Woodland Park West Shelter	Park Shelter-Small	Birthday	R8337	35
Nov 6, 2021	Saturday	09:00 AM - 05:30 PM	Connors Park Shelter	Park Shelter-Medium	Rayo Birthday	R8280	50
Nov 6, 2021	Saturday	09:00 AM - 05:30 PM	Lakeview/Discovery Park Gazebo	Park Shelter-Medium	Jaxson's Birthday	R8240	60
Nov 6, 2021	Saturday	09:00 AM - 05:30 PM	San Elijo Park Gazebo	Park Shelter-Large	Jazmin's Baby Shower	R8238	50
Nov 6, 2021	Saturday	01:30 PM - 05:30 PM	San Elijo Park Shelter	Park Shelter-Medium	Wildfire Soccer end of year party	R8206	35
Nov 6, 2021	Saturday	01:30 PM - 05:30 PM	Sunset Park East Shelter	Park Shelter-Medium	Paige's Birthday	R8322	40
Nov 6, 2021	Saturday	09:00 AM - 05:30 PM	Sunset Park West Shelter	Park Shelter-Large	Birthday Party	R8309	30
Nov 7, 2021	Sunday	09:00 AM - 01:00 PM	Lakeview/Discovery Park Gazebo	Park Shelter-Medium	Olive's birthday celebration	R8311	50
Nov 7, 2021	Sunday	01:30 PM - 05:30 PM	Hollandia Park Shelter	Park Shelter-Medium	Baby shower	R8336	50
Nov 7, 2021	Sunday	09:00 AM - 05:30 PM	Simmons Park Shelter	Park Shelter-Small	Lilly & Ava's Parties	R8067	35
Nov 7, 2021	Sunday	09:00 AM - 05:30 PM	Sunset Park East Shelter	Park Shelter-Medium	baby shower	R8287	60
Nov 7, 2021	Sunday	09:00 AM - 05:30 PM	Sunset Park West Shelter	Park Shelter-Large	Dominic's 1st Birthday Party	R8286	50
Nov 10, 2021	Wednesday	01:30 PM - 05:30 PM	Las Posas Park Shelter	Park Shelter-Small	Family Picnic	R8244	40
Nov 13, 2021	Saturday	01:30 PM - 05:30 PM	Lakeview/Discovery Park Gazebo	Park Shelter-Medium	Jade's BDay Party	R8277	20
Nov 13, 2021	Saturday	09:00 AM - 05:30 PM	Jack's Pond Park East Shelter	Park Shelter-Small	Birthday	R8039	50
Nov 13, 2021	Saturday	09:00 AM - 05:30 PM	San Elijo Park Gazebo	Park Shelter-Large	Claytons 6th Birthday	R8171	25
Nov 13, 2021	Saturday	01:30 PM - 05:30 PM	San Elijo Park Shelter	Park Shelter-Medium	Carter's second birthday	R8273	75

Park Reservations Use List  
October 21 - November 17, 2021

Nov 13, 2021	Saturday	09:00 AM - 05:30 PM	Woodland Park West Shelter	Park Shelter-Small	Tadeo's Birthday Party	R8325	50
Nov 14, 2021	Sunday	09:00 AM - 01:00 PM	Hollandia Park Shelter	Park Shelter-Medium	Aria & Colin Birthday Party	R8288	50
Nov 14, 2021	Sunday	09:00 AM - 05:30 PM	Jack's Pond Park East Shelter	Park Shelter-Small	Emmas 1st Birthday	R8294	50
Nov 14, 2021	Sunday	09:00 AM - 05:30 PM	San Elijo Park Gazebo	Park Shelter-Large	Eliza's Birthday Party	R8289	40

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## MEMORANDUM

To: Parks and Recreation Commission  
From: Parks and Recreation Department  
Date: October 13, 2021  
Subject: Trails Master Plan Update

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**MEETING DATE:**

October 20, 2021

**SUBJECT:**

Trails Master Plan Update has been thoroughly reviewed by City staff and is ready to be presented at the Parks & Recreation Commission for review, discussion and approval.

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**Recommendation**

Staff recommends approving the Trails Master Plan Update and move it forward to the Planning Commission and City Council review.

**Relevant Council Strategic Theme**

Quality of Life  
Planning for the Future

**Relevant Department Goal**

Complete and submit the Trails Master Plan Update for Commission and Council review.

**Introduction**

The City Council adopted a Trails Master Plan (TMP) in 1991 to present a vision of the future City trails network for the City of San Marcos. The goal of this Trails Master Plan Update (“the Plan”) is to identify potential improvements to the trails system, and as funding becomes available, suggest additional new trails and connections between existing trail segments.

Since the completion of the original 1991 plan, San Marcos has grown significantly. Currently, 70.4 miles of trails are in use by pedestrians, bicyclists, and equestrians, and the City has plans for additional 38 miles of trails. In addition, a variety of trail segments have been constructed as a result of developments since the 1991 plan but the connectivity still could use enhancements. The City has

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## MEMORANDUM

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many developed trails but there is a lack of connections that enable trail users to navigate through the City without interruption. This was one of the driving themes identified by the Trails Advisory Committee (TAC) and it was carried through in the public outreach, community meetings, and presentations.

The proposed update to the Plan does not propose any ordinance changes and only replaces the comprehensive trail map and detail information regarding future trail segments. It is intended to be used as a policy document, and as funding becomes available, to suggest possible future trail changes based on the needs and wants of the community. It is anticipated that at the time when specific improvements are considered for any existing and/or future trails, further evaluation and environmental review will likely be required to analyze conformance with applicable planning, zoning, and environmental regulations.

### **Discussion**

The Plan evaluates the City's trail network, connections and future trail segments to eventually create a comprehensive, safe and efficient network of trail routes within the City, including connections to neighboring cities. The update is based on the existing 1991 Trails Master Plan as well as other guiding documents including the Parks Master Plan and the General Plan.

The Trails Master Plan Update includes the following:

- Identification & Inventory of Existing Trails
- Identification of Potential Trail Areas
- Meetings with Internal Stakeholders & Community
- Identification of Proposed Trails
- Trails Removed
- Cost Analysis Summary
- Trail Construction

#### Identification & Inventory of Existing Trails

Extensive research was done to obtain data on existing trails within the city and the surrounding cities and county areas. Geographical Information Systems (GIS) data was collected from San Marcos, San Diego County, and the cities of Carlsbad and Escondido. The City of Vista does not have their trail data mapped. All existing trails in San Marcos were mapped that include Multi-Use, Private, Soft Surface,

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## MEMORANDUM

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and Urban. Maps were combined to show the complete network of trails within and bordering the city.

### Identification of Potential Trail Areas

The GIS data was also used to determine potential trail areas and available land for expansion of the trail system. These studies included:

**High Impact Locations:** This study identifies residential areas and their proximity to points of interest (POI) as well as parks.

**Low Effort Locations – Current Access:** This study identifies areas that can be easily and immediately used by the city; “low hanging fruit”. This would be land already owned by the city, areas with an easement for open space, and the city right-of-way (ROW).

**Low Effort Locations – Future Access:** These are areas that can be easily used in the future as the city develops. This would be vacant land and developable land. These areas should be known when developers are requesting permission to build. The city can require trails to be built within those areas to connect with existing/proposed trails.

### Meetings with Internal Stakeholders & Community

The Plan includes public input and involvement, a review of existing facilities, and a strategy to continue and enhance the connectivity of the City's trail networks. In addition to maps and other documentation identifying existing and proposed trail routes, the Plan update provides for additional trails and/or trail connections, estimate of the construction costs, and a prioritization so they can be programmed for implementation.

The methodology of the planning process used a three-prong approach with input from the TAC, Consultant Team, and community residents. This ensured that all aspects of potential trail connectivity would be examined. The TAC have a wealth of experience with the trail system and offered insights from a variety of stakeholder community groups such as equestrian, mountain bike and general trail users. The Consultant Team utilized a broader approach with the use of Geographic Information System (GIS) data and examination of existing trails mapping to evaluate potential connectivity. The community residents offered a user perspective and clear direction on potential trails that may have been overlooked by the TAC and Consultant Team.

### Identification of Proposed Trails and Trails for Removal

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## MEMORANDUM

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Based on the use of GIS data, TAC input and community outreach and use of the methodology described above, the City identified a total of 63 trail segments representing approximately 38 miles of new trails within the City. Six (6) of the trails proposed in the original plan that have not been constructed have been included in the updated plan. Thirteen (13) proposed trails from the 1991 Trails Master Plan were removed because they were no longer viable for reasons such as habitat constraints, private property issues, safety and feasibility.

Priority rankings for each proposed trail has been determined by a combination of TAC recommendations, location criteria described above, and community input. Timelines have not been identified at this point. Trails will be constructed as funds become available.

### Cost Analysis Funding and Trail Construction

Probable estimated construction cost for the 38 miles of identified trail areas is \$77,666,870. This cost does not include any associated environmental study costs or the cost of easement acquisition if needed. These are rough estimations of the proposed improvements based on information available at this time. As each trail segment is moved forward for design and construction, additional cost analysis will be necessary to provide more detail to all anticipated costs. The Trails Master Plan Update includes a breakdown of trail costs as well as a list of potential funding options for trail construction. Trail construction will utilize the current trail construction details currently being adopted by the City of San Marcos. This will include Multi-Use, Soft-Surface, and Urban trails.

### **Environmental Review**

The proposed Trails Master Plan update has been reviewed for compliance with the California Environmental Quality Act (CEQA). It is recommended that the Planning Commission recommend to City Council that this is not a project as defined in Section 15378 of the CEQA Guidelines because there is no potential for it to result in a physical change in the environment, either directly or indirectly. Even if the proposed Trails Master Plan update were to be considered a project subject to CEQA, it would be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed project would have a significant effect on the environment.

### **Public Comment**

GIS data was the core component to help determine potential trail locations. Areas were broken into locations based on factors such as proximity to parks, current land ownership status, current land use and vacancy, and auto collision data. These factors were combined with input received from six (6)

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## MEMORANDUM

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separate public meetings with a variety of stakeholders. Comments from the Parks and Recreation Commission, TAC, other community interest groups and the community-at-large were all considered during these meetings.

A total of 108 miles of trails/connections were compiled and prioritized from the various stakeholder groups. This total also included 6 trails from the original 1991 Trails Master Plan that were never constructed as well as 10.5 miles of trails identified on future development plans. The list was prioritized based on construction feasibility.

**Attachment**

- A. Trails Master Plan Update



# Trails Master Plan Update

October 1, 2021



## Acknowledgements

We would like to thank the many citizens, staff, Trails Advisory Committee, and community groups who provided input for the development of this Trails Master Plan Update. The efforts of the staff and community through this plan will continue to ensure the success of trails in the City of San Marcos.

### **City of San Marcos**

Buck Martin - Director of Parks & Recreation

Andrea Gonzalez - Assistant Director of Parks & Recreation

Darren Chamow - Director of Public Works

Saima Qureshy - Principal Planner

Taylor Oshinski - Park Ranger

Michael Gordon - Administrative Services Manager

Alex Sainz - GIS Analyst

### **City of San Marcos Trails Advisory Committee**

Jim Elliot

Steve Laslovich

William Moog

Patty Morton

Michael Quijada

### **PROS Consulting**

Neelay Bhatt - Vice-President

Nick Deardorf - Project Consultant

### **RHA Landscape Architects - Planners**

Doug Grove - President

Andrew Lytle - Project Technician



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## CHAPTER ONE - EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

The City of San Marcos set a goal to update its Trails Master Plan (TMP) to further develop a comprehensive, safe, and efficient network of trail routes within the city and connecting to neighboring cities. The Update is based on the existing Trails Master Plan which was adopted by the City in 1991 TMP, as well as other guiding documents, including the Parks Master Plan and the General Plan. The 1991 TMP includes an Executive Summary, Trails Implementation Strategy, Segment Descriptions, Maintenance Costs, Concept Plans, and Cross-Sections.

The Updated TMP is based on public input and involvement, a review of existing facilities, and a strategy to continue and enhance the connectivity of the City's trail networks. In addition to maps and other documentation identifying existing and proposed trail routes, the TMP Update provides for additional trails and/or trail connections, estimate of the costs, and a prioritization so they can be programmed for implementation.

Since the adoption of the 1991 TMP, San Marcos has grown significantly. 63.39 (70.34 per the updated study) miles of trails are in use by pedestrians, bicyclists, and equestrians, and the city has plans for additional miles of trails. A 2014 Community Opinion Survey indicated that 4.5% of respondents would like to see improved trails/trail network. The Trails Master Plan Update will help the city plan for the completion of these trail connections.

The guiding theme identified at the beginning of the TMP update was Connectivity. The city has many developed trails but there is a lack of connections that enable trail users to navigate through the city without interruption. This was one of the driving themes identified by the Trails Advisory Committee and it was carried through in the public outreach, community meetings, and presentations.

The city has also developed an Entry & Wayfinding Signage Master Plan with purpose of aiding in the implementation of a cohesive wayfinding signage system throughout the City of San Marcos. A cohesive and comprehensive signage system is intended to enhance accessibility by means of wayfinding and destination identification through consistency in quality, color, type style, size, placement, and configuration of signs located within San Marcos city limits. The wayfinding system is self-reinforcing, establishing a visual language and progression of information that is easy to recognize and understand.

The purpose of this Trails Master Plan Update is to work in conjunction with the adopted 1991 TMP with the original plan acting as a resource document. All trails proposed in the 1991 TMP that have not been constructed have been included in the updated plan. The trail concept drawings and cross-sections have also been updated.

The methodology of the planning process used a three-prong approach with input from the Trails Advisory Committee (TAC), Consultant Team, and community residents. This ensured that all aspects of potential trail connectivity would be examined. The TAC has a wealth of experience with the trail system and had already completed their study in February 2016. The Consultant Team utilized a broader approach with the use of Geographic Information System (GIS) data and close examination of existing trails mapping and potential connectivity. The community residents offered a user perspective and clear direction on potential trails that may have been overlooked by the TAC and Consultant Team.

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The Trails Master Plan Update includes the following:

- Identification & Inventory of Existing Trails
- Identification of Potential Trail Areas
- Identification of Proposed Trails
- Trails Removed
- Meetings with Internal Stakeholders & Community
- Trail Construction
- Cost Analysis Summary

## 1.2 IDENTIFICATION & INVENTORY OF EXISTING TRAILS

Extensive research was done to obtain all current data on the trails existing within the city and the surrounding cities and county areas. Geographical Information Systems (GIS) data was collected from San Marcos, San Diego County, and the cities of Carlsbad and Escondido. The City of Vista does not have their trail data mapped. All existing trails in San Marcos were mapped that include Multi-Use, Private, Soft Surface, and Urban (see 2.2 Local Connectivity). Additional information on this map includes Government property, School/Education property and existing and proposed Park land. The County trails were mapped as Bike Routes, General Plan Circulation, and General Plan Trails (see 2.2.2 Regional Connectivity). Both of these maps were combined to show the complete network of trails within and bordering the city (see 2.2.3 Local and Regional Connectivity).

There are four (4) types of trails in the existing system; Multi-Use, Private, Soft Surface, and Urban.

- Multi-Use: Designed to allow usage by all three user groups; pedestrians, bicycles, and equestrian
- Private: Various surfaces to be used by all three user groups as the width allows
- Soft Surface: Non-paved to be used by all three user groups as the width allows
- Urban: Either concrete or asphalt paving to be used by all three user groups as the width allows

## 1.3 IDENTIFICATION OF POTENTIAL TRAILS

The GIS data was then used to determine potential trail areas and available land for expansion of the trail system. These studies included:

**High Impact Locations:** This study identifies residential areas and their proximity to points of interest (POI) as well as parks. Neighborhoods that are lacking access to parks and points of interest are considered POI + Park Poor (Light blue = close to POI/park, Dark blue = far from POI/park) (see 3.2 High Impact Locations)

**Low Effort Locations - Current Access:** This study identifies areas that can be easily and immediately used by the city; “low hanging fruit”. This would be land already owned by the city, areas with an easement for open space, and the city right-of-way (ROW). (see 3.3 Low Effort Locations -Current Access)

**Low Effort Locations - Future Access:** This map identifies areas that can be easily used in the future as the city develops. This would be vacant land and developable land. These areas should be known when developers are requesting permission to build. The city can require trails to be built within those areas to connect with existing/proposed trails. (see 3.4 Low Effort Locations - Future Access)

## 1.4 MEETINGS WITH INTERNAL STAKEHOLDERS & COMMUNITY

The Consultant Team met with the city staff, TAC, Park and Recreation Commission and the community on the following dates to review the status of the Master Plan Update and receive comments:

- February 1, 2017 TAC and City Staff
- February 15, 2017 Park and Recreation Commission
- April 3, 2017 Twin Oaks Valley Equestrian Association (TOVEA) and City Staff
- May 1, 2017 Community-at-Large
- June 1, 2017 Community-at-Large
- September 6, 2017 TAC and City Staff

Additional information on these meetings is detailed in Chapter 4.

## 1.5 PROPOSED TRAILS

Note that some trail numbers appear in multiple categories. This is because some trails travel across the several of the category areas. The trail segment distance and cost has been accounted for in each category.

<b>Trails Advisory Committee Trails:</b>	<b>1</b>	<b>Distance: 380 If</b>	<b>0.07 miles</b>
--	----------	-------------------------	-------------------

The Trails Advisory Committee (TAC) prepared a study in February 2016 that identified eleven (11) potential new trails that would increase the connectivity of the existing trail system. Eight (8) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". One (1) of the trails was determined by the Committee to not be feasible and has not been included in this update and one (1) trail was removed because a sidewalk already exists at that location. The remaining one (1) trail has been incorporated into this Master Plan Update as trail 95.

<b>Consultant Team Trails:</b>	<b>5</b>	<b>Distance: 19,903 If</b>	<b>3.77 miles</b>
--------------------------------	----------	----------------------------	-------------------

The Consultant Team utilized the data collected in the above studies was utilized to determine potential trails that would increase the connectivity of the existing trail system. A total of twelve (12) potential new trails were identified throughout the city. Four (4) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". Three (3) of the trails were removed due to environmental and private property concerns. The remaining five (5) trails have incorporated into this Master Plan Update as trails 96 - 100.

<b>Community Requested Trails:</b>	<b>3</b>	<b>Distance: 9,274 If</b>	<b>1.76 miles</b>
------------------------------------	----------	---------------------------	-------------------

The Consultant Team and City staff met with community residents and the community requested a total of eight (8) potential new trails throughout the city. Two (2) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". Three (3) of the trails were removed due to environmental and private property concerns. The remaining three (3) trails have incorporated into this Master Plan Update as trails 101 - 103.

<b>1991 Trails Master Plan Not Constructed Trails:</b>	<b>6</b>	<b>Distance: 28,930 If</b>	<b>5.48 miles</b>
--	----------	----------------------------	-------------------

The 1991 Trails Master Plan identified fifteen (15) trails that have not been constructed as of this update. Six (6) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". Three (3) of the trails were removed due to environmental and private property concerns. The remaining six (6) trails have incorporated into this Master Plan Update as trails 10, 40, 60, 61, 63, and 71.

<b>Future Trails On Development Plans:</b>	<b>19</b>	<b>Distance: 53,858 If</b>	<b>10.20 miles</b>
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The current City GIS database/map has twenty-one (21) future trails noted "On Development Plans". These are trails that are yet to be constructed and are identified as future trails on proposed housing development plans. Two (2) of these trails were changed to Not On Development Plans and one (1) was eliminated due to habitat constraints. The remaining nineteen (19) trails have incorporated into this Master Plan Update as trails 19, 25, 26, 32, 37, 43, 45, 46, 48, 49, 50, 51, 52, 53, 54, 56, 63, 69, and 76.

<b>Future Trails Not On Development Plans:</b>	<b>29</b>	<b>Distance: 86,014 If</b>	<b>16.29 miles</b>
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The current City GIS database/map has thirty-six (36) future trails noted "Not On Development Plans". These are trails that are yet to be constructed and are not identified as future trails on proposed housing development plans. Seven (7) of these trails were eliminated due to habitat and private property concerns. The remaining twenty-nine (29) trails have incorporated into this Master Plan Update as trails 18, 19, 20, 22, 24, 25, 28, 32, 34, 35, 36, 38, 40, 41, 43, 48, 49, 50, 51, 54, 55, 56, 57, 57, 59, 62, 62, 70, and 74.

Note that Trail 51 will require acceptance from Valley Center Water District as it is in their easement.

**TOTAL: 63 trails 198,359 If 37.57 miles**

## 1.6 TRAILS REMOVED

During the course of the update it was determined that some trails that had been designated for implementation in the 1991 TMP were no longer viable for reasons including habitat constraints, private property issues, safety, and feasibility. The following trails were removed:

NO.	NAME	LF	MILES	REASON FOR REMOVAL
26	1991 Proposed Trail	2,936	0.56	Habitat constraints, private property, outside of the city limits
27	Owen's Peak Trail	3,812	0.72	Habitat constraints, private property
28	1991 Proposed Trail	5,400	1.02	No longer viable
29	P' Mountain	6,158	1.17	Habitat constraints, private property
30	Owen's Peak Trail	3,625	0.69	Habitat constraints, private property
34	Mulberry Drive Trail	1,805	0.34	Majority of trail on private property
38	Rail Trail	2,235	0.42	Potential redundancy and biological constraints
42	1991 Proposed Trail	2,600	0.49	Not feasible to construct
44	Shelley Drive	1,400	0.27	Adjacent development constructed & in NCTD ROW
60	Old Creek Ranch Trail	1,578	0.30	Extension of existing trail 60 north to city boundary
71	Franks Peak Trail	3,605	0.68	Habitat constraints
89	XXX	5,577	1.06	Trail #68 runs nearby parallel so no longer necessary

## 1.7 PRIORITY RANKINGS

Priority rankings for each proposed trail has been determined by a combination of TAC recommendations, High Impact Locations (3.2), Low Effort Locations - Current Access (3.3), Low Effort Locations - Future Access (3.4), Collision Date (3.5), and community input. Timelines have not been identified at this point. Trails will be constructed as funds become available.

Refer to Chapter 6 for a detailed trail priority list.

## 1.8 COST ANALYSIS & FUNDING

Each proposed and/or requested trail has been mapped on an aerial map obtained from Google Earth Pro. The maps are drawn to scale and quantities for the proposed construction have been calculated and placed in a spreadsheet to determine probable construction costs. These are rough estimations of the proposed improvements based on information available at this time. As each trail segment is moved forward for design and construction, additional cost analysis will be necessary to provide more detail to all anticipated costs. Refer to the following page for a summary of the trail costs.

Potential funding options include:

- General Fund
- General Obligation Bond
- Governmental Funding Programs
- Bond Referendum
- Park Impact Fees
- Tax Allocation District
- Boulevard Tax
- Cash-in-Lieu of Open Space Requirement
- Dedicated Sales Tax
- Facility Authority
- Improvement District
- Real Estate Transfer Fee
- Revolving Fund
- Stormwater Utility Fee
- Transient Occupancy Tax
- Land Leases/Concessions
- User Fees
- Capital Improvement Fee
- Corporate Naming Rights
- Maintenance Endowment Fund
- Business/Citizen Donations
- Private Foundation Funds
- Nonprofit Organizations
- Homeowner Association Fees
- Lease Back
- Adopt-a-Park
- Neighborhood Trail Initiatives
- Community Service Workers



Refer to Chapter 7 for a description of each option.

<b>San Marcos Trails Master Plan Update</b>		6/14/2021
<b>OPINION OF PROBABLE CONSTRUCTION COST</b>		
<b>Executive Summary</b>		
<b>Trails Advisory Committee Proposed Trails</b>	<b>380 lf 0.07 miles</b>	<b>\$207,525</b>
<b>Consultant Team Proposed Trails</b>	<b>19,903 lf 3.77 miles</b>	<b>\$5,907,768</b>
<b>Community Requested Trails</b>	<b>9,274 lf 1.76 miles</b>	<b>\$3,676,223</b>
<b>1991 Master Plan Trails Not Constructed</b>	<b>28,930 lf 5.48 miles</b>	<b>\$9,127,592</b>
<b>Future Trails On Development Plans</b>	<b>53,858 lf 10.20 miles</b>	<b>\$22,951,493</b>
<b>Future Trails Not On Development Plans</b>	<b>86,014 lf 16.29 miles</b>	<b>\$35,796,269</b>
<b>TOTAL</b>	<b>198,359 lf 37.57 miles</b>	<b>\$77,666,870</b>

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

20% Mobilization / SWPPP / Demobilization

20% Consulting Fees

15% City Administration Costs

25% Contingency

Individual cost estimate spreadsheets for each trail segment are located in Appendix A.

## 1.9 TRAIL CONSTRUCTION

Trail construction will utilize the current trail construction details currently being adopted by the City of San Marcos. This will include Multi-Use, Soft-Surface, and Urban trails.

Refer to Appendix B for diagrams of all trail types as well as other trail standard amenities.

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## 1.10 GENERAL PLAN AMENDMENTS & ENVIRONMENTAL REVIEW

Figures 3-5 and 5-2 of the General Plan identify Existing and Proposed Trail Facilities as identified in the 1991 Trails Master Plan along with subsequent updates in the years since. These Figures will be updated with the existing and proposed trails identified in this Trails Master Plan Update.

Page 5-10 of the General Plan identifies trail types and mileage as determined in the 1991 Trails Master Plan. This information will be updated to be consistent with the Trails Master Plan Update.

Refer to Section 2.4 for the 1991 Trails Master Plan Map

Figure 5-2 of the General Plan identifies Class I, Class II, and Class III existing and future bikeways. These remain unchanged as part of this Trails Master Plan Update.

## CHAPTER TWO - IDENTIFICATION & INVENTORY OF EXISTING TRAILS

### 2.1 RESEARCH

Extensive research was done to obtain all existing data on the trails existing within the city and the surrounding cities and county areas. Geographical Information Systems (GIS) data was collected from San Marcos, San Diego County, and the cities of Carlsbad and Escondido. The City of Vista does not have their trail data mapped. All existing trails in San Marcos were mapped that include Multi-Use, Private, Soft Surface, and Urban (see 2.2 *Existing San Marcos Trails*). Additional information on this map includes Government property, School/Education property and existing and proposed Park land. The County trails were mapped as Bike Routes, General Plan Circulation, and General Plan Trails (see 2.3 *Existing Regional Trails*). The 1991 Trails Master Plan trails were reviewed and documented (see 2.4 *1991 Trails Master Plan*)

There are four (4) types of trails in the existing system; Multi-Use, Private, Soft Surface, and Urban.

- Multi-Use: Designed to allow usage by all three user groups; pedestrians, bicycles, and equestrian
- Private: Various surfaces to be used by all three user groups as the width allows
- Soft Surface: Non-paved to be used by all three user groups as the width allows
- Urban: Either concrete or asphalt paving to be used by all three user groups as the width allows

Maps for these studies are shown on the following pages.

## 2.2 EXISTING SAN MARCOS TRAILS

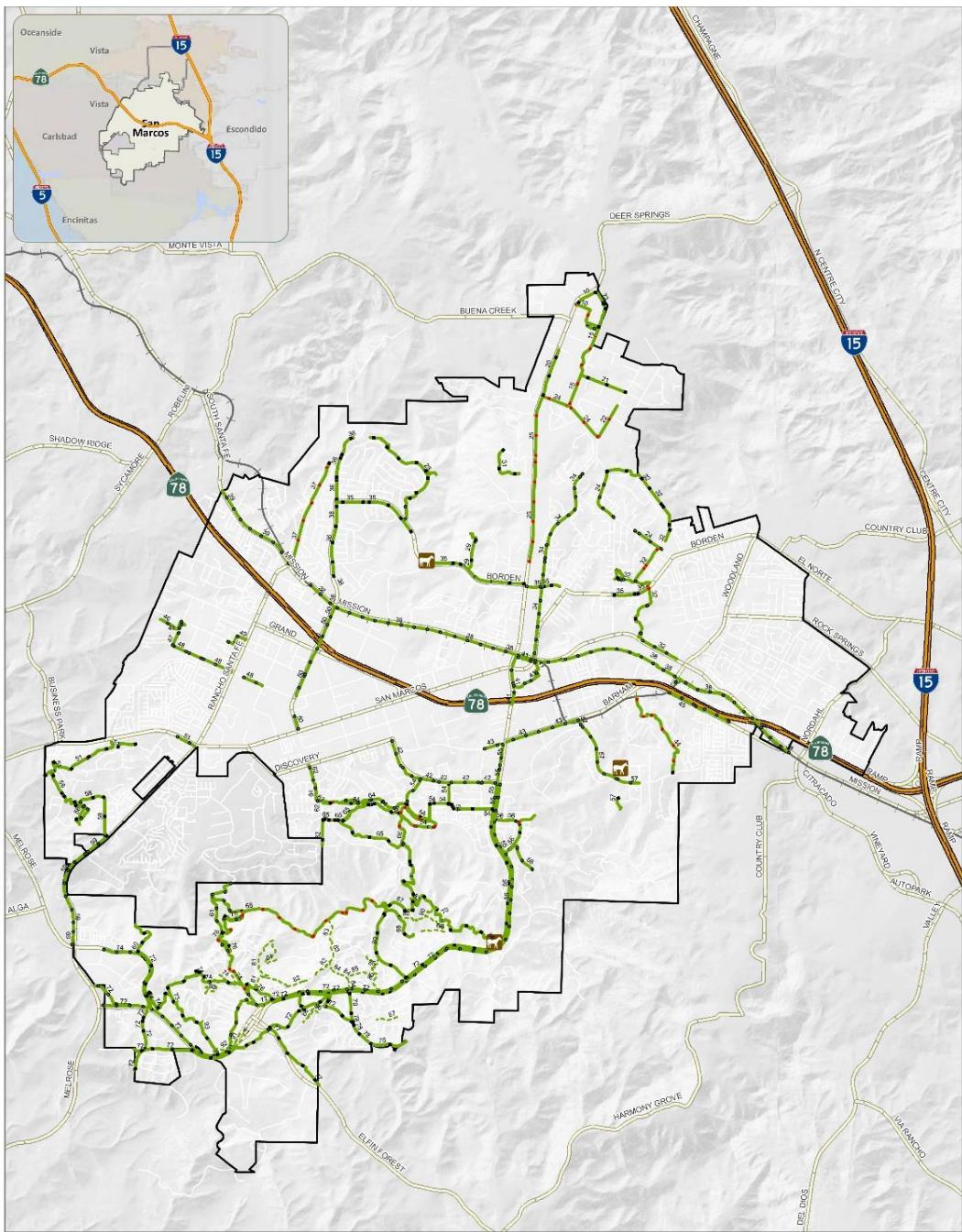


FIGURE 1-2

**City of San Marcos  
Trails Master Plan  
(Existing Trails)**

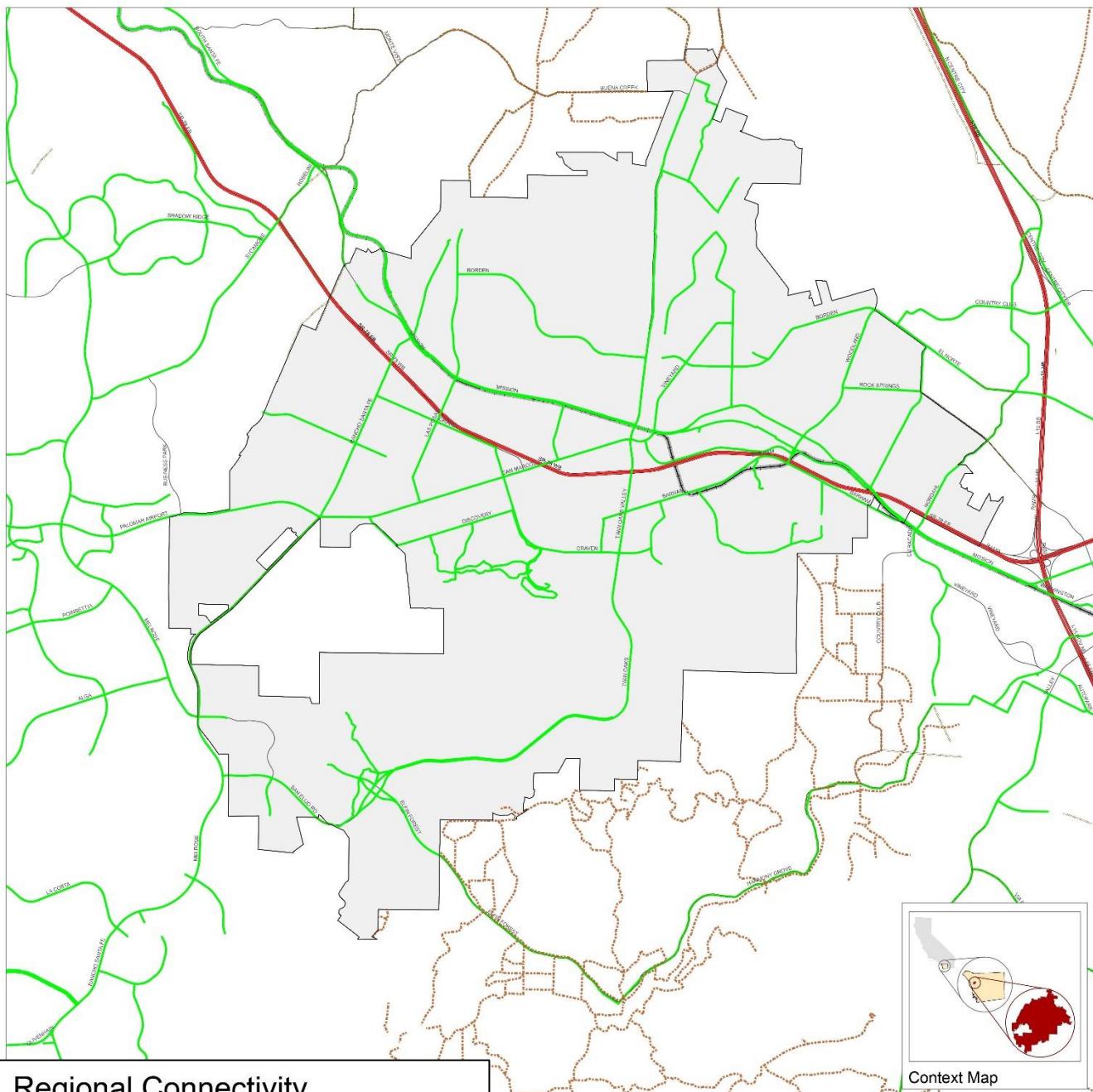
San Marcos City Limits  
Railroad  
Freeway  
Highway  
Major Road  
Minor Road  
Horse Staging Area

Existing Trails  
Multi-Use - Existing  
Private - Existing  
Soft Surface - Existing  
Urban - Existing



SOURCES OF DATA:  
City of San Marcos GIS

## 2.3 EXISTING REGIONAL TRAILS



## 2.4 1991 TRAILS MASTER PLAN

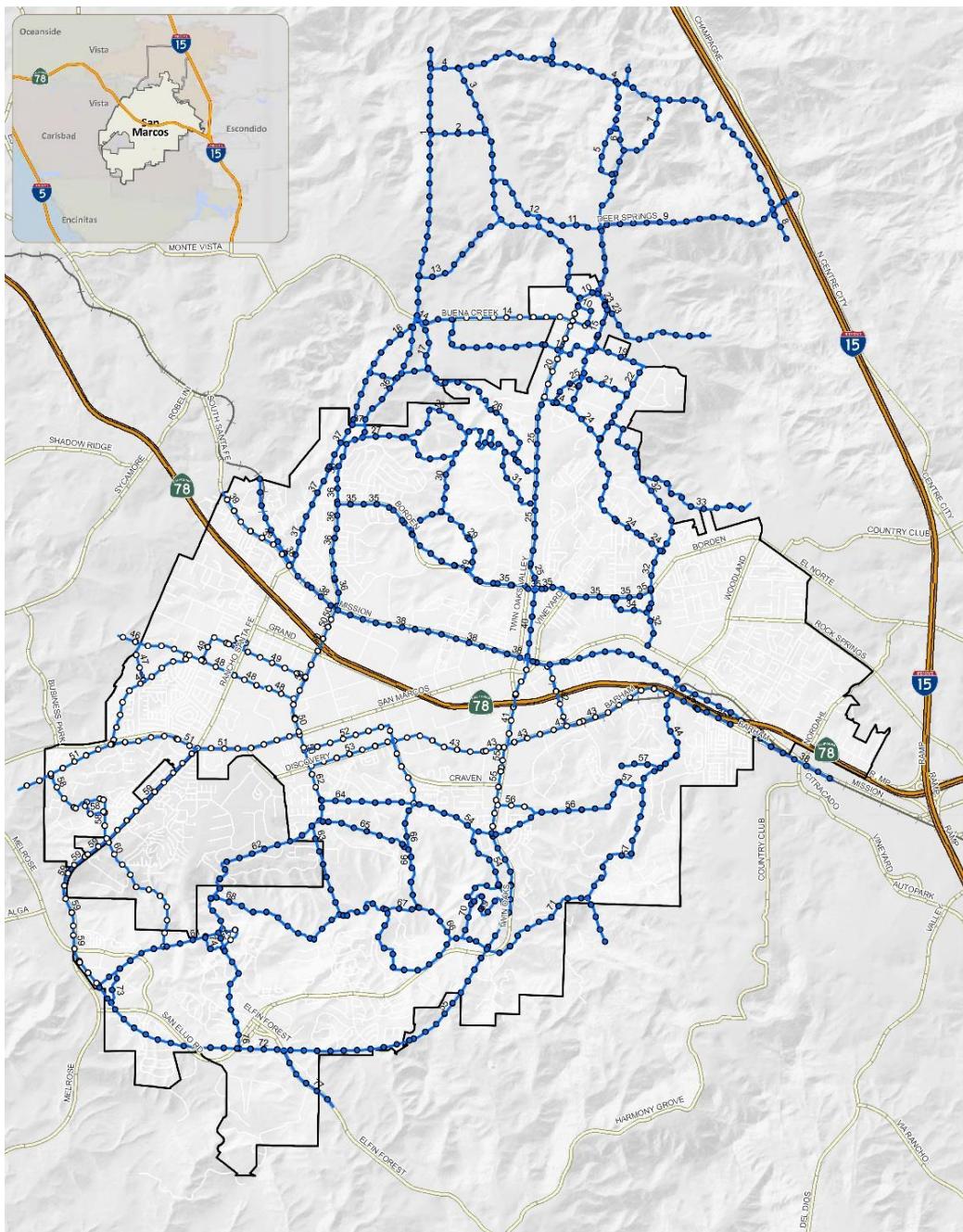


FIGURE 1

**City of San Marcos  
Trails Master Plan  
(1991 Trails Master Plan)**

San Marcos City Limits	Trails Master Plan
—+— Railroad	• Multi-Use Trails
—△— Freeway	○ Urban Trails
—▲— Highway	
—/— Major Road	
—/— Minor Road	

0 0.25 0.5 1 Miles

SOURCES OF DATA:  
City of San Marcos 1991

## CHAPTER THREE - IDENTIFICATION OF POTENTIAL TRAILS

### 3.1 RESEARCH

The GIS data was used to determine potential trail areas and available land for expansion of the trail system.

These studies included:

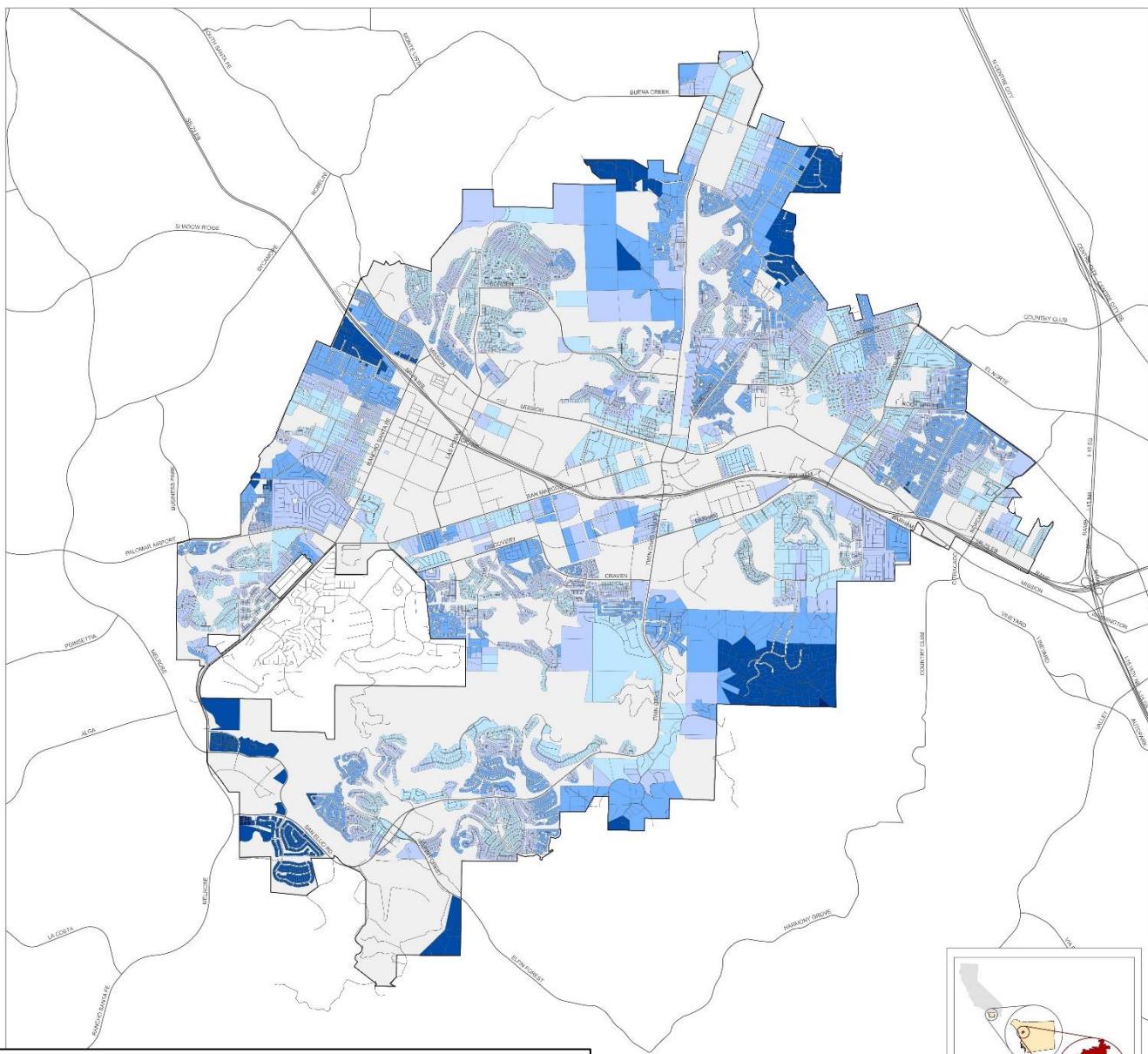
**High Impact Locations:** This study identifies residential areas and their proximity to points of interest (POI) as well as parks. Neighborhoods that are lacking access to parks and points of interest are considered POI + Park Poor (Light blue = close to POI/park, Dark blue = far from POI/park) (*see 3.2 High Impact Locations*)

**Low Effort Locations - Current Access:** This study identifies areas that can be easily and immediately used by the city; “low hanging fruit”. This would be land already owned by the city, areas with an easement for open space, and the city right-of-way (ROW). (*see 3.3 Low Effort Locations -Current Access*)

**Low Effort Locations - Future Access:** This map identifies areas that can be easily used in the future as the city develops. This would be vacant land and developable land. These areas should be known when developers are requesting permission to build. The city can require trails to be built within those areas to connect with existing/proposed trails. (*see 3.4 Low Effort Locations - Future Access*)

Maps for these studies are shown on the following pages.

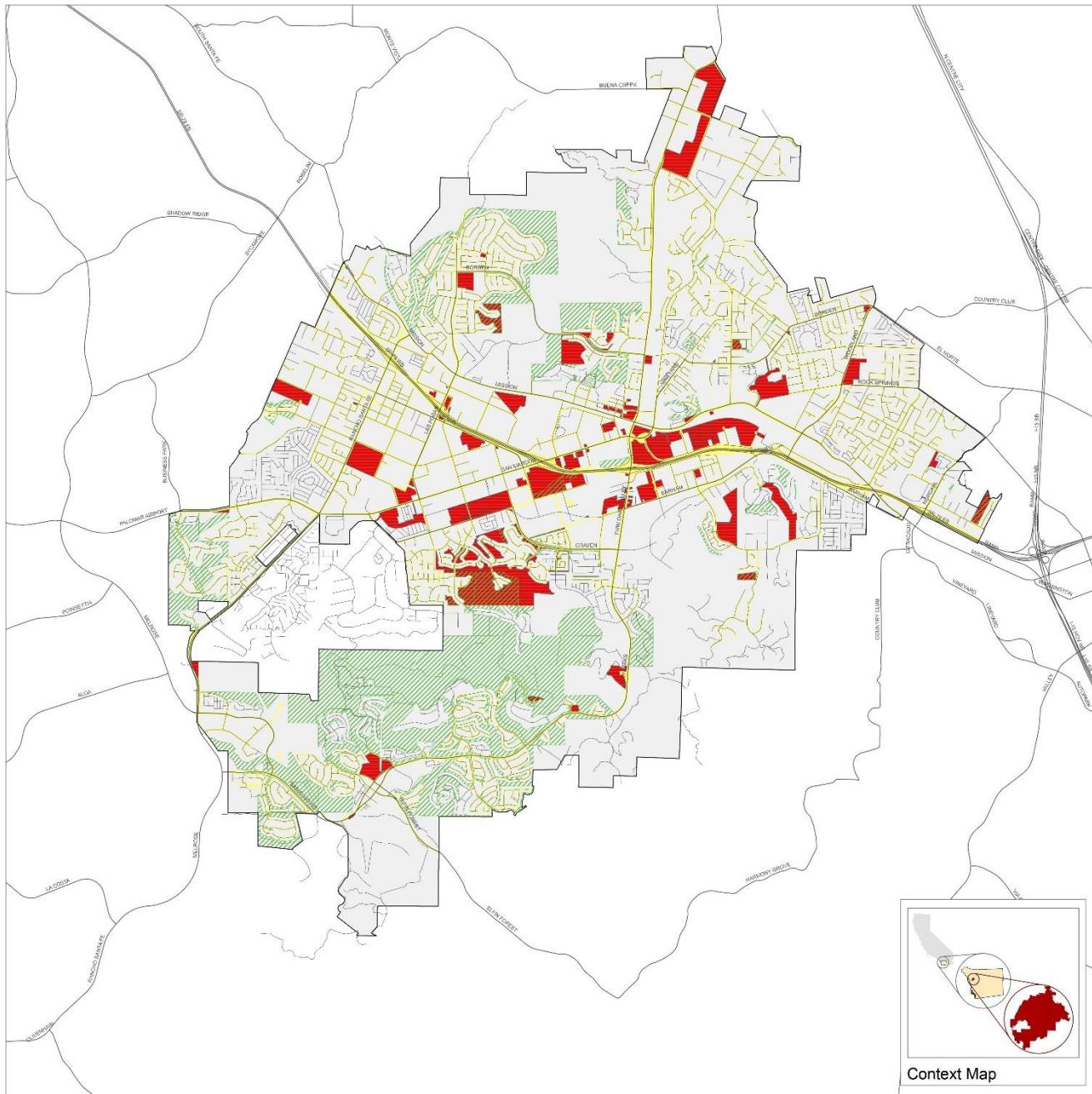
### 3.2 HIGH IMPACT LOCATIONS



This study identifies residential areas and their proximity to points of interest (POI) as well as parks. Neighborhoods that are lacking access to parks and points of interest are considered POI + Park Poor

Light blue = close to POI/park  
Dark blue = far from POI/park

### 3.3 LOW EFFORT LOCATIONS – CURRENT ACCESS



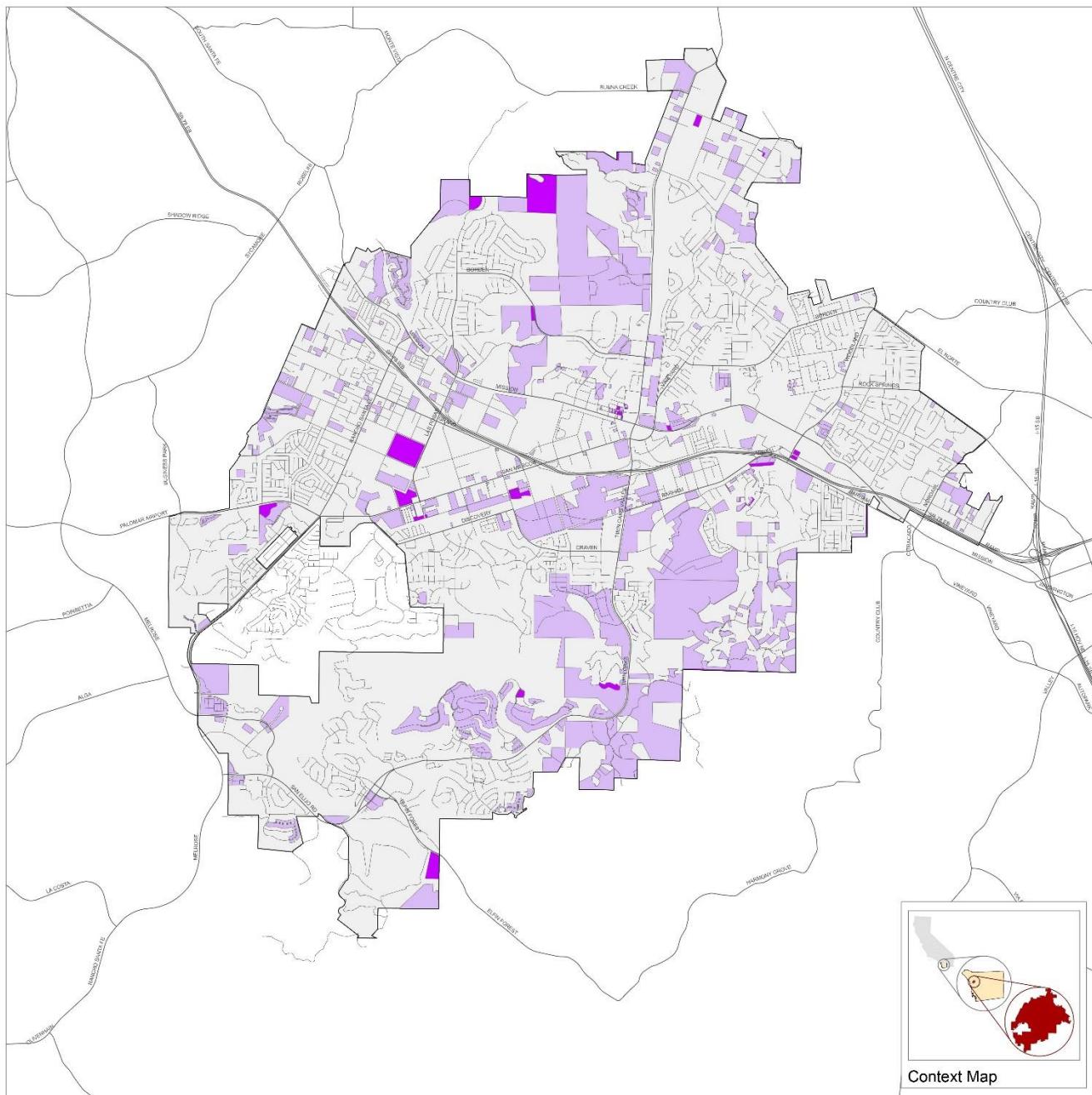
#### Current Access

##### City of San Marcos

- City of San Marcos
- City of San Marcos Owned Land
- Easement - Open Space
- Right Of Way
- Road

This study identifies areas that can be easily and immediately used by the city; “low hanging fruit”. This would be land already owned by the city, areas with an easement for open space, and the city right-of-way (ROW).

### 3.4 LOW EFFORT LOCATIONS – FUTURE ACCESS



#### Future Access City of San Marcos

- City of San Marcos
- Vacant
- Developable Land
- Road

This map identifies areas that can be easily used in the future as the city develops. This would be vacant land and developable land. These areas should be known when developers are requesting permission to build. The city can require trails to be built within those areas to connect with existing/proposed trails.



## CHAPTER FOUR - MEETINGS WITH INTERNAL STAKEHOLDERS & COMMUNITY

## 4.1 MEETINGS AND INPUTS

The Consultant Team met with the city staff, TAC, Park and Recreation Commission and the community on the following dates to review the status of the Master Plan Update and receive comments:

- February 1, 2017 TAC and City Staff
- February 15, 2017 Park and Recreation Commission
- April 3, 2017 Twin Oaks Valley Equestrian Association (TOVEA) and City Staff
- May 1, 2017 Community-at-Large
- June 1, 2017 Community-at-Large
- September 6, 2017 TAC and City Staff

At the TOVEA and Community-at-Large meetings, the consulting team presented an overview of the Trails Master Plan Update process and answered questions from the attendees. Full size maps were provided at several tables for the attendees to draw on and make comments. The proposed trails from the TAC and Consultant Team were hung on the walls and the attendees were provided with sticky dots to place on the maps for the trails they preferred. This helped the team to establish a priority map reflecting the communities input that is shown on the following page.

## 4.2 COMMUNITY MEETING FEEDBACK MAP

### Trail Rating / Requested Trails / Horse Staging Areas

City of San Marcos

Road

Carlsbad Trails

Encinitas Trails

San Diego County - General Plan Trails

#### Proposed Trail Rating (Community Meeting 05/01/17)

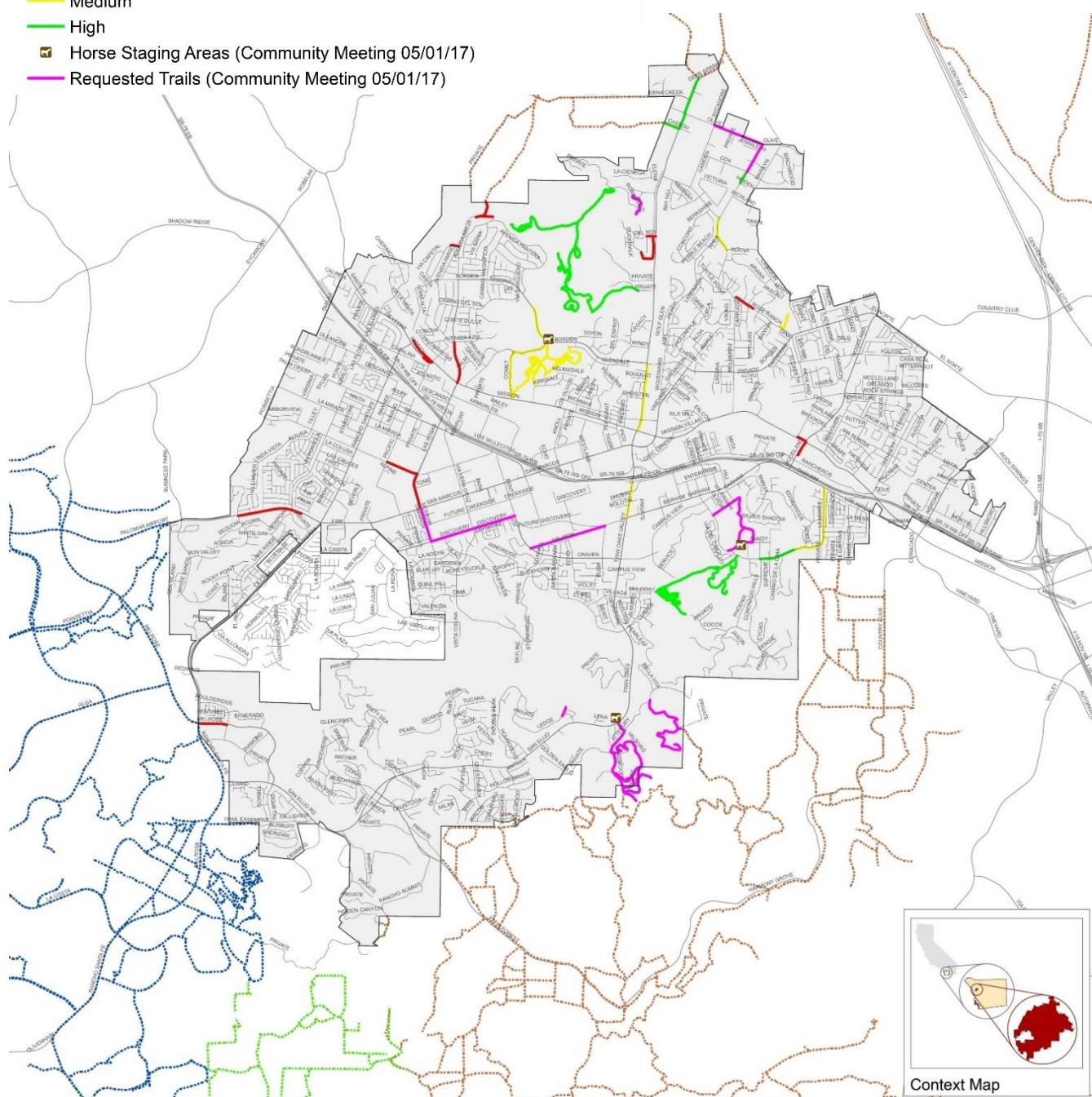
Low

Medium

High

Horse Staging Areas (Community Meeting 05/01/17)

Requested Trails (Community Meeting 05/01/17)



Context Map

## CHAPTER FIVE - PROPOSED TRAILS

### 5.1 TRAILS MASTER PLAN UPDATE MAP (EXISTING & PROPOSED TRAILS)

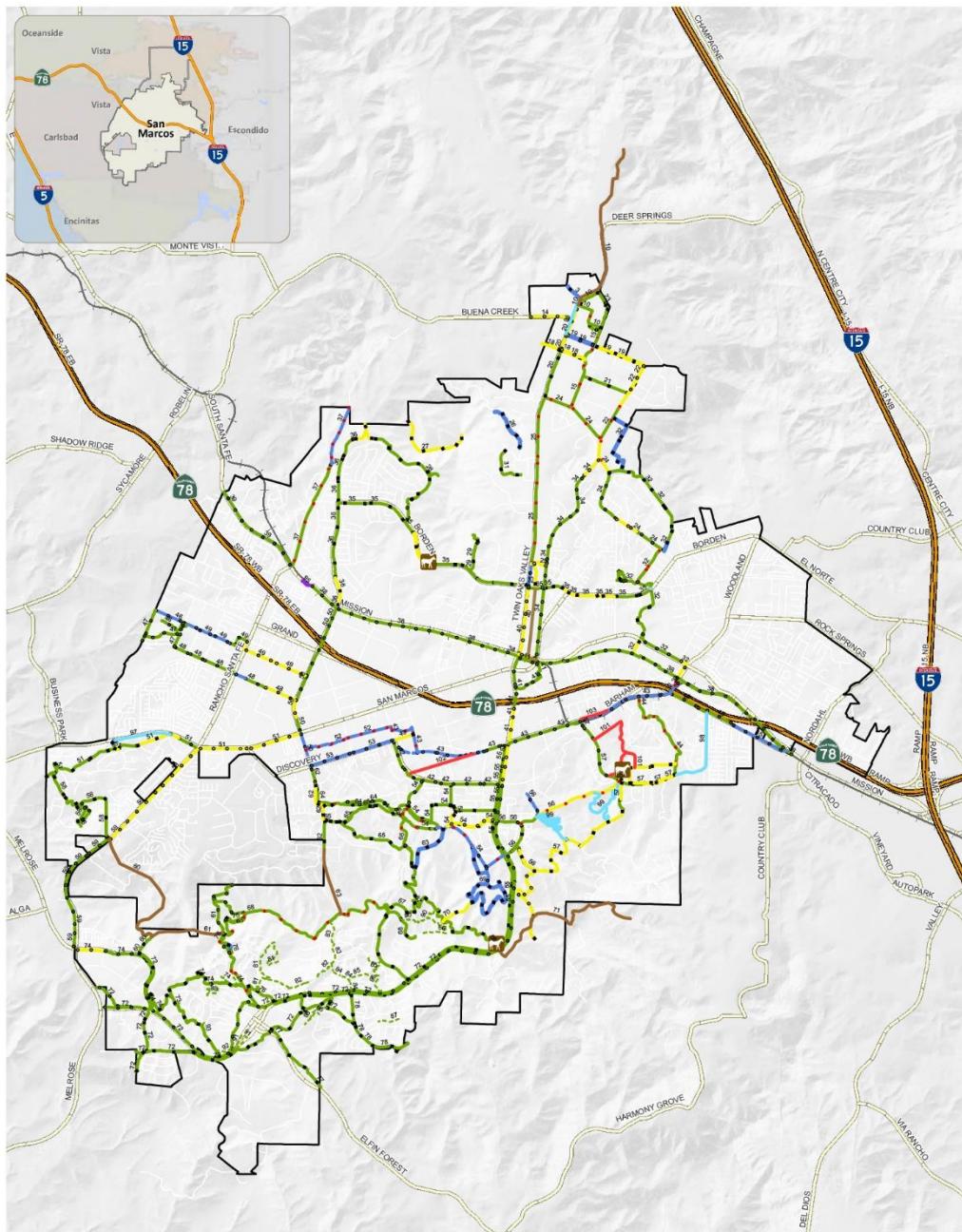


FIGURE 1-1

**City of San Marcos**  
**Trails Master Plan**  
(Existing & Proposed Trails)



**Existing Trails**  
Multi-Use - Existing  
Private - Existing  
Soft Surface - Existing  
Urban - Existing

**Currently Mapped Proposed Trails**  
Multi-Use - Future - Not On Development Plans  
Multi-Use - Future - On Development Plans  
Private - Future - On Development Plans  
Soft Surface - Future - Not On Development Plan  
Soft Surface - Future - On Development Plans  
Urban - Future - Not On Development Plan  
Urban - Future - On Development Plans

**1991 Master Plan Trails**  
Proposed Trail - Not Constructed

**New Proposed Trails Per This Update**  
Consultant Team Proposed Trails  
Trails Committee Proposed Trails  
Community Requested Trails

SOURCES OF DATA:

City of San Marcos 3/2020

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

Note that some trail numbers appear in multiple categories. This is because some trails travel across the several of the category areas. The trail segment distance and cost has been accounted for in each category.

**Trail Advisory Committee (TAC) Proposed Trails (in no particular order of priority):**

The Trails Advisory Committee (TAC) prepared a study in February 2016 that identified eleven (11) potential new trails that would increase the connectivity of the existing trail system. Eight (8) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". One (1) of the trails was determined by the Committee to not be feasible and has not been included in this update and one (1) trail was removed because a sidewalk already exists at that location. The remaining one (1) trail has been incorporated into this Master Plan Update as trail 95.

Label	Location	Length	Cost
<b>95</b>	Mission from Pacific to existing trail on Mission	380 If	0.07 miles \$207,525

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

**TOTAL 380 If 0.07 miles \$207,525**

**Consulting Team Proposed Trails (in no particular order of priority):**

The Consultant Team utilized the data collected in the above studies was utilized to determine potential trails that would increase the connectivity of the existing trail system. A total of twelve (12) potential new trails were identified throughout the city. Four (4) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". Three (3) of the trails were removed due to environmental and private property concerns. The remaining five (5) trails have incorporated into this Master Plan Update as trails 96 - 100.

Label	Location	Length	Cost
<b>96</b>	Proposed Trail - Twin Oaks Valley from Deer Springs to Twin Oaks High School	1,637 If	0.31 miles \$542,002
<b>97</b>	Proposed Trail - San Marcos from Avenida De Las Rosas to existing trail at Albertsons	2,813 If	0.53 miles \$1,152,784
<b>98</b>	Proposed Trail - La Moree from Jack's Pond Park to Barham	4,028 If	0.76 miles \$932,583
<b>99</b>	Proposed Trail - From existing trail west of Village to La Moree and to end of existing trail on Cocos	11,363 If	2.15 miles \$3,021,913
<b>100</b>	Proposed Trail - Borden Road Crosswalk for existing multi-use trail	62 If	0.01 miles \$258,486

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

**TOTAL 19,903 If 3.77 miles \$5,907,768**

### Community Requested Proposed Trails (in no particular order of priority):

The Consultant Team and City staff met with community residents and the community requested a total of eight (8) potential new trails throughout the city. Two (2) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". Three (3) of the trails were removed due to environmental and private property concerns. The remaining three (3) trails have incorporated into this Master Plan Update as trails 101 - 103.

Label	Location	Length	Cost
101	Proposed Trail - La Moree Road Horse Staging Area and Trail	5,215 If	0.99 miles
102	Proposed Trail - Craven Road to Discovery Street	2,891 If	0.55 miles
103	Proposed Trail - North Side of E Barham Drive from La Moree Road to Hill Street	1,168 If	0.22 miles

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

**TOTAL 9,274 If 1.76 miles \$3,676,223**

### 1991 Master Plan Trails Not Constructed Proposed Trails (in no particular order of priority):

The 1991 Trails Master Plan identified fifteen (15) trails that have not been constructed as of this update. Six (6) of these trails were incorporated into the city's GIS Trails Map during the course of this update study and are included in the trails noted "On Development Plans" and "Not on Development Plans". Three (3) of the trails were removed due to environmental and private property concerns. The remaining six (6) trails have incorporated into this Master Plan Update as trails 10, 40, 60, 61, 63, and 71.

Label	Location	Length	Cost
10	1991 Proposed Trail - Deer Springs to Twin Oaks Valley	1,450 If	0.27 miles
40	1991 Proposed Trail - Running north and south near Twin oaks Valley Road	3,925 If	0.74 miles
60	1991 Proposed Trail - Via Allondra to Via Del Corvo then along ridge to connect with existing trail 60	6,200 If	1.17 miles
61	1991 Proposed Trail - Lake San Marcos Trail - Connect existing trail 61 to existing trail 60	5,500 If	1.04 miles
63	1991 Proposed Trail - Connect trails 62 and 68	3,000 If	0.57 miles
71	1991 Proposed Trail - Attebury Road	8,855 If	1.68 miles

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

**TOTAL 28,930 If 5.48 miles \$9,127,592**

**Future Trails ON Development Plans (in no particular order of priority):**

The current City GIS map has twenty-one (21) future trails noted “On Development Plans”. These are trails that are yet to be constructed and are identified as future trails on proposed housing development plans. Two (2) of these trails were changed to Not On Development Plans and one (1) was eliminated due to habitat constraints. The remaining nineteen (19) trails have incorporated into this Master Plan Update as trails 19, 25, 26, 32, 37, 43, 45, 46, 48, 49, 50, 51, 52, 53, 54, 56, 63, 69, and 76.

Label	Location	Length	Cost
19	Olive Street Trail - Along both sides of Olive Street, between Twin Oaks Valley and Sycamore Dr	2,585 If	0.49 miles \$1,617,681
25	Twin Oaks Valley Trail - Twin Oaks Valley Road from Montessa Way to Borden Road	1,022 If	0.19 miles \$435,058
26	Owen's Peak Trail - Robin Hood Road to proposed trail 27	2,149 If	0.41 miles \$886,702
32	Richland Trail/Hollandia Park Trail - Richland Rd to Tres Ranchos Lane and Woodland Pkwy near Rancheros Dr	4,565 If	0.86 miles \$2,088,081
37	Aqueduct Trail - Quail Valley Park towards City boundary	2,618 If	0.50 miles \$1,668,772
43	Barham Drive - Barham Drive between La Moree Road and Woodland Parkway	9,903 If	1.88 miles \$2,681,113
45	Barham Drive - Barham Drive to Mission Road	2,629 If	0.50 miles \$566,075
46	La Mirada Trail - La Mirada Drive north of Sunset Park	2,094 If	0.40 miles \$336,220
48	Linda Vista - Linda Vista Drive north of Bradley Park	473 If	0.09 miles \$196,071
49	La Mirada Drive Trail - La Mirada Drive to Trail 46	1,509 If	0.29 miles \$678,915
50	San Marcos Creek Trail - McMahr Road to Discovery Street	1,445 If	0.27 miles \$317,879
51	Carillo Trail - San Marcos Boulevard from Rancho Santa Fe Road to Las Posas Road	160 If	0.03 miles \$90,409
52	San Marcos Creek Trail - McMahr Road to South Bent Ave in between San Marcos Boulevard and Discovery St	4,791 If	0.91 miles \$2,173,828
53	Discovery Street Trail - Discovery Street from McMahr Road to South Bent Avenue	1,596 If	0.30 miles \$1,817,885
54	South Lake Trail - From Discovery Lake, connecting to Craven and Twin Oaks Valley Road	6,396 If	1.21 miles \$2,901,659
56	CSU San Marcos Trail - Village Drive towards Cal State University San Marcos	1,174 If	0.22 miles \$452,831
63	Double Peak Trail - Connect trails 66 and 54	2,319 If	0.44 miles \$1,070,814
69	South Lake Trail - Complete loop around South Lake, connecting with trails 54, 55, and 70	6,272 If	1.19 miles \$2,885,093
76	Sunset Trail - Continuation of existing trail 76 along Lighthouse Road	158 If	0.03 miles \$86,406

**TOTAL 53,858 If 10.20 miles \$22,951,493**

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

---

**Future Trails NOT On Development Plans (in no particular order of priority):**

The current City GIS map has thirty-six (36) future trails noted “Not On Development Plans”. These are trails that are yet to be constructed and are not identified as future trails on proposed housing development plans. Seven (7) of these trails were eliminated due to habitat and private property concerns. The remaining twenty-nine (29) trails have incorporated into this Master Plan Update as trails 18, 19, 20, 22, 24, 25, 28, 32, 34, 35, 36, 36, 40, 41, 43, 48, 49, 50, 51, 54, 55, 56, 57, 57, 59, 62, 62, 70, and 74.

Note that Trail 51 will require acceptance from Valley Center Water District as it is in their easement

<b>Label</b>	<b>Location</b>		<b>Length</b>	<b>Cost</b>
<b>18</b>	Cassou Trail - Along both sides of Cassou Road	3,854 lf	0.73 miles	\$1,848,070
<b>19</b>	Olive Street Trail - Along both sides of Olive Street, between Twin Oaks Valley and Sycamore Dr	4,440 lf	0.84 miles	\$2,197,781
<b>20</b>	Twin Oaks Valley Trail - Twin Oaks Valley from Deer Springs to Cassou Road	2,044 lf	0.39 miles	\$993,299
<b>22</b>	Mulberry Drive - Mulberry Drive from Heiden Court to Olive Street	3,392 lf	0.64 miles	\$1,781,625
<b>24</b>	Mulberry Drive and Rose Ranch Rd - Mulberry Dr to Rose Ranch Rd	2,515 lf	0.48 miles	\$1,561,020
<b>25</b>	Twin Oaks Valley Trail - Twin Oaks Valley Road to trail 34 and trail 35	1,843 lf	0.35 miles	\$800,936
<b>28</b>	Santa Fe Hills Trail - Short trail connecting trail 28 and 36	500 lf	0.09 miles	\$241,596
<b>32</b>	Hollandia Park Trail - Woodland Parkway and Mission Road	1,533 lf	0.29 miles	\$863,893
<b>34</b>	Woodward Street Trail - Woodward Street to Mulberry drive	884 lf	0.17 miles	\$269,686
<b>35</b>	Borden Road - Intersection of Sirginson Road to Mulberry Drive	5,189 lf	0.98 miles	\$2,688,757
<b>36</b>	Las Posas - Along Las Posas Road north of Palm Road	631 lf	0.12 miles	\$379,420
<b>36</b>	Las Posas - Las Posas Road and trail along Agua Hedionda Creek towards City boundary	1,568 lf	0.30 miles	\$658,998
<b>40</b>	Twin Oaks Valley & Mission Road Trail - From Borden Road along Twin Oaks Valley to Mission Road	3,718 lf	0.70 miles	\$1,129,947
<b>41</b>	Twin Oaks Valley Trail - From Highway 78 to Barham Drive along Twin Oaks Valley Road	1,314 lf	0.25 miles	\$447,115
<b>43</b>	Barham Drive - From Discovery Street to Barham Drive	840 lf	0.16 miles	\$375,279
<b>48</b>	Linda Vista - Linda Vista Drive to Las Posas Road	1,383 lf	0.26 miles	\$448,456
<b>49</b>	La Mirada Drive Trail - La Mirada Drive from 8th Street to Las Posas Road	3,129 lf	0.59 miles	\$1,101,701
<b>50</b>	Las Posas / San Marcos Creek Trail - Las Posas Road to McMahr Road	798 lf	0.15 miles	\$507,824
<b>51</b>	Carrillo / San Marcos Blvd Trail - Through Meadowlark Estates OS easement & connects to San Marcos Blvd	6,308 lf	1.19 miles	\$2,977,867
<b>54</b>	Discovery Hills Trail - From Discovery Lake to Twin Oaks Valley Road along Village Drive	4,791 lf	0.91 miles	\$557,803

Label	Location	Length	Cost
<b>55</b>	Twin Oaks Valley Trail - From Barham Road along Twin Oaks Valley to Craven Drive	1,596 lf	0.30 miles \$474,161
<b>56</b>	CSU San Marcos Trail - Village Drive Tail 57 at La Moree Road	5,213 lf	0.99 miles \$2,108,685
<b>57</b>	Coronado Hills Trail - Along portion of Cocos Drive	691 lf	0.13 miles \$320,383
<b>57</b>	Coronado Hills Trail - La Moree Road and Jack's Pond Park to Attebury Drive	18,322 lf	3.47 miles \$8,556,040
<b>59</b>	Rancho Santa Fe Trail - Rancho Santa Fe Road from Island Drive to San Marcos Boulevard	5,346 lf	1.01 miles \$766,198
<b>62</b>	Discovery Creek Trail - Follows the east side of McMahr Road to Discovery Street	1,179 lf	0.22 miles \$553,232
<b>62</b>	Discovery Creek Trail - Follows the west side of McMahr Road near Cima Drive	608 lf	0.12 miles \$335,539
<b>70</b>	South Lake Trail - Along ridgeline - Connect trail 69 to trail 66Along ridgeline - Connect trail 69 to trail 66	1,245 lf	0.24 miles \$574,648
<b>74</b>	Canyon Trail - Connects existing trail 74 to trail 59	1,140 lf	0.22 miles \$276,310

**TOTAL 86,014 lf 16.29 miles \$35,796,269**

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

## 5.2 TRAILS ADVISORY COMMITTEE (TAC) PROPOSED TRAILS

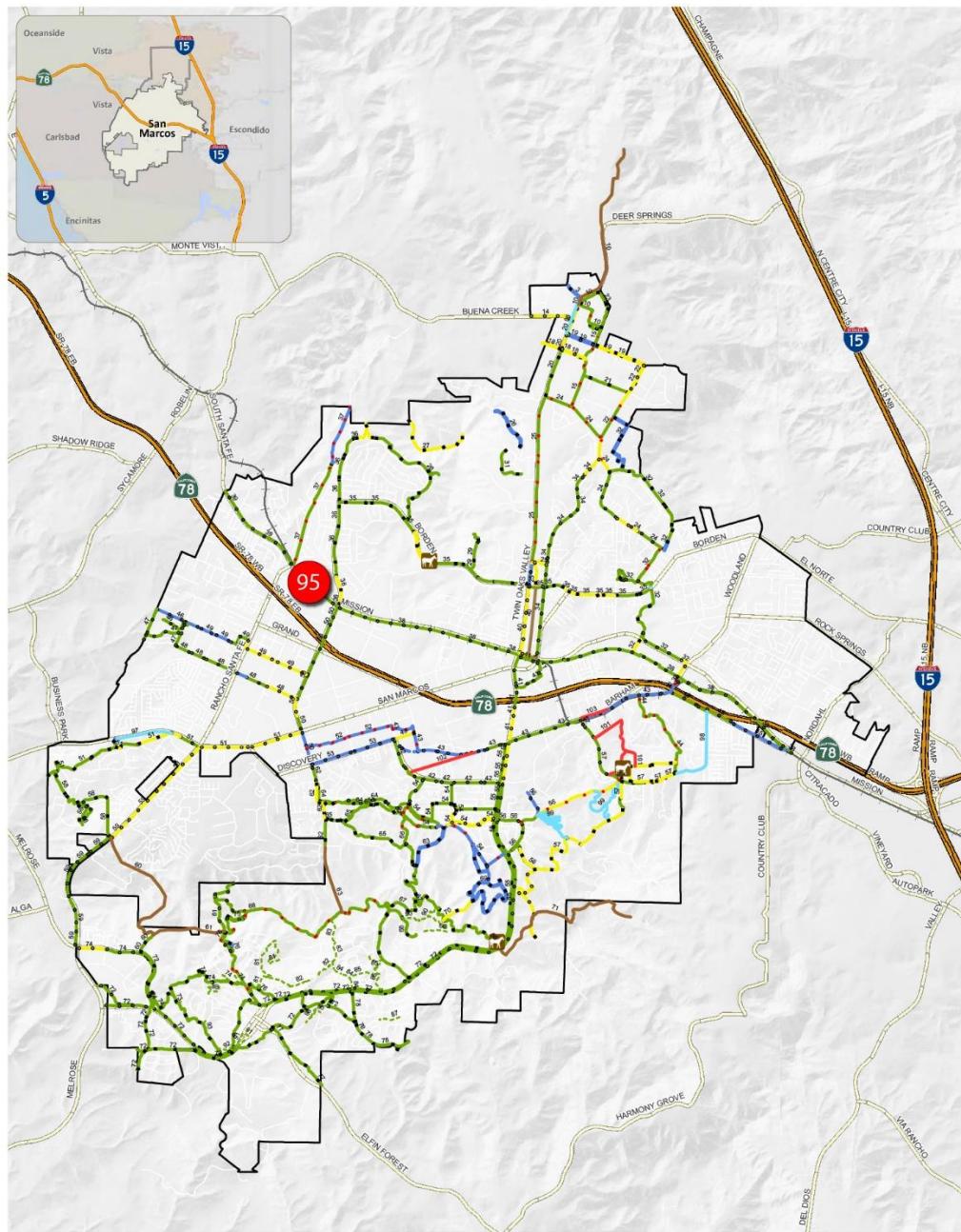


FIGURE 1-1

City of San Marcos

### Trails Master Plan

(Existing & Proposed Trails)



SOURCES OF DATA:  
City of San Marcos 3/16

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

San Marcos City Limits

- Railroad
- Freeway
- Highway
- Major Road
- Minor Road
- Horse Staging Area

Existing Trails

- Multi-Use - Existing
- Private - Existing
- Soft Surface - Existing
- Urban - Existing

Currently Mapped Proposed Trails

- Multi-Use - Future - Not On Development Plans
- Multi-Use - Future - On Development Plans
- Private - Future - On Development Plans
- Soft Surface - Future - Not On Development Plan
- Soft Surface - Future - On Development Plans
- Urban - Future - Not On Development Plans
- Urban - Future - On Development Plans

1991 Master Plan Trails

- Proposed Trail - Not Constructed

New Proposed Trails Per This Update

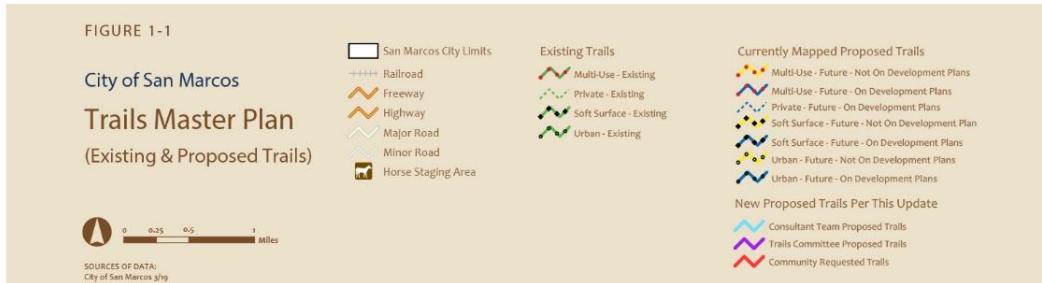
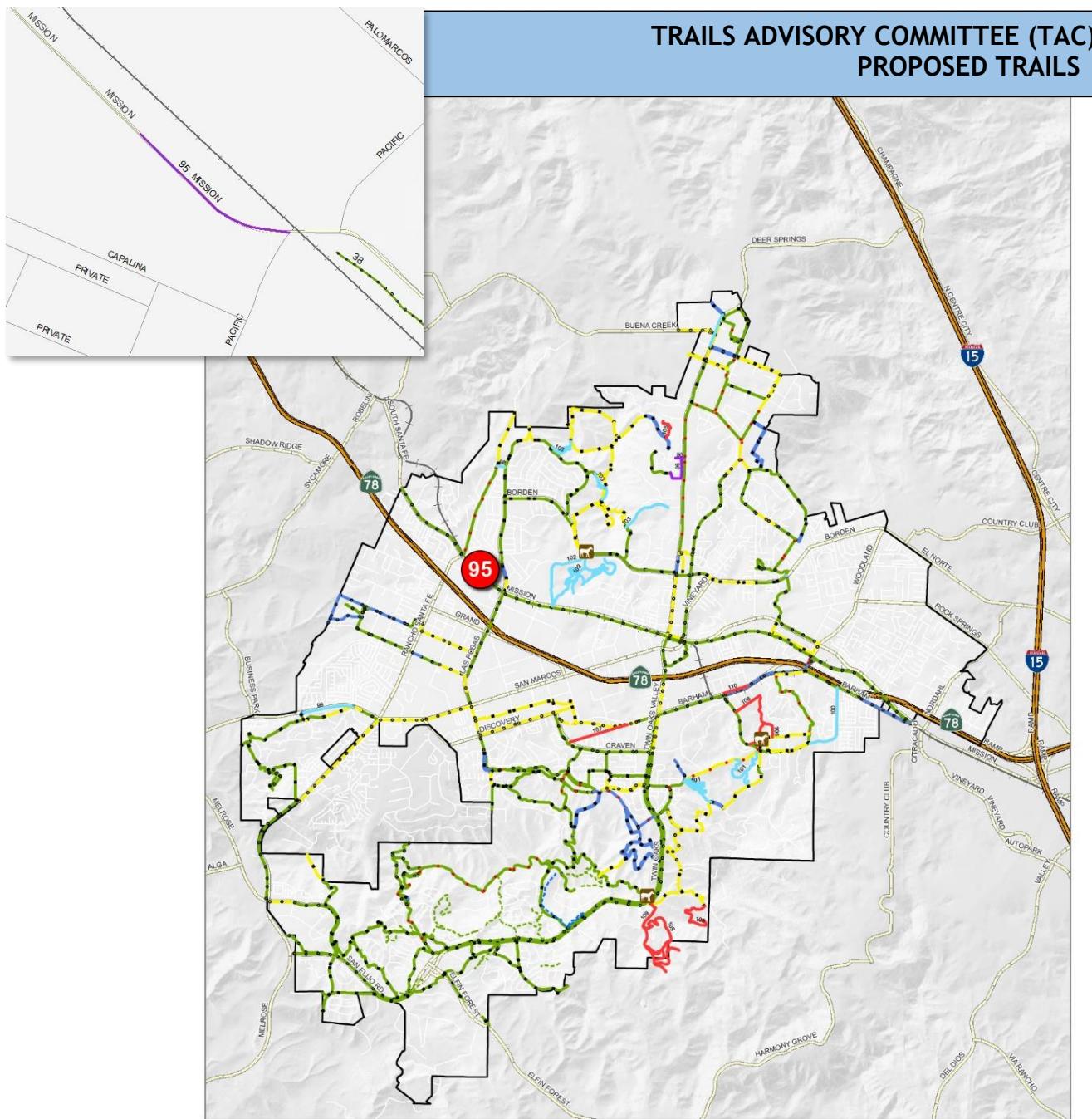
- Consultant Team Proposed Trails
- Trails Committee Proposed Trails
- Community Requested Trails

TOTAL

380 If

0.07 miles

\$207,525



95	Mission from Pacific to existing trail on Mission	380 lf	0.07 miles	\$207,525
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## 5.3 CONSULTANT TEAM PROPOSED TRAILS

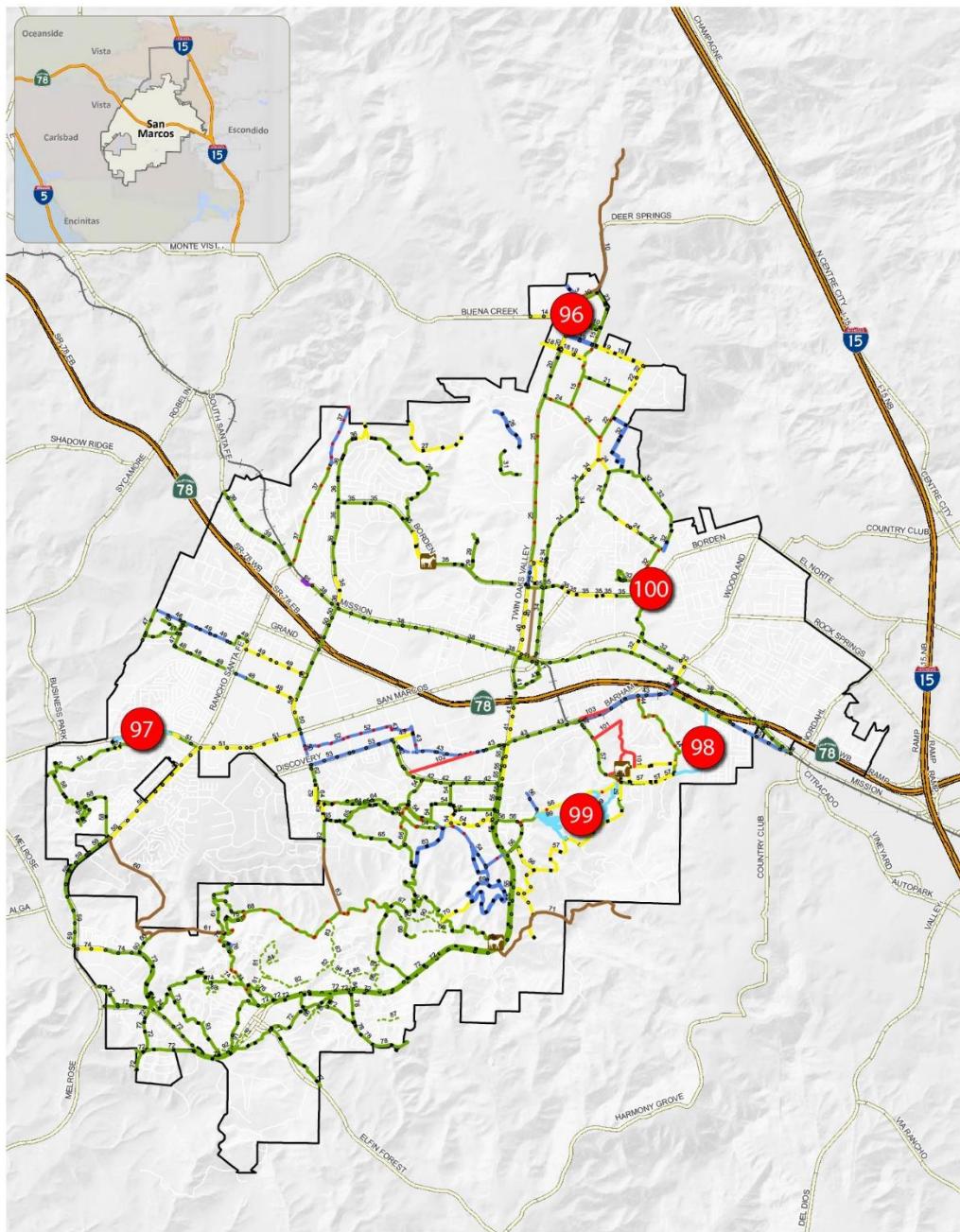


FIGURE 1-1

**City of San Marcos  
Trails Master Plan  
(Existing & Proposed Trails)**

0.25 0.5 1 Miles

SOURCES OF DATA:  
City of San Marcos 3/19

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San Marcos City Limits  
Railroad  
Freeway  
Major Road  
Minor Road  
Horse Staging Area

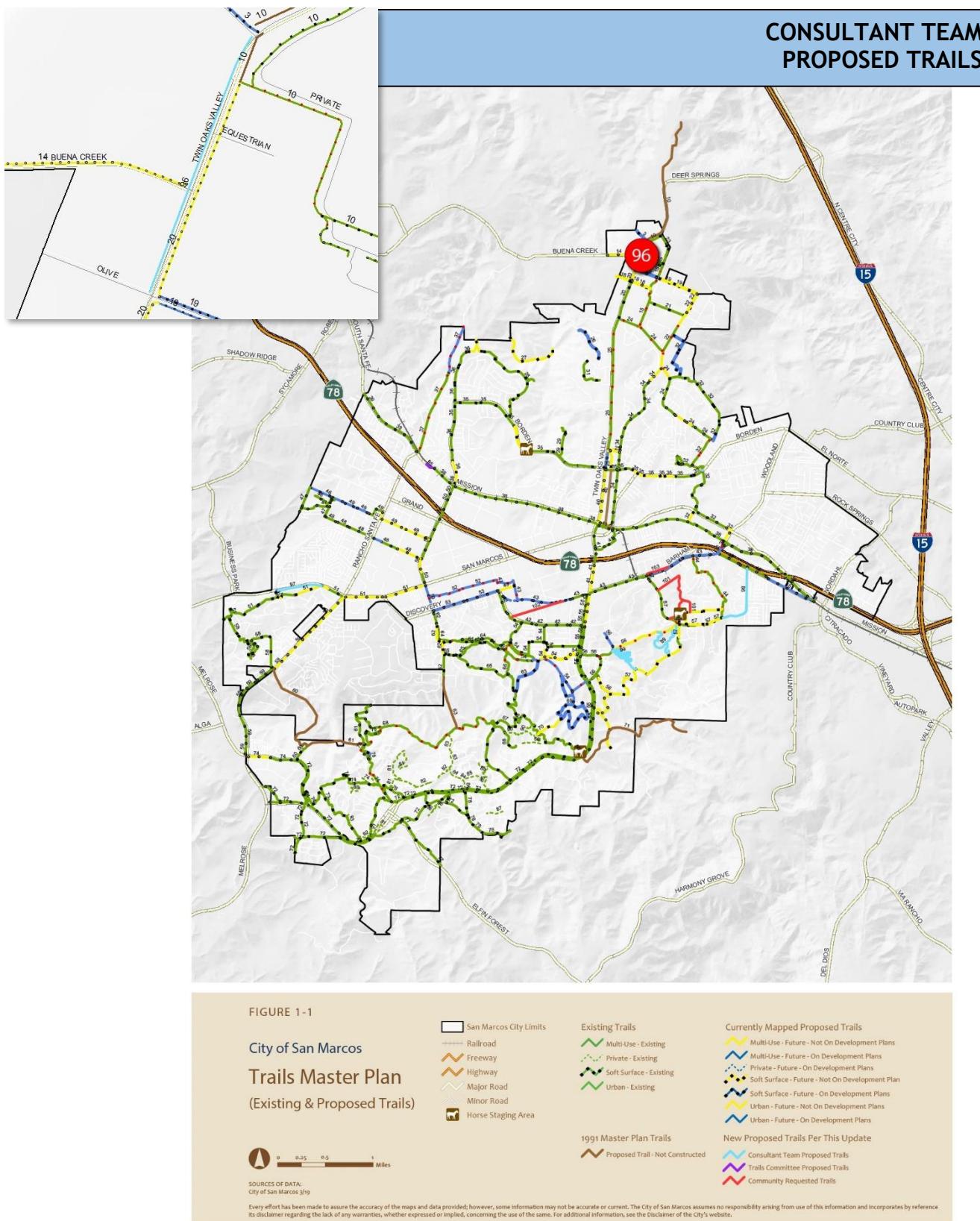
Existing Trails  
Multi-Use - Existing  
Private - Existing  
Soft Surface - Existing  
Urban - Existing

1991 Master Plan Trails  
Proposed Trail - Not Constructed

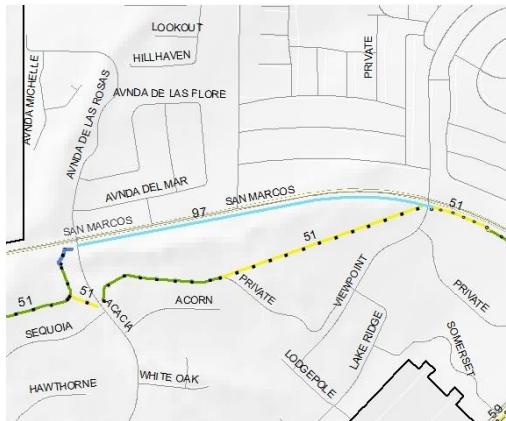
Currently Mapped Proposed Trails  
Multi-Use - Future - Not On Development Plans  
Multi-Use - Future - On Development Plans  
Private - Future - On Development Plans  
Soft Surface - Future - Not On Development Plan  
Soft Surface - Future - On Development Plans  
Urban - Future - Not On Development Plans  
Urban - Future - On Development Plans

New Proposed Trails Per This Update  
Consultant Team Proposed Trails  
Trails Committee Proposed Trails  
Community Requested Trails

**TOTAL 19,903 If 3.77 miles \$5,907,768**



96	Proposed Trail - Twin Oaks Valley from Deer Springs to Twin Oaks High School	1,637 If	0.31 miles	\$542,002
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## CONSULTANT TEAM PROPOSED TRAILS

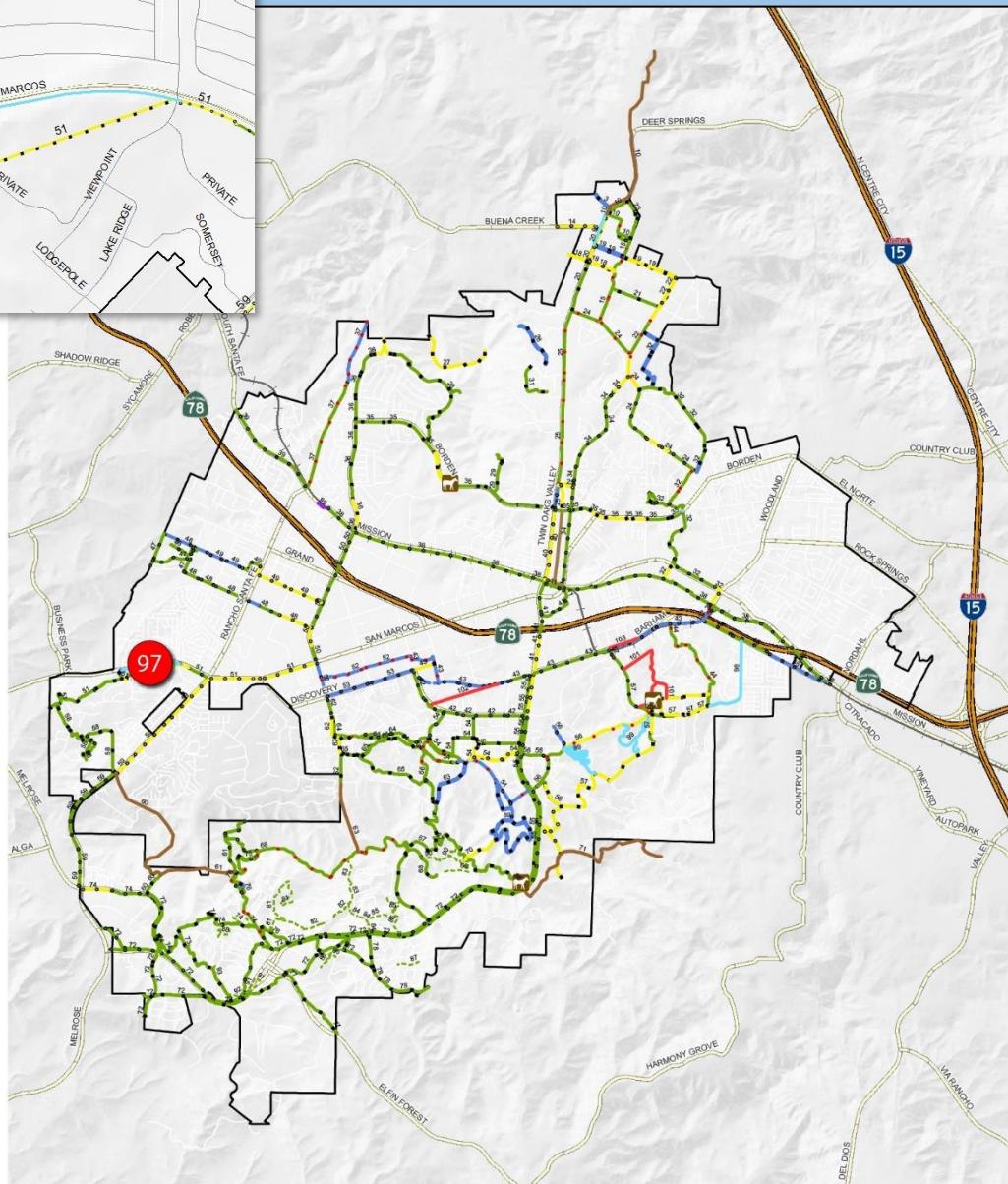


FIGURE 1-1

### City of San Marcos Trails Master Plan (Existing & Proposed Trails)

San Marcos City Limits  
Railroad  
Freeway  
Highway  
Major Road  
Minor Road  
Horse Staging Area

Existing Trails  
Multi-Use - Existing  
Private - Existing  
Soft Surface - Existing  
Urban - Existing

Currently Mapped Proposed Trails  
Multi-Use - Future - Not On Development Plans  
Multi-Use - Future - On Development Plans  
Private - Future - On Development Plans  
Soft Surface - Future - Not On Development Plan  
Soft Surface - Future - On Development Plans  
Urban - Future - Not On Development Plans  
Urban - Future - On Development Plans

1991 Master Plan Trails  
Proposed Trail - Not Constructed

New Proposed Trails Per This Update  
Consultant Team Proposed Trails  
Trails Committee Proposed Trails  
Community Requested Trails

SOURCES OF DATA:  
City of San Marcos 319

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97	Proposed Trail - San Marcos from Avenida De Las Rosas to existing trail at Albertsons	2,813 If	0.53 miles	\$1,152,784
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## CONSULTANT TEAM PROPOSED TRAILS

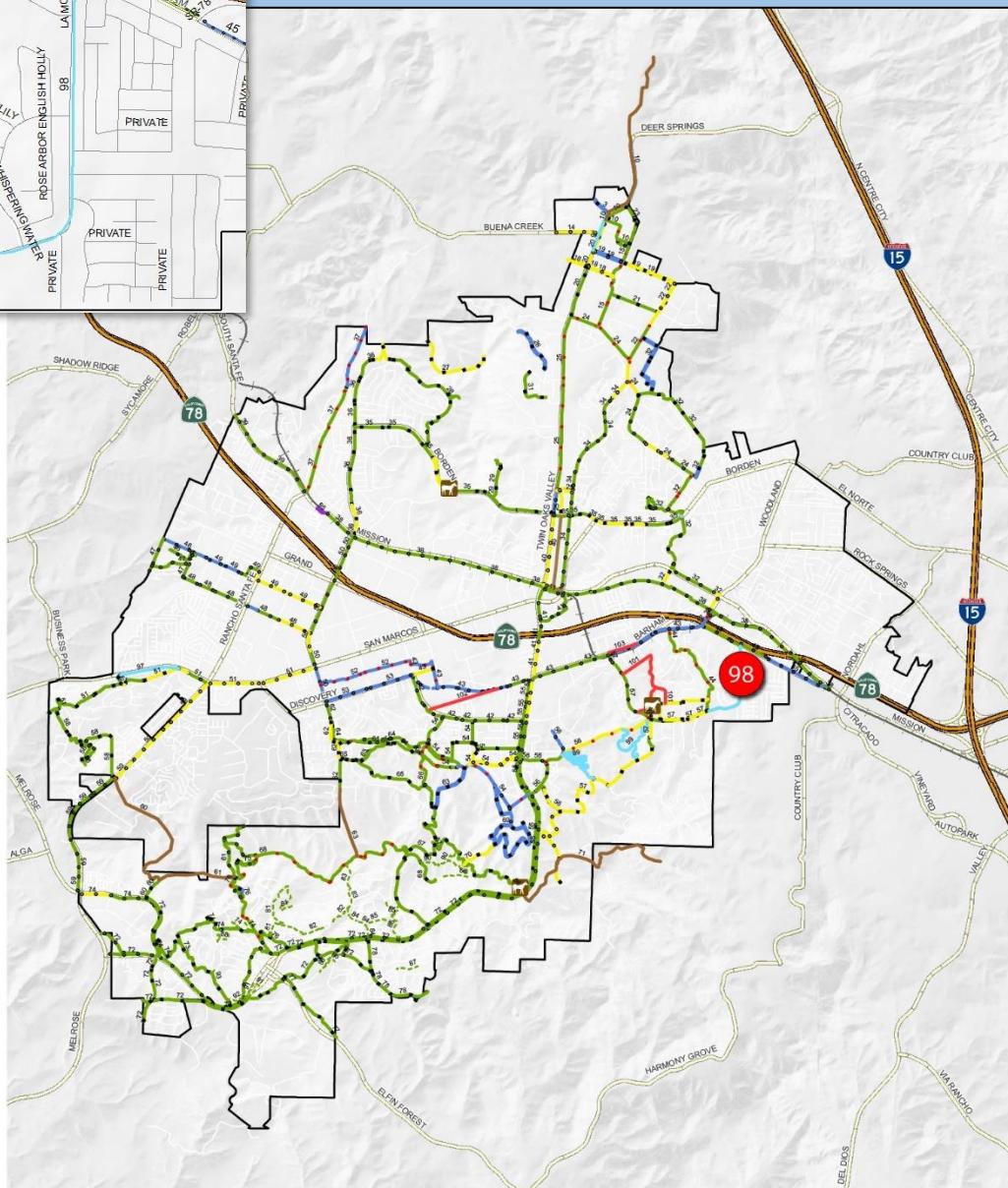


FIGURE 1-1

## City of San Marcos

## Trails Master Plan

(Existing &amp; Proposed Trails)

San Marcos City Limits

Railroad

Freeway

Highway

Major Road

Minor Road

Horse Staging Area

## Existing Trails

Multi-Use - Existing

Private - Existing

Soft Surface - Existing

Urban - Existing

## Currently Mapped Proposed Trails

Multi-Use - Future - Not On Development Plans

Multi-Use - Future - On Development Plans

Private - Future - On Development Plans

Soft Surface - Future - Not On Development Plan

Soft Surface - Future - On Development Plans

Urban - Future - Not On Development Plans

Urban - Future - On Development Plans

1991 Master Plan Trails

Proposed Trail - Not Constructed

New Proposed Trails Per This Update

Consultant Team Proposed Trails

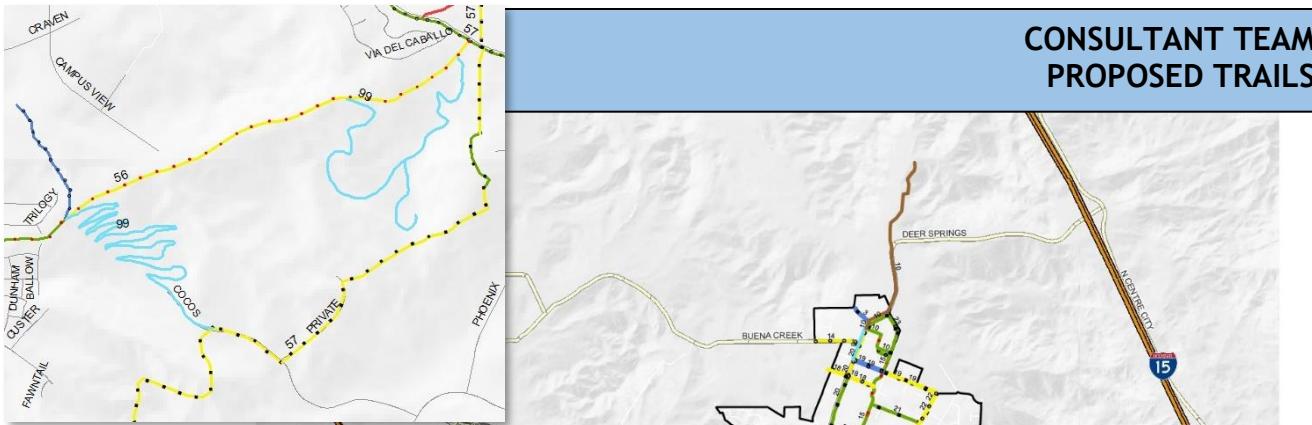
Trails Committee Proposed Trails

Community Requested Trails

SOURCES OF DATA:  
City of San Marcos 3/19

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98	Proposed Trail - La Moree from Jack's Pond Park to Barham	4,028 If	0.76 miles	\$932,583
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## CONSULTANT TEAM PROPOSED TRAILS

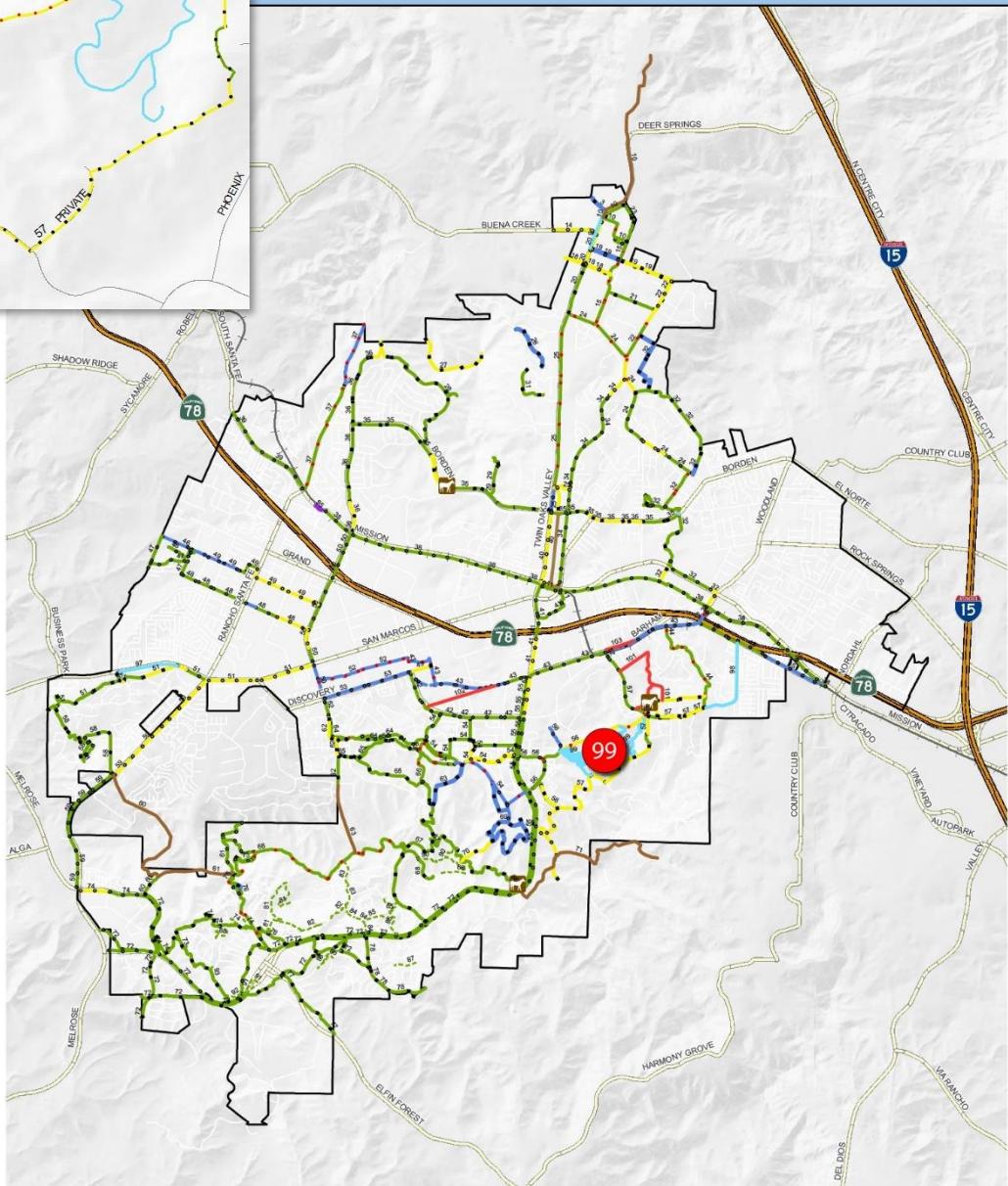


FIGURE 1-1

### City of San Marcos Trails Master Plan (Existing & Proposed Trails)

- San Marcos City Limits
- Railroad
- Freeway
- Highway
- Major Road
- Minor Road
- Horse Staging Area

- Existing Trails
  - Multi-Use - Existing
  - Private - Existing
  - Soft Surface - Existing
  - Urban - Existing

- Currently Mapped Proposed Trails
  - Multi-Use - Future - Not On Development Plans
  - Multi-Use - Future - On Development Plans
  - Private - Future - On Development Plans
  - Soft Surface - Future - Not On Development Plan
  - Soft Surface - Future - On Development Plan
  - Urban - Future - Not On Development Plans
  - Urban - Future - On Development Plans

- 1991 Master Plan Trails
- Proposed Trail - Not Constructed
- New Proposed Trails Per This Update
  - Consultant Team Proposed Trails
  - Trails Committee Proposed Trails
  - Community Requested Trails

SOURCES OF DATA:  
City of San Marcos 3/09  
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99	Proposed Trail - From existing trail west of Village to La Morre and to end of existing trail on Cocos	11,363 If	2.15 miles	\$3,021,913
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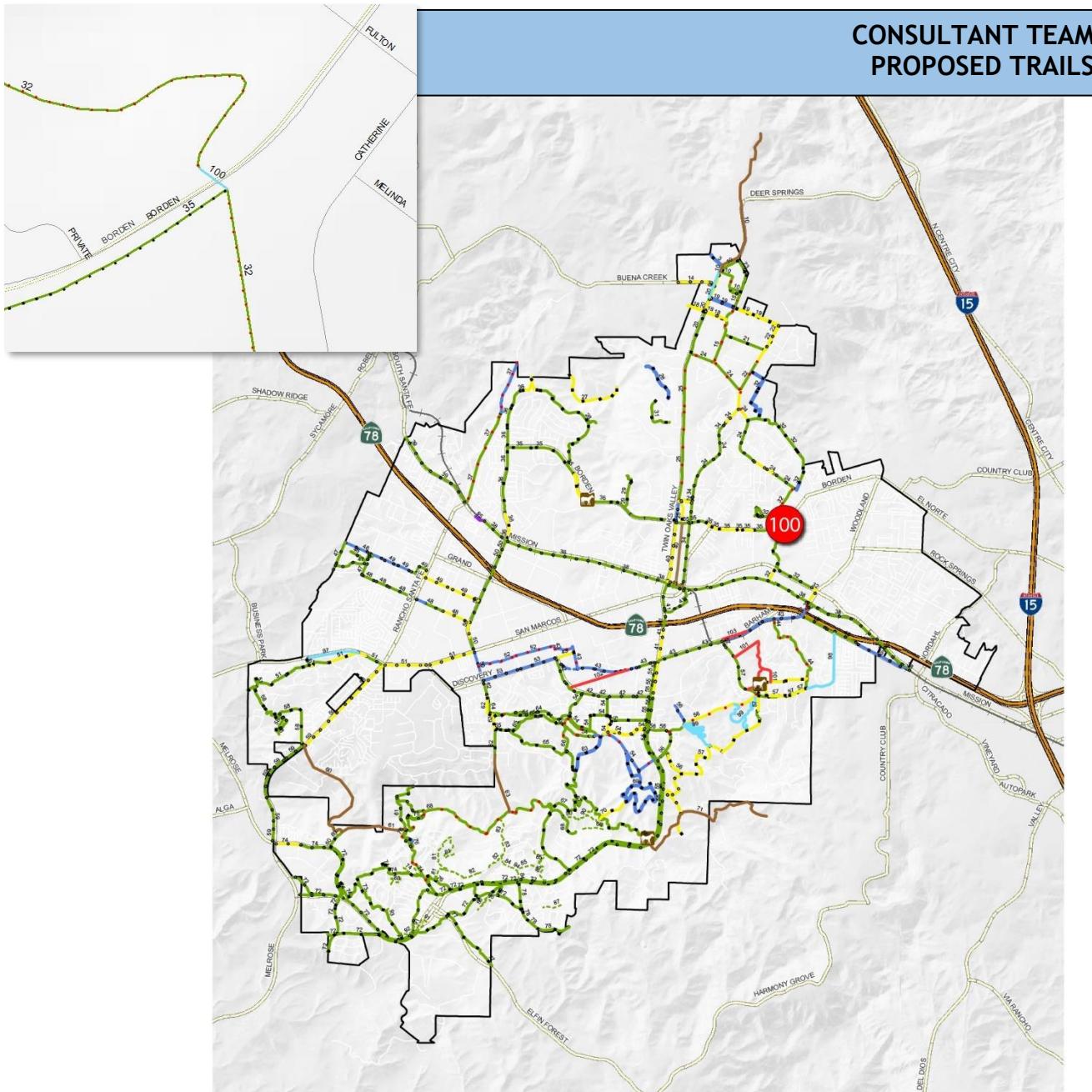


FIGURE 1-1

**City of San Marcos  
Trails Master Plan  
(Existing & Proposed Trails)**

San Marcos City Limits

Railroad

Freeway

Highway

Major Road

Minor Road

Horse Staging Area

## Existing Trails

Multi-Use - Existing

Private - Existing

Soft Surface - Existing

Urban - Existing

## Currently Mapped Proposed Trails

Multi-Use - Future - Not On Development Plans

Multi-Use - Future - On Development Plans

Private - Future - On Development Plans

Soft Surface - Future - Not On Development Plans

Soft Surface - Future - On Development Plans

Urban - Future - Not On Development Plans

Urban - Future - On Development Plans

## 1991 Master Plan Trails

Proposed Trail - Not Constructed

## New Proposed Trails Per This Update

Consultant Team Proposed Trails

Trails Committee Proposed Trails

Community Requested Trails

SOURCES OF DATA:  
City of San Marcos 3Dg

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100

Proposed Trail - Borden Road Crosswalk for existing multi-use trail

62 If

0.01 miles

\$258,486

## 5.4 COMMUNITY REQUESTED TRAILS

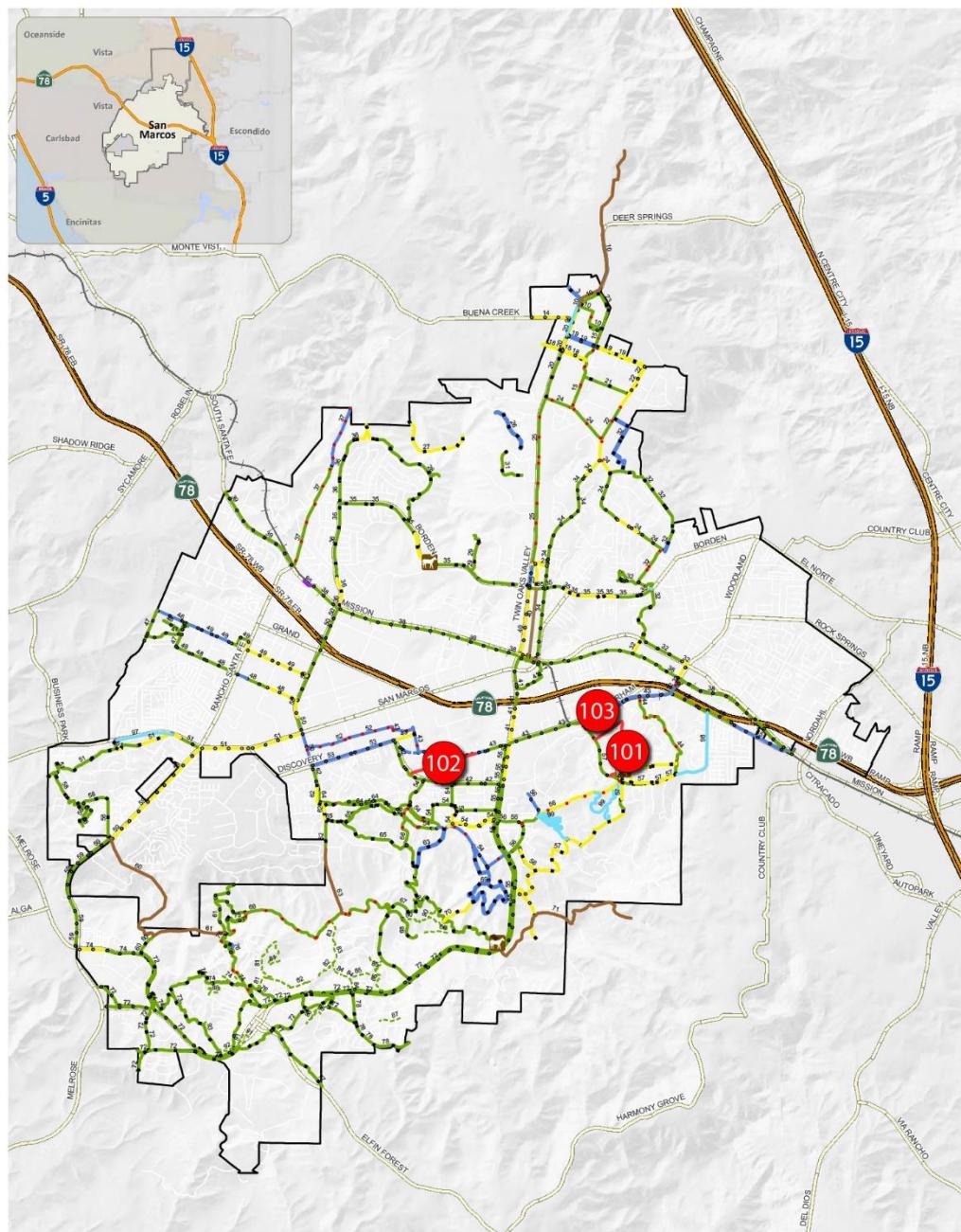


FIGURE 1-1

**City of San Marcos  
Trails Master Plan  
(Existing & Proposed Trails)**

0 0.25 0.5 1 Miles

SOURCES OF DATA:  
City of San Marcos 3/19

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**Existing Trails**

- Multi-Use - Existing
- Private - Existing
- Soft Surface - Existing
- Urban - Existing

**Currently Mapped Proposed Trails**

- Multi-Use - Future - Not On Development Plans
- Multi-Use - Future - On Development Plans
- Private - Future - On Development Plans
- Soft Surface - Future - Not On Development Plan
- Soft Surface - Future - On Development Plans
- Urban - Future - Not On Development Plans
- Urban - Future - On Development Plans

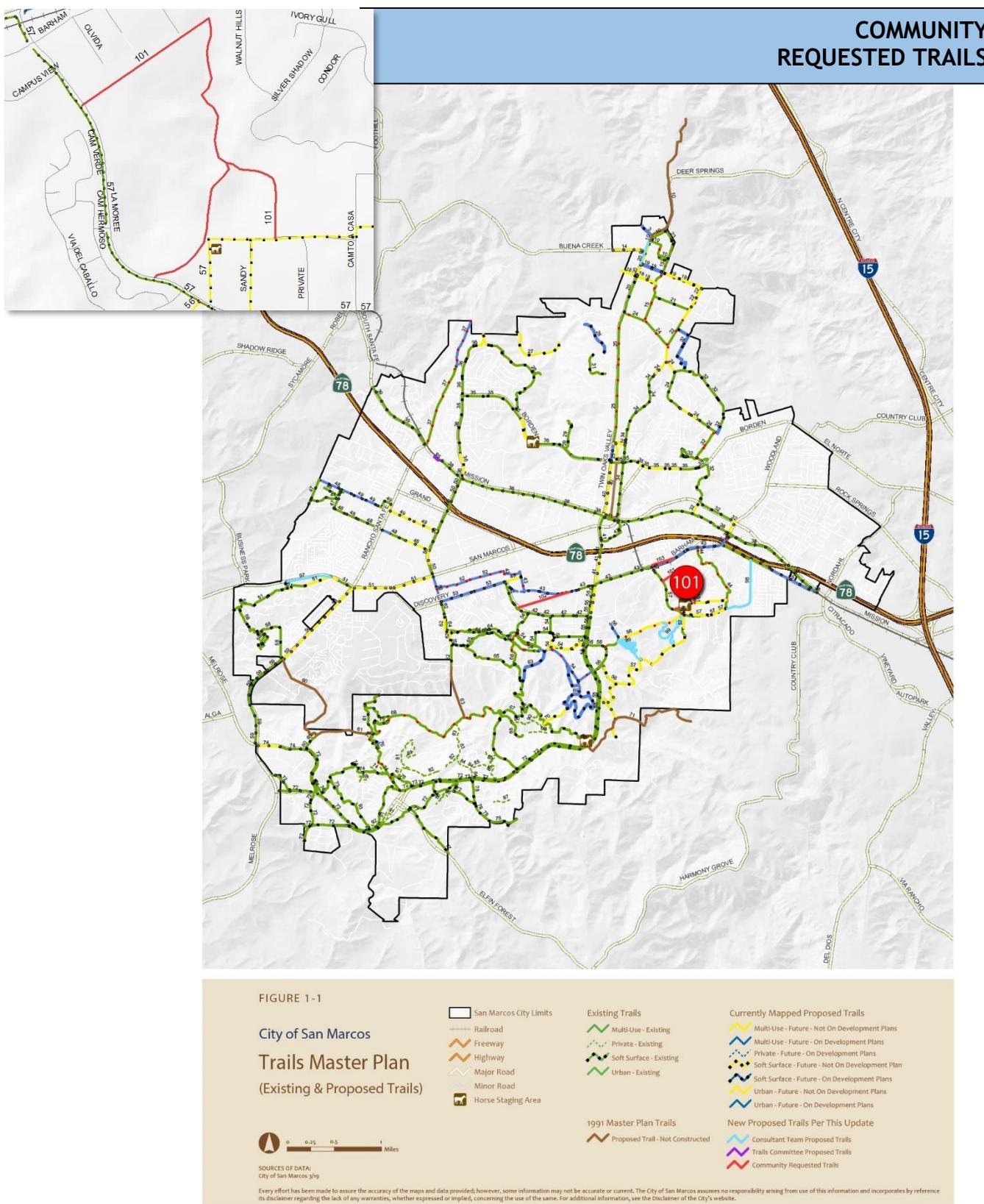
**1991 Master Plan Trails**

**Proposed Trail - Not Constructed**

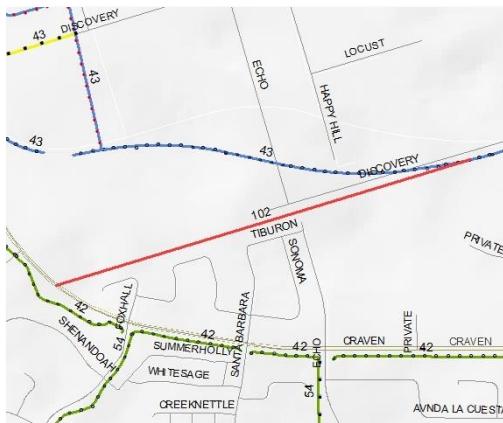
**New Proposed Trails Per This Update**

- Consultant Team Proposed Trails
- Trails Committee Proposed Trails
- Community Requested Trails

**TOTAL 9,274 If 1.76 miles \$3,676,223**



101	Proposed Trail - La Moree Road Horse Staging Area and Trail	5,215 If	0.99 miles	\$1,960,175
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## COMMUNITY REQUESTED TRAILS

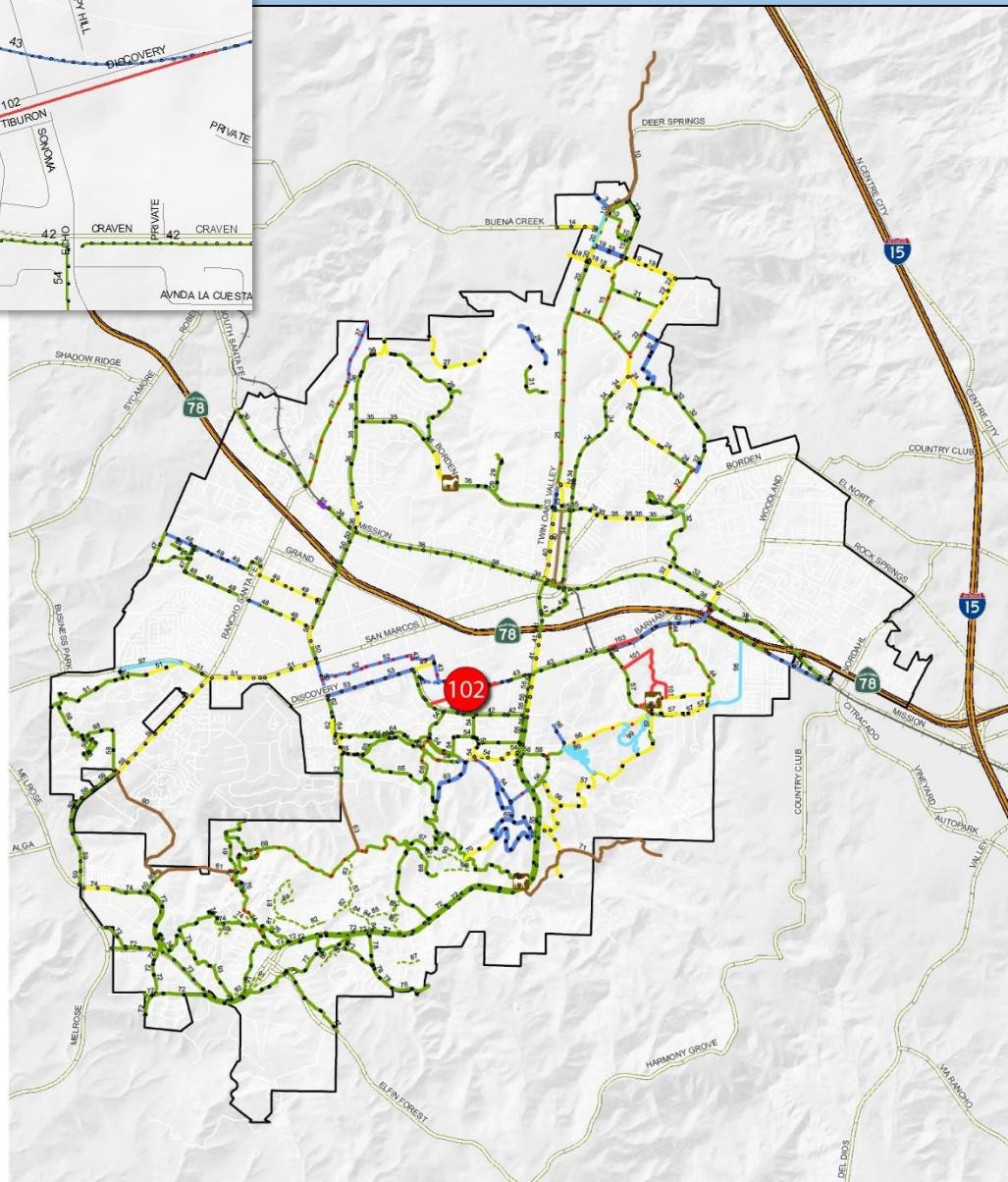


FIGURE 1-1

### City of San Marcos Trails Master Plan (Existing & Proposed Trails)

San Marcos City Limits

Railroad

Freeway

Highway

Major Road

Minor Road

Horse Staging Area

Existing Trails

Multi-Use - Existing

Private - Existing

Soft Surface - Existing

Urban - Existing

Currently Mapped Proposed Trails

Multi-Use - Future - Not On Development Plans

Multi-Use - Future - On Development Plan

Private - Future - On Development Plans

Soft Surface - Future - Not On Development Plans

Soft Surface - Future - On Development Plans

Urban - Future - Not On Development Plans

Urban - Future - On Development Plans

1991 Master Plan Trails

Proposed Trail - Not Constructed

New Proposed Trails For This Update

Consultant Team Proposed Trails

Trails Committee Proposed Trails

Community Requested Trails

SOURCES OF DATA:  
City of San Marcos 3Dg

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

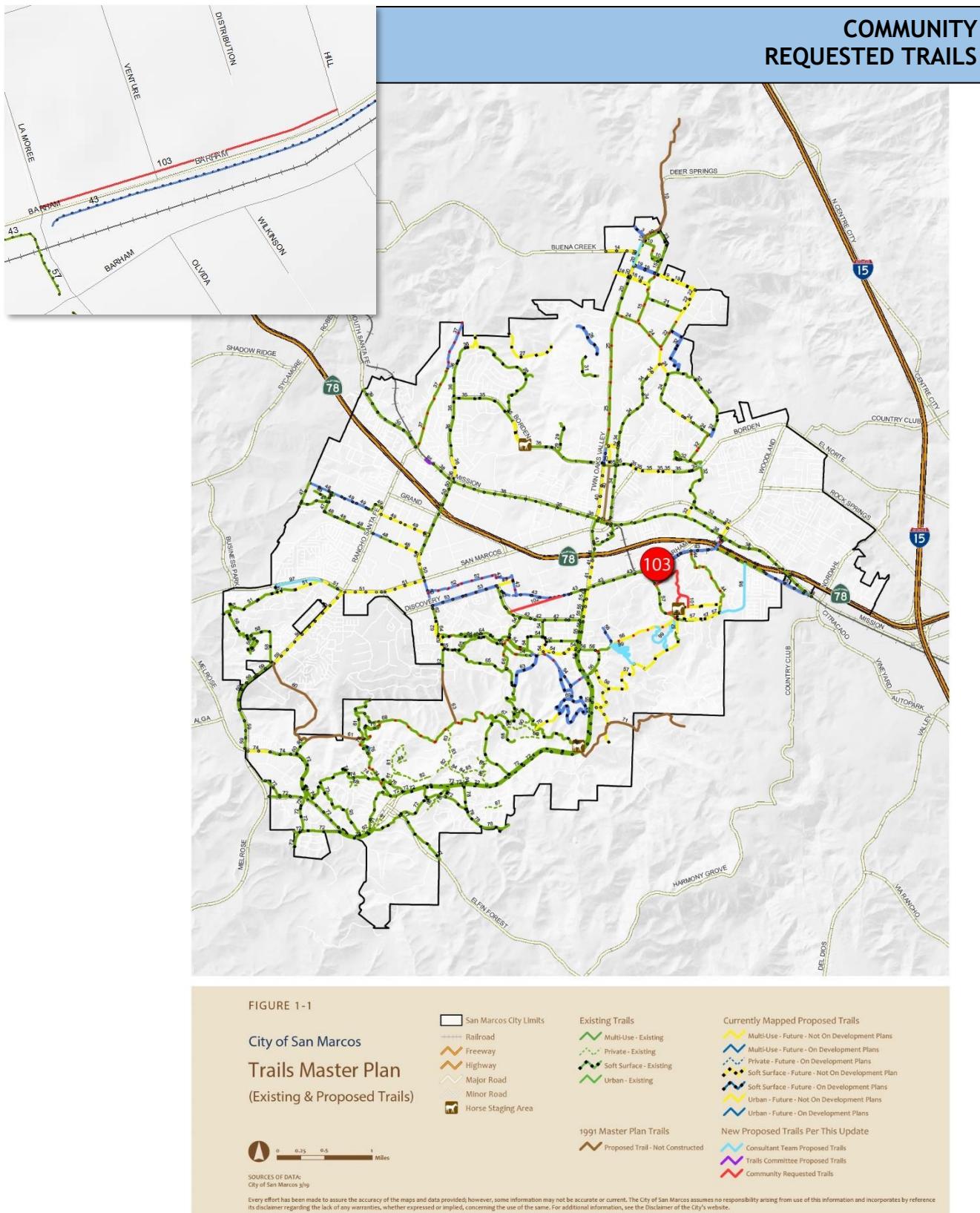
102

Proposed Trail - Craven Road to Discovery Street

2,891 If

0.55 miles

\$1,338,976



103	Proposed Trail - North Side of E Barham Drive from La Moree Road to Hill Street	1,168 If	0.22 miles	\$377,073
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## 5.5 1991 TMP TRAILS NOT CONSTRUCTED

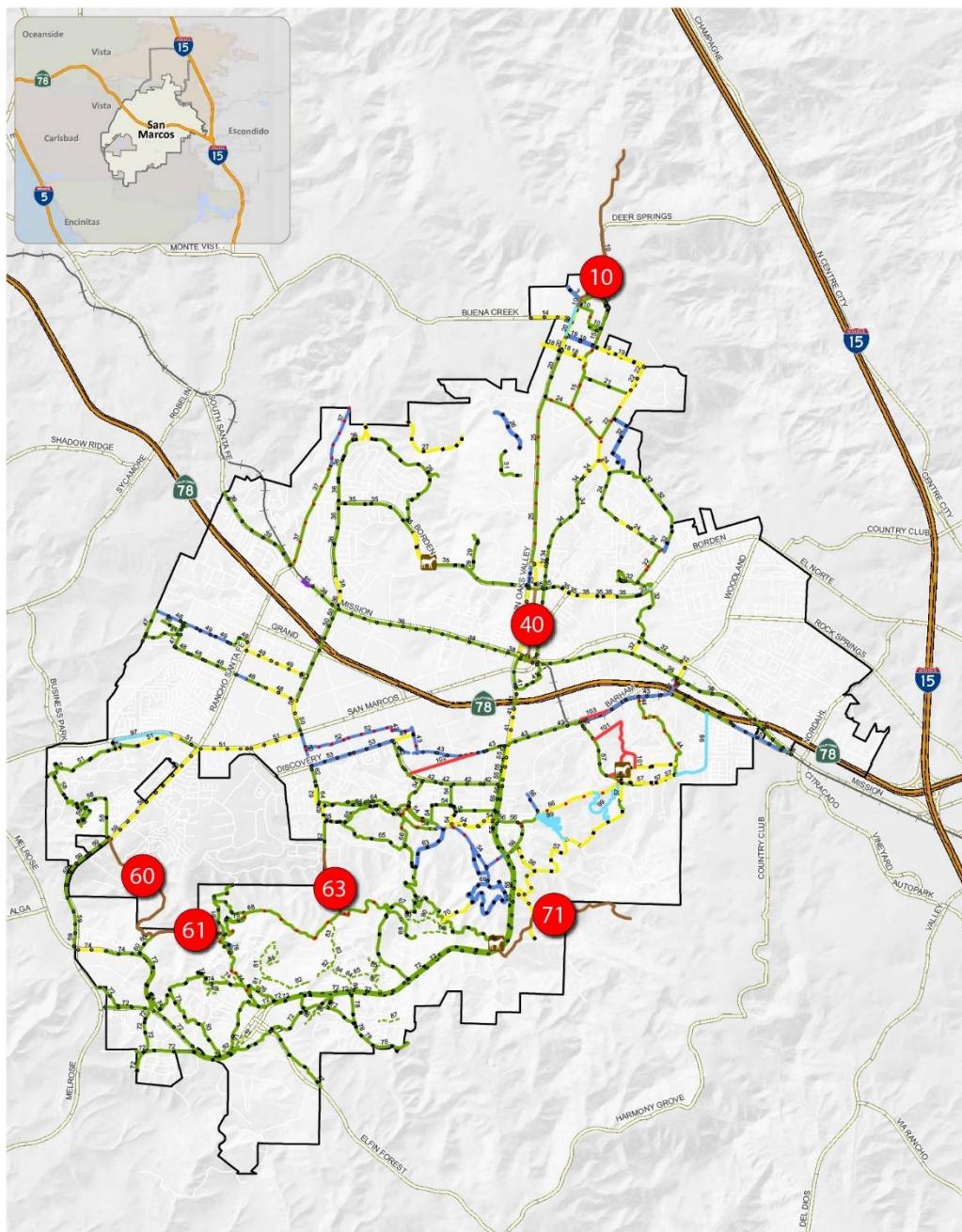


FIGURE 1-1

### City of San Marcos Trails Master Plan (Existing & Proposed Trails)

0 0.25 0.5 1 Miles

SOURCES OF DATA:  
City of San Marcos 3/9

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

San Marcos City Limits  
—+— Railroad  
—△— Freeway  
—△— Highway  
—△— Major Road  
—△— Minor Road  
—△— Horse Staging Area

Existing Trails  
Multi-Use - Existing  
Private - Existing  
Soft Surface - Existing  
Urban - Existing

Currently Mapped Proposed Trails  
Multi-Use - Future - Not On Development Plans  
Multi-Use - Future - On Development Plans  
Private - Future - On Development Plan  
Soft Surface - Future - Not On Development Plan  
Soft Surface - Future - On Development Plans  
Urban - Future - Not On Development Plans  
Urban - Future - On Development Plans

New Proposed Trails Per This Update  
Proposed Trail - Not Constructed  
Consultant Team Proposed Trails  
Trails Committee Proposed Trails  
Community Requested Trails

**TOTAL 28,930 If 5.48 miles \$9,127,592**

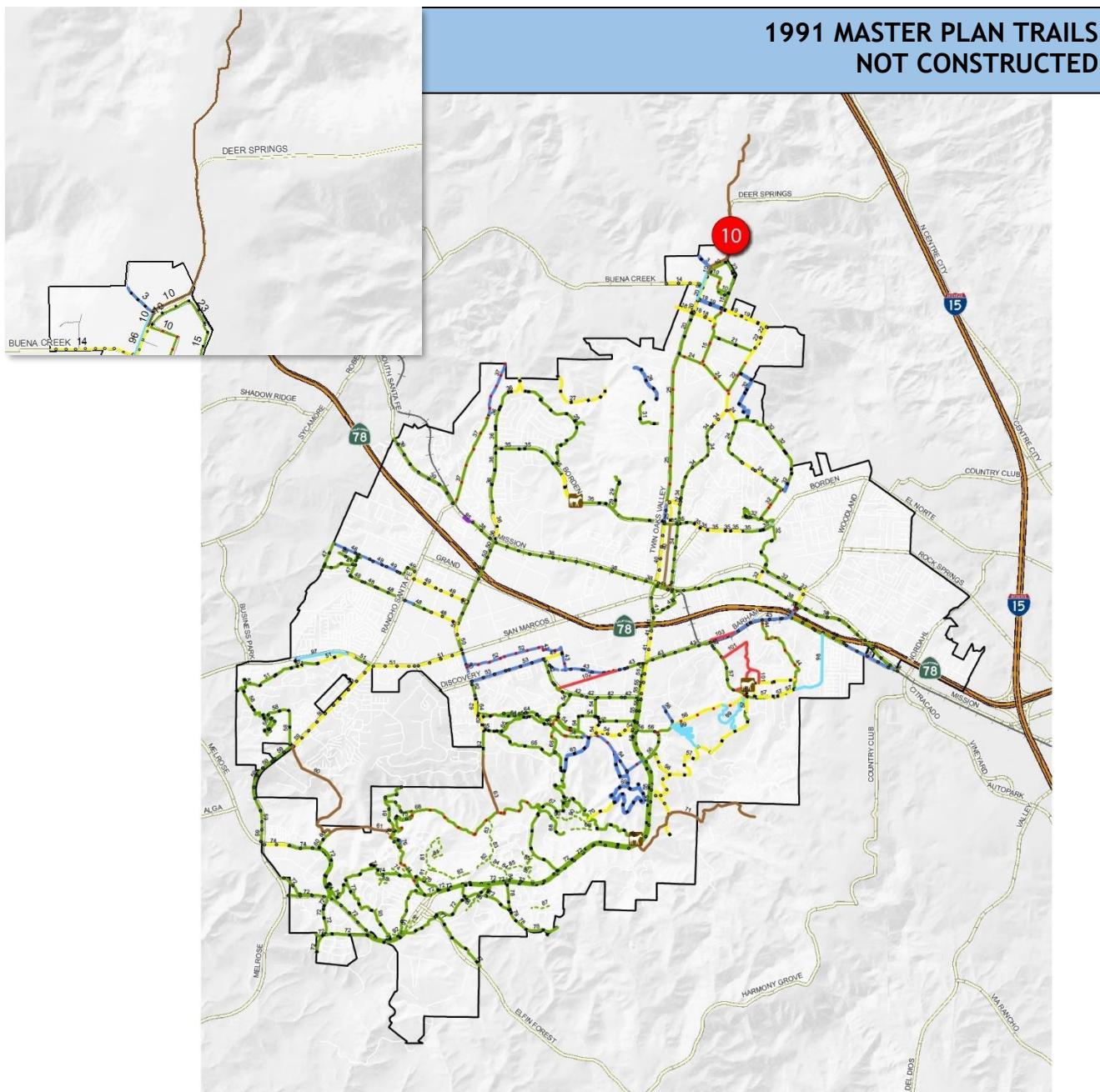


FIGURE 1-1

**City of San Marcos**  
**Trails Master Plan**  
**(Existing & Proposed Trails)**

San Marcos City Limits

Railroad

Freeway

Highway

Major Road

Minor Road

Horse Staging Area

## Existing Trails

Multi-Use - Existing

Private - Existing

Soft Surface - Existing

Urban - Existing

## Currently Mapped Proposed Trails

Multi-Use - Future - Not On Development Plans

Multi-Use - Future - On Development Plans

Private - Future - On Development Plans

Soft Surface - Future - Not On Development Plan

Soft Surface - Future - On Development Plans

Urban - Future - Not On Development Plans

Urban - Future - On Development Plans

## 1991 Master Plan Trails

Proposed Trail - Not Constructed

## New Proposed Trails Per This Update

Consultant Team Proposed Trails

Trails Committee Proposed Trails

Community Requested Trails

SOURCES OF DATA:  
City of San Marcos 319

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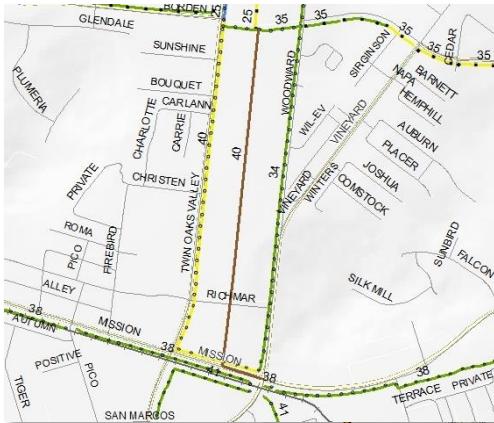
10

1991 Proposed Trail - Deer Springs to Twin Oaks Valley

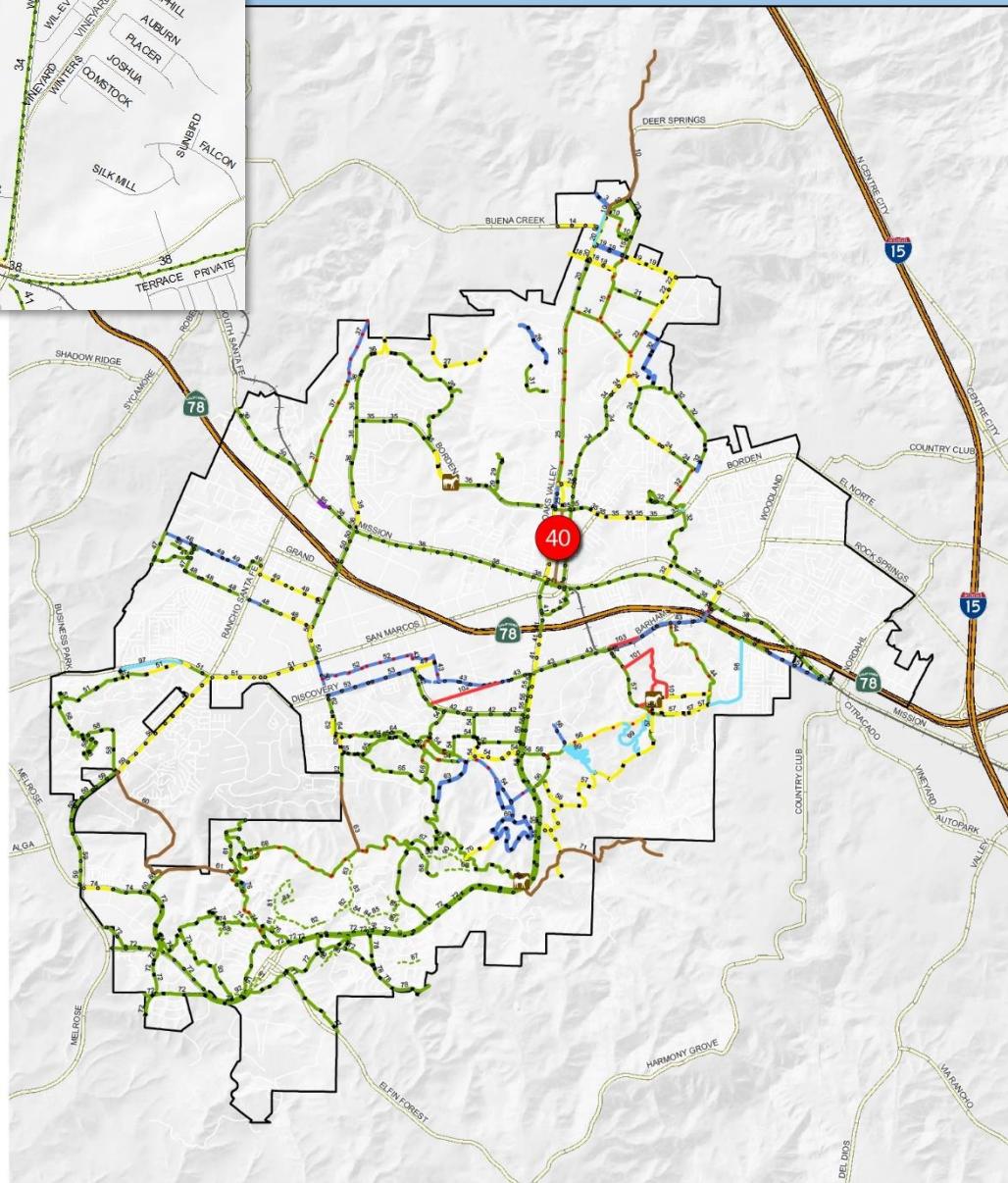
1,450 If

0.27 miles

\$954,182



## 1991 MASTER PLAN TRAILS NOT CONSTRUCTED



40	1991 Proposed Trail - Running north and south near Twin oaks Valley Road	3,925 If	0.74 miles	\$1,862,355
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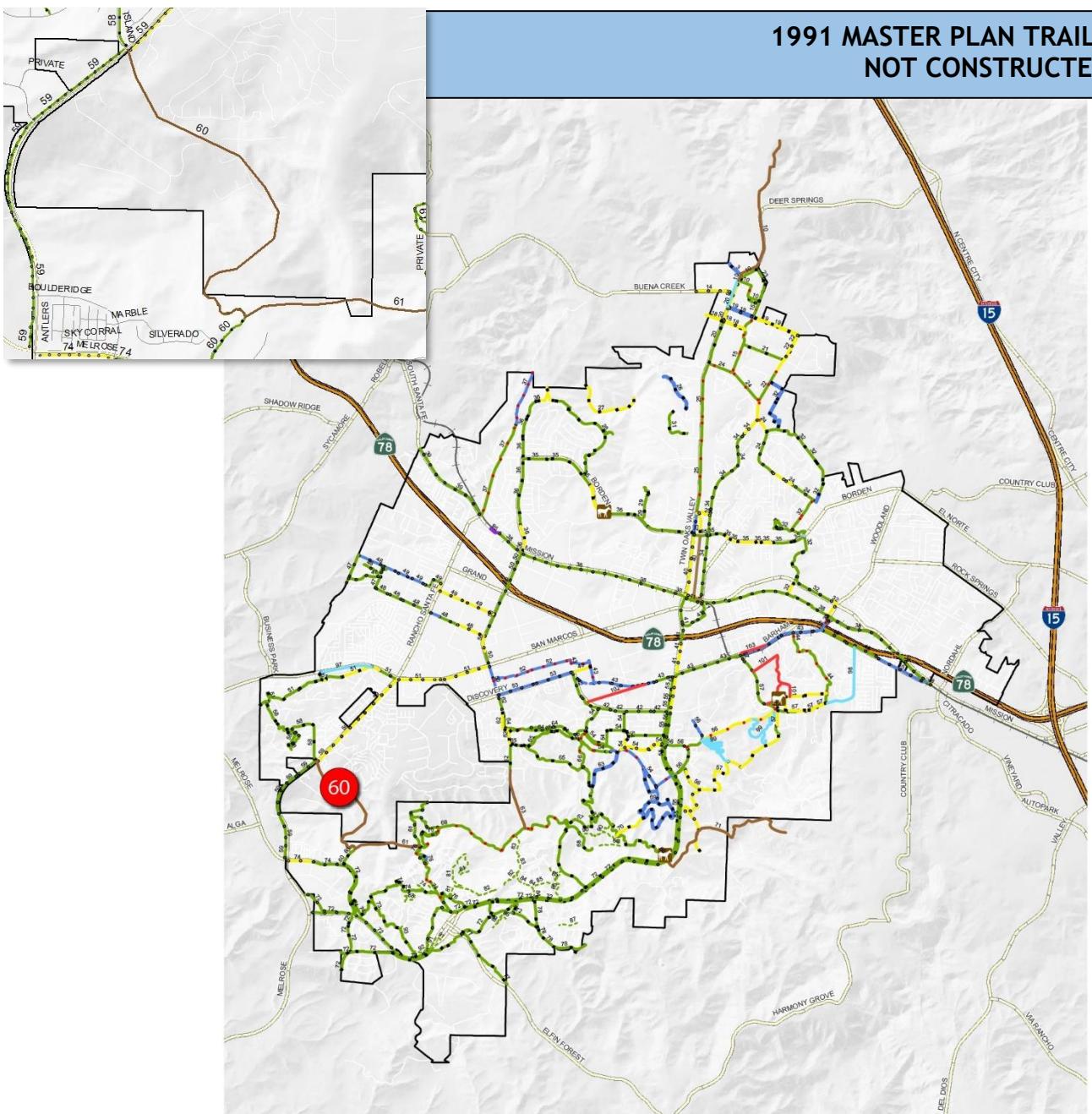


FIGURE 1-1

**City of San Marcos**  
**Trails Master Plan**  
**(Existing & Proposed Trails)**

- San Marcos City Limits
- Railroad
- Freeway
- Highway
- Major Road
- Minor Road
- Horse Staging Area

**Existing Trails**

- Multi-Use - Existing
- Private - Existing
- Soft Surface - Existing
- Urban - Existing

**Currently Mapped Proposed Trails**

- Multi-Use - Future - Not On Development Plans
- Multi-Use - Future - On Development Plans
- Private - Future - On Development Plans
- Soft Surface - Future - Not On Development Plan
- Soft Surface - Future - On Development Plans
- Urban - Future - Not On Development Plans
- Urban - Future - On Development Plans

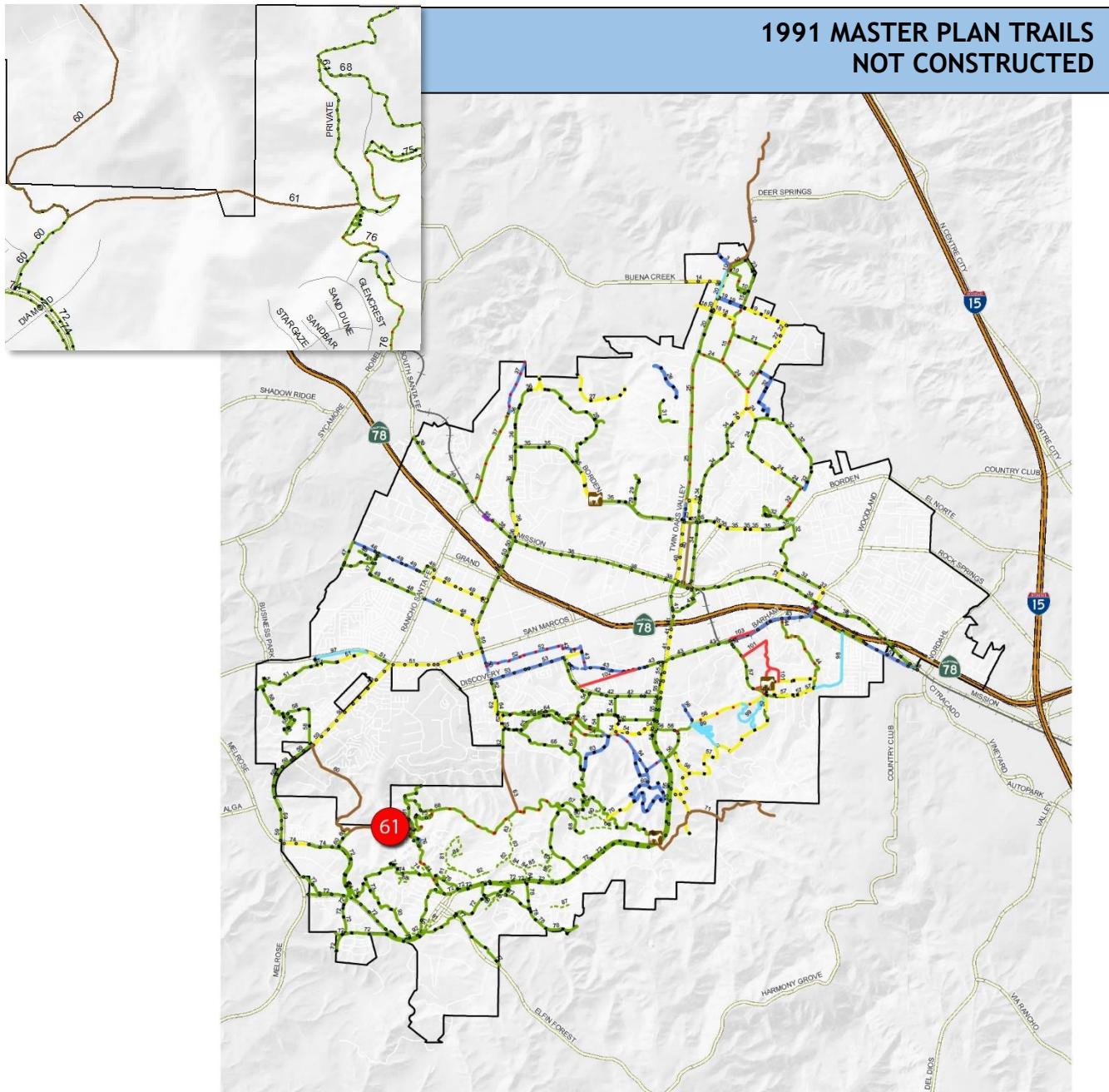
**1991 Master Plan Trails**

**Proposed Trail - Not Constructed**

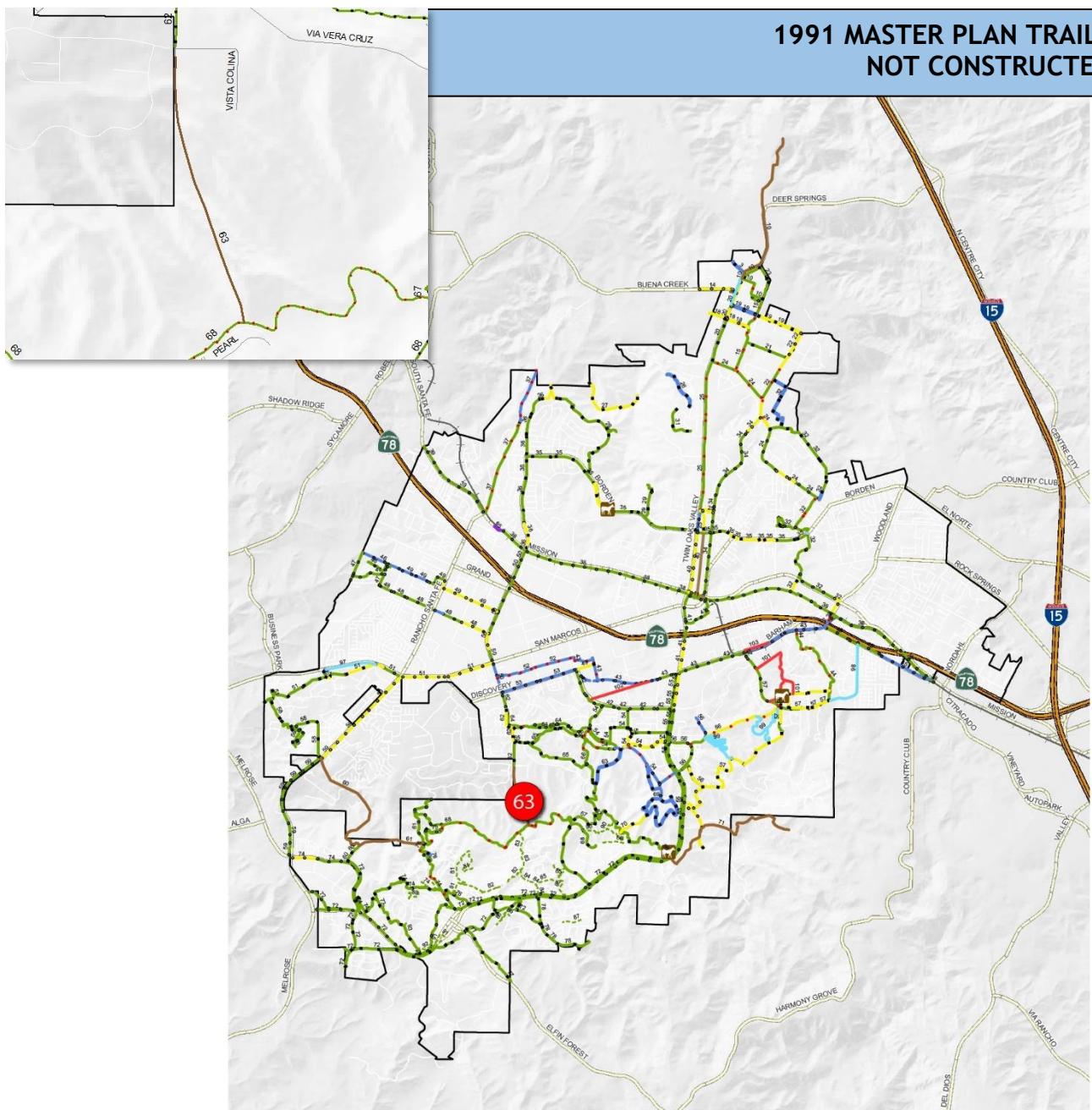
SOURCES OF DATA:  
 City of San Marcos 3/19

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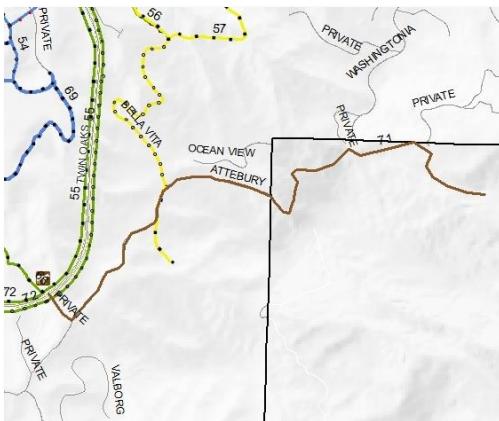
60	1991 Proposed Trail - Via Allondra to Via Del Corvo then along ridge to connect with existing trail 60	6,200 If	1.17 miles	\$1,954,660
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61	1991 Proposed Trail - Lake San Marcos Trail - Connect existing trail 61 to existing trail 60	5,500 If	1.04 miles	\$1,515,034
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63	1991 Proposed Trail - Connect trails 62 and 68	3,000 If	0.57 miles	\$813,128
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## 1991 MASTER PLAN TRAILS NOT CONSTRUCTED

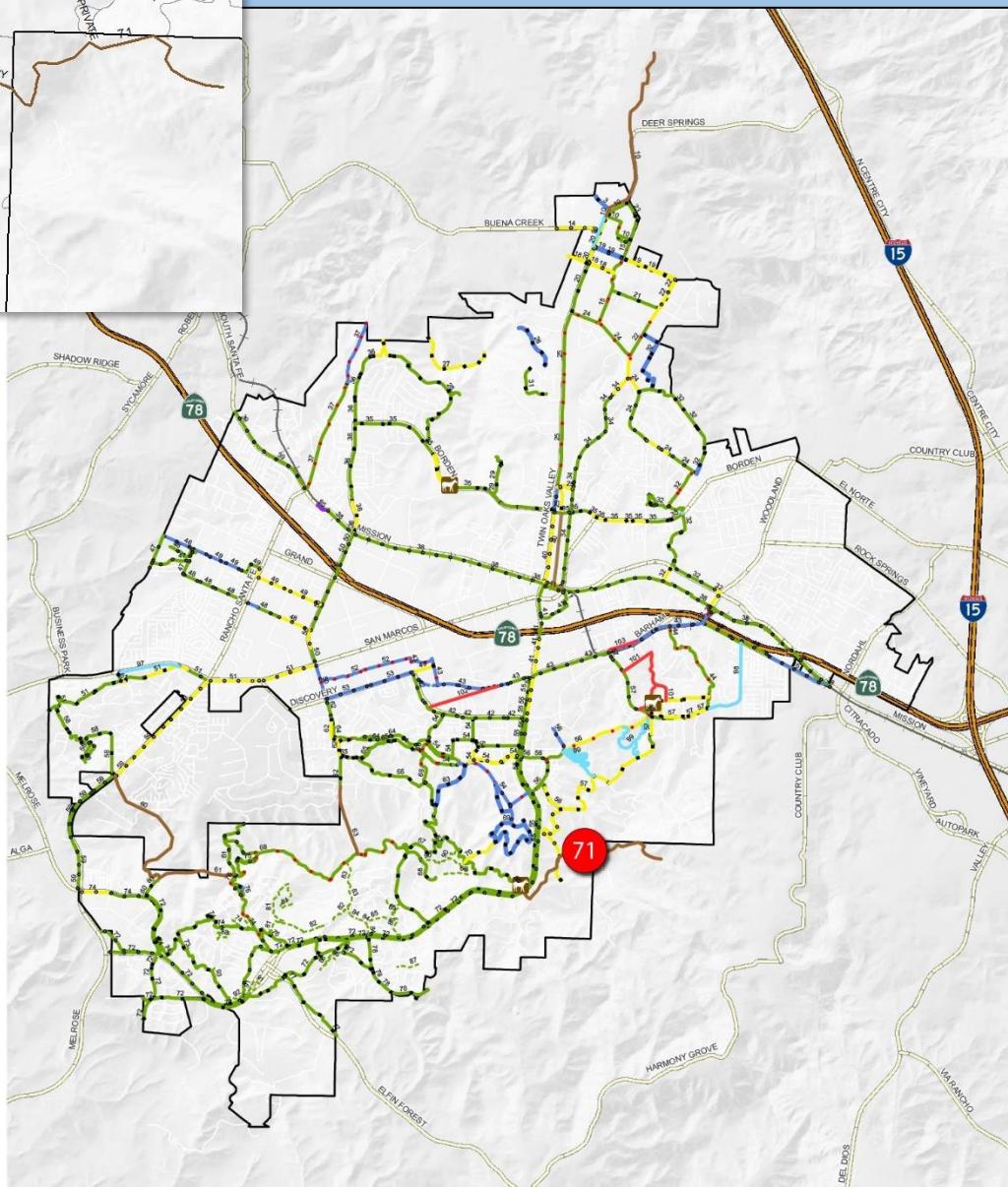


FIGURE 1-1

### City of San Marcos Trails Master Plan (Existing & Proposed Trails)

0 0.25 0.5 1 Miles

SOURCES OF DATA:  
City of San Marcos 3/19

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

#### San Marcos City Limits

Railroad

Freeway

Highway

Major Road

Minor Road

Horse Staging Area

#### Existing Trails

Multi-Use - Existing

Private - Existing

Soft Surface - Existing

Urban - Existing

#### 1991 Master Plan Trails

Proposed Trail - Not Constructed

#### Currently Mapped Proposed Trails

Multi-Use - Future - Not On Development Plans

Multi-Use - Future - On Development Plans

Private - Future - On Development Plans

Soft Surface - Future - Not On Development Plans

Soft Surface - Future - On Development Plans

Urban - Future - Not On Development Plans

Urban - Future - On Development Plans

Consultant Team Proposed Trails

Trails Committee Proposed Trails

Community Requested Trails

71	1991 Proposed Trail - Attebury Road	8,855 If	1.68 miles	\$2,028,234
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## CHAPTER SIX – TRAILS REMOVED

During the course of the study it was determined that some trails that had been designated for implementation were no longer viable for reasons including habitat constraints, private property issues, safety, and feasibility. The following trails were removed:

NO.	NAME	LF	MILES	REASON FOR REMOVAL
26	Owen's Peak Trail	5,875	1.11	Habitat constraints, private property
26	1991 Proposed Trail	2,936	0.56	Habitat constraints, private property, outside of the city limits
27	Owen's Peak Trail	3,812	0.72	Habitat constraints, private property
28	1991 Proposed Trail	5,400	1.02	No longer viable
29	P' Mountain	6,158	1.17	Habitat constraints, private property
30	Owen's Peak Trail	3,625	0.69	Habitat constraints, private property
34	Mulberry Drive Trail	1,805	0.34	Majority of trail on private property
38	Rail Trail	2,235	0.42	Potential redundancy and biological constraints
42	1991 Proposed Trail	2,600	0.49	Not feasible to construct
44	Shelley Drive	1,400	0.27	Adjacent development constructed & in NCTD ROW
60	Old Creek Ranch Trail	1,578	0.30	Extension of existing trail 60 north to city boundary
71	Franks Peak Trail	3,605	0.68	Habitat constraints
89	XXX	5,577	1.06	Trail #68 runs nearby parallel so no longer necessary



## CHAPTER SEVEN - PRIORITY RANKINGS

Priority rankings for each proposed trails from the TAC, Consultant Team and Community has been determined by a combination of TAC recommendations, High Impact Locations (3.2), Low Effort Locations - Current Access (3.3), Low Effort Locations - Future Access (3.4), and community and city staff input. Timelines have not been identified at this point. Trails will be constructed as funds become available.

San Marcos Trails Master Plan Update				6/14/2021
Priority Ranking for TAC, Consultant Team, Community Requested Trails, & 1991 Trails				
			Length	Cost
1	10	Deer Springs to Twin Oaks Valley - Connect trail 6 to 23	1,450	\$954,182
1	100	Borden Road Crosswalk for existing multi-use trail	62	\$258,486
1	103	North Side of E Barham Drive from La Moree Road to Hill Street	1,168	\$377,073
			LF 2,680	\$1,589,740
			MILES 0.51	
2	40	Running north and south near Twin oaks Valley Road - Connect trail 35 to 38	3,925	\$1,862,355
2	97	San Marcos from Avenida De Las Rosas to existing trail at Albertsons	2,813	\$1,152,784
2	98	La Moree from Jack's Pond Park to Barham	4,028	\$932,583
			LF 10,766	\$3,947,722
			MILES 2.04	
3	95	Mission from Pacific to existing trail on Mission	380	\$207,525
3	96	Twin Oaks Valley from Deer Springs to Twin Oaks High School	1,637	\$542,002
3	99	From existing trail west of Village to La Morre and to end of existing trail on Cocos	11,363	\$3,021,913
			LF 13,380	\$3,771,440
			MILES 2.53	
4	60	Via Allondra to Via Del Corvo then along ridge to connect with existing trail 60	6,200	\$1,954,660
4	61	Lake San Marcos Trail - Connect existing trail 61 to existing trail 60	5,500	\$1,515,034
4	101	La Moree Road Horse Staging Area and Trail	5,215	\$1,960,175
			LF 16,915	\$5,429,869
			MILES 3.20	
5	63	Connect trails 62 and 68	3,000	\$813,128
5	71	Attebury Road - Connect trail 57 to Twin Oaks Valley Road	8,855	\$2,028,234
5	102	Craven Road to Discovery Street	2,891	\$1,338,976
			LF 14,746	\$4,180,337
			MILES 2.79	
TOTAL LF				\$18,919,109
TOTAL MILES				11.08



## CHAPTER EIGHT - COST ANALYSIS & FUNDING

### 8.1 PROBABLE CONSTRUCTION COST

Refer to Appendix A for detailed cost spreadsheets for each trail segment. The City of San Marcos Planning Department has not reviewed the Construction Costs.

Note that some trail numbers appear in multiple categories. This is because some trails travel across the several of the category areas. The trail segment distance and cost has been accounted for in each category.

### San Marcos Trails Master Plan Update

6/14/2021

#### OPINION OF PROBABLE CONSTRUCTION COST

##### Overall Summary

Does not include environmental study costs

Does not include easement acquisition (if needed) costs

20% Mobilization / SWPPP / Demobilization

20% Consulting Fees

15% City Administration Costs

25% Contingency

##### Trails Advisory Committee Proposed Trails

380 If \$207,525

0.07 miles

95	Proposed Trail - Mission from Pacific to existing trail on Mission	\$ 207,525
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##### Consultant Team Proposed Trails

19,903 If \$5,907,768

3.77 miles

96	Proposed Trail - Twin Oaks Valley from Deer Springs to Twin Oaks High School	\$ 542,002
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97	Proposed Trail - San Marcos from Avenida De Las Rosas to existing trail at Albertsons	\$ 1,152,784
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98	Proposed Trail - La Moree from Jack's Pond Park to Barham	\$ 932,583
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99	Proposed Trail - From existing trail west of Village to La Moree and to end of existing trail on Cocos	\$ 3,021,913
----	--	--------------

100	Proposed Trail - Borden Road Crosswalk for existing multi-use trail	\$ 258,486
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##### Community Requested Trails

9,274 If \$3,676,223

1.76 miles

101	Proposed Trail - La Moree Road Horse Staging Area and Trail	\$ 1,960,175
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102	Proposed Trail - Craven Road to Discovery Street	\$ 1,338,976
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103	Proposed Trail - North Side of E Barham Drive from La Moree Road to Hill Street	\$ 377,073
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##### 1991 Master Plan Trails Not Constructed

28,930 If \$9,127,592

5.48 miles

10	1991 Proposed Trail - Deer Springs to Twin Oaks Valley	\$ 954,182
----	--	------------

40	1991 Proposed Trail - Running north and south near Twin oaks Valley Road	\$ 1,862,355
----	--	--------------

60	1991 Proposed Trail - Via Allondra to Via Del Corvo then along ridge to connect with existing trail 60	\$ 1,954,660
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61	1991 Proposed Trail - Lake San Marcos Trail - Connect existing trail 61 to existing trail 60	\$ 1,515,034
----	--	--------------

63	1991 Proposed Trail - Connect trails 62 and 68	\$ 813,128
----	--	------------

71	1991 Proposed Trail - Attebury Road	\$ 2,028,234
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# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

### Overall Summary

Future Trails On Development Plans		53,858 If 10.20 miles	\$ 22,951,493
19	Olive Street Trail - Along both sides of Olive Street, between Twin Oaks Valley and Sycamore Dr		\$ 1,617,681
25	Twin Oaks Valley Trail - Twin Oaks Valley Road from Montessa Way to Borden Road		\$ 435,058
26	Owen's Peak Trail - Robin Hood Road to proposed trail 27		\$ 886,702
32	Richland Trail/Hollandia Park Trail - Richland Rd to Tres Ranchos Lane and Woodland Pkwy near Rancheros Dr		\$ 2,088,081
37	Aqueduct Trail - Quail Valley Park towards City boundary		\$ 1,668,772
43	Barham Drive - Barham Drive between La Moree Road and Woodland Parkway		\$ 2,681,113
45	Barham Drive - Barham Drive to Mission Road		\$ 566,075
46	La Mirada Trail - La Mirada Drive north of Sunset Park		\$ 336,220
48	Linda Vista - Linda Vista Drive north of Bradley Park		\$ 196,071
49	La Mirada Drive Trail - La Mirada Drive to Trail 46		\$ 678,915
50	San Marcos Creek Trail - McMahr Road to Discovery Street		\$ 317,879
51	Carillo Trail - San Marcos Boulevard from Rancho Santa Fe Road to Las Posas Road		\$ 90,409
52	San Marcos Creek Trail - McMahr Road to South Bent Ave in between San Marcos Boulevard and Discovery St		\$ 2,173,828
53	Discovery Street Trail - Discovery Street from McMahr Road to South Bent Avenue		\$ 1,817,885
54	South Lake Trail - From Discovery Lake, connecting to Craven and Twin Oaks Valley Road		\$ 2,901,659
56	CSU San Marcos Trail - Village Drive towards Cal State University San Marcos		\$ 452,831
63	Double Peak Trail - Connect trails 66 and 54		\$ 1,070,814
69	South Lake Trail - Complete loop around South Lake, connecting with trails 54, 55, and 70		\$ 2,885,093
76	Sunset Trail - Continuation of existing trail 76 along Lighthouse Road		\$ 86,406

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

### Overall Summary

Future Trails Not On Development Plans		86,014 If	\$35,796,269
		16.29 miles	
18	Cassou Trail - Along both sides of Cassou Road	\$ 1,848,070	
19	Olive Street Trail - Along both sides of Olive Street, between Twin Oaks Valley and Sycamore Dr	\$ 2,197,781	
20	Twin Oaks Valley Trail - Twin Oaks Valley from Deer Springs to Cassou Road	\$ 993,299	
22	Mulberry Drive - Mulberry Drive from Heiden Court to Olive Street	\$ 1,781,625	
24	Mulberry Drive and Rose Ranch Road - Mulberry Dr to Rose Ranch Road	\$ 1,561,020	
25	Twin Oaks Valley Trail - Twin Oaks Valley Road to trail 34 and trail 35	\$ 800,936	
28	Santa Fe Hills Trail - Short trail connecting trail 28 and 36	\$ 241,596	
32	Hollandia Park Trail - Woodland Parkway and Mission Road	\$ 863,893	
34	Woodward Street Trail - Woodward Street to Mulberry drive	\$ 269,686	
35	Borden Road - Intersection of Sirginson Road to Mulberry Drive	\$ 2,688,757	
36	Las Posas - Along Las Posas Road north of Palm Road	\$ 379,420	
36	Las Posas - Las Posas Road and trail along Agua Hedionda Creek towards City boundary	\$ 658,998	
40	Twin Oaks Valley & Mission Road Trail - From Borden Road along Twin Oaks Valley to Mission Road	\$ 1,129,947	
41	Twin Oaks Valley Trail - From Highway 78 to Barham Drive along Twin Oaks Valley Road	\$ 447,115	
43	Barham Drive - From Discovery Street to Barham Drive	\$ 375,279	
48	Linda Vista - Linda Vista Drive to Las Posas Road	\$ 448,456	
49	La Mirada Drive Trail - La Mirada Drive from 8th Street to Las Posas Road	\$ 1,101,701	
50	Las Posas / San Marcos Creek Trail - Las Posas Road to McMahr Road	\$ 507,824	
51	Carrillo / San Marcos Blvd Trail - Through Meadowlark Estates OS easement & connects to San Marcos Blvd	\$ 2,977,867	
54	Discovery Hills Trail - From Discovery Lake to Twin Oaks Valley Road along Village Drive	\$ 557,803	
55	Twin Oaks Valley Trail - From Barham Road along Twin Oaks Valley to Craven Drive	\$ 474,161	
56	CSU San Marcos Trail - Village Drive Tail 57 at La Moree Road	\$ 2,108,685	
57	Coronado Hills Trail - Along portion of Cocos Drive	\$ 320,383	
57	Coronado Hills Trail - La Moree Road and Jack's Pond Park to Attebury Drive	\$ 8,556,040	
59	Rancho Santa Fe Trail - Rancho Santa Fe Road from Island Drive to San Marcos Boulevard	\$ 766,198	
62	Discovery Creek Trail - Follows the east side of McMahr Road to Discovery Street	\$ 553,232	
62	Discovery Creek Trail - Follows the west side of McMahr Road near Cima Drive	\$ 335,539	
70	South Lake Trail - Along ridgeline - Connect trail 69 to trail 66	\$ 574,648	
74	Canyon Trail - Connects existing trail 74 to trail 59	\$ 276,310	
<b>TOTAL</b>		<b>198,359 If</b>	<b>\$77,666,870</b>
		<b>37.57 miles</b>	

## 8.2 FUNDING STRATEGIES

### GENERAL FUNDING SOURCES

**General Fund:** General funds derived from property taxes and other municipal income sources are a normal way of supporting trail system operations but are limited in their ability to fund significant land acquisition or capital development.

**General Obligation Bond:** A general obligation bond is a municipal bond secured by the taxing and borrowing power of the municipality issuing it.

**Governmental Funding Programs:** A variety of funding sources are available from federal and state government for greenspace-related projects. For example, the Land and Water Conservation Fund provide funds to state and local governments to acquire, develop, and improve outdoor recreation areas. Federal Community Development Block Grant (CDBG) funds can be used in part to support greenspace related improvements. Transportation enhancement funds available through SAFETELU, the current federal transportation bill, can be used for trail and related greenspace development. AmeriCorps grants can be used to fund support for park maintenance.

**Bond Referendum:** This funding approach involves submission of a bond measure to be used to finance greenspace acquisition, development, and/or maintenance to a direct popular vote. According to the Trust for Public Land, 92% of all parks and recreation bond issues passed in 2013 for greenspace-related acquisition and development.

### DEDICATED FUNDING SOURCES USED IN OTHER STATES & MUNICIPALITIES

**Park Impact Fees:** These fees are attached to the cost of new residential development based on the square footage or number of bedrooms per unit to generate funds for park acquisition and development. Impact fees typically range from a low of \$500 dollars per unit to a high of \$9,000 dollars per unit and should be periodically updated to address market rates and land values.

**Tax Allocation District:** A Tax Allocation District (TAD) involves the issuance of tax-exempt bonds to pay front-end infrastructure and eligible development costs in partnership with private developers. As redevelopment occurs in the County, the “tax increment” resulting from redevelopment projects is used to retire the debt issued to fund the eligible redevelopment costs. The public portion of the redevelopment project funds itself by using the additional taxes generated by the project. TADs can be used to fund greenspace acquisition and development as an essential infrastructure cost.

**Boulevard Tax:** This funding source has been used by Kansas City, MO, to develop and maintain its nationally known parkways and boulevard system. Residents who live along these corridors pay a charge based on a lineal foot that is added to their property tax bill. This approach has proven to be very beneficial to owners when selling their homes because of the added value to their properties.

**Cash-in-Lieu of Open Space Requirement:** Ordinances requiring the dedication of open space within developments to meet the park and recreation needs of the new residents often have provisions allowing cash contribution to substitute for the land requirement. The proceeds can be applied to a park or trail off-site that serves the needs of the development.

**Dedicated Sales Tax:** A dedicated sales tax has been used by many cities as a funding tool for capital improvements. The City of Lawrence, KS, passed a one-cent sales tax for parks that has generated over \$50 million in park improvements over the last seven years. The City of Phoenix receives sales tax revenue from car

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rentals to support capital needs of parks and recreation services. Many cities and counties have a food and beverage sales tax that is dedicated as well to parks and recreation development.

**Facility Authority:** A Facility Authority is sometime used by park and recreation agencies to improve a specific park or develop a specific improvement such as a stadium, large recreation center, large aquatic center, or sports venue for competitive events. Repayment of bonds to fund the project usually comes from sales taxes. The City of Indianapolis has created several recreational facilities to meet local needs and national competition venues as an economic development tool. The Facility Authority is responsible for managing the sites and operating them in a self-supporting manner.

**Improvement District:** An improvement district allows for special assessments on property owners to support acquisition, development, and/or maintenance costs. There are various types of improvement districts that apply to parks and greenspaces. Landscape and Lighting Districts are used by California communities to fund park development and ongoing maintenance. Park Benefit Districts establish assessments on properties based on the benefits and costs of acquisition and development associated with a parkland improvement. Benefit Districts are typically applied to regional parks, large community parks, event plazas, signature parks, and attractions located in downtown areas or areas slated for redevelopment. In Park Maintenance Districts, the assessments are earmarked to fund park maintenance within a designated area (similar to Landscape and Lighting Districts).

**Real Estate Transfer Fee:** This relatively new form of funding is being used by a number of agencies and states to acquire and develop trails and parkland. The money is generated by the transfer of real estate from one owner to another owner, with the municipality retaining a percentage of the value of the property (typically one-half percent) at the time of sale. The proceeds can be dedicated to acquiring land or for other greenspace purposes.

**Revolving Fund:** This is a dedicated fund to be used for greenspace purposes that is replenished on an ongoing basis from various funding sources.

**Stormwater Utility Fee:** Also referred to as a Surface Water Management Fee, this funding source is derived from fees on property owners based on measures such as the amount of impervious surfacing. It is used by many cities to acquire and develop greenways and other greenspace resources that provide for stormwater management. Improvements can include trails, drainage areas, and retention ponds that serve multiple purposes such as recreation, environmental protection, and stormwater management. The City of Houston is using this source to preserve and maintain bayous and to improve their access and use for flood control and recreation purposes.

**Transient Occupancy Tax:** This funding source is used by many cities and counties to fund improvements to parks to improve the image of an urban area, to enhance parks surrounded by hotels and businesses, to support the development of a trail and park-related improvement, or to build an attraction. Transient occupancy taxes are typically set at 5 to 10% on the value of a hotel room and can be dedicated for trail and parkland improvement purposes.

## REVENUE CAPTURE

**Land Leases/Concessions:** Land leases and concessions are public/private partnerships in which the municipality provides land or space for private commercial operations that enhance the park and recreational experience in exchange for payments to help reduce operating costs. They can range from vending machines to restaurants in parks to golf courses.

**User Fees:** User fees are fees paid by a user of recreational facilities or programs to offset the costs of services provided by the City. The fees are set by the City based on cost recovery goals and the level of exclusivity the user receives compared to the general taxpayer.

**Capital Improvement Fee:** A capital improvement fee can be added to the admission fee to a recreation facility to help pay back the cost of developing the facility. This fee is usually applied to golf courses, aquatic facilities, recreation centers, ice rinks, amphitheaters, and special use facilities such as sports complexes. The funds generated can be used either to pay back the cost of the capital improvement or the revenue bond that was used to develop the facility.

**Corporate Naming Rights:** In this arrangement, corporations invest in the right to name an event, facility, or product within a parks system in exchange for an annual fee, typically over a ten-year period. The cost of the naming right is based on the impression points the facility or event will receive from the newspapers, TV, websites, and visitors or users. Naming rights for park facilities are typically attached to sports complexes, amphitheaters, recreation centers, aquatic facilities, stadiums, and events.

**Maintenance Endowment Fund:** This is a fund dedicated exclusively for trails and parks maintenance, funded by a percentage of user fees from programs, events, and rentals.

## PRIVATE FUNDING SOURCES

**Business/Citizen Donations:** Individual donations from corporations and citizens can be sought to support parks and greenspaces. As an example, the Naperville, IL, Park District has an ongoing program soliciting tax deductible contributions from individuals, community organizations, and businesses to enhance park and recreational services.

**Private Foundation Funds:** Nonprofit community foundations can be strong sources of support for parks and greenspace. The City of Indianapolis has received over \$100 million in grants from the Lily Endowment for park-related improvements.

**Nonprofit Organizations:** Nonprofit organizations can provide support for greenspace and parks in various ways. Examples include:

- **Conservancy or Friends Organization:** This type of nonprofit is devoted to supporting a specific park such as the Central Park Conservancy in New York or the Piedmont Park Conservancy in Atlanta.
- **Land Trust:** Land trusts are nonprofits focused on greenspace preservation. In Atlanta, the Trust for Public Land and Conservation Fund help to facilitate greenspace acquisition by the city but do not own land and easements outright. Project Greenspace proposes establishment of a new land trust dedicated to acquiring and managing greenspace in Atlanta.
- **Conservation District:** Conservation Districts operate like a land trust but are set up to protect specific property areas with high greenspace value, such as watersheds or sensitive natural areas. The conservation district role is to provide landowners with tax benefits to allow their properties to be preserved as part of the district.
- **Parks Foundation:** Established to support system-wide park and recreation needs, park foundations have helped many cities across the nation to acquire land and develop parks. For example, the Parks Foundation of Houston raises \$5 million annually on average for land acquisition and park improvements.
- **Greenway Foundations:** Greenway foundations focus on developing and maintaining trails and green corridors on a County / citywide basis. The City of Indianapolis Greenway Foundation develops and

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maintains greenways throughout the city and seeks land leases along the trails as one funding source, in addition to selling miles of trails to community corporations and nonprofits. The development rights along the trails can also be sold to local utilities for water, sewer, fiber optic, and cable lines on a per-mile basis to support development and management of these corridors. King County in the Seattle area has done a good job in accessing this funding source for greenway development.

- **Gifts to Share:** This approach is used in Sacramento, CA, in the form of a nonprofit that solicits donations for park improvement projects.

**Homeowner Association Fees:** Homeowner association fees are typically used to maintain dedicated greenspace areas within private residential developments. They could be applied to maintaining privately owned greenspace that is publicly accessible through an agreement between the developer and City of San Marcos.

**Lease Back:** Lease backs are a source of capital funding in which a private sector entity such as a development company buys the land; develops a facility such as a park, trail, recreation attraction, recreation center, pool, or sports complex; and leases the facility back to the municipality to pay off the capital costs over a 30 to 40-year period. This approach takes advantage of the efficiencies of private sector development while relieving the burden on the municipality to raise upfront capital funds.

## VOLUNTEER SOURCES

**Adopt-a-Park:** In this approach, local neighborhood groups or businesses make a volunteer commitment to maintaining a specific trail. Adopt-a-Trail arrangements are particularly well suited for smaller trails that are less efficient for a parks department to maintain. Most cities and counties have a number of Adopt-a-Trail agreements in place.

**Neighborhood Trail Initiatives:** These are formal or informal initiatives by local groups to address the needs of an individual trail.

**Community Service Workers:** Community service workers are assigned by the court to pay off some of their sentence through maintenance activities on trails, such as picking up litter, removing graffiti, and assisting in painting or fix-up activities. Most workers are assigned 30 to 60 hours of work.



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## CHAPTER NINE - TRAIL CONSTRUCTION

Trail construction will utilize the current trail construction details currently being adopted by the City of San Marcos. This will include Multi-Use, Soft-Surface, and Urban trails.

Refer to Appendix B for diagrams of all trail types as well as other trail standard amenities.

## CHAPTER TEN - GENERAL PLAN AMENDMENTS & ENVIRONMENTAL REVIEW

Figures 3-5 and 5-2 of the General Plan identify Existing and Proposed Trail Facilities as identified in the 1991 Trails Master Plan along with subsequent updates in the years since. These Figures will be updated with the existing and proposed trails identified in this Trails Master Plan Update.

Page 5-10 of the General Plan identifies trail types and mileage as determined in the 1991 Trails Master Plan. This information will be updated to be consistent with the Trails Master Plan Update.

Figure 5-2 of the General Plan identifies Class I, Class II, and Class III existing and future bikeways. These remain unchanged as part of this Trails Master Plan Update.



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## APPENDIX A - ITEMIZED PROBABLE CONSTRUCTION COSTS

### San Marcos Trails Master Plan Update

6/14/2021

#### OPINION OF PROBABLE CONSTRUCTION COST

TAC Proposed Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>95 Proposed Trail - Mission from Pacific to existing trail on Mission</b>	<b>380 lf</b>	<b>\$207,525</b>
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<b>DEMOLITION</b>	<b>\$28,480</b>
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Asphalt removal	320	SF	\$2.25	\$720
Clear and Grub	2488	SF	\$1.50	\$3,732
Existing sign removal	7	LS	\$800.00	\$5,600
Turf and irrigation removal	2488	SF	\$1.50	\$3,732
Fire Hydrant Relocation	1	EA	\$3,000.00	\$3,000
Air Relief Valve Relocation	1	EA	\$3,000.00	\$3,000
Parking Lot Light Relocation	1	EA	\$3,000.00	\$3,000

Sub-total: \$22,784  
25% Contingency: \$5,696

<b>CONSTRUCTION</b>	<b>\$105,775</b>
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Construction Staking and Surveying	3040	SF	\$0.35	\$1,064
Grading	2488	SF	\$1.00	\$2,488
Driveway Reconstruction	2	EA	\$5,000.00	\$10,000
Concrete (6" thick)	2488	SF	\$11.00	\$27,368
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600
Equestrian Height Signal Button (at stop light)	1	EA	\$2,500.00	\$2,500
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	380	LF	\$100.00	\$38,000

Sub-total: \$84,620  
25% Contingency: \$21,155

**Mobilization / SWPPP / Demobilization 20% \$26,851.00**

**Does not include environmental study costs Consulting Fees 20% \$26,525.20**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$19,893.90**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Consultant Team Proposed Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
-------------	------	------	------------	-----------	-------

<b>96</b>	<b>Proposed Trail - Twin Oaks Valley from Deer Springs to Twin Oaks High School</b>			<b>1,637 If</b>	<b>\$542,002</b>
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<b>DEMOLITION</b>					<b>\$54,313</b>
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Asphalt removal	2220	SF	\$2.25	\$4,995
Clear and Grub	16370	SF	\$1.50	\$24,555
Tree removal	0	EA	\$1,000.00	\$0
Existing sign removal	8	EA	\$800.00	\$6,400
Utility removal and relocation	3	EA	\$2,500.00	\$7,500

Sub-total: \$43,450  
25% Contingency: \$10,863

<b>CONSTRUCTION</b>				<b>\$286,962</b>
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Construction Staking and Surveying	16370	SF	\$0.35	\$5,730
Grading	16370	SF	\$1.00	\$16,370
Concrete (6" thick)	16370	SF	\$11.00	\$180,070
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	2	EA	\$800.00	\$1,600
Stormwater Drainage	1	LS	\$25,000.00	\$25,000

Sub-total: \$229,570  
25% Contingency: \$57,392

**Mobilization / SWPPP / Demobilization** 20% **\$68,254.88**

**Does not include environmental study costs** **Consulting Fees** 20% **\$71,043.35**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$61,429.39**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Consultant Team Proposed Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>97</b>	<b>Proposed Trail - San Marcos from Avenida De Las Rosas to existing trail at Albertsons</b>	<b>2,813 lf</b>	<b>\$1,152,784</b>
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<b>DEMOLITION</b>	<b>\$103,775</b>
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Clear and Grub	28130	SF	\$1.50	\$42,195
Tree removal	8	EA	\$1,000.00	\$8,000
Concrete removal	5400	SF	\$3.00	\$16,200
Chain link fence removal	125	LF	\$15.00	\$1,875
Existing sign removal	4	EA	\$800.00	\$3,200
Turf and irrigation removal	2700	SF	\$1.50	\$4,050
Utility removal and relocation	3	EA	\$2,500.00	\$7,500

Sub-total: \$83,020  
25% Contingency: \$20,755

<b>CONSTRUCTION</b>	<b>\$620,632</b>
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Construction Staking and Surveying	28130	SF	\$0.35	\$9,846
Grading	28130	SF	\$1.00	\$28,130
Concrete (6" thick)	28130	SF	\$11.00	\$309,430
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Equestrian Height Signal Button (at stop light)	1	EA	\$2,500.00	\$2,500
Trail signage	1	EA	\$800.00	\$800
2-Rail wood fencing	1450	LF	\$100.00	\$145,000

Sub-total: \$496,506  
25% Contingency: \$124,126

**Mobilization / SWPPP / Demobilization 20% \$144,881.38**

**Does not include environmental study costs Consulting Fees 20% \$153,102.65**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$130,393.24**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Consultant Team Proposed Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>98</b>	<b>Proposed Trail - La Moree from Jack's Pond Park to Barham</b>	<b>4,028 lf</b>	<b>\$932,583</b>
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<b>DEMOLITION</b>	<b>\$118,900</b>
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Clear and Grub	30280	SF	\$1.50	\$45,420
Tree removal	12	EA	\$1,000.00	\$12,000
Concrete removal	3000	SF	\$3.00	\$9,000
Chain link fence removal	700	LF	\$15.00	\$10,500
Existing sign removal	8	EA	\$800.00	\$6,400
Turf and irrigation removal	1200	SF	\$1.50	\$1,800
Utility removal and relocation	4	EA	\$2,500.00	\$10,000

Sub-total: \$95,120  
 25% Contingency: \$23,780

<b>CONSTRUCTION</b>	<b>\$471,448</b>
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Construction Staking and Surveying	30280	SF	\$0.35	\$10,598
Grading	30280	SF	\$1.00	\$30,280
Concrete (6" thick)	30280	SF	\$11.00	\$333,080
Trail signage	2	EA	\$800.00	\$1,600
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600

Sub-total: \$377,158  
 25% Contingency: \$94,290

**Mobilization / SWPPP / Demobilization 20% \$118,069.50**

**Does not include environmental study costs Consulting Fees 20% \$117,903.40**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$106,262.55**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

### Consultant Team Proposed Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
<b>99</b> Proposed Trail - From existing trail west of Village to La Morre and to end of existing trail on Cocos				11,363 If	\$3,021,913
<b>DEMOLITION</b>					<b>\$213,056</b>
Clear and Grub	113630	SF	\$1.50	\$170,445	
Sub-total: \$170,445					
25% Contingency: \$42,611					
<b>CONSTRUCTION</b>					<b>\$1,678,626</b>
Construction Staking and Surveying	113630	SF	\$0.35	\$39,771	
Grading	113630	SF	\$1.00	\$113,630	
Trail signage	4	EA	\$800.00	\$3,200	
DG Trail (4" thick)	113630	SF	\$10.00	\$1,136,300	
2-Rail wood fencing	500	LF	\$100.00	\$50,000	
Sub-total: \$1,342,901					
25% Contingency: \$335,725					
<b>Mobilization / SWPPP / Demobilization</b> 20%					<b>\$378,336.38</b>
Does not include environmental study costs				<b>Consulting Fees</b> 20%	<b>\$411,392.40</b>
Does not include easement acquisition (if needed) costs				<b>City Administration Costs</b> 15%	<b>\$340,502.74</b>

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Consultant Team Proposed Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
<b>100 Proposed Trail - Borden Road Crosswalk for existing multi-use trail</b>				<b>62 If</b>	<b>\$258,486</b>
<b>DEMOLITION</b>					<b>\$0</b>
					Sub-total: \$0
25% Contingency:					\$0
<b>CONSTRUCTION</b>					<b>\$159,559</b>
Construction Staking and Surveying	496	SF	\$0.35	\$174	
Striping	496	SF	\$0.35	\$174	
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800	
Street flashing strips	1	LS	\$8,000.00	\$8,000	
Pedestrian controlled stoplight	1	LS	\$100,000.00	\$100,000	
Equestrian Height Signal Button (at stop light)	1	EA	\$2,500.00	\$2,500	
Flashing 'TRAIL CROSSING' signs	2	EA	\$4,000.00	\$8,000	
Flashing 'SIGNAL AHEAD' signs	2	EA	\$4,000.00	\$8,000	
					Sub-total: \$127,647
25% Contingency:					\$31,912
					<b>Mobilization / SWPPP / Demobilization 20% \$31,911.80</b>
<b>Does not include environmental study costs</b>					<b>Consulting Fees 20% \$38,294.16</b>
<b>Does not include easement acquisition (if needed) costs</b>					<b>City Administration Costs 15% \$28,720.62</b>

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

### Community Requested Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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**101 Proposed Trail - La Moree Road Horse Staging Area and Trail**      **5,215 lf**      **\$1,960,175**

DEMOLITION					\$122,156
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Clear and Grub	64650	SF	\$1.50	\$96,975
Chain link fence removal	50	LF	\$15.00	\$750

Sub-total: \$97,725  
25% Contingency: \$24,431

CONSTRUCTION					\$1,102,909
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Construction Staking and Surveying	64650	SF	\$0.35	\$22,628
Grading	64650	SF	\$1.00	\$64,650
AC slurry coat	12500	SF	\$0.75	\$9,375
AC paving 4" thick	12500	SF	\$2.50	\$31,250
AC paving base 6" thick	12500	SF	\$2.25	\$28,125
Trail signage	6	EA	\$800.00	\$4,800
Staging Area	1	LS	\$20,000.00	\$20,000
2-Rail wood fencing	1800	LF	\$100.00	\$180,000
DG Trail (4" thick)	52150	SF	\$10.00	\$521,500

Sub-total: \$882,328  
25% Contingency: \$220,582

**Does not include environmental study costs**      **Mobilization / SWPPP / Demobilization** **20%**      **\$245,013.13**

**Does not include easement acquisition (if needed) costs**      **Consulting Fees** **20%**      **\$269,584.50**

**City Administration Costs** **15%**      **\$220,511.81**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST****Community Requested Trail**

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>102 Proposed Trail - Craven Road to Discovery Street</b>	2,891	If	<b>\$1,338,976</b>
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<b>DEMOLITION</b>					<b>\$60,456</b>
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Clear and Grub	28910	SF	\$1.50	\$43,365
Utility removal and relocation	2	EA	\$2,500.00	\$5,000

Sub-total: \$48,365  
25% Contingency: \$12,091

<b>CONSTRUCTION</b>					<b>\$773,536</b>
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Construction Staking and Surveying	28910	SF	\$0.35	\$10,119
Grading	28910	SF	\$1.00	\$28,910
DG Trail (4" thick)	28910	SF	\$10.00	\$289,100
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	2891	LF	\$100.00	\$289,100

Sub-total: \$618,829  
25% Contingency: \$154,707

**Mobilization / SWPPP / Demobilization** 20% **\$166,798.38**

**Does not include environmental study costs** **Consulting Fees** 20% **\$188,066.80**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$150,118.54**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Community Requested Trail

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>103</b>	Proposed Trail - North Side of E Barham Drive from La Moree Road to Hill Street			1,168 If	\$377,073
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<b>DEMOLITION</b>					<b>\$55,275</b>
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Clear and Grub	11680	SF	\$1.50	\$17,520
Tree removal	11	EA	\$1,000.00	\$11,000
Existing sign removal	4	EA	\$800.00	\$3,200
Utility removal and relocation	5	EA	\$2,500.00	\$12,500

Sub-total: \$44,220  
25% Contingency: \$11,055

<b>CONSTRUCTION</b>					<b>\$184,310</b>
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Construction Staking and Surveying	11680	SF	\$0.35	\$4,088
Grading	11680	SF	\$1.00	\$11,680
Concrete (6" thick)	11680	SF	\$11.00	\$128,480
Trail signage	2	EA	\$800.00	\$1,600
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600

Sub-total: \$147,448  
25% Contingency: \$36,862

**Mobilization / SWPPP / Demobilization** 20% \$47,917.00

**Does not include environmental study costs** **Consulting Fees** 20% \$46,445.40

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$43,125.30

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

1991 Master Plan Trail Not Constructed

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>10 1991 Proposed Trail - Deer Springs to Twin Oaks Valley</b>	<b>1,450 If</b>	<b>\$954,182</b>
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<b>DEMOLITION</b>	<b>\$84,281</b>
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Asphalt removal	100	SF	\$2.25	\$225
Clear and Grub	29000	SF	\$1.50	\$43,500
Tree removal	8	EA	\$1,000.00	\$8,000
Existing sign removal	4	EA	\$800.00	\$3,200
Utility removal and relocation	5	EA	\$2,500.00	\$12,500

Sub-total: \$67,425  
25% Contingency: \$16,856

<b>CONSTRUCTION</b>	<b>\$515,125</b>
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Construction Staking and Surveying	29000	SF	\$0.35	\$10,150
Grading	29000	SF	\$1.00	\$29,000
AC slurry coat	14500	SF	\$0.75	\$10,875
AC paving 4" thick	14500	SF	\$2.50	\$36,250
AC paving base 6" thick	14500	SF	\$2.25	\$32,625
DG Trail (4" thick)	14500	SF	\$10.00	\$145,000
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	1450	LF	\$100.00	\$145,000

Sub-total: \$412,100  
25% Contingency: \$103,025

**Mobilization / SWPPP / Demobilization 20% \$119,881.25**

**Does not include environmental study costs**

**Consulting Fees 20% \$127,001.25**

**Does not include easement acquisition (if needed) costs**

**City Administration Costs 15% \$107,893.13**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

1991 Master Plan Trail Not Constructed

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>40</b>	1991 Proposed Trail - Running north and south near Twin oaks Valley Road			3,925 If	\$1,862,355
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<b>DEMOLITION</b>					<b>\$114,219</b>
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Clear and Grub	39250	SF	\$1.50	\$58,875
Tree removal	30	EA	\$1,000.00	\$30,000
Utility removal and relocation	1	EA	\$2,500.00	\$2,500

Sub-total: \$91,375  
25% Contingency: \$22,844

<b>CONSTRUCTION</b>					<b>\$1,049,484</b>
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Construction Staking and Surveying	39250	SF	\$0.35	\$13,738
Grading	39250	SF	\$1.00	\$39,250
DG Trail (4" thick)	39250	SF	\$10.00	\$392,500
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	3925	LF	\$100.00	\$392,500

Sub-total: \$839,588  
25% Contingency: \$209,897

**Mobilization / SWPPP / Demobilization** 20% \$232,740.63

**Does not include environmental study costs** **Consulting Fees** 20% \$256,445.00

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$209,466.56

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

1991 Master Plan Trail Not Constructed

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>60</b>	1991 Proposed Trail - Via Allondra to Via Del Corvo then along ridge to connect with existing trail 60		6,200 lf	\$1,954,660
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<b>DEMOLITION</b>					<b>\$183,625</b>
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Clear and Grub	62000	SF	\$1.50	\$93,000
Tree removal	20	EA	\$1,000.00	\$20,000
Existing sign removal	8	EA	\$800.00	\$6,400
Utility removal and relocation	5	EA	\$2,500.00	\$12,500
Fence removal	1000	LF	\$15.00	\$15,000

Sub-total: \$146,900  
25% Contingency: \$36,725

<b>CONSTRUCTION</b>					<b>\$1,045,625</b>
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Construction Staking and Surveying	62000	SF	\$0.35	\$21,700
Grading	62000	SF	\$1.00	\$62,000
Concrete (6" thick)	29600	SF	\$11.00	\$325,600
DG Trail (4" thick)	32400	SF	\$10.00	\$324,000
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	3	EA	\$800.00	\$2,400
2-Rail wood fencing	1000	LF	\$100.00	\$100,000

Sub-total: \$836,500  
25% Contingency: \$209,125

**Mobilization / SWPPP / Demobilization** 20% \$245,850.00

**Does not include environmental study costs** **Consulting Fees** 20% \$258,295.00

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$221,265.00

## San Marcos Trails Master Plan Update

6/14/2021

### OPINION OF PROBABLE CONSTRUCTION COST

1991 Master Plan Trail Not Constructed

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
61 1991 Proposed Trail - Lake San Marcos Trail - Connect existing trail 61 to existing trail 60				5,500 If	\$1,515,034

DEMOLITION	\$103,125
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Clear and Grub	55000	SF	\$1.50	\$82,500
Sub-total:				\$82,500
25% Contingency:				\$20,625

CONSTRUCTION	\$844,813
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Construction Staking and Surveying	55000	SF	\$0.35	\$19,250
Grading	55000	SF	\$1.00	\$55,000
DG Trail (4" thick)	55000	SF	\$10.00	\$550,000
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	500	LF	\$100.00	\$50,000
Sub-total:				\$675,850
25% Contingency:				\$168,963

Mobilization / SWPPP / Demobilization	20%	\$189,587.50
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Does not include environmental study costs	Consulting Fees	20%	\$206,880.00
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Does not include easement acquisition (if needed) costs	City Administration Costs	15%	\$170,628.75
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**OPINION OF PROBABLE CONSTRUCTION COST**

1991 Master Plan Trail Not Constructed

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>63 1991 Proposed Trail - Connect trails 62 and 68</b>	<b>3,000 If</b>	<b>\$813,128</b>
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<b>DEMOLITION</b>	<b>\$56,250</b>
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Clear and Grub	30000	SF	\$1.50	\$45,000
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Sub-total: \$45,000  
25% Contingency: \$11,250

<b>CONSTRUCTION</b>	<b>\$452,625</b>
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Construction Staking and Surveying	30000	SF	\$0.35	\$10,500
Grading	30000	SF	\$1.00	\$30,000
DG Trail (4" thick)	30000	SF	\$10.00	\$300,000
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	200	LF	\$100.00	\$20,000

Sub-total: \$362,100  
25% Contingency: \$90,525

**Mobilization / SWPPP / Demobilization 20% \$101,775.00**

**Does not include environmental study costs Consulting Fees 20% \$110,880.00**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$91,597.50**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

1991 Master Plan Trail Not Constructed

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>71 1991 Proposed Trail - Attebury Road</b>				<b>8,855 If</b>	<b>\$2,028,234</b>
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<b>DEMOLITION</b>					<b>\$166,031</b>
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Clear and Grub	88550	SF	\$1.50	\$132,825
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Sub-total: \$132,825  
25% Contingency: \$33,206

<b>CONSTRUCTION</b>					<b>\$1,106,463</b>
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Construction Staking and Surveying	88550	SF	\$0.35	\$30,993
Grading	88550	SF	\$1.00	\$88,550
AC slurry coat	38105	SF	\$0.75	\$28,579
AC paving 4" thick	38105	SF	\$2.50	\$95,263
AC paving base 6" thick	38105	SF	\$2.25	\$85,736
DG Trail (4" thick)	50445	SF	\$10.00	\$504,450
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	500	LF	\$100.00	\$50,000

Sub-total: \$885,170  
25% Contingency: \$221,293

**Mobilization / SWPPP / Demobilization 20% \$254,498.75**

**Does not include environmental study costs Consulting Fees 20% \$272,192.25**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$229,048.88**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST****Not on Development Plans**

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>19</b>	<b>Olive Street Trail - Along both sides of Olive Street, between Twin Oaks Valley and Sycamore Dr</b>			<b>4,440 If</b>	<b>\$2,197,781</b>
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<b>DEMOLITION</b>					<b>\$128,750</b>
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Asphalt removal	4000	SF	\$2.25	\$9,000
Clear and Grub	44400	SF	\$1.50	\$66,600
Tree removal	8	EA	\$1,000.00	\$8,000
Existing sign removal	8	EA	\$800.00	\$6,400
Utility removal and relocation	4	EA	\$2,500.00	\$10,000
Fire Hydrant Relocation	1	EA	\$3,000.00	\$3,000

Sub-total: \$103,000  
25% Contingency: \$25,750

<b>CONSTRUCTION</b>					<b>\$1,243,800</b>
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Construction Staking and Surveying	44400	SF	\$0.35	\$15,540
Grading	44400	SF	\$1.00	\$44,400
AC slurry coat	22200	SF	\$0.75	\$16,650
AC paving 4" thick	22200	SF	\$2.50	\$55,500
AC paving base 6" thick	22200	SF	\$2.25	\$49,950
DG Trail (4" thick)	22200	SF	\$10.00	\$222,000
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	4440	LF	\$100.00	\$444,000
Soil Import and Place	600	CY	\$80.00	\$48,000
Culvert	7	EA	\$5,000.00	\$35,000
Driveway Reconstruction	12	EA	\$5,000.00	\$60,000

Sub-total: \$995,040  
25% Contingency: \$248,760

**Mobilization / SWPPP / Demobilization** 20% **\$274,510.00**

**Does not include environmental study costs**

**Consulting Fees** 20% **\$303,662.00**

**Does not include easement acquisition (if needed) costs**

**City Administration Costs** 15% **\$247,059.00**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>25</b>	Twin Oaks Valley Trail - Twin Oaks Valley Road from Montessa Way to Borden Road			1,022 lf	\$435,058
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<b>DEMOLITION</b>					\$67,063
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Concrete removal	8200	SF	\$2.25	\$18,450
Clear and Grub	8200	SF	\$1.50	\$12,300
Existing sign removal	3	EA	\$800.00	\$2,400
Utility removal and relocation	3	EA	\$2,500.00	\$7,500
Fire Hydrant Relocation	1	EA	\$3,000.00	\$3,000
Retaining wall	200	LF	\$50.00	\$10,000

Sub-total: \$53,650  
25% Contingency: \$13,413

<b>CONSTRUCTION</b>					\$209,771
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Construction Staking and Surveying	10220	SF	\$0.35	\$3,577
Grading	10220	SF	\$1.00	\$10,220
Concrete (6" thick)	10220	SF	\$11.00	\$112,420
Trail signage	2	EA	\$800.00	\$1,600
Retaining wall	200	LF	\$200.00	\$40,000
2-Rail wood fencing	0	LF	\$100.00	\$0

Sub-total: \$167,817  
25% Contingency: \$41,954

**Mobilization / SWPPP / Demobilization** 20% \$55,366.75

**Does not include environmental study costs** **Consulting Fees** 20% \$53,027.60

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$49,830.08

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>26</b> Owen's Peak Trail - Robin Hood Road to proposed trail 27	2,149	If	<b>\$886,702</b>
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<b>DEMOLITION</b>				<b>\$37,241</b>
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Asphalt removal	0	SF	\$2.25	\$0
Clear and Grub	17195	SF	\$1.50	\$25,793
Tree removal	4	EA	\$1,000.00	\$4,000

Sub-total: \$29,793  
25% Contingency: \$7,448

<b>CONSTRUCTION</b>				<b>\$514,704</b>
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Construction Staking and Surveying	17195	SF	\$0.35	\$6,018
Grading	17195	SF	\$1.00	\$17,195
DG Trail (4" thick)	17195	SF	\$10.00	\$171,950
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	2150	LF	\$100.00	\$215,000

Sub-total: \$411,763  
25% Contingency: \$102,941

**Mobilization / SWPPP / Demobilization** 20% **\$110,388.94**

**Does not include environmental study costs** **Consulting Fees** 20% **\$125,018.60**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$99,350.04**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>32</b>	<b>Richland Trail/Hollandia Park Trail - Richland Rd to Tres Ranchos Lane and Woodland Pkwy near Rancheros Dr</b>	<b>4,565 If</b>	<b>\$2,088,081</b>
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<b>DEMOLITION</b>				<b>\$168,789</b>
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Concrete removal	5200	SF	\$3.00	\$15,600
Clear and Grub	50064	SF	\$1.50	\$75,096
Existing sign removal	5	EA	\$800.00	\$4,000
Tree removal	5	EA	\$1,000.00	\$5,000
Utility removal and relocation	4	EA	\$2,500.00	\$10,000
Fence removal	207	LF	\$30.00	\$6,210
Chain link fence removal	1275	LF	\$15.00	\$19,125

Sub-total: \$135,031  
25% Contingency: \$33,758

<b>CONSTRUCTION</b>				<b>\$1,140,988</b>
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Construction Staking and Surveying	50064	SF	\$0.35	\$17,522
Grading	50064	SF	\$1.00	\$50,064
Concrete (6" thick)	6864	SF	\$11.00	\$75,504
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600
Trail signage	8	EA	\$800.00	\$6,400
2-Rail wood fencing	3295	LF	\$100.00	\$329,500
DG Trail (4" thick)	43220	SF	\$10.00	\$432,200

Sub-total: \$912,790  
25% Contingency: \$228,198

**Mobilization / SWPPP / Demobilization 20% \$261,955.35**

**Does not include environmental study costs** **Consulting Fees 20% \$280,588.67**

**Does not include easement acquisition (if needed) costs** **City Administration Costs 15% \$235,759.82**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>37</b>	<b>Aqueduct Trail - Quail Valley Park towards City boundary</b>	<b>2,618</b>	<b>If</b>	<b>\$1,668,772</b>
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<b>DEMOLITION</b>					<b>\$110,675</b>
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Clear and Grub	52360	SF	\$1.50	\$78,540
Tree removal	10	EA	\$1,000.00	\$10,000

Sub-total: \$88,540  
25% Contingency: \$22,135

<b>CONSTRUCTION</b>					<b>\$933,095</b>
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Construction Staking and Surveying	52360	SF	\$0.35	\$18,326
Grading	52360	SF	\$1.00	\$52,360
Erosion Control	1	LS	\$5,000.00	\$5,000
AC slurry coat	26180	SF	\$0.75	\$19,635
AC paving 4" thick	26180	SF	\$2.50	\$65,450
AC paving base 6" thick	26180	SF	\$2.25	\$58,905
DG Trail (4" thick)	26180	SF	\$10.00	\$261,800
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	2618	LF	\$100.00	\$261,800

Sub-total: \$746,476  
25% Contingency: \$186,619

**Mobilization / SWPPP / Demobilization** 20% **\$208,754.00**

**Does not include environmental study costs** **Consulting Fees** 20% **\$228,369.80**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$187,878.60**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>43</b>	Barham Drive - Barham Drive between La Moree Road and Woodland Parkway			9,903 If	\$2,681,113
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DEMOLITION					\$215,600
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Clear and Grub	79220	SF	\$1.50	\$118,830
Concrete removal	5200	SF	\$3.00	\$15,600
Existing sign removal	12	EA	\$800.00	\$9,600
Tree removal	3	EA	\$1,000.00	\$3,000
Utility removal and relocation	10	EA	\$2,500.00	\$25,000
Chain link fence removal	30	LF	\$15.00	\$450

Sub-total: \$172,480  
25% Contingency: \$43,120

CONSTRUCTION					\$1,466,025
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Construction Staking and Surveying		SF	\$0.35	\$0
Grading		SF	\$1.00	\$0
Erosion Control	1	LS	\$5,000.00	\$5,000
Concrete (6" thick)	61520	SF	\$11.00	\$676,720
DG Trail (4" thick)	17700	SF	\$10.00	\$177,000
Trail signage	6	EA	\$800.00	\$4,800
2-Rail wood fencing	2213	LF	\$100.00	\$221,300
Soil Import and Place	600	CY	\$80.00	\$48,000
Retaining wall	200	LF	\$200.00	\$40,000

Sub-total: \$1,172,820  
25% Contingency: \$293,205

**Mobilization / SWPPP / Demobilization 20% \$336,325.00**

**Does not include environmental study costs Consulting Fees 20% \$360,470.00**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$302,692.50**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>45 Barham Drive - Barham Drive to Mission Road</b>	<b>2,629 If</b>	<b>\$566,075</b>
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<b>DEMOLITION</b>	<b>\$132,419</b>
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Asphalt removal	12000	SF	\$3.00	\$36,000
Clear and Grub	26290	SF	\$1.50	\$39,435
Existing sign removal	10	EA	\$800.00	\$8,000
Tree removal	10	EA	\$1,000.00	\$10,000
Utility removal and relocation	5	EA	\$2,500.00	\$12,500

Sub-total: \$105,935  
 25% Contingency: \$26,484

<b>CONSTRUCTION</b>	<b>\$233,358</b>
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Construction Staking and Surveying	26290	SF	\$0.35	\$9,202
Grading	26290	SF	\$1.00	\$26,290
Erosion Control	1	LS	\$5,000.00	\$5,000
AC slurry coat	26290	SF	\$0.75	\$19,718
AC paving 4" thick	26290	SF	\$2.50	\$65,725
AC paving base 6" thick	26290	SF	\$2.25	\$59,153
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	0	LF	\$100.00	\$0

Sub-total: \$186,687  
 25% Contingency: \$46,672

**Mobilization / SWPPP / Demobilization 20% \$73,155.38**

**Does not include environmental study costs Consulting Fees 20% \$61,302.70**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$65,839.84**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>46</b> La Mirada Trail - La Mirada Drive north of Sunset Park	2,094	If	\$336,220
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<b>DEMOLITION</b>	\$75,333
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Concrete removal	6952	SF	\$3.00	\$20,856
Clear and Grub	20940	SF	\$1.50	\$31,410
Fire Hydrant Relocation	1	EA	\$3,000.00	\$3,000
Utility removal and relocation	2	EA	\$2,500.00	\$5,000

Sub-total: \$60,266  
25% Contingency: \$15,067

<b>CONSTRUCTION</b>	\$141,511
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Construction Staking and Surveying	20940	SF	\$0.35	\$7,329
Grading	8690	SF	\$1.00	\$8,690
Concrete (6" thick)	8690	SF	\$11.00	\$95,590
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	0	LF	\$100.00	\$0

Sub-total: \$113,209  
25% Contingency: \$28,302

**Mobilization / SWPPP / Demobilization** 20% \$43,368.75

**Does not include environmental study costs** **Consulting Fees** 20% \$36,976.00

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$39,031.88

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>48</b>	<b>Linda Vista - Linda Vista Drive north of Bradley Park</b>	<b>473 If</b>	<b>\$196,071</b>
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<b>DEMOLITION</b>			<b>\$45,363</b>
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Concrete removal	2838	SF	\$3.00	\$8,514
Clear and Grub	2838	SF	\$1.50	\$4,257
Existing sign removal	2	EA	\$800.00	\$1,600
Turf and irrigation removal	946	SF	\$1.50	\$1,419
Fire Hydrant Relocation	1	EA	\$3,000.00	\$3,000
Utility removal and relocation	7	EA	\$2,500.00	\$17,500

Sub-total: \$36,290  
 25% Contingency: \$9,073

<b>CONSTRUCTION</b>		<b>\$81,269</b>
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Construction Staking and Surveying	4730	SF	\$0.35	\$1,656
Grading	4730	SF	\$1.00	\$4,730
Concrete (6" thick)	4730	SF	\$11.00	\$52,030
Driveway Reconstruction	1	EA	\$5,000.00	\$5,000
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$65,016  
 25% Contingency: \$16,254

**Mobilization / SWPPP / Demobilization** 20% **\$25,326.38**

**Does not include environmental study costs** **Consulting Fees** 20% **\$21,319.15**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$22,793.74**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>49</b> La Mirada Drive Trail - La Mirada Drive to Trail 46	1,509	If	\$678,915
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<b>DEMOLITION</b>	\$95,981
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Concrete removal	9050	SF	\$3.00	\$27,150
Clear and Grub	15090	SF	\$1.50	\$22,635
Existing sign removal	10	EA	\$800.00	\$8,000
Turf and irrigation removal	1000	SF	\$1.50	\$1,500
Utility removal and relocation	4	EA	\$2,500.00	\$10,000
Fence removal	500	LF	\$15.00	\$7,500

Sub-total: \$76,785  
25% Contingency: \$19,196

<b>CONSTRUCTION</b>	\$334,952
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Construction Staking and Surveying	15090	SF	\$0.35	\$5,282
Grading	15090	SF	\$1.00	\$15,090
Concrete (6" thick)	15090	SF	\$11.00	\$165,990
Driveway Reconstruction	16	EA	\$5,000.00	\$80,000
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$267,962  
25% Contingency: \$66,990

**Mobilization / SWPPP / Demobilization** 20% \$86,186.63

**Does not include environmental study costs** **Consulting Fees** 20% \$84,227.70

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$77,567.96

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>50</b>	<b>San Marcos Creek Trail - McMahr Road to Discovery Street</b>	<b>1,445 If</b>	<b>\$317,879</b>
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<b>DEMOLITION</b>			<b>\$59,031</b>
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Concrete removal	900	SF	\$3.00	\$2,700
Clear and Grub	14450	SF	\$1.50	\$21,675
Tree removal	10	EA	\$1,000.00	\$10,000
Existing sign removal	3	EA	\$800.00	\$2,400
Turf and irrigation removal	300	SF	\$1.50	\$450
Utility removal and relocation	4	EA	\$2,500.00	\$10,000

Sub-total: \$47,225  
25% Contingency: \$11,806

<b>CONSTRUCTION</b>		<b>\$144,478</b>
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Construction Staking and Surveying	14450	SF	\$0.35	\$5,058
Grading	14450	SF	\$1.00	\$14,450
AC slurry coat	14450	SF	\$0.75	\$10,838
AC paving 4" thick	14450	SF	\$2.50	\$36,125
AC paving base 6" thick	14450	SF	\$2.25	\$32,513
Trail signage	2	EA	\$800.00	\$1,600
Driveway Reconstruction	3	EA	\$5,000.00	\$15,000

Sub-total: \$115,583  
25% Contingency: \$28,896

**Mobilization / SWPPP / Demobilization** 20% **\$40,701.88**

**Does not include environmental study costs** **Consulting Fees** 20% **\$37,036.00**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$36,631.69**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>51</b>	<b>Carillo Trail - San Marcos Boulevard from Rancho Santa Fe Road to Las Posas Road</b>			<b>160 If</b>	<b>\$90,409</b>
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DEMOLITION	\$9,250
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Clear and Grub	1600	SF	\$1.50	\$2,400
Tree removal	5	EA	\$1,000.00	\$5,000
Existing sign removal	0	EA	\$800.00	\$0
Utility removal and relocation	0	EA	\$2,500.00	\$0

Sub-total: \$7,400  
25% Contingency: \$1,850

CONSTRUCTION	\$47,700
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Construction Staking and Surveying	1600	SF	\$0.35	\$560
Grading	1600	SF	\$1.00	\$1,600
DG Trail (4" thick)	1600	SF	\$10.00	\$16,000
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	2	EA	\$800.00	\$1,600
Soil Import and Place	20	CY	\$80.00	\$1,600
2-Rail wood fencing	160	LF	\$100.00	\$16,000

Sub-total: \$38,160  
25% Contingency: \$9,540

**Mobilization / SWPPP / Demobilization** 20% **\$11,390.00**

**Does not include environmental study costs** **Consulting Fees** 20% **\$11,818.00**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$10,251.00**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>52</b>	<b>San Marcos Creek Trail - McMahr Road to South Bent Ave in between San Marcos Boulevard and Discovery St</b>			<b>4,710 lf</b>	<b>\$2,173,828</b>
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<b>DEMOLITION</b>					<b>\$94,563</b>
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Clear and Grub	47100	SF	\$1.50	\$70,650
Tree removal	5	EA	\$1,000.00	\$5,000
Utility removal and relocation	0	EA	\$2,500.00	\$0

Sub-total: \$75,650  
25% Contingency: \$18,913

<b>CONSTRUCTION</b>					<b>\$1,258,981</b>
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Construction Staking and Surveying	47100	SF	\$0.35	\$16,485
Grading	47100	SF	\$1.00	\$47,100
DG Trail (4" thick)	47100	SF	\$10.00	\$471,000
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	4710	LF	\$100.00	\$471,000

Sub-total: \$1,007,185  
25% Contingency: \$251,796

**Mobilization / SWPPP / Demobilization** 20% **\$270,708.75**

**Does not include environmental study costs** **Consulting Fees** 20% **\$305,938.00**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$243,637.88**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>53</b>	<b>Discovery Street Trail - Discovery Street from McMahr Road to South Bent Avenue</b>			<b>3,665 If</b>	<b>\$1,817,885</b>
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<b>DEMOLITION</b>					<b>\$164,344</b>
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Clear and Grub	36650	SF	\$1.50	\$54,975
Tree removal	56	EA	\$1,000.00	\$56,000
Existing sign removal	10	EA	\$800.00	\$8,000
Utility removal and relocation	5	EA	\$2,500.00	\$12,500

Sub-total: \$131,475  
25% Contingency: \$32,869

<b>CONSTRUCTION</b>					<b>\$978,097</b>
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Construction Staking and Surveying	36650	SF	\$0.35	\$12,828
Grading	36650	SF	\$1.00	\$36,650
DG Trail (4" thick)	36650	SF	\$10.00	\$366,500
Trail signage	2	EA	\$800.00	
2-Rail wood fencing	3665	LF	\$100.00	\$366,500

Sub-total: \$782,478  
25% Contingency: \$195,619

**Mobilization / SWPPP / Demobilization 20% \$228,488.13**

**Does not include environmental study costs** **Consulting Fees 20% \$241,317.00**

**Does not include easement acquisition (if needed) costs** **City Administration Costs 15% \$205,639.31**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>54</b>	<b>South Lake Trail - From Discovery Lake, connecting to Craven and Twin Oaks Valley Road</b>	<b>6,396 lf</b>	<b>\$2,901,659</b>
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<b>DEMOLITION</b>	<b>\$181,563</b>
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Clear and Grub	93500	SF	\$1.50	\$140,250
Tree removal	5	EA	\$1,000.00	\$5,000
Existing sign removal	0	EA	\$800.00	\$0
Utility removal and relocation	0	EA	\$2,500.00	\$0

Sub-total: \$145,250  
 25% Contingency: \$36,313

<b>CONSTRUCTION</b>	<b>\$1,632,000</b>
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Construction Staking and Surveying	93500	SF	\$0.35	\$32,725
Grading	93500	SF	\$1.00	\$93,500
AC slurry coat	47850	SF	\$0.75	\$35,888
AC paving 4" thick	47850	SF	\$2.50	\$119,625
AC paving base 6" thick	47850	SF	\$2.25	\$107,663
DG Trail (4" thick)	45650	SF	\$10.00	\$456,500
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	4565	LF	\$100.00	\$456,500

Sub-total: \$1,305,600  
 25% Contingency: \$326,400

**Mobilization / SWPPP / Demobilization 20% \$362,712.50**

**Does not include environmental study costs** **Consulting Fees 20% \$398,942.50**

**Does not include easement acquisition (if needed) costs** **City Administration Costs 15% \$326,441.25**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>56 CSU San Marcos Trail - Village Drive Tail 57 at La Moree Road</b>	<b>5,213 If</b>	<b>\$2,108,685</b>
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<b>DEMOLITION</b>		<b>\$151,619</b>
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Asphalt removal	10000	SF	\$2.25	\$22,500
Clear and Grub	52130	SF	\$1.50	\$78,195
Tree removal	20	EA	\$1,000.00	\$20,000
Chain link fence removal	40	LF	\$15.00	\$600

Sub-total: \$121,295  
25% Contingency: \$30,324

<b>CONSTRUCTION</b>		<b>\$1,168,757</b>
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Construction Staking and Surveying	52130	SF	\$0.35	\$18,246
Grading	52130	SF	\$1.00	\$52,130
AC slurry coat	40260	SF	\$0.75	\$30,195
AC paving 4" thick	40260	SF	\$2.50	\$100,650
AC paving base 6" thick	40260	SF	\$2.25	\$90,585
DG Trail (4" thick)	11870	SF	\$10.00	\$118,700
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	5213	LF	\$100.00	\$521,300

Sub-total: \$935,006  
25% Contingency: \$233,751

**Mobilization / SWPPP / Demobilization 20% \$264,075.13**

Does not include environmental study costs

**Consulting Fees 20% \$286,566.40**

Does not include easement acquisition (if needed) costs

**City Administration Costs 15% \$237,667.61**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>63 Double Peak Trail - Connect trails 66 and 54</b>	<b>2,319 If</b>	<b>\$1,070,814</b>
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<b>DEMOLITION</b>	<b>\$43,481</b>
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Clear and Grub	23190	SF	\$1.50	\$34,785
Tree removal	0	EA	\$1,000.00	\$0
Chain link fence removal	0	LF	\$15.00	\$0

Sub-total: \$34,785  
 25% Contingency: \$8,696

<b>CONSTRUCTION</b>	<b>\$622,883</b>
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Construction Staking and Surveying	23190	SF	\$0.35	\$8,117
Grading	23190	SF	\$1.00	\$23,190
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	2319	LF	\$100.00	\$231,900
DG Trail (4" thick)	23190	SF	\$10.00	\$231,900

Sub-total: \$498,307  
 25% Contingency: \$124,577

**Mobilization / SWPPP / Demobilization 20% \$133,272.88**

**Does not include environmental study costs Consulting Fees 20% \$151,231.20**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$119,945.59**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>69</b> South Lake Trail - Complete loop around South Lake, connecting with trails 54, 55, and 70	6,272	If	\$2,885,093
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<b>DEMOLITION</b>					<b>\$117,600</b>
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Clear and Grub	62720	SF	\$1.50	\$94,080
Tree removal	0	EA	\$1,000.00	\$0
Chain link fence removal	0	LF	\$15.00	\$0

Sub-total: \$94,080  
25% Contingency: \$23,520

<b>CONSTRUCTION</b>					<b>\$1,677,840</b>
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Construction Staking and Surveying	62720	SF	\$0.35	\$21,952
Grading	62720	SF	\$1.00	\$62,720
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	6272	LF	\$100.00	\$627,200
DG Trail (4" thick)	62720	SF	\$10.00	\$627,200

Sub-total: \$1,342,272  
25% Contingency: \$335,568

**Mobilization / SWPPP / Demobilization 20% \$359,088.00**

**Does not include environmental study costs Consulting Fees 20% \$407,385.60**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$323,179.20**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

On Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
<b>76 Sunset Trail - Continuation of existing trail 76 along Lighthouse Road</b>				<b>158 If</b>	<b>\$86,406</b>
<b>DEMOLITION</b>					<b>\$10,463</b>
Clear and Grub	1580	SF	\$1.50	\$2,370	
Tree removal	6	EA	\$1,000.00	\$6,000	
Chain link fence removal	0	LF	\$15.00	\$0	
			Sub-total:	\$8,370	
			25% Contingency:	\$2,093	
<b>CONSTRUCTION</b>					<b>\$44,166</b>
Construction Staking and Surveying	1580	SF	\$0.35	\$553	
Grading	1580	SF	\$1.00	\$1,580	
Trail signage	2	EA	\$800.00	\$1,600	
2-Rail wood fencing	158	LF	\$100.00	\$15,800	
DG Trail (4" thick)	1580	SF	\$10.00	\$15,800	
			Sub-total:	\$35,333	
			25% Contingency:	\$8,833	
<b>Mobilization / SWPPP / Demobilization</b>					<b>20% \$10,925.75</b>
<b>Does not include environmental study costs</b>					<b>Consulting Fees 20% \$11,018.40</b>
<b>Does not include easement acquisition (if needed) costs</b>					<b>City Administration Costs 15% \$9,833.18</b>

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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18 Cassou Trail - Along both sides of Cassou Road	3,854 If	\$1,848,070
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DEMOLITION	\$161,591
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Concrete removal	2300	SF	\$2.25	\$5,175
Asphalt removal	350	SF	\$2.25	\$788
Clear and Grub	38540	SF	\$1.50	\$57,810
Tree removal	22	EA	\$1,000.00	\$22,000
Existing sign removal	10	EA	\$800.00	\$8,000
Utility removal and relocation	10	EA	\$2,500.00	\$25,000
Chain link fence removal	700	LF	\$15.00	\$10,500

Sub-total: \$129,273  
25% Contingency: \$32,318

CONSTRUCTION	\$999,143
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Construction Staking and Surveying	38540	SF	\$0.35	\$13,489
Grading	38540	SF	\$1.00	\$38,540
AC slurry coat	19270	SF	\$0.75	\$14,453
AC paving 4" thick	19270	SF	\$2.50	\$48,175
AC paving base 6" thick	19270	SF	\$2.25	\$43,358
DG Trail (4" thick)	19270	SF	\$10.00	\$192,700
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	3854	LF	\$100.00	\$385,400
Driveway Reconstruction	12	EA	\$5,000.00	\$60,000

Sub-total: \$799,314  
25% Contingency: \$199,829

**Mobilization / SWPPP / Demobilization 20% \$232,146.63**

**Does not include environmental study costs Consulting Fees 20% \$246,257.83**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$208,931.96**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>19</b>	<b>Olive Street Trail - Along both sides of Olive Street, between Twin Oaks Valley and Sycamore Dr</b>			<b>4,440 lf</b>	<b>\$2,197,781</b>
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<b>DEMOLITION</b>					<b>\$128,750</b>
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Asphalt removal	4000	SF	\$2.25	\$9,000
Clear and Grub	44400	SF	\$1.50	\$66,600
Tree removal	8	EA	\$1,000.00	\$8,000
Existing sign removal	8	EA	\$800.00	\$6,400
Utility removal and relocation	4	EA	\$2,500.00	\$10,000
Fire Hydrant Relocation	1	EA	\$3,000.00	\$3,000

Sub-total: \$103,000  
25% Contingency: \$25,750

<b>CONSTRUCTION</b>					<b>\$1,243,800</b>
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Construction Staking and Surveying	44400	SF	\$0.35	\$15,540
Grading	44400	SF	\$1.00	\$44,400
AC slurry coat	22200	SF	\$0.75	\$16,650
AC paving 4" thick	22200	SF	\$2.50	\$55,500
AC paving base 6" thick	22200	SF	\$2.25	\$49,950
DG Trail (4" thick)	22200	SF	\$10.00	\$222,000
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	4440	LF	\$100.00	\$444,000
Soil Import and Place	600	CY	\$80.00	\$48,000
Culvert	7	EA	\$5,000.00	\$35,000
Driveway Reconstruction	12	EA	\$5,000.00	\$60,000

Sub-total: \$995,040  
25% Contingency: \$248,760

**Mobilization / SWPPP / Demobilization 20% \$274,510.00**

**Does not include environmental study costs Consulting Fees 20% \$303,662.00**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$247,059.00**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>20</b>	Twin Oaks Valley Trail - Twin Oaks Valley from Deer Springs to Cassou Road			2,044 lf	\$993,299
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DEMOLITION	\$147,888
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Concrete removal	7800	SF	\$2.25	\$17,550
Clear and Grub	20440	SF	\$1.50	\$30,660
Tree removal	15	EA	\$1,000.00	\$15,000
Existing sign removal	12	EA	\$800.00	\$9,600
Utility removal and relocation	8	EA	\$2,500.00	\$20,000
Fire Hydrant Relocation	2	EA	\$3,000.00	\$6,000
Fence removal	1300	LF	\$15.00	\$19,500

Sub-total: \$118,310  
25% Contingency: \$29,578

CONSTRUCTION	\$483,518
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Construction Staking and Surveying	20440	SF	\$0.35	\$7,154
Grading	20440	SF	\$1.00	\$20,440
AC slurry coat	20440	SF	\$0.75	\$15,330
AC paving 4" thick	20440	SF	\$2.50	\$51,100
AC paving base 6" thick	20440	SF	\$2.25	\$45,990
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	2044	LF	\$100.00	\$204,400
Driveway Reconstruction	8	EA	\$5,000.00	\$40,000

Sub-total: \$386,814  
25% Contingency: \$96,704

**Mobilization / SWPPP / Demobilization 20% \$126,281.00**

**Does not include environmental study costs Consulting Fees 20% \$121,959.70**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$113,652.90**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>22</b>	<b>Mulberry Drive - Mulberry Drive from Heiden Court to Olive Street</b>		<b>3,392 lf</b>		<b>\$1,781,625</b>
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<b>DEMOLITION</b>					<b>\$147,038</b>
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Clear and Grub	33920	SF	\$1.50	\$50,880
Tree removal	22	EA	\$1,000.00	\$22,000
Existing sign removal	10	EA	\$800.00	\$8,000
Utility removal and relocation	6	EA	\$2,500.00	\$15,000
Fencing Removal	1450	LF	\$15.00	\$21,750

Sub-total: \$117,630  
25% Contingency: \$29,408

<b>CONSTRUCTION</b>					<b>\$970,884</b>
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Construction Staking and Surveying	33920	SF	\$0.35	\$11,872
Grading	33920	SF	\$1.00	\$33,920
AC slurry coat	20330	SF	\$0.75	\$15,248
AC paving 4" thick	20330	SF	\$2.50	\$50,825
AC paving base 6" thick	20330	SF	\$2.25	\$45,743
DG Trail (4" thick)	20510	SF	\$10.00	\$205,100
Trail signage	6	EA	\$800.00	\$4,800
2-Rail wood fencing	3392	LF	\$100.00	\$339,200
Retaining wall	200	LF	\$200.00	\$40,000
Driveway Reconstruction	6	EA	\$5,000.00	\$30,000

Sub-total: \$776,707  
25% Contingency: \$194,177

**Mobilization / SWPPP / Demobilization 20% \$223,584.25**

**Does not include environmental study costs Consulting Fees 20% \$238,893.60**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$201,225.83**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>24</b> Mulberry Drive and Rose Ranch Road - Mulberry Dr to Rose Ranch	2,515 lf	\$1,561,020
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<b>DEMOLITION</b>		\$158,313
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Concrete removal	6500	SF	\$3.00	\$19,500
Clear and Grub	40100	SF	\$1.50	\$60,150
Tree removal	26	EA	\$1,000.00	\$26,000
Existing sign removal	20	EA	\$800.00	\$16,000
Utility removal and relocation	2	EA	\$2,500.00	\$5,000

Sub-total: \$126,650  
25% Contingency: \$31,663

<b>CONSTRUCTION</b>		\$824,825
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Construction Staking and Surveying	40100	SF	\$0.35	\$14,035
Grading	40100	SF	\$1.00	\$40,100
Concrete (6" thick)	10200	SF	\$11.00	\$112,200
AC slurry coat	14950	SF	\$0.75	\$11,213
AC paving 4" thick	14950	SF	\$2.50	\$37,375
AC paving base 6" thick	14950	SF	\$2.25	\$33,638
DG Trail (4" thick)	14950	SF	\$10.00	\$149,500
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600
Equestrian Height Signal Button (at stop light)	1	EA	\$2,500.00	\$2,500
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	1495	LF	\$100.00	\$149,500
Retaining wall	300	LF	\$200.00	\$60,000
Driveway Reconstruction	9	EA	\$5,000.00	\$45,000

Sub-total: \$659,860  
25% Contingency: \$164,965

**Mobilization / SWPPP / Demobilization 20% \$196,627.50**

**Does not include environmental study costs**

**Consulting Fees 20% \$204,290.50**

**Does not include easement acquisition (if needed) costs**

**City Administration Costs 15% \$176,964.75**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>25 Twin Oaks Valley Trail - Twin Oaks Valley Road to trail 34 and trail :</b>	<b>1,843 lf</b>	<b>\$800,936</b>
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<b>DEMOLITION</b>	<b>\$72,056</b>
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Clear and Grub	18430	SF	\$1.50	\$27,645
Tree removal	30	EA	\$1,000.00	\$30,000
Existing sign removal	0	EA	\$800.00	\$0
Utility removal and relocation	0	EA	\$2,500.00	\$0

Sub-total: \$57,645  
 25% Contingency: \$14,411

<b>CONSTRUCTION</b>	<b>\$431,244</b>
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Construction Staking and Surveying	18430	SF	\$0.35	\$6,451
Grading	0	SF	\$1.00	\$0
AC slurry coat	7390	SF	\$0.75	\$5,543
AC paving 4" thick	7390	SF	\$2.50	\$18,475
AC paving base 6" thick	7390	SF	\$2.25	\$16,628
DG Trail (4" thick)	11040	SF	\$10.00	\$110,400
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	1843	LF	\$100.00	\$184,300

Sub-total: \$344,996  
 25% Contingency: \$86,249

**Mobilization / SWPPP / Demobilization 20% \$100,660.13**

**Does not include environmental study costs** **Consulting Fees 20% \$106,380.90**

**Does not include easement acquisition (if needed) costs** **City Administration Costs 15% \$90,594.11**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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28 Santa Fe Hills Trail - Short trail connecting trail 28 and 36	500	lf	\$241,596
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DEMOLITION	\$15,625
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Clear and Grub	5000	SF	\$1.50	\$7,500
Tree removal	5	EA	\$1,000.00	\$5,000

Sub-total: \$12,500  
25% Contingency: \$3,125

CONSTRUCTION	\$135,438
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Construction Staking and Surveying	5000	SF	\$0.35	\$1,750
Grading	5000	SF	\$1.00	\$5,000
DG Trail (4" thick)	5000	SF	\$10.00	\$50,000
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	500	LF	\$100.00	\$50,000

Sub-total: \$108,350  
25% Contingency: \$27,088

**Mobilization / SWPPP / Demobilization 20% \$30,212.50**

**Does not include environmental study costs Consulting Fees 20% \$33,130.00**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$27,191.25**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>32 Hollandia Park Trail - Woodland Parkway and Mission Road</b>	<b>1,533 If</b>	<b>\$863,893</b>
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<b>DEMOLITION</b>	<b>\$76,106</b>
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Concrete removal	5430	SF	\$3.00	\$16,290
Clear and Grub	15330	SF	\$1.50	\$22,995
Tree removal	5	EA	\$1,000.00	\$5,000
Existing sign removal	8	EA	\$800.00	\$6,400
Utility removal and relocation	3	EA	\$2,500.00	\$7,500
Fence removal	180	LF	\$15.00	\$2,700

Sub-total: \$60,885  
 25% Contingency: \$15,221

<b>CONSTRUCTION</b>	<b>\$466,557</b>
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Construction Staking and Surveying	15330	SF	\$0.35	\$5,366
Grading	15330	SF	\$1.00	\$15,330
Concrete (6" thick)	9050	SF	\$11.00	\$99,550
DG Trail (4" thick)	6280	SF	\$10.00	\$62,800
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Vehicle Barriers (bike friendly height)	8	EA	\$800.00	\$6,400
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	628	LF	\$100.00	\$62,800
Street flashing strips	1	LS	\$8,000.00	\$8,000
Pedestrian controlled stoplight	1	LS	\$100,000.00	\$100,000
Flashing 'SIGNAL AHEAD' signs	1	LS	\$4,000.00	\$4,000
Driveway Reconstruction	1	EA	\$5,000.00	\$5,000

Sub-total: \$373,246  
 25% Contingency: \$93,311

**Mobilization / SWPPP / Demobilization 20% \$108,532.63**

**Does not include environmental study costs Consulting Fees 20% \$115,017.90**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$97,679.36**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>34 Woodward Street Trail - Woodward Street to Mulberry drive</b>	<b>884 If</b>	<b>\$269,686</b>
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<b>DEMOLITION</b>	<b>\$31,950</b>
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Clear and Grub	8840	SF	\$1.50	\$13,260
Existing sign removal	6	EA	\$800.00	\$4,800
Utility removal and relocation	3	EA	\$2,500.00	\$7,500

Sub-total: \$25,560  
25% Contingency: \$6,390

<b>CONSTRUCTION</b>	<b>\$138,468</b>
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Construction Staking and Surveying	8840	SF	\$0.35	\$3,094
Grading	8840	SF	\$1.00	\$8,840
Concrete (6" thick)	8840	SF	\$11.00	\$97,240
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$110,774  
25% Contingency: \$27,694

**Mobilization / SWPPP / Demobilization 20% \$34,083.50**

**Does not include environmental study costs Consulting Fees 20% \$34,510.20**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$30,675.15**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>35</b>	<b>Borden Road - Intersection of Sirginson Road to Mulberry Drive</b>	<b>5,189 lf</b>	<b>\$2,688,757</b>
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<b>DEMOLITION</b>	<b>\$190,421</b>
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Clear and Grub	51890	SF	\$1.50	\$77,835
Tree removal	18	EA	\$1,000.00	\$18,000
Existing sign removal	10	EA	\$800.00	\$8,000
Utility Relocation	10	EA	\$2,500.00	\$25,000
Turf and irrigation removal	9168	SF	\$1.50	\$13,752
Fence removal	650	LF	\$15.00	\$9,750

Sub-total: \$152,337  
 25% Contingency: \$38,084

<b>CONSTRUCTION</b>	<b>\$1,492,814</b>
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Construction Staking and Surveying	51890	SF	\$0.35	\$18,162
Grading	51890	SF	\$1.00	\$51,890
DG Trail (4" thick)	51890	SF	\$10.00	\$518,900
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600
Trail signage	6	EA	\$800.00	\$4,800
2-Rail wood fencing	5189	LF	\$100.00	\$518,900
Soil Import and Place	1000	CY	\$80.00	\$80,000

Sub-total: \$1,194,252  
 25% Contingency: \$298,563

**Does not include environmental study costs**      **Mobilization / SWPPP / Demobilization** 20%      **\$336,647.13**

**Does not include easement acquisition (if needed) costs**      **Consulting Fees** 20%      **\$365,892.30**

**City Administration Costs** 15%      **\$302,982.41**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>36</b> Las Posas - Along Las Posas Road north of Palm Road	<b>631</b> If	<b>\$379,420</b>
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<b>DEMOLITION</b>		<b>\$14,331</b>
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Clear and Grub	6310	SF	\$1.50	\$9,465
Tree removal	2	EA	\$1,000.00	\$2,000

Sub-total: \$11,465  
25% Contingency: \$2,866

<b>CONSTRUCTION</b>		<b>\$221,648</b>
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Construction Staking and Surveying	6310	SF	\$0.35	\$2,209
Grading	6310	SF	\$1.00	\$6,310
DG Trail (4" thick)	6310	SF	\$10.00	\$63,100
Erosion Control	1	LS	\$5,000.00	\$5,000
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	631	LF	\$100.00	\$63,100
Retaining wall	180	LF	\$200.00	\$36,000

Sub-total: \$177,319  
25% Contingency: \$44,330

**Mobilization / SWPPP / Demobilization** 20% \$47,195.88

**Does not include environmental study costs** **Consulting Fees** 20% \$53,768.80

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$42,476.29

## San Marcos Trails Master Plan Update

6/14/2021

### OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>36</b>	Las Posas - Las Posas Road to Mission Road and trail along Agua Hedionda Creek towards city boundary	1,568 If	\$658,998
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DEMOLITION	\$79,806
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Clear and Grub	15680	SF	\$1.50	\$23,520
Chain link fence removal	100	LF	\$15.00	\$1,500
Tree removal	10	EA	\$1,000.00	\$10,000
Utility Relocation	7	EA	\$2,500.00	\$17,500
Turf and irrigation removal	1050	SF	\$1.50	\$1,575
Fence removal	650	LF	\$15.00	\$9,750

Sub-total: \$63,845  
25% Contingency: \$15,961

CONSTRUCTION	\$336,835
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Construction Staking and Surveying	15680	SF	\$0.35	\$5,488
Grading	15680	SF	\$1.00	\$15,680
Erosion Control	1	LS	\$5,000.00	\$5,000
DG Trail (4" thick)	5330	SF	\$10.00	\$53,300
Erosion Control	1	LS	\$5,000.00	\$5,000
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	1568	LF	\$100.00	\$156,800
Retaining wall	100	LF	\$200.00	\$20,000
Driveway Reconstruction	1	EA	\$5,000.00	\$5,000

Sub-total: \$269,468  
25% Contingency: \$67,367

**Mobilization / SWPPP / Demobilization 20% \$83,328.25**

**Does not include environmental study costs Consulting Fees 20% \$84,032.65**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$74,995.43**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>40</b>	Twin Oaks Valley & Mission Road Trail - From Borden Road along Twin Oaks Valley to Mission Road			3,718 If	\$1,129,947
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DEMOLITION					\$140,019
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Asphalt removal	8800	SF	\$2.25	\$19,800
Concrete removal	6565	SF	\$3.00	\$19,695
Clear and Grub	29750	SF	\$1.50	\$44,625
Chain link fence removal	105	LF	\$15.00	\$1,575
Existing sign removal	9	EA	\$800.00	\$7,200
Turf and irrigation removal	1080	SF	\$1.50	\$1,620
Utility removal and relocation	7	EA	\$2,500.00	\$17,500

Sub-total: \$112,015  
25% Contingency: \$28,004

CONSTRUCTION					\$574,766
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Construction Staking and Surveying	29750	SF	\$0.35	\$10,413
Grading	29750	SF	\$1.00	\$29,750
Concrete (6" thick)	29750	SF	\$11.00	\$327,250
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	2	EA	\$800.00	\$1,600
Driveway Reconstruction	18	EA	\$5,000.00	\$90,000

Sub-total: \$459,813  
25% Contingency: \$114,953

**Mobilization / SWPPP / Demobilization** 20% **\$142,956.88**

**Does not include environmental study costs** **Consulting Fees** 20% **\$143,544.50**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$128,661.19**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>41</b>	Twin Oaks Valley Trail - From Highway 78 to Barham Drive along Twin Oaks Valley Road			1,314 lf	\$447,115
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<b>DEMOLITION</b>					<b>\$81,196</b>
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Asphalt removal	880	SF	\$2.25	\$1,980
Concrete removal	968	SF	\$3.00	\$2,904
Clear and Grub	10515	SF	\$1.50	\$15,773
Tree removal	17	EA	\$1,000.00	\$17,000
Existing sign removal	6	EA	\$800.00	\$4,800
Utility removal and relocation	9	EA	\$2,500.00	\$22,500

Sub-total: \$64,957  
25% Contingency: \$16,239

<b>CONSTRUCTION</b>					<b>\$204,825</b>
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Construction Staking and Surveying	10515	SF	\$0.35	\$3,680
Grading	10515	SF	\$1.00	\$10,515
Concrete (6" thick)	10515	SF	\$11.00	\$115,665
Delineation of Trail Crossing Roads	2	EA	\$800.00	\$1,600
Trail signage	3	EA	\$800.00	\$2,400
Driveway Reconstruction	6	EA	\$5,000.00	\$30,000

Sub-total: \$163,860  
25% Contingency: \$40,965

**Mobilization / SWPPP / Demobilization 20% \$57,204.19**

**Does not include environmental study costs Consulting Fees 20% \$52,405.90**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$51,483.77**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>43 Barham Drive - From Discovery Street to Barham Drive</b>	<b>840 If</b>	<b>\$375,279</b>
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<b>DEMOLITION</b>	<b>\$6,250</b>
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Clear and Grub	0	SF	\$1.50	\$0
Tree removal	5	EA	\$1,000.00	\$5,000

Sub-total: \$5,000  
25% Contingency: \$1,250

<b>CONSTRUCTION</b>	<b>\$226,175</b>
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Construction Staking and Surveying	8400	SF	\$0.35	\$2,940
Grading	8400	SF	\$1.00	\$8,400
DG Trail (4" thick)	8400	SF	\$10.00	\$84,000
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	840	LF	\$100.00	\$84,000

Sub-total: \$180,940  
25% Contingency: \$45,235

**Mobilization / SWPPP / Demobilization 20% \$46,485.00**

**Does not include environmental study costs Consulting Fees 20% \$54,532.00**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$41,836.50**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>48 Linda Vista - Linda Vista Drive to Las Posas Road</b>	1,383 If	<b>\$448,456</b>
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<b>DEMOLITION</b>		<b>\$88,469</b>
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Clear and Grub	10350	SF	\$1.50	\$15,525
Existing sign removal	10	EA	\$800.00	\$8,000
Concrete removal	5150	SF	\$3.00	\$15,450
Turf and irrigation removal	1400	SF	\$1.50	\$2,100
Existing sign removal	9	EA	\$800.00	\$7,200
Utility removal and relocation	9	EA	\$2,500.00	\$22,500

Sub-total: \$70,775  
 25% Contingency: \$17,694

<b>CONSTRUCTION</b>		<b>\$199,278</b>
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Construction Staking and Surveying	10350	SF	\$0.35	\$3,623
Grading	10350	SF	\$1.00	\$10,350
Concrete (6" thick)	10350	SF	\$11.00	\$113,850
Driveway Reconstruction	6	EA	\$5,000.00	\$30,000
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$159,423  
 25% Contingency: \$39,856

**Mobilization / SWPPP / Demobilization** 20% **\$57,549.38**

**Does not include environmental study costs** **Consulting Fees** 20% **\$51,365.50**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$51,794.44**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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49	La Mirada Drive Trail - La Mirada Drive from 8th Street to Las Posas Road			3,129 lf	\$1,101,701
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DEMOLITION	\$141,750
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Clear and Grub	27000	SF	\$1.50	\$40,500
Concrete removal	4100	SF	\$3.00	\$12,300
Existing sign removal	15	EA	\$800.00	\$12,000
Turf and irrigation removal	2400	SF	\$1.50	\$3,600
Utility removal and relocation	18	EA	\$2,500.00	\$45,000

Sub-total: \$113,400  
25% Contingency: \$28,350

CONSTRUCTION	\$555,813
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Construction Staking and Surveying	27000	SF	\$0.35	\$9,450
27000	0	SF	\$1.00	\$0
Concrete (6" thick)	27000	SF	\$11.00	\$297,000
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	3	EA	\$800.00	\$2,400
Driveway Reconstruction	15	EA	\$5,000.00	\$75,000
Retaining wall	300	LF	\$200.00	\$60,000

Sub-total: \$444,650  
25% Contingency: \$111,163

**Mobilization / SWPPP / Demobilization 20% \$139,512.50**

**Does not include environmental study costs** **Consulting Fees 20% \$139,065.00**

**Does not include easement acquisition (if needed) costs** **City Administration Costs 15% \$125,561.25**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>50</b>	<b>Las Posas / San Marcos Creek Trail - Las Posas Road to McMahr Road</b>			<b>798 If</b>	<b>\$507,824</b>
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<b>DEMOLITION</b>					<b>\$65,063</b>
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Clear and Grub	7980	SF	\$1.50	\$11,970
Concrete removal	1260	SF	\$3.00	\$3,780
Tree removal	9	EA	\$1,000.00	\$9,000
Existing sign removal	6	EA	\$800.00	\$4,800
Turf and irrigation removal	5000	SF	\$1.50	\$7,500
Utility removal and relocation	6	EA	\$2,500.00	\$15,000

Sub-total: \$52,050  
25% Contingency: \$13,013

<b>CONSTRUCTION</b>					<b>\$256,441</b>
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Construction Staking and Surveying	7980	SF	\$0.35	\$2,793
Grading	7980	SF	\$1.00	\$7,980
Concrete (6" thick)	7980	SF	\$11.00	\$87,780
Driveway Reconstruction	1	EA	\$5,000.00	\$5,000
Trail signage	2	EA	\$800.00	\$1,600
Retaining wall	500	LF	\$200.00	\$100,000

Sub-total: \$205,153  
25% Contingency: \$51,288

**Mobilization / SWPPP / Demobilization** 20% **\$64,300.75**

**Does not include environmental study costs** **Consulting Fees** 20% **\$64,148.40**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$57,870.68**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>51</b>	Carrillo / San Marcos Blvd Trail - Through Meadowlark Estates OS easement & connects to San Marcos Blvd	6,308	LF	\$2,977,867	
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DEMOLITION	\$483,025
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Concrete removal	44000	SF	\$2.25	\$99,000
Clear and Grub	57280	SF	\$1.50	\$85,920
Tree removal	80	EA	\$1,000.00	\$80,000
Existing sign removal	30	EA	\$800.00	\$24,000
Utility removal and relocation	19	EA	\$2,500.00	\$47,500
Retaining wall	250	LF	\$200.00	\$50,000

Sub-total: \$386,420  
25% Contingency: \$96,605

CONSTRUCTION	\$1,414,798
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Construction Staking and Surveying	63080	SF	\$0.35	\$22,078
Grading	57280	SF	\$1.00	\$57,280
Concrete (6" thick)	57280	SF	\$11.00	\$630,080
DG Trail (4" thick)	16260	SF	\$10.00	\$162,600
Delineation of Trail Crossing Roads	3	EA	\$800.00	\$2,400
Trail signage	6	EA	\$800.00	\$4,800
2-Rail wood fencing	1626	LF	\$100.00	\$162,600
Driveway Reconstruction	8	EA	\$5,000.00	\$40,000
Retaining wall	250	LF	\$200.00	\$50,000

Sub-total: \$1,131,838  
25% Contingency: \$282,960

**Mobilization / SWPPP / Demobilization** 20% **\$379,564.50**

**Does not include environmental study costs** **Consulting Fees** 20% **\$358,872.40**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$341,608.05**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>54</b>	<b>Discovery Hills Trail - From Discovery Lake to Twin Oaks Valley</b>	<b>4,791 If</b>	<b>\$557,803</b>
	<b>Road along Village Drive</b>		

<b>DEMOLITION</b>	<b>\$5,021</b>
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Clear and Grub	2678	SF	\$1.50	\$4,017
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Sub-total: \$4,017  
25% Contingency: \$1,004

<b>CONSTRUCTION</b>	<b>\$339,922</b>
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Construction Staking and Surveying	2678	SF	\$0.35	\$937
2-Rail wood fencing	2678	LF	\$100.00	\$267,800
Trail signage	4	EA	\$800.00	\$3,200

Sub-total: \$271,937  
25% Contingency: \$67,984

**Mobilization / SWPPP / Demobilization** 20% **\$68,988.58**

**Does not include environmental study costs** **Consulting Fees** 20% **\$81,782.04**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$62,089.72**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>55</b>	Twin Oaks Valley Trail - From Barham Road along Twin Oaks Valley to Craven Drive			1,596 lf	\$474,161
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<b>DEMOLITION</b>					<b>\$50,550</b>
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Clear and Grub	15960	SF	\$1.50	\$23,940
Tree removal	0	EA	\$1,000.00	\$0
Existing sign removal	5	EA	\$800.00	\$4,000
Utility removal and relocation	5	EA	\$2,500.00	\$12,500

Sub-total: \$40,440  
25% Contingency: \$10,110

<b>CONSTRUCTION</b>					<b>\$248,383</b>
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Construction Staking and Surveying	15960	SF	\$0.35	\$5,586
Grading	15960	SF	\$1.00	\$15,960
Concrete (6" thick)	15960	SF	\$11.00	\$175,560
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$198,706  
25% Contingency: \$49,677

**Mobilization / SWPPP / Demobilization** 20% **\$59,786.50**

**Does not include environmental study costs** **Consulting Fees** 20% **\$61,633.80**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$53,807.85**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>56 CSU San Marcos Trail - Village Drive Tail 57 at La Moree Road</b>	<b>5,213 If</b>	<b>\$2,108,685</b>
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<b>DEMOLITION</b>	<b>\$151,619</b>
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Asphalt removal	10000	SF	\$2.25	\$22,500
Clear and Grub	52130	SF	\$1.50	\$78,195
Tree removal	20	EA	\$1,000.00	\$20,000
Chain link fence removal	40	LF	\$15.00	\$600

Sub-total: \$121,295  
25% Contingency: \$30,324

<b>CONSTRUCTION</b>	<b>\$1,168,757</b>
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Construction Staking and Surveying	52130	SF	\$0.35	\$18,246
Grading	52130	SF	\$1.00	\$52,130
AC slurry coat	40260	SF	\$0.75	\$30,195
AC paving 4" thick	40260	SF	\$2.50	\$100,650
AC paving base 6" thick	40260	SF	\$2.25	\$90,585
DG Trail (4" thick)	11870	SF	\$10.00	\$118,700
Trail signage	4	EA	\$800.00	\$3,200
2-Rail wood fencing	5213	LF	\$100.00	\$521,300

Sub-total: \$935,006  
25% Contingency: \$233,751

**Mobilization / SWPPP / Demobilization 20% \$264,075.13**

**Does not include environmental study costs Consulting Fees 20% \$286,566.40**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$237,667.61**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>57 Coronado Hills Trail - Along portion of Cocos Drive</b>	691	If	\$320,383
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<b>DEMOLITION</b>			\$12,956
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Clear and Grub	6910	SF	\$1.50	\$10,365
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Sub-total: \$10,365  
25% Contingency: \$2,591

<b>CONSTRUCTION</b>			\$186,411
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Construction Staking and Surveying	6910	SF	\$0.35	\$2,419
Grading	6910	SF	\$1.00	\$6,910
DG Trail (4" thick)	6910	SF	\$10.00	\$69,100
Trail signage	2	EA	\$800.00	\$1,600
2-Rail wood fencing	691	LF	\$100.00	\$69,100

Sub-total: \$149,129  
25% Contingency: \$37,282

**Mobilization / SWPPP / Demobilization** 20% \$39,873.38

**Does not include environmental study costs** **Consulting Fees** 20% \$45,256.80

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% \$35,886.04

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
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<b>57</b>	<b>Coronado Hills Trail - La Moree Road and Jack's Pond Park to Attebury Drive</b>			<b>18,322 If</b>	<b>\$8,556,040</b>
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<b>DEMOLITION</b>					<b>\$451,038</b>
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Clear and Grub	183220	SF	\$1.50	\$274,830
Tree removal	35	EA	\$1,000.00	\$35,000
Fence removal	100	LF	\$15.00	\$1,500
Existing sign removal	15	EA	\$800.00	\$12,000
Utility removal and relocation	15	EA	\$2,500.00	\$37,500

Sub-total: \$360,830  
25% Contingency: \$90,208

<b>CONSTRUCTION</b>					<b>\$4,886,153</b>
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Construction Staking and Surveying	183220	SF	\$0.35	\$64,127
Grading	183220	SF	\$1.00	\$183,220
AC slurry coat	47250	SF	\$0.75	\$35,438
AC paving 4" thick	47250	SF	\$2.50	\$118,125
AC paving base 6" thick	47250	SF	\$2.25	\$106,313
DG Trail (4" thick)	135970	SF	\$10.00	\$1,359,700
Delineation of Trail Crossing Roads	1	EA	\$800.00	\$800
Trail signage	8	EA	\$800.00	\$6,400
2-Rail wood fencing	18322	LF	\$100.00	\$1,832,200
Retaining Walls	1086	LF	\$100.00	\$108,600
Soil Import and Place	800	CY	\$80.00	\$64,000
Culvert	3	LS	\$10,000.00	\$30,000

Sub-total: \$3,908,922  
25% Contingency: \$977,231

**Mobilization / SWPPP / Demobilization** 20% **\$1,067,438.00**

**Does not include environmental study costs** **Consulting Fees** 20% **\$1,190,718.10**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$960,694.20**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
-------------	------	------	------------	-----------	-------

<b>59</b>	<b>Rancho Santa Fe Trail - Rancho Santa Fe Road from Island Drive to San Marcos Boulevard</b>			<b>5,346 lf</b>	<b>\$766,198</b>
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<b>DEMOLITION</b>					<b>\$126,261</b>
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Concrete removal	13475	SF	\$2.25	\$30,319
Clear and Grub	22460	SF	\$1.50	\$33,690
Utility removal and relocation	10	EA	\$2,500.00	\$25,000
Tree removal	12	EA	\$1,000.00	\$12,000

Sub-total: \$101,009  
25% Contingency: \$25,252

<b>CONSTRUCTION</b>					<b>\$362,289</b>
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Construction Staking and Surveying	53460	SF	\$0.35	\$18,711
Grading	22460	SF	\$1.00	\$22,460
Concrete (6" thick)	22460	SF	\$11.00	\$247,060
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$289,831  
25% Contingency: \$72,458

**Mobilization / SWPPP / Demobilization** 20% **\$97,709.94**

**Does not include environmental study costs** **Consulting Fees** 20% **\$91,999.74**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$87,938.94**

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
-------------	------	------	------------	-----------	-------

<b>62</b>	Discovery Creek Trail - Follows the east side of McMahr Road to Discovery Street			1,179 lf	\$553,232
-----------	--	--	--	----------	-----------

<b>DEMOLITION</b>					<b>\$28,356</b>
-------------------	--	--	--	--	-----------------

Clear and Grub	11790	SF	\$1.50	\$17,685
Utility removal and relocation	2	EA	\$2,500.00	\$5,000

Sub-total: \$22,685  
 25% Contingency: \$5,671

<b>CONSTRUCTION</b>					<b>\$316,646</b>
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Construction Staking and Surveying	11790	SF	\$0.35	\$4,127
Grading	11790	SF	\$1.00	\$11,790
DG Trail (4" thick)	11790	SF	\$10.00	\$117,900
2-Rail wood fencing	1179	LF	\$100.00	\$117,900
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$253,317  
 25% Contingency: \$63,329

**Mobilization / SWPPP / Demobilization** 20% **\$69,000.38**

**Does not include environmental study costs** **Consulting Fees** 20% **\$77,129.20**

**Does not include easement acquisition (if needed) costs** **City Administration Costs** 15% **\$62,100.34**

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
<b>62</b> Discovery Creek Trail - Follows the west side of McMahr Road near Cima Drive				608 lf	\$335,539
<b>DEMOLITION</b>					
Clear and Grub	6080	SF	\$1.50	\$9,120	
Tree removal	5	EA	\$1,000.00	\$5,000	
Utility removal and relocation	10	EA	\$2,500.00	\$25,000	
			Sub-total:	\$39,120	
			25% Contingency:	\$9,780	
<b>CONSTRUCTION</b>					
Construction Staking and Surveying	6080	SF	\$0.35	\$2,128	
Grading	6080	SF	\$1.00	\$6,080	
DG Trail (4" thick)	6080	SF	\$10.00	\$60,800	
2-Rail wood fencing	608	LF	\$100.00	\$60,800	
Trail signage	2	EA	\$800.00	\$1,600	
			Sub-total:	\$131,408	
			25% Contingency:	\$32,852	
			<b>Mobilization / SWPPP / Demobilization</b>	20%	\$42,632.00
<b>Does not include environmental study costs</b>			<b>Consulting Fees</b>	20%	\$41,378.40
<b>Does not include easement acquisition (if needed) costs</b>			<b>City Administration Costs</b>	15%	\$38,368.80

**San Marcos Trails Master Plan Update**

6/14/2021

**OPINION OF PROBABLE CONSTRUCTION COST**

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
<b>70 South Lake Trail - Along ridgeline - Connect trail 69 to trail 66</b>				<b>1,245 If</b>	<b>\$574,648</b>
<b>DEMOLITION</b>					<b>\$23,344</b>
Clear and Grub	12450	SF	\$1.50	\$18,675	
Sub-total: \$18,675					
25% Contingency: \$4,669					
<b>CONSTRUCTION</b>					<b>\$334,259</b>
Construction Staking and Surveying	12450	SF	\$0.35	\$4,358	
Grading	12450	SF	\$1.00	\$12,450	
DG Trail (4" thick)	12450	SF	\$10.00	\$124,500	
2-Rail wood fencing	1245	LF	\$100.00	\$124,500	
Trail signage	2	EA	\$800.00	\$1,600	
Sub-total: \$267,408					
25% Contingency: \$66,852					
<b>Mobilization / SWPPP / Demobilization</b>					<b>20% \$71,520.63</b>
Does not include environmental study costs				<b>Consulting Fees</b>	<b>20% \$81,156.00</b>
Does not include easement acquisition (if needed) costs				<b>City Administration Costs</b>	<b>15% \$64,368.56</b>

# San Marcos Trails Master Plan Update

6/14/2021

## OPINION OF PROBABLE CONSTRUCTION COST

Not on Development Plans

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
-------------	------	------	------------	-----------	-------

<b>74 Canyon Trail - Connects existing trail 74 to trail 59</b>	1,140 lf	<b>\$276,310</b>
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<b>DEMOLITION</b>	<b>\$65,113</b>
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Clear and Grub	7100	SF	\$1.50	\$10,650
Concrete removal	4260	SF	\$3.00	\$12,780
Tree removal	22	EA	\$1,000.00	\$22,000
Existing sign removal	3	EA	\$800.00	\$2,400
Turf and irrigation removal	2840	SF	\$1.50	\$4,260

Sub-total: \$52,090  
25% Contingency: \$13,023

<b>CONSTRUCTION</b>	<b>\$113,488</b>
---------------------	------------------

Construction Staking and Surveying	11400	SF	\$0.35	\$3,990
Grading	7100	SF	\$1.00	\$7,100
Concrete (6" thick)	7100	SF	\$11.00	\$78,100
Trail signage	2	EA	\$800.00	\$1,600

Sub-total: \$90,790  
25% Contingency: \$22,698

**Mobilization / SWPPP / Demobilization 20% \$35,720.00**

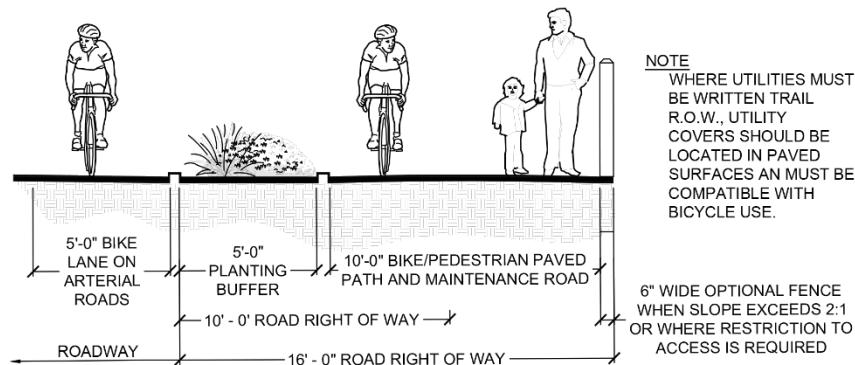
**Does not include environmental study costs Consulting Fees 20% \$29,841.50**

**Does not include easement acquisition (if needed) costs City Administration Costs 15% \$32,148.00**

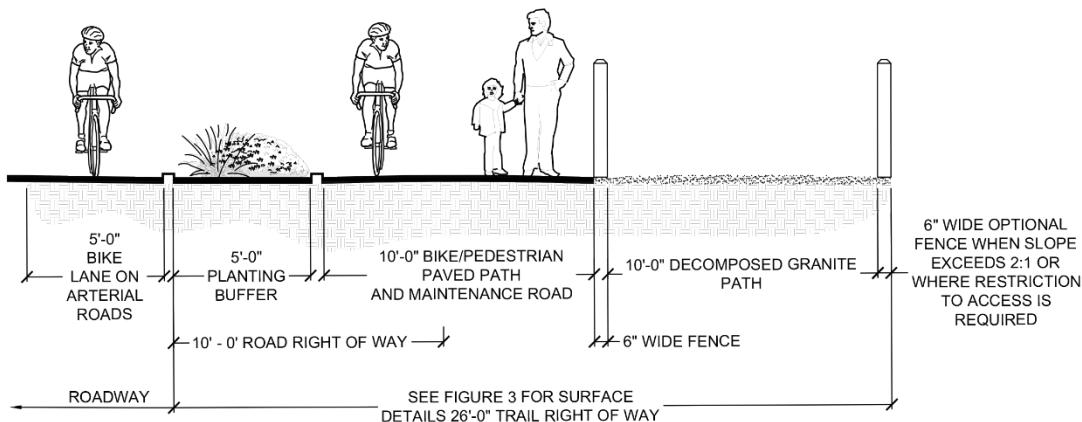
## APPENDIX B - TRAIL CONSTRUCTION DETAILS

GRADIENTS

00-10% UNLIMITED  
 10-15% UP TO 100 YARDS  
 15-20% UP TO 100 FEET  
 20%+ ON SPECIALLY APPROVED  
 BASIS ONLY



URBAN TRAIL



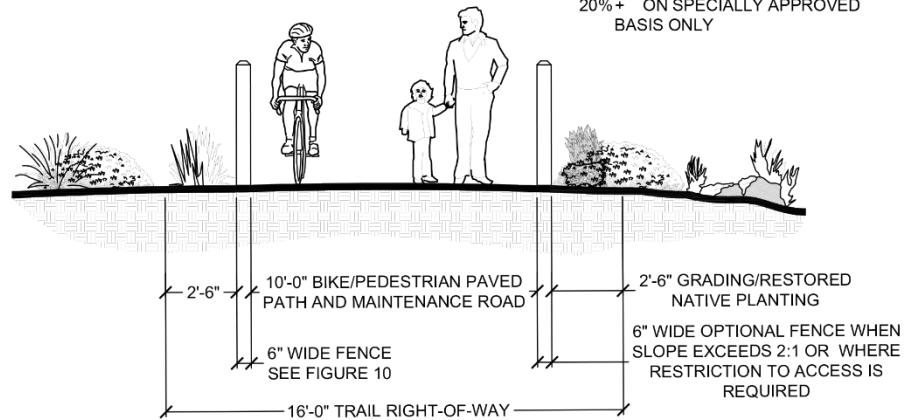
MULTIUSE TRAIL

\*WHERE APPROVED BY THE CITY, 10 FEET OF ROAD R.O.W. COULD BE USED AS PART OF THE TRAIL R.O.W.

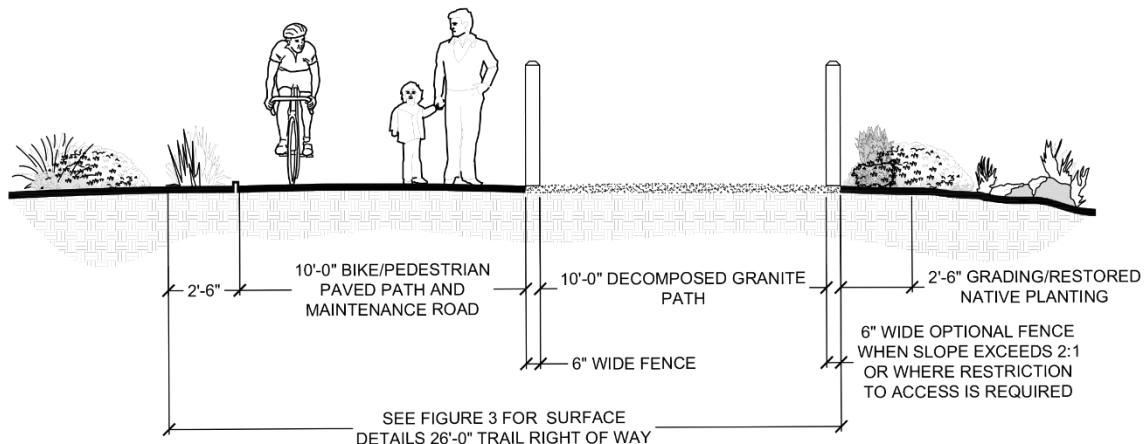
**CITY OF SAN MARCOS  
 TRAILS MASTER PLAN  
 FIGURE NO. 1 TRAIL DESIGN STANDARDS**

GRADIENTS

00-10% UNLIMITED  
10-15% UP TO 100 YARDS  
15-20% UP TO 100 FEET  
20%+ ON SPECIALLY APPROVED  
BASIS ONLY



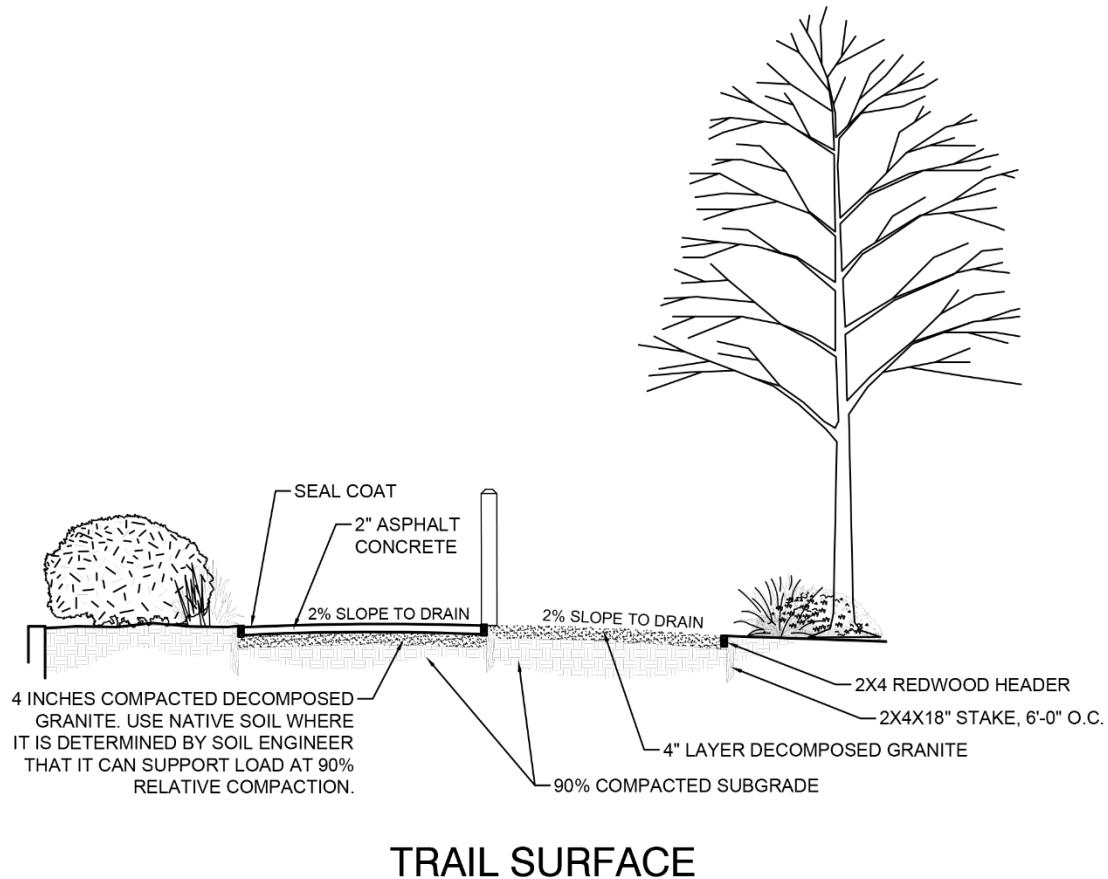
URBAN TRAIL (RURAL)



MULTIUSE TRAIL (RURAL)

\*WHERE APPROVED BY THE CITY, 10 FEET OF ROAD R.O.W. COULD BE USED AS PART OF THE TRAIL R.O.W.

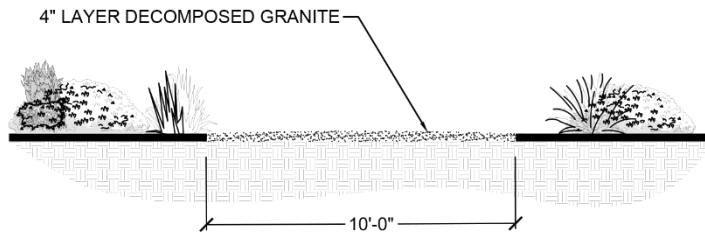
**CITY OF SAN MARCOS  
TRAILS MASTER PLAN  
FIGURE NO. 2 TRAIL DESIGN STANDARDS (RURAL)**



## CITY OF SAN MARCOS TRAILS MASTER PLAN

### FIGURE NO. 3 SURFACE CONSTRUCTION DETAILS

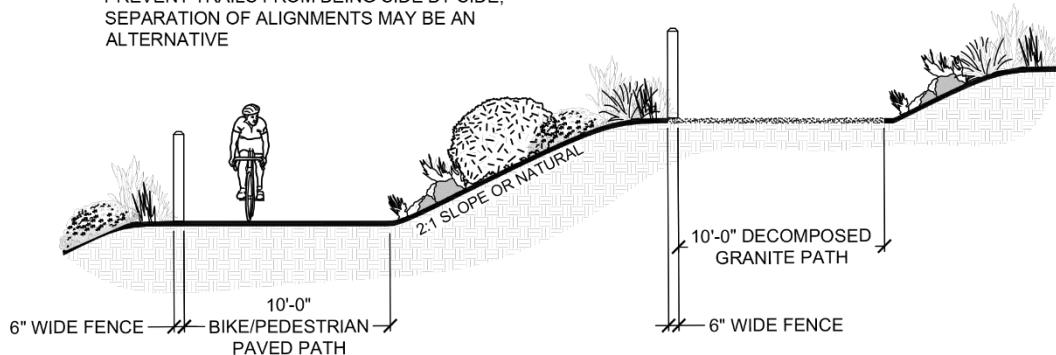
NOTE  
INTERIM USE ONLY; EG., EXISTING  
UTILITY EASEMENTS OR OTHER  
TRAILS AS APPROVED BY THE CITY.



UNIMPROVED TRAIL

NOTE

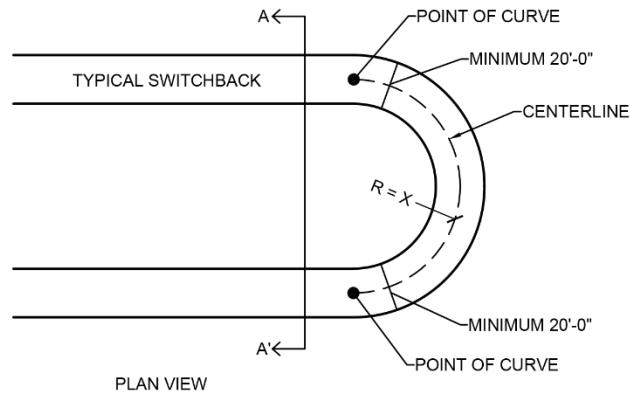
WHEN TOPOGRAPHY/LOCAL CONDITIONS  
PREVENT TRAILS FROM BEING SIDE BY SIDE,  
SEPARATION OF ALIGNMENTS MAY BE AN  
ALTERNATIVE



MULTIUSE TRAIL, DIVIDED TRAIL

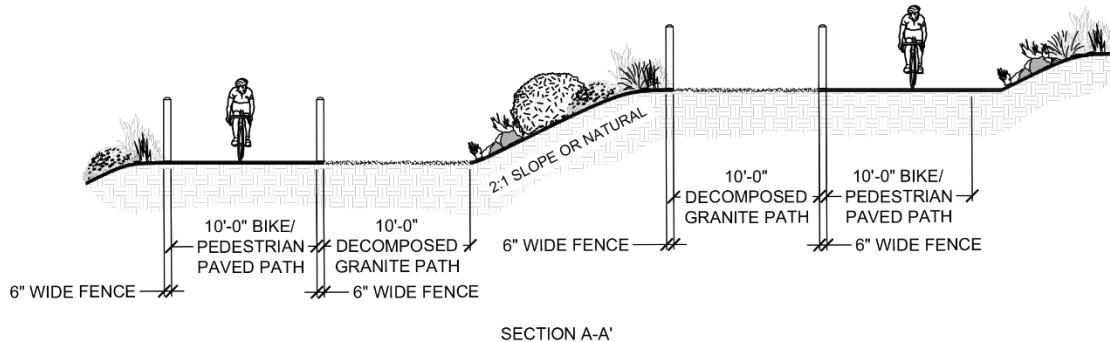
# CITY OF SAN MARCOS TRAILS MASTER PLAN

FIGURE NO. 4 UNIMPROVED TRAIL AND DIVIDED TRAIL



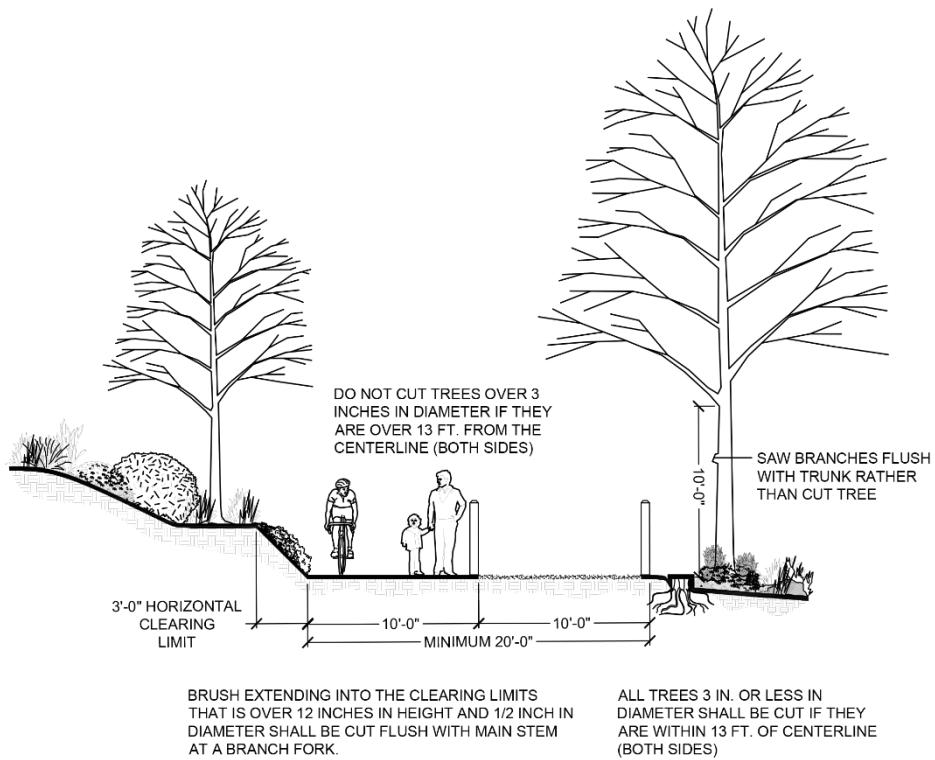
RADIUS (X) IS DESIGNATED BY STAKED  
MARKINGS APPROVED BY A REGISTERED  
CIVIL ENGINEER AT EACH INDIVIDUAL  
SITE AND AS SHOWN ON THE DRAWINGS  
TO ACHIEVE MAXIMUM GRADIENTS

GRADIENTS:  
 00-10% UNLIMITED  
 10-15% UP TO 100 YARDS  
 15-20% UP TO 100 FEET  
 20% + ON SPECIALLY APPROVED BASIS ONLY



### MULTIUSE TRAIL SWITCHBACK

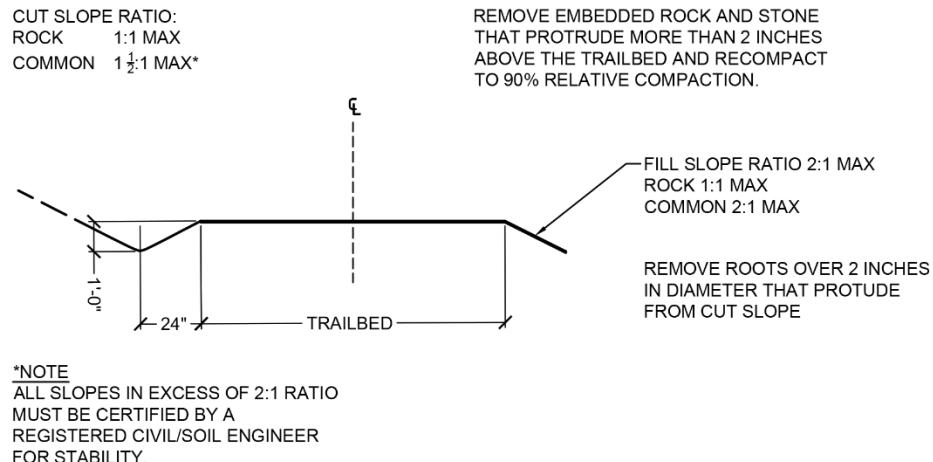
**CITY OF SAN MARCOS  
TRAILS MASTER PLAN  
FIGURE NO. 5 SWITCHBACK LAYOUT**



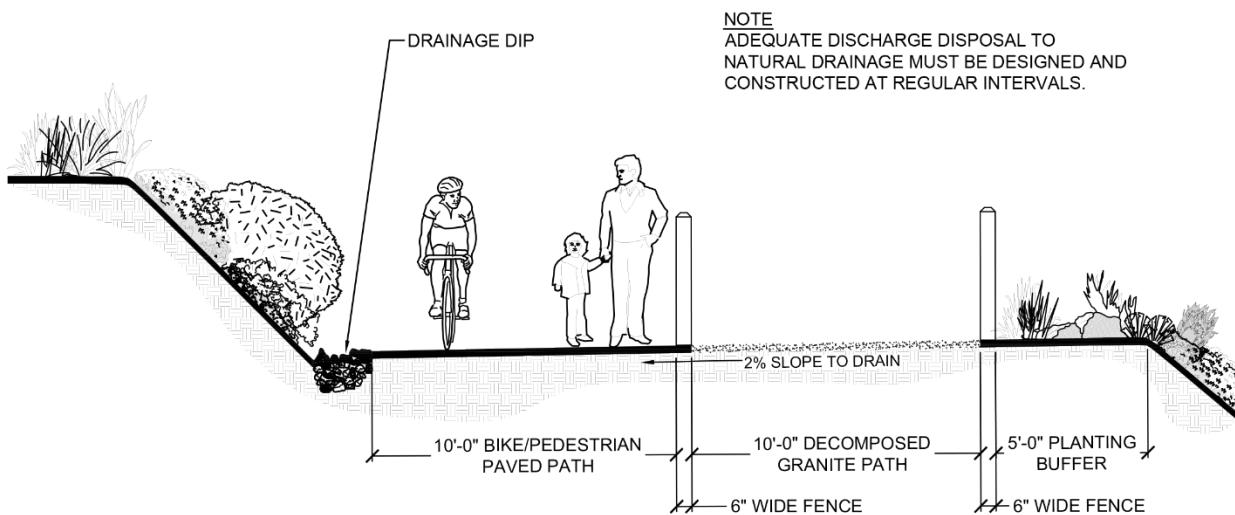
## CLEARING LIMITS

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# CITY OF SAN MARCOS TRAILS MASTER PLAN FIGURE NO. 6 CLEARING LIMITS

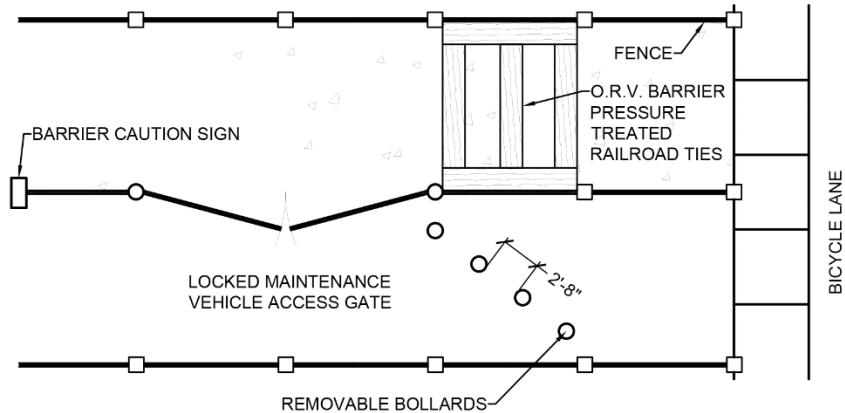


## SLOPE PREPARATION

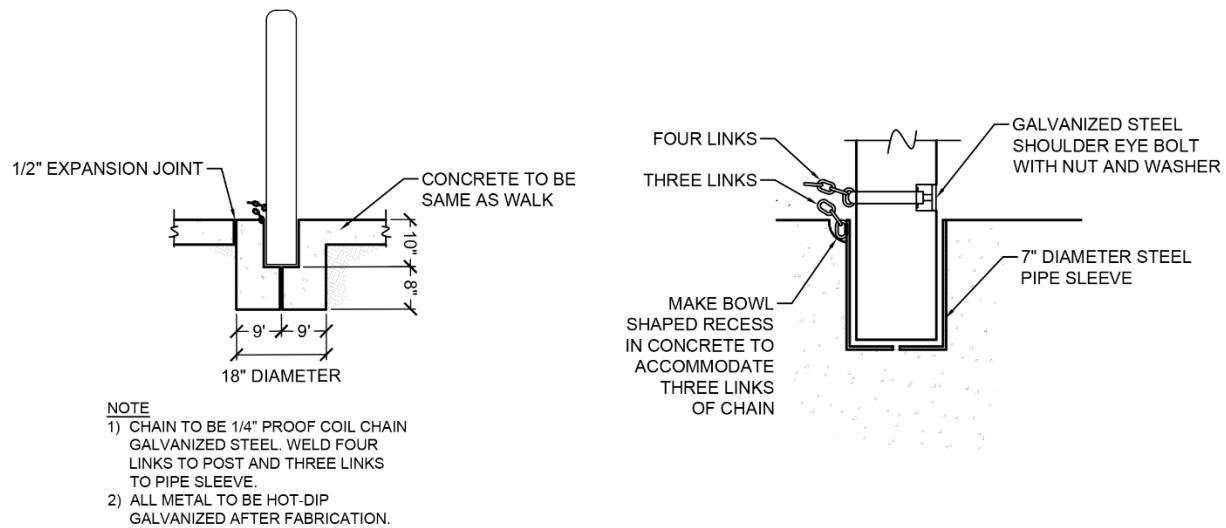


## TRAIL DRAINAGE

**CITY OF SAN MARCOS  
TRAILS MASTER PLAN  
FIGURE NO. 7 SLOPE TREATMENT DETAILS**

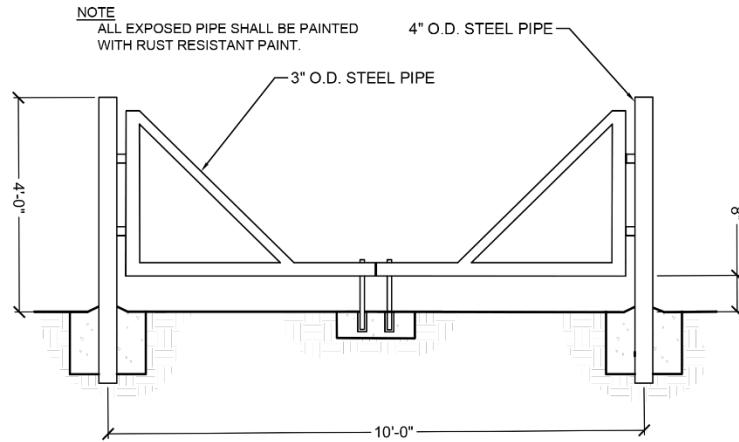


### OFF ROAD VEHICLE BARRIER

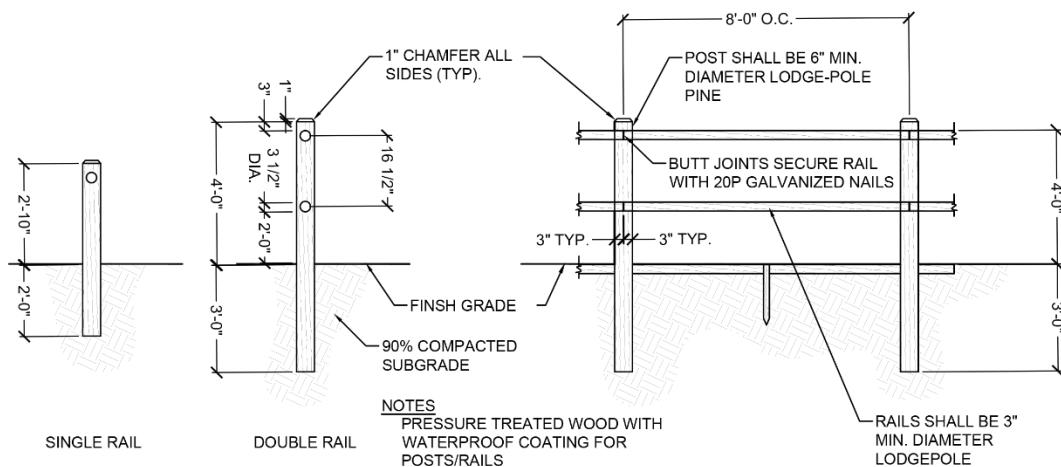


### REMOVABLE BOLLARD

## CITY OF SAN MARCOS TRAILS MASTER PLAN FIGURE NO. 8 VEHICULAR BARRIERS

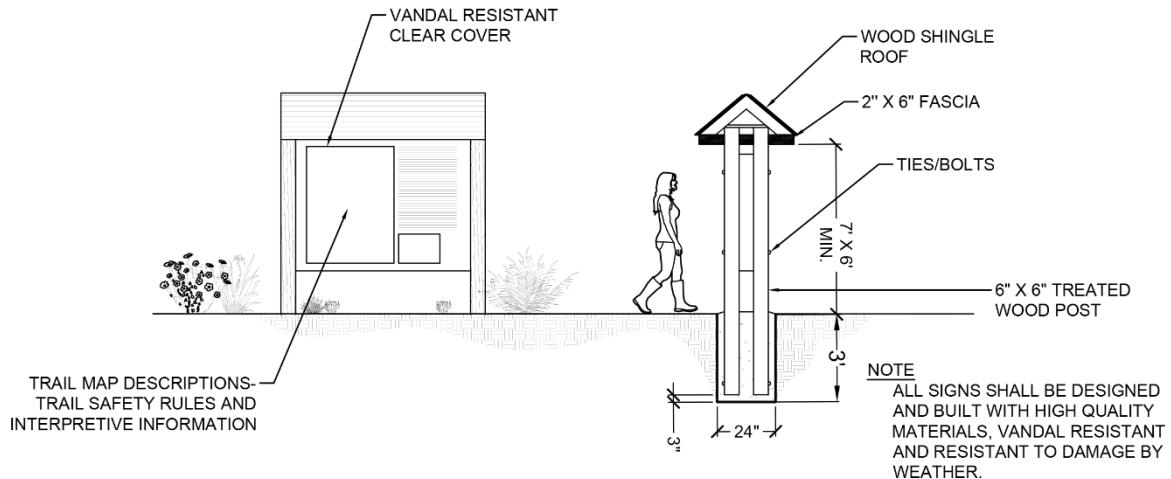


MAINTENANCE ACCESS GATE WITH  
EQUESTRIAN STEPOVER

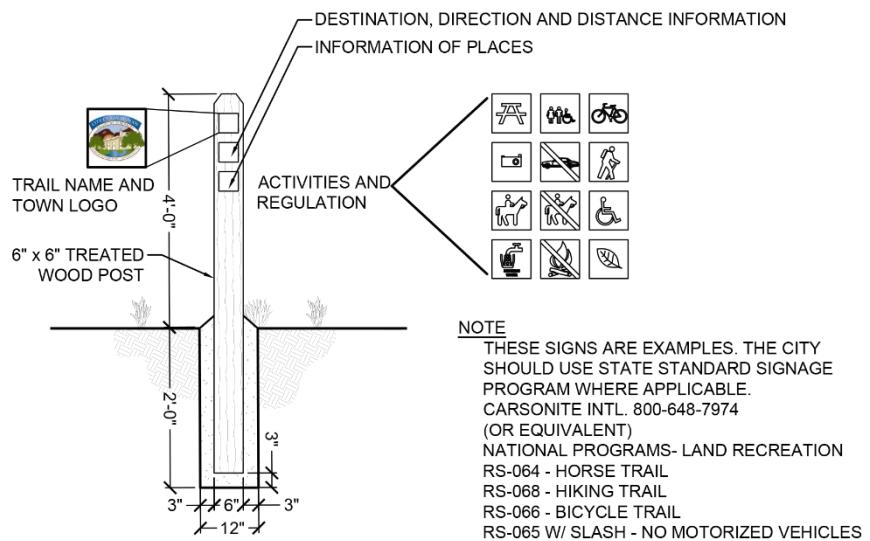


LODGE POLE FENCING

CITY OF SAN MARCOS  
TRAILS MASTER PLAN  
FIGURE NO. 9 FENCE AND GATE DETAILS

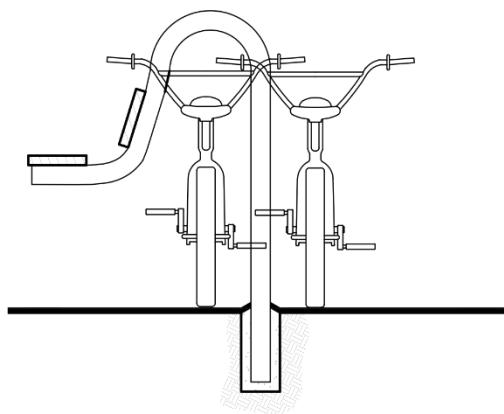


## TRAIL SIGNAGE

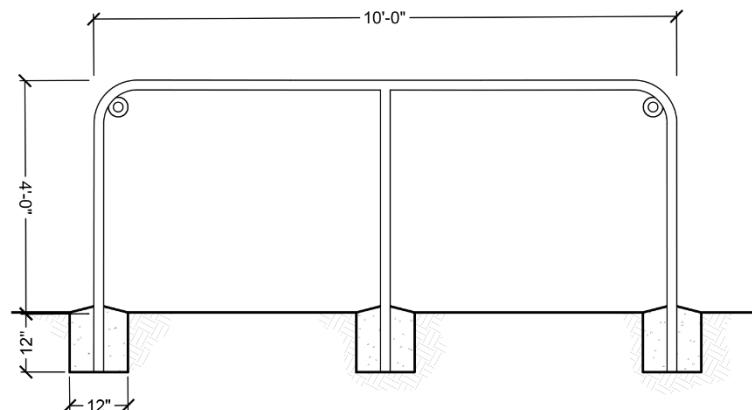


## TRAIL MARKER

# CITY OF SAN MARCOS TRAILS MASTER PLAN FIGURE NO. 10 SIGNAGE DETAILS



BENCH WITH BICYCLE RACK

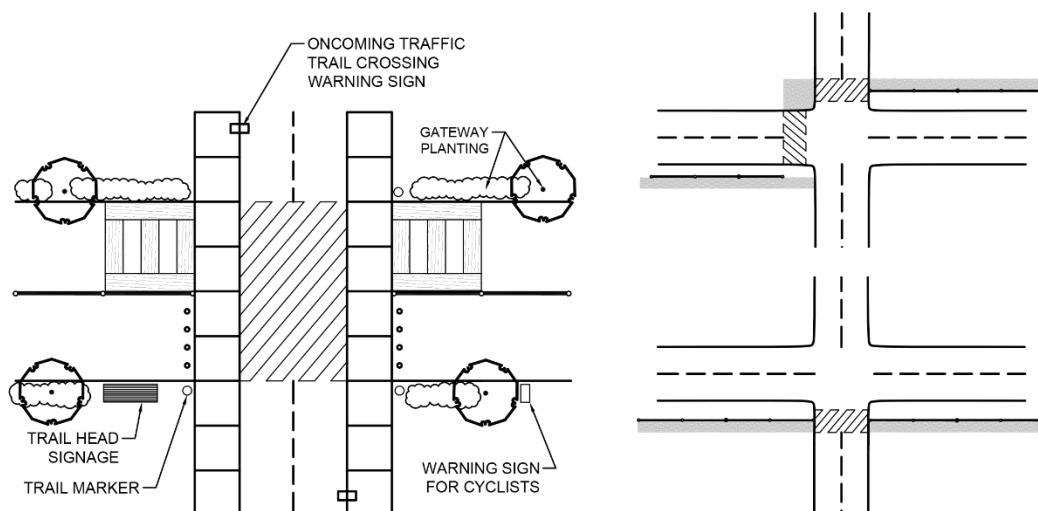


HITCHING RAIL

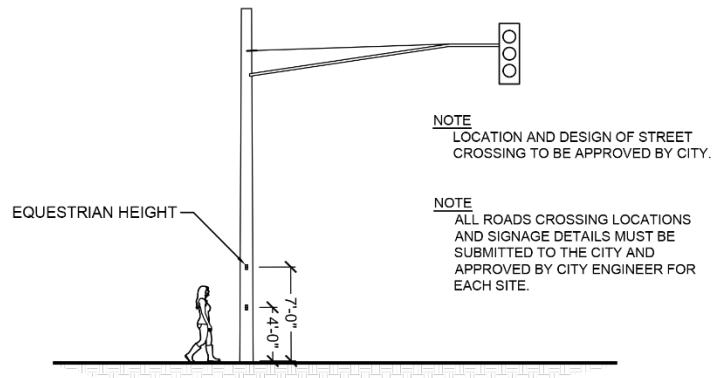
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## CITY OF SAN MARCOS TRAILS MASTER PLAN

**FIGURE NO. 11 BENCH/BIKE RACK AND HITCHING RAIL**



ROAD CROSSING CONCEPTS



PEDESTRIAN AND EQUESTRIAN TRAFFIC SIGNAL

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**CITY OF SAN MARCOS  
TRAILS MASTER PLAN  
FIGURE NO. 12 ROAD CROSSINGS**

## APPENDIX C – PROPOSED TRAIL ENLARGEMENT MAPS, PHOTOS, & NOTES

## MINUTES

Regular Meeting of the Trails Advisory Committee  
Wednesday, October 13, 2021 6:00 pm  
3 Civic Center Drive San Marcos, CA 92069

**CALL TO ORDER:** Parks & Recreation - Recreation Supervisor, Taylor Oshinski, called the meeting to order at 6:03pm.

### ROLL CALL:

TAC Members: Adam Watkins (Chair), Torrey Olson (Vice Chair), David Simpson, Mary Stanford, John DeBevoise & Nate Hatfield  
Parks & Recreation Commissioner: Jay Franklin  
City of San Marcos Staff: Taylor Oshinski and Hugh McMenamin  
Not Present: John Walsh & Travis Lindsay (P&R Commissioner)

### OLD BUSINESS

1. Taylor welcomed all in attendance to the October 13, 2021 TAC meeting. All members were present with the exception of John Walsh and Parks & Recreation Commissioner Travis Lindsay. Taylor explained that staff members would be looking down at their notepads while members are speaking so notes can be accurately documented for meeting minutes. He also wanted to ensure that members don't hesitate to ask questions if they have them. Taylor asked if anyone had taken part in the Sage Hill Preserve webinar. Adam said he did and gave a summary on the topic. Taylor notified the TAC members that he would send them the recorded version to listen to at a later time.
2. Taylor notified the TAC members that an email will be sent five to seven days prior to each meeting. He requested to receive feedback if you are unable to attend the meeting. All meetings for 2022 have already been scheduled and are available on the first page of the agenda. Meetings will be held in person at the San Marcos Community Center.
3. Taylor gave an update on the last Star Walk that had 140+ total in attendance. He notified the group that TAC Member, John Walsh, does an excellent job with the presentations and the next event is scheduled for December 12<sup>th</sup> if they'd like to join. Taylor provided an update on the Double Peak Challenge that had close to 500 participants between the 5k and 10k. Mary Stanford asked what the Friends of San Marcos Organization is and Taylor provided her with their goal and mission to benefit the residents of San Marcos and the Parks & Rec Department. Taylor talked about the City Hikes that occur on the first Saturday of each month and all were welcome to join either the moderate or fast pace groups.
4. Taylor asked if there were any trail maintenance concerns to be discussed since the last meeting and all agreed that the trails have held up well even after the recent rain. The trails have seen lighter crowds compared to the height of the pandemic.

## **NEW BUSINESS**

1. Taylor asked if there were any questions regarding the July Minutes. There were no questions or concerns so he asked for a motion to approve the minutes. Adam Watkins motioned to approve and Nate Hatfield seconded. The Minutes passed 6-0. Taylor explained why Commissioner Jay Franklin does not vote and explained his role with the Parks & Recreation Commission. Taylor also explained the nature of Travis Lindsay's position.
2. Taylor updated the members that are coming up for renewal in January, 2022 and asked about their involvement moving forward. Torrey and Adam both wish to continue. John Walsh was not present for the meeting but Taylor believes that John would still like to continue being a part of the Committee. The renewals will be added to the January 2022 agenda.
3. Taylor discussed the E-Bike proposal and how the measure is being reviewed by the City Attorney. The City Attorney will examine the proposal and City Council will take public comments and offer their recommendation once provided the official proposal as an agenda item. Taylor notified the TAC members that he would maintain communication with all members for when this is an agenda item at the City Council meeting.
4. At the July, 2021 TAC meeting a social media campaign was set in motion. Taylor gave an update on its progress and most recent posts regarding trails and proper trail etiquette. He gave an update on numbers of "likes" per post. The City worked with JPW Communications to create six posts that were posted to social media from August 20<sup>th</sup> – 30<sup>th</sup>. He asked for additional material for future posts and campaign interests when the time comes. A "naming a new park" item was brought up and discussed, the park going in at the north end of Las Posas Road in the Highland Project. South Lake area was also brought up and discussed. Taylor gave an update on both projects and answered questions. Questions specifically were asked about future trail developments and designations, specifically single track mountain bike trails. Concerns were shared about falling behind general public use of trails as opposed to the preferred move of the City getting ahead of such developments to make official trails the City desires. Taylor talked about the progress with the Trails Master Plan Update and how this will be moving to City Council by the end of the year. Adam requested a copy of the most up-to-date TMP update so he would have time to review it by the time it is presented to City Council. Taylor explained that he would speak with Management and provide him with an update at a later time.
5. Taylor asked for responses for updates on the Trail Etiquette Brochure that were assigned at the July meeting. It was recommended to find new ideas from other agencies. One idea was to condense it to make it smaller and easier to understand. Using symbols instead of text was suggested. Taylor asked for further input to be ready by the January 2021 meeting.



**City of San Marcos  
Parks & Recreation Department**  
3 Civic Center Drive  
San Marcos, CA 92069

6. Taylor asked if there were any additional items to discuss before adjourning the meeting. Adam asked about the progress of the bike park planned for Bradley Park. Taylor said no progress was available to share. It is still planned to be done in 2-3 phases as funds become available. Attention was given to the Ride and Stride Horse event taking place on October 17th at Walnut Grove Park. Nate brought up Strava on his personal laptop and showed City staff data on how many unofficial trails are given heavy use. Adam commented that according to Strava's tracking data, the City of San Marcos has 350 miles of trails based on unapproved usage. Taylor notified the group that he would share this info with the Management team.
  
7. Taylor thanked everyone for their time and a productive meeting!

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES** – Trails Advisory Committee

July 2021 TAC meeting minutes were approved. The Minutes passed 6 yes votes and 0 no votes.

**ORAL COMMUNICATIONS:**

1. No additional information was presented or requests made.

**TAC MEMBER COMMENTARY**

Next meeting is scheduled for Wednesday, January 12, 2022 at 6:00pm

**ADJOURNMENT**

Taylor Oshinski adjourned the October 13, 2021 San Marcos Trails Advisory Committee meeting at 7:03PM.

**ATTEST:**

---

TAYLOR OSHINSKI, RECORDING SECRETARY  
CITY OF SAN MARCOS  
TRAILS ADVISORY COMMITTEE

# DISCOVER LIFE'S POSSIBILITIES

## Highlands Park Naming Suggestions

Suggested Name for the Park or Park Component	Category that the Park or Park Component would be named after
Valley Vista Park	Neighborhood / Geographic Location
Jim Desmond Park	Individual
Pioneer Park	Individual
Tijuana Park	Organization
Highlands Woodland Park	Individual
Havenwood Park	Organization
Woodhaven Park	Individual
Woodhaven Park	Neighborhood / Geographic Location
La Vista de La Tierra	Neighborhood / Geographic Location
Tanis Brown	Individual
Haven Park	Neighborhood / Geographic Location
View Point Park	Neighborhood / Geographic Location
San Marvelous Park	Municipal Heritage
Creekside Park	Neighborhood / Geographic Location
Yuman Park	Municipal Heritage

# DISCOVER LIFE'S POSSIBILITIES

Echo's Park, Sunflower Park, Oceans Blu Park (Blu-Oceans Park)	Neighborhood / Geographic Location
Highland Hope Park	Neighborhood / Geographic Location
Green Valley Park	Individual
Tanis Brown Outdoor Park	Individual
Burton Family Park	Individual
Coyote Park or the Hills Park	Neighborhood / Geographic Location
Bright park	Individual
Camino de Maravilla	Neighborhood / Geographic Location
President Barack Obama Park	Individual
Alvarado park	Individual
Rancho Vallecitos Park	Municipal Heritage
Merriam park	Municipal Heritage
Jim Desmond Park	Individual
Fae's Frolic	Neighborhood / Geographic Location
Abeja Park	Neighborhood / Geographic Location
Coyote Park	Individual
“Ranger Park”	Individual

# DISCOVER LIFE'S POSSIBILITIES