



COUNCIL COMMUNICATION

SUBJECT: Community and Economic Development Department Activity Report

TO: Honorable Mayor Velazquez and City Council

FROM: Beatriz Trujillo, Community and Economic Development Director

THROUGH: Megan Hunter, City Manager

MEETING

DATE: May 6, 2026

ECONOMIC DEVELOPMENT DIVISION UPDATES:

CDBG BUSINESS ASSISTANCE LOAN PROGRAM

At this time, all funds under Grant No. 22-CDBG-ED-30043 have been fully expended, and final financial reports have been submitted to the State Department for reimbursement. Staff will now focus on all close-out requirements are met and will provide a close-out report to the Soledad City Council in May.

BUSINESS ENGAGEMENT

Staff, in collaboration with Monarch Small Business Development Center (SBDC) and the Soledad Chamber of Commerce, hosted the first ever El Mercadito on April 4th at Cesar Chavez Park. The event featured more than 20 vendors, along with live entertainment, creating a vibrant and engaging atmosphere for attendees. Due to unforeseen circumstances, the Arts Council was unable to participate, and as a result, children's activities were not provided as originally planned. However, the Arts Council is scheduled to attend the next El Mercadito on May 2nd, where they will offer activities for youth.

On April 14th, El Pajaro CDC hosted a Childcare Program Workshop at the Hartnell facility. This workshop was designed for community members interested in opening their own childcare businesses. Participants received guidance on licensing requirements, preparing their spaces, and strategies for attracting clients. This workshop is part of an ongoing series that will continue throughout April.

SOLEDAD CONTAINER VILLAGE PROJECT

Staff is currently in the final stages of preparing the application for the U.S. Economic Development Administration (EDA) for the Container Village Project.

HOUSING DIVISION UPDATES:

ENCAMPEMENT RESOLUTION

Sendero, our modular housing site, is now fully operational and currently serving 14 participants. Each participant resides in an individual modular unit and continues to receive comprehensive wraparound services from Step Up to help navigate barriers, access behavioral health services, and prepare for their transition to permanent housing. We currently have two participants receiving services through Sun Street for a three-month period. Once completed, they will return to Sendero to continue services and move forward in their permanent housing plans. Step Up also continues assisting participants with obtaining important personal documents needed for housing and other supportive services. Staff are currently helping several clients secure replacement identification cards for those that were lost or misplaced.

Contractors are continuing to complete the remaining site improvements; other necessary repairs and corrections needed to prepare final inspections. This work is being completed without interfering with participant stays or services. Security remains on-site with reduced hours, providing overnight coverage. Step Up staff continue providing on-site support until late evening hours, delivering wraparound services and addressing participant needs.

YOUTH PROGRAM DEMONSTRATION PROGRAM

During the month of March, the City has been actively working with our local Housing and Urban Development regarding YHDP funding for 2026-2027. Throughout this period, City staff have collaborated with HUD to gather and submit additional required documentation to support the application process. If the City is awarded, the City is prepared to reinstate the programs immediately, continue its implementation, and begin providing services to our youth in South County. Youth seeking housing assistance or supportive services are referred by City Staff to local service providers that can help them navigate their needs.

PLANNING & BUILDING DIVISION UPDATES:

SOLEDAD GENERAL PLAN

As part of the ongoing 2045 General Plan Update, the City of Soledad is working closely with the planning consultant PlaceWorks, Inc. and the General Plan Steering Committee to develop a long-term vision for growth, mobility, and land use in the community. Following the completion of the Land Use Alternatives and the initiation of the Environmental Impact Report (EIR) process, the next major phase of the General Plan Update will involve producing an Administrative General Plan.

In April 2026, staff received the first draft of the General Plan Update. However, Staff identified several areas that required significant improvements. As a result, the staff returned the draft to Placeworks for revisions and design modifications. Additionally, the Environmental Analysis is still in progress. Due to the extra work required for these items, it is expected that a new budget amendment will be proposed for the existing contract as part of the FY 26/27 budget process to allocate additional funds for the completion of this document.

To ensure a transparent and community-led process, City staff will continue to coordinate

with the Steering Committee, which is made up of community members and local stakeholders, as well as the Soledad Planning Commission and City Council. This coordination will facilitate public engagement once a draft of the general plan is available for review and comment.

For more information about the General Plan Update, please visit the project website at www.soledadgeneralplan2045.com or obtain materials in person at City Hall.

SOLEDAD MARKETPLACE

The building application for Quick Quack Car Wash has been approved by the City of Soledad. However, as of the date of this report, the permit is ready to be issued, and the applicant intends to break ground in July 2026.

HOLIDAY INN

The project applicant has submitted the Site Plan and Architectural Design plan for City staff to review. The application was incomplete, and comments/deficiencies were sent back to the applicant for additional information and submission. The city has been in communication with the applicant and expects to resubmit plans by end of May 2026.

ALMOND ACRES SUBDIVISION

The City, as the lead agency, has prepared a Draft Environmental Impact Report (EIR) for a proposed residential subdivision consisting of 55 single-family and 12 multi-family housing units, located on a 12-acre site between Cedar and Orchard Lane. The project would retain the existing mobile home neighborhood and develop the remaining 9.16 acres.

The public comment period began on June 27 and ended on August 7, 2025. Public comments were received by County agencies like the Air District, MST and state agencies like the California Department of Fish & Wildlife. Staff is currently reviewing the project for technical accuracy. It is anticipated that the project will be before the Planning Commission in May 14, 2026 and then to the City Council for review and consideration for approval in June 2026.

SUHSD HOUSING PROJECT

Staff is actively collaborating with SUSD to advance the construction process. The building permit has been issued as of April 4th, 2025. The City is working closely with the applicant to ensure that the remaining deferred items are addressed.

MIRAMONTE (FORMER MIRAVALLE III)

Staff is actively working with the Local Agency Formation Commission (LAFCO) to secure the Certification of Completion. City Manager Megan Hunter has been leading discussions with LAFCO regarding the agricultural conservation easement, and staff will continue coordinating to meet all requirements.

It is important to highlight that the project already benefits several key approvals, including a certified Environmental Impact Report, an adopted Specific Plan, and a Vesting Tentative Tract Map. While the Development Agreement remains under preparation, much of the overall development framework is already in place. The Development Agreement will primarily address infrastructure phasing, financing strategies, and the affordable housing program.

In parallel, staff has been working closely with the Developer's team to complete the draft Parks and Landscape Master Plan and the Fire Station/Police Substation Plan. These documents will provide further support for the Development Agreement's approval.

On September 3, 2025, the Soledad City Council approved the formation of an Advisory Committee for the Miramonte Specific Plan, where the Committee's primary focus is on housing-related issues.

The Miramonte Ad Hoc Committee held its first meeting on December 15, 2025. At that meeting, the Committee requested to meet on a regular basis, specifically on the second Monday of each month, to receive updates related to new housing development. A special meeting will be scheduled with the Ad-Hoc Committee on April 28, 2026 and will be held at City Hall at 6 pm and also livestreamed via the City of Soledad Youtube Channel.

BUILDING AND PLANNING DIVISION PERMIT ISSUANCE LOG

The report is provided as Attachment 1.