



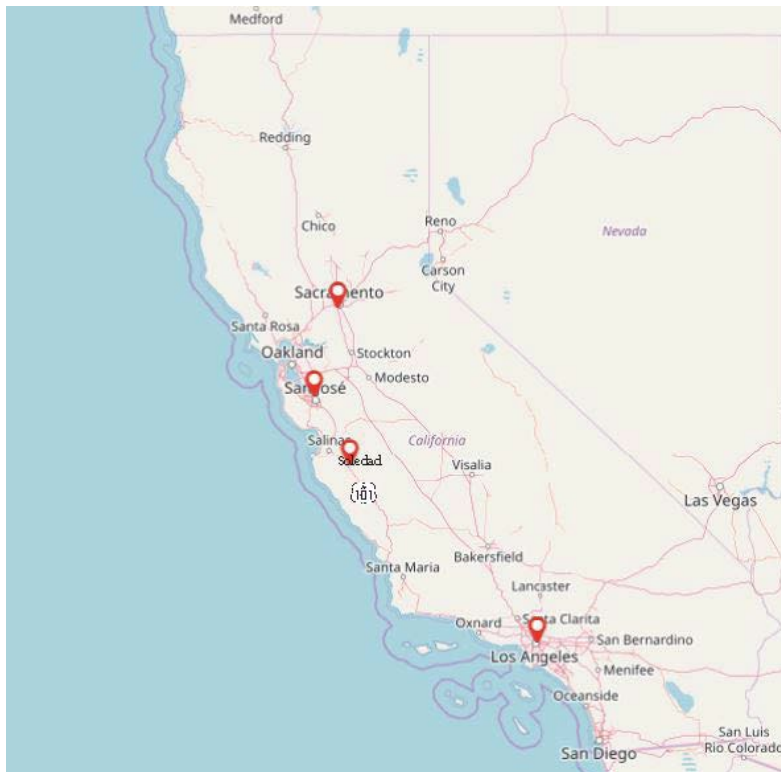
# SOLEDAD CALIFORNIA

The growing City of Soledad (population of 26,092 with a median income of \$64,472) is conveniently located along HWY 101, approximately 86 miles south of San Jose, in the center of the Salinas Valley. The city actively seeks to create a welcoming and prosperous place to conduct business and call home. Soledad's leaders, staff, and community support the growth and prosperity, of the city. Soledad continues to encourage and promote a positive, balanced, vital economy and preserve those unique qualities that are good for business and make Soledad a very special place to live, work, and play.

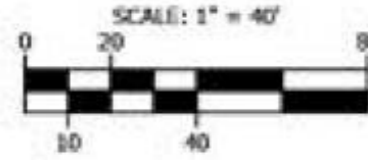
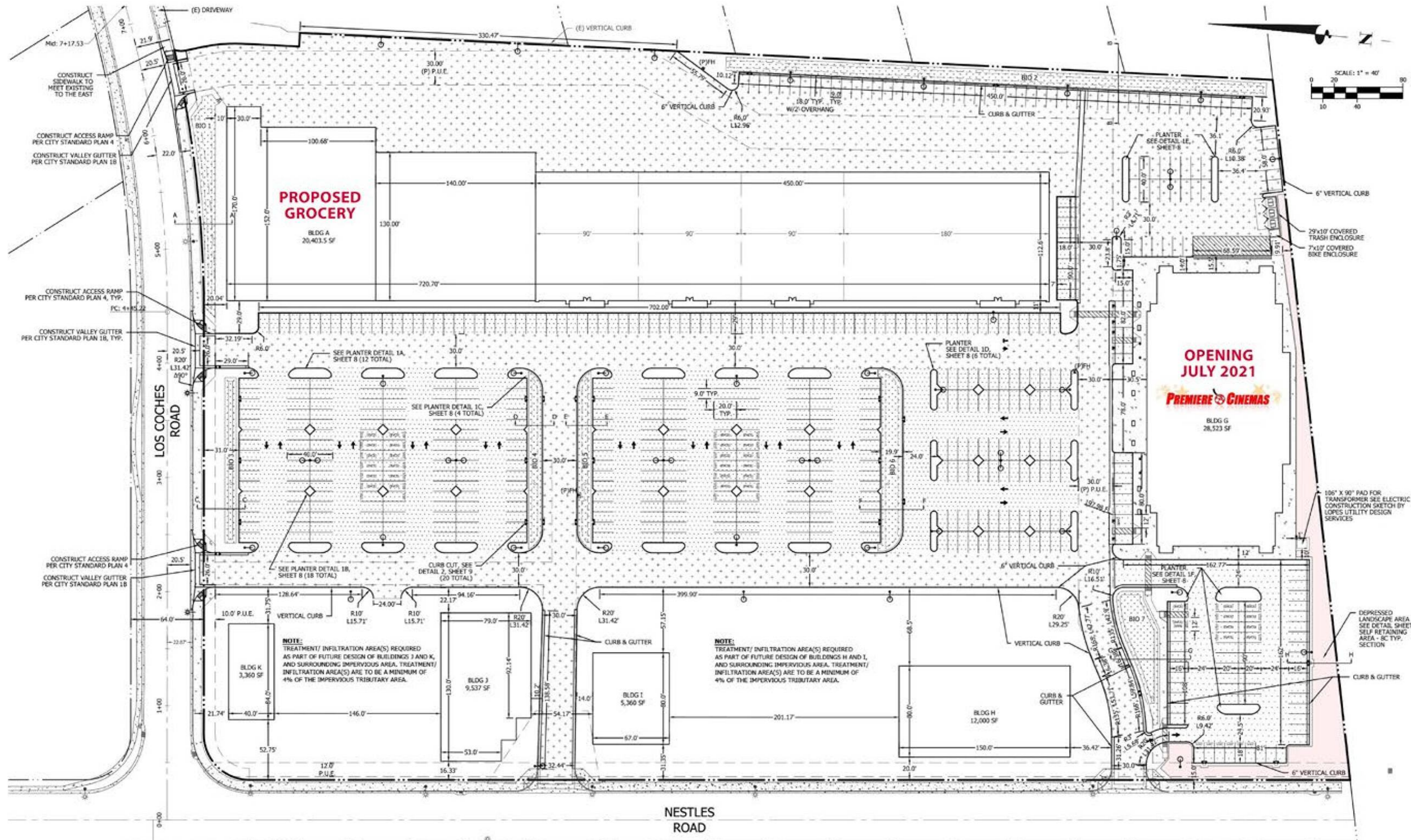
Please find enclosed the Buxton match report, Retail California (<https://www.retailcalifornia.com>) site plan with pad-ready commercial development anchored by an incoming Grocery Outlet, and an 8-screen Premiere Cinema movie theatre, also included is a map which shows the national brands in close proximity to the Retail California site and 2 (two) city-owned redevelopment sites which are also available. Additionally, I have included the Miramonte Specific Plan Land Use Diagram which would be doubling our population size.

We welcome you to Soledad and look forward to working with you. Please call or email the Community and Economic Development Director at (831)223-5179, or [bswanson@cityofsoledad.com](mailto:bswanson@cityofsoledad.com), for more information.

Bryan T. Swanson  
Community and Economic Development Director





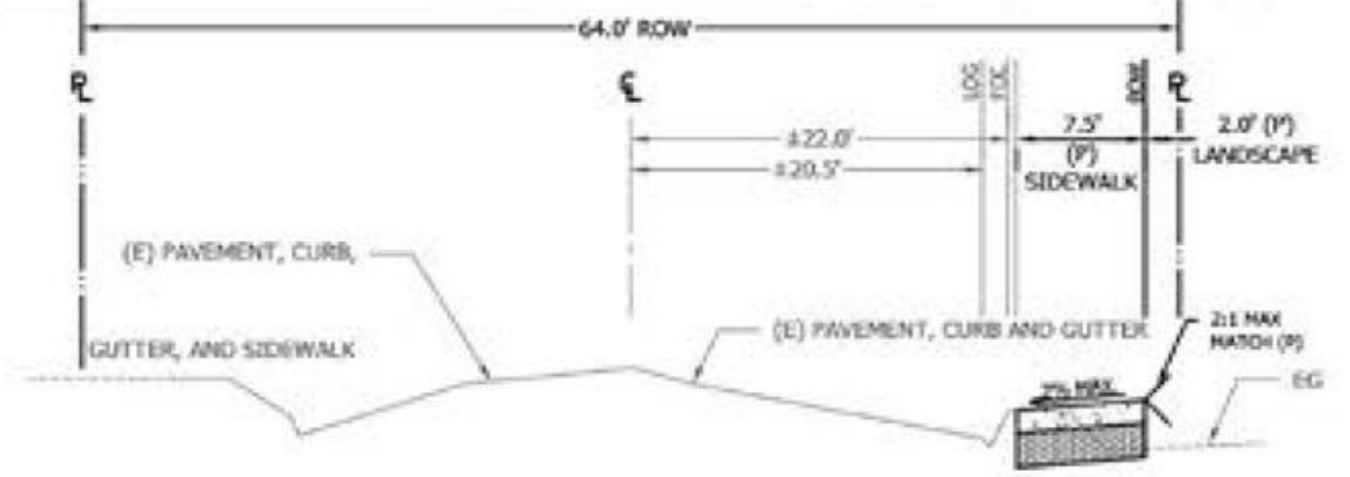


**PROPOSED GROCERY**  
BLDG A  
20,403.5 SF

**OPENING JULY 2021**  
**PREMIERE CINEMAS**  
BLDG G  
28,523 SF

**NOTE:**  
TREATMENT/ INFILTRATION AREA(S) REQUIRED AS PART OF FUTURE DESIGN OF BUILDINGS J AND K, AND SURROUNDING IMPERVIOUS AREA. TREATMENT/ INFILTRATION AREA(S) ARE TO BE A MINIMUM OF 4% OF THE IMPERVIOUS TRIBUTARY AREA.

**NOTE:**  
TREATMENT/ INFILTRATION AREA(S) REQUIRED AS PART OF FUTURE DESIGN OF BUILDINGS H AND I, AND SURROUNDING IMPERVIOUS AREA. TREATMENT/ INFILTRATION AREA(S) ARE TO BE A MINIMUM OF 4% OF THE IMPERVIOUS TRIBUTARY AREA.



LOS COCHES TYPICAL SECTION

- CLEAN AIR VANPOOL/EV DESIGNATED PARKING FOR CLEAN AIR VEHICLES TO BE IDENTIFIED WITH LETTERING AS SHOWN. PAINT THE CHARACTERS (IN THE PAINT USED FOR STALL STRIPING) SO THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE EDGE OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE. (CALGREEN SECTION 5.106.5.2.1)
- (EVCS) ELECTRONIC VEHICLE CHARGING STATION - STALLS TO BE CONSTRUCTED TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) - SEE ELECTRICAL PLANS FOR RACEWAY LOCATIONS
- (VAN) VAN ACCESSIBLE STALL
- ACCESSIBLE AISLE (SEE DETAIL 9, SHEET 8)

- (P) BIORETENTION FACILITY, SEE DETAILS SHEET 9
- (P) ASPHALT 4" AC/14" CLASS II AB ±145,292 SF
- (P) DEPRESSED LANDSCAPE AREA, SHEET 9 SELF RETAINING AREA 8C TYP. SECTION
- (P) ASPHALT 3" AC/10" CLASS II AB ±122,685 SF
- (P) SIDEWALK 4" PC/18" CLASS II AB ±16,560 SF

**SAN BENITO ENGINEERING & SURVEYING, INC.**

502 Monterey Street Hollister, California 95023  
(831) 637-2763 FAX (831) 854-9581 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

CITY OF SOLEDAD  
**APN 022-292-029-000**  
COUNTY OF MONTEREY

IMPROVEMENT PLAN  
**SITE PLAN**

SCALE: 1" = 40'  
DATE: 27 May 2020  
JOB #: 116001  
DWG: 116001IMP.dwg  
SHEET: **3** OF **12** SHEETS

\* FILE NAME: X:\ARCH\04 Projects\2016\116001\116001IMP.dwg \* PLOTED ON: 27 May 2020 at 3:03 pm by: 9811 \*



# SOLEDAD

City owned  
redevelopment site  
Industrial/ Commercial  
APN: 022-291-010-000  
6.94 Acres

74,547 ADT



4th St



12,972 ADT



6,852 ADT



Los Coches Rd



PROPOSED GROCERY

OPENING JULY 2020  
PREMIERE CINEMAS

77,499 ADT

Bassett Ln

Morisoli Rd

146

101

Front St

Front St

Nestles Rd

Nestles Rd

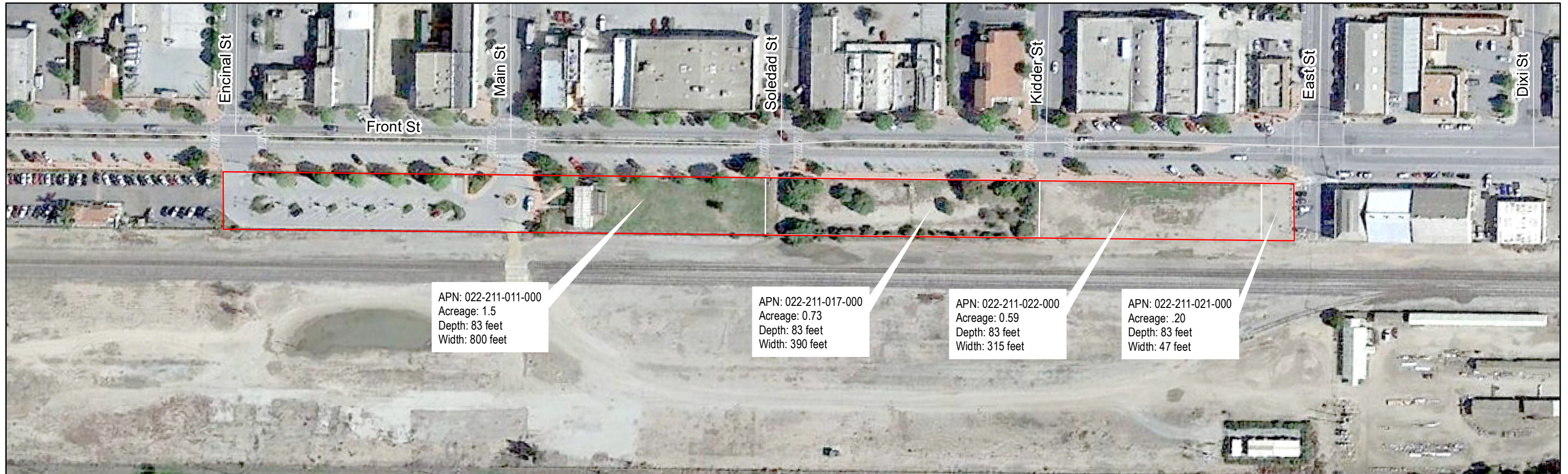
Monterey St

8th St

Relleum Dr

Los Coches Rd





APN: 022-211-011-000  
 Acreage: 1.5  
 Depth: 83 feet  
 Width: 800 feet

APN: 022-211-017-000  
 Acreage: 0.73  
 Depth: 83 feet  
 Width: 390 feet

APN: 022-211-022-000  
 Acreage: 0.59  
 Depth: 83 feet  
 Width: 315 feet

APN: 022-211-021-000  
 Acreage: .20  
 Depth: 83 feet  
 Width: 47 feet

Zoning: C-2 Commercial General  
 (Soledad Zoning Map adopted June 17, 2009)

Downtown Specific Plan:  
 Downtown Core (DTC) Zone  
 (Downtown Specific Plan  
 adopted October 3, 2012).

Front Street:  
 Existing Average Daily Traffic- 6,900 trips  
 (Miramonte Specific Plan  
 Traffic Impact Analysis Table 6, August 2017)

Front Street:  
 General Plan Buildout Average Daily Traffic- 13,000 trips  
 (Miramonte Specific Plan  
 Traffic Impact Analysis Table 26, August 2017)

STANDARDS		MIN.	MAX.
REQUIREMENT			
<b>a</b>	Building Site Width (shall comply w/ bldg type min)	20'	300'
<b>b</b>	Building Site Depth (shall comply w/ bldg type min)	75'	n.a.
<b>c</b>	Front Setback <sup>1</sup>	0'	10'
<b>d</b>	Side Street Setback <sup>1</sup>	0'	10'
<b>e</b>	Side Setback <sup>2</sup>	0'	n.a.
	Side Setback <sup>2</sup> adjacent to MS zone	10' up to 2.5 stories; 50' for 4th story	
<b>f</b>	Rear Setback <sup>3</sup>	10'	n.a.
<b>f'</b>	Rear Setback <sup>3</sup> adjacent to MS zone	20'	n.a.
<b>g</b>	Building Dimensions <sup>4</sup>	no min.	100 ft

<sup>a</sup> One lot may have several building sites, min. and max. standards apply to building site.  
<sup>1</sup> In compliance with selected frontage type.  
<sup>2</sup> Fire Code - building protection per local fire/safety code.  
<sup>3</sup> Where an alley provides vehicular access, minimum setback is 5'.

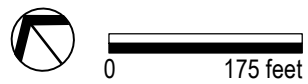
STANDARDS		MIN.	MAX.
CONFIGURATION			
<b>h</b>	Building Height in Stories (when along side or rear boundary of MS zone, 3 stories shall be in 2.5 story form; 4 stories shall be setback as required)	1	4 <sup>5</sup>
<b>h</b>	Building Height in Feet to highest eave	20' <sup>5</sup>	50' <sup>5</sup>
<b>i</b>	Ground Floor Level: non-res <sup>16</sup>	0'	4'
	Ground Floor Level: residential <sup>6</sup>	2'	6'
<b>j</b>	Ground Floor Height <sup>7</sup>	12' <sup>5</sup>	none
<b>k</b>	Upper Story Height	10'	none

<sup>4</sup> Individual volumes up to this size may abut provided that each volume is offset from the other by a minimum 5' plane-break and a minimum 8' height difference.<sup>5</sup> Architectural elements such as roofs, parapets, finials, are allowed up to 60', as approved by the City.  
<sup>6</sup> Measured vertically from average sidewalk grade along frontage and in compliance with ADA requirements.  
<sup>7</sup> Minimum if not historic building.

**Demographic Information**

Jurisdiction	Population (2021)	Average Household Size (2019)	Number of Households (2019)	Median Household Income (2015-2019)
Soledad	24,454	4.60	3,674	\$64,472
Greenfield	18,402	4.68	3,702	\$59,595
Gonzales	8,490	4.03	2,077	\$65,527
King City	14,977	4.17	3,325	\$49,375
Greenfield, Gonzales, King City Combined	50,271	4.29	N/A	N/A
Monterey County	434,061	3.27	127,155	\$71,075
State	39,512,223	2.95	13,044,266	\$75,235

SOURCE: United States Census Bureau 2019, 2021



## City of Soledad Downtown Daily Traffic Volumes

Street	Source	2016	2021 (Estimate)	General Plan Buildout
<b>A. East Street</b>				
1. Front Street to Monterey Street	Miramonte Specific Plan TIA	5,210	5,780	16,590
2. Monterey Street to Market Street	Miramonte Specific Plan TIA	5,460	6,060	15,030
<b>B. Front Street</b>				
1. Nestles Road to Oak Street	Miramonte Specific Plan TIA	11,640	12,920	23,240
2. Oak Street to East Street	Miramonte Specific Plan TIA	9,280	10,300	22,440
3. East Street to Kidder Street	Miramonte Specific Plan TIA	6,630	7,360	13,370
<b>C. Kidder Street</b>				
1. Front Street to Monterey Street	Assumed to be one-fourth of West Street	1,210	1,343	2,153
<b>D. Monterey Street</b>				
1. East Street to Kidder Street	Miramonte Specific Plan TIA- Assumed to be the same as Market Street	1,450	1,610	2,960
<b>E. Oak Street</b>				
1. Front Street to Monterey Street	Soledad Event Center TIA	5,330	5,920	4,610
<b>F. West Street</b>				
1. Front Street to Monterey Street	Miramonte Specific Plan TIA	4,840	5,370	8,610





Source: Google Earth 2017

Figure 1-4

# Miramonte Specific Plan Land Use Diagram

Miramonte Specific Plan

