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PROJECT TEAM

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RESIDENTIAL ARCHITECT:
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 ioannam@aoarchitects.com
 drishtis@aoarchitects.com



41ST AVENUE
 SOQUEL, CA



GO.0

JOB NO. 2024-0179
 DATE 07-08-2024

SOQUEL DR. & 41ST AVE.			
PROJECT DESCRIPTION	TWO TOWERS OF TYPE III-A FIVE-STORY AFFORDABLE MULTI-FAMILY DEVELOPMENT OVER ONE-LEVEL OF TYPE I-A RAISED PODIUM WITH 289 AFFORDABLE UNITS.		
PROJECT LOCATION	SOQUEL DRIVE & 41ST AVENUE, SOQUEL, CA 95073 2831 41ST AVENUE SOQUEL, CA 95073	APN	030-121-61, 030-121-34
ZONING	C-2 COMMUNITY COMMERCIAL & C-4 COMMERCIAL SERVICES		
USE	VACANT COMMERCIAL LAND, SINGLE-FAMILY RESIDENT		
GROSS LOT AREA	117,743 SQ. FT.	2.703 AC	
GROSS BUILDING AREA	333,255 SQ. FT.	FAR	2.8
SITE COVERAGE	0.72 SQ. FT.	68.77%	
NO. OF STORIES	6 STORIES		
PROPOSED TYPE OF CONSTRUCTION	TWO TOWERS OF 5-STORY TYPE III-A OVER 1 LEVEL OF TYPE I-A	AUTOMATIC SPRINKLER	YES
TOTAL UNITS	289 DU		
DENSITY (DU/AC)	106.9 DU/AC		

OVERALL UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT MIX:
S1 (STUDIO)	432	118	50,976	40.8%
A1 (1-BDRM)	636	103	65,508	35.6%
A2 (1-BDRM)	709	13	9,217	4.5%
B1 (2-BDRM)	834	22	18,348	7.6%
C1 (3-BDRM)	1,140	33	37,620	11.4%
TOTAL	629	289	181,669	100%

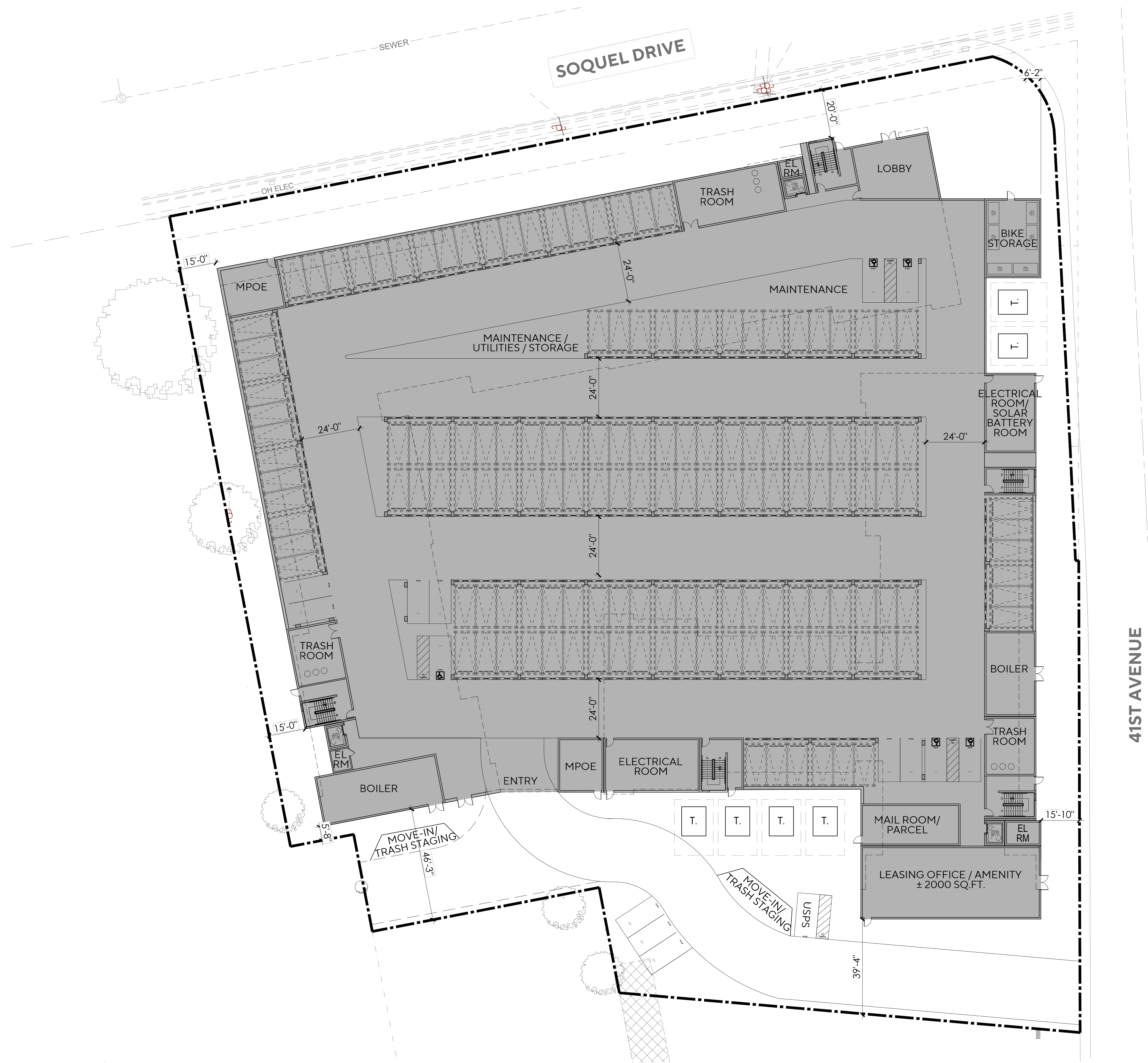
TOWER A UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	UNIT MIX:
S1 (STUDIO)	432	108	46,656	56.5%
A1 (1-BDRM)	636	54	34,344	28.3%
A2 (1-BDRM)	709	4	2,836	2.1%
B1 (2-BDRM)	834	10	8,340	5.2%
C1 (3-BDRM)	1,140	15	17,100	7.9%
TOTAL	572	191	109,276	100%

DEVELOPMENT STANDARDS			
CATEGORY	REQUIRED		PROVIDED
SETBACKS	FRONT (SOQUEL)	10 FT.	20'-0"
	SIDE (41ST AVE)	0 FT.	6'-11"
	SIDE (WEST)	0 FT.	15'-0"
	REAR (SOUTH)	0 FT.	39'-4"
BUILDING HEIGHT	3 STORY, 35 FT. MAXIMUM		± 73'-9" (TOP OF ROOF)
VEHICULAR PARKING	1-BEDROOM	2 SPACES x 116 UNITS = 232 SPACES	235 PARKING STACKER STALLS 5 STANDARD STALLS TOTAL PROVIDED: 240 STALLS +3 SURFACE PARKING STALLS (GUEST)
	2-BEDROOM	2.5 SPACES x 22 UNITS = 55 SPACES	
	3-BEDROOM	2.5 SPACES x 33 UNITS = 83 SPACES	
	GUEST	20% OF THE REQUIRED PARKING = 74 SPACES	
	TOTAL REQUIRED: 444 SPACES		
BICYCLE PARKING	1 BICYCLE / UNIT, PLUS 0.2 SPACES / UNIT 289 SPACES + 58 SPACES = 347 SPACES		90 SPACES

GROSS BUILDING AREA		
LEVEL	TOWER A TOTAL GROSS FLOOR AREA (SQ. FT.)	TOWER B TOTAL GROSS FLOOR AREA (SQ. FT.)
LEVEL 1 (PODIUM)	80,975	
LEVEL 2	29,623	20,829
LEVEL 3	29,624	20,830
LEVEL 4	29,625	20,831
LEVEL 5	29,626	20,832
LEVEL 6	29,627	20,833
TOTAL	333,255	

TOWER B UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	UNIT MIX:
S1 (STUDIO)	432	10	4,320	10.2%
A1 (1-BDRM)	636	49	31,164	50.0%
A2 (1-BDRM)	709	9	6,381	9.2%
B1 (2-BDRM)	834	12	10,008	12.2%
C1 (3-BDRM)	1,140	18	20,520	18.4%
TOTAL	739	98	72,393	100%

- LEGEND**
- LEASING & AMENITIES
 - RESIDENTIAL
 - PARKING
 - 3-WIDE PARKING STACKER



- LEGEND**
- LEASING & AMENITIES
 - RESIDENTIAL
 - PARKING
 - 3-WIDE PARKING STACKER



41ST AVENUE

LEGEND

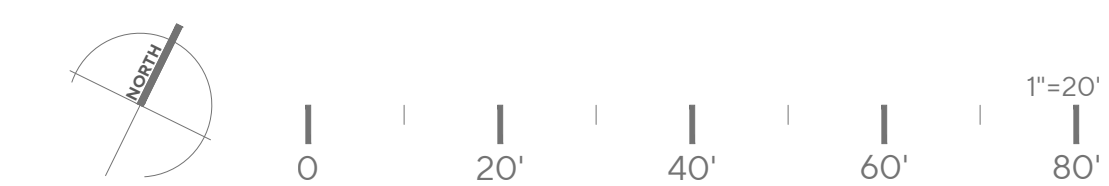
- AMENITIES
- RESIDENTIAL



LEVEL 2

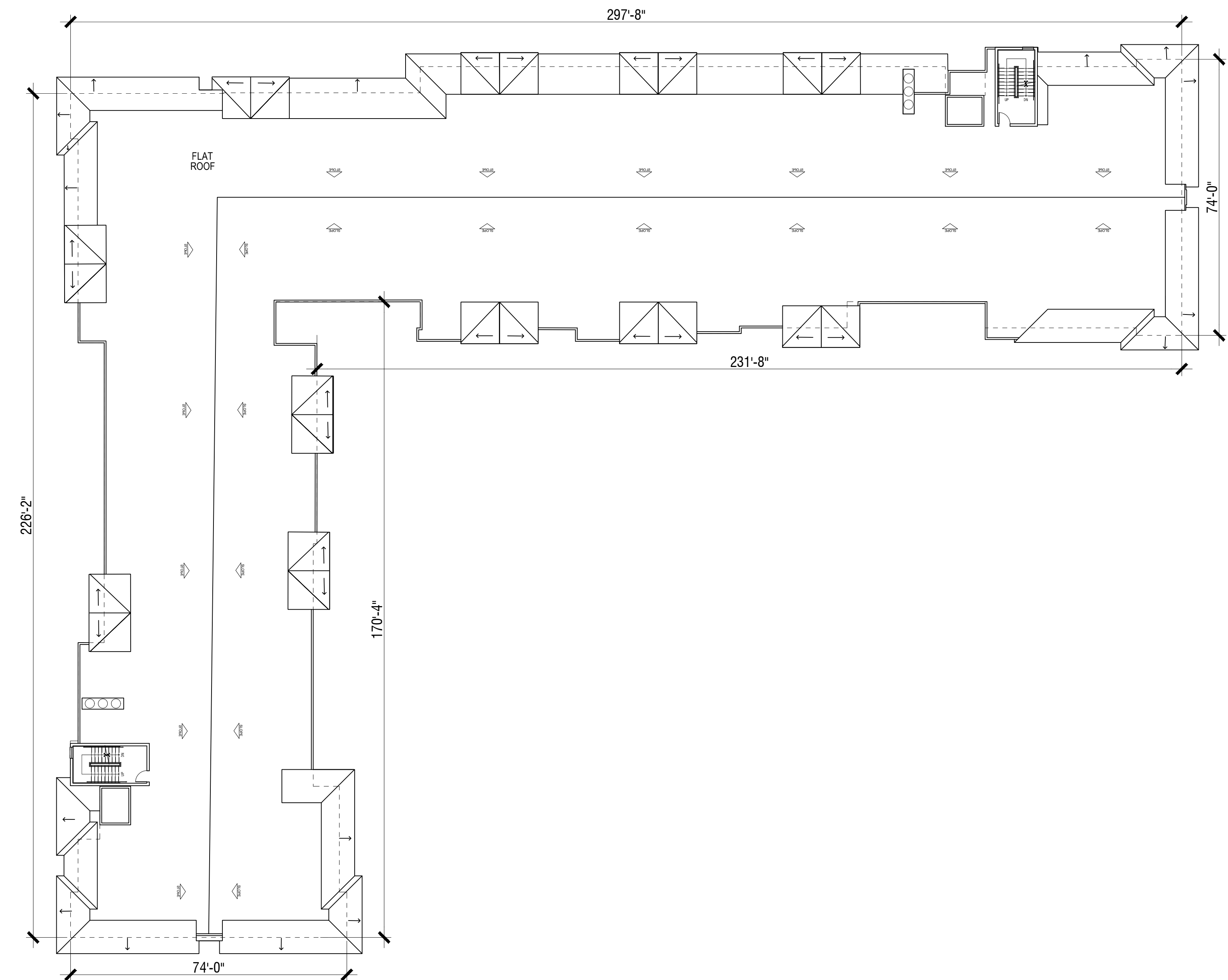


LEVEL 3 - LEVEL 6



LEGEND

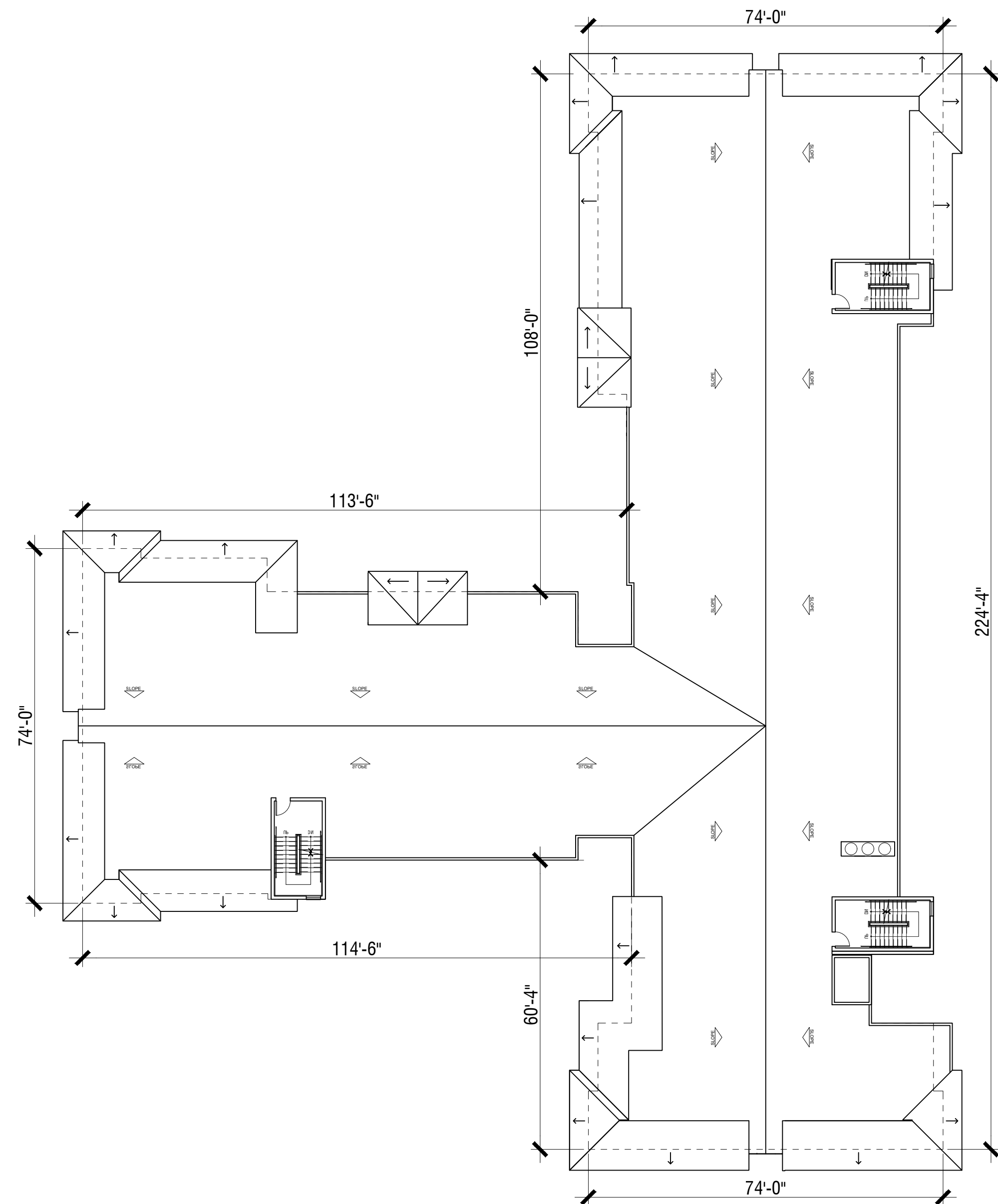
- AMENITIES
- RESIDENTIAL



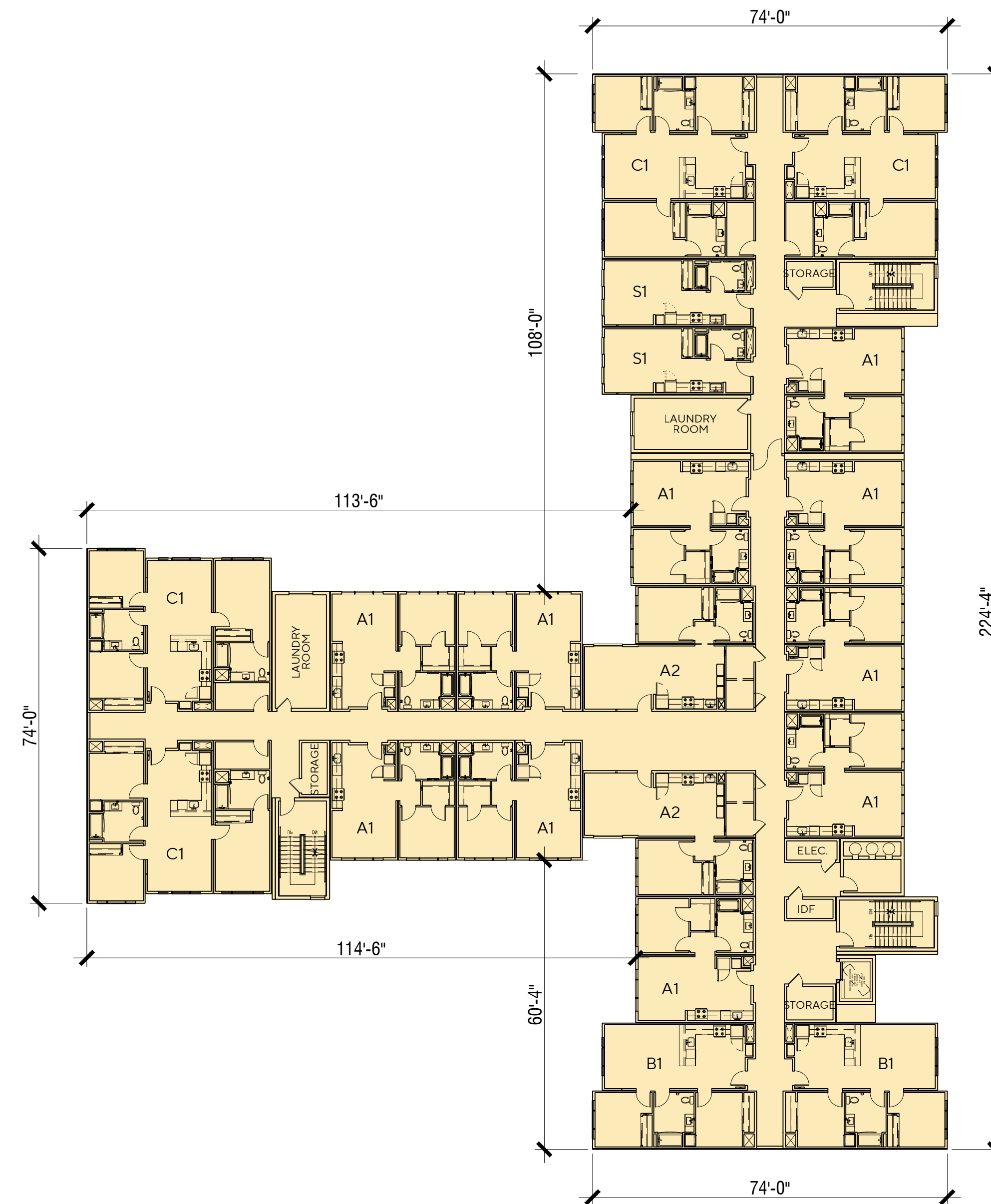
ROOF PLAN

LEGEND

- AMENITIES
- RESIDENTIAL



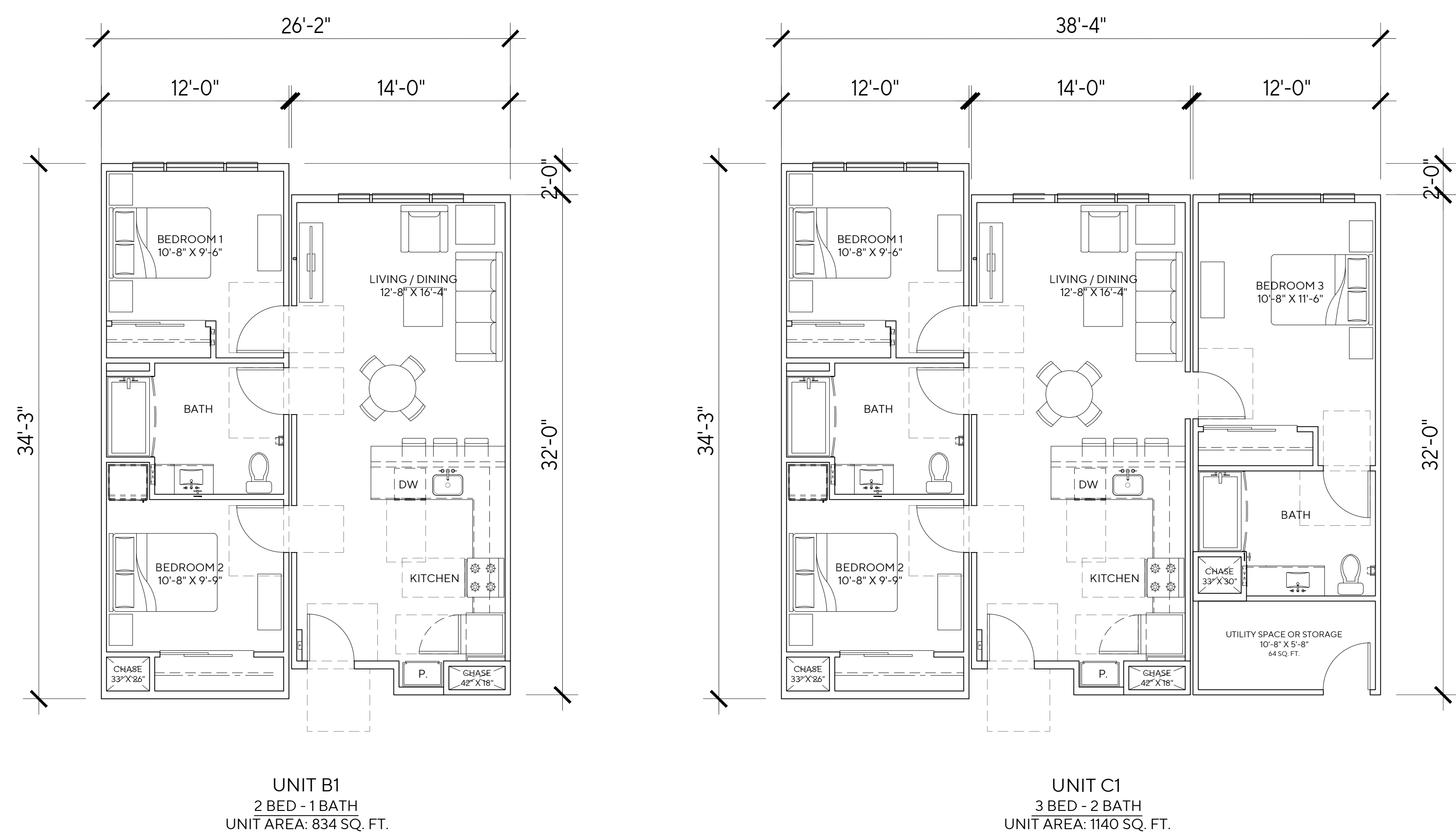
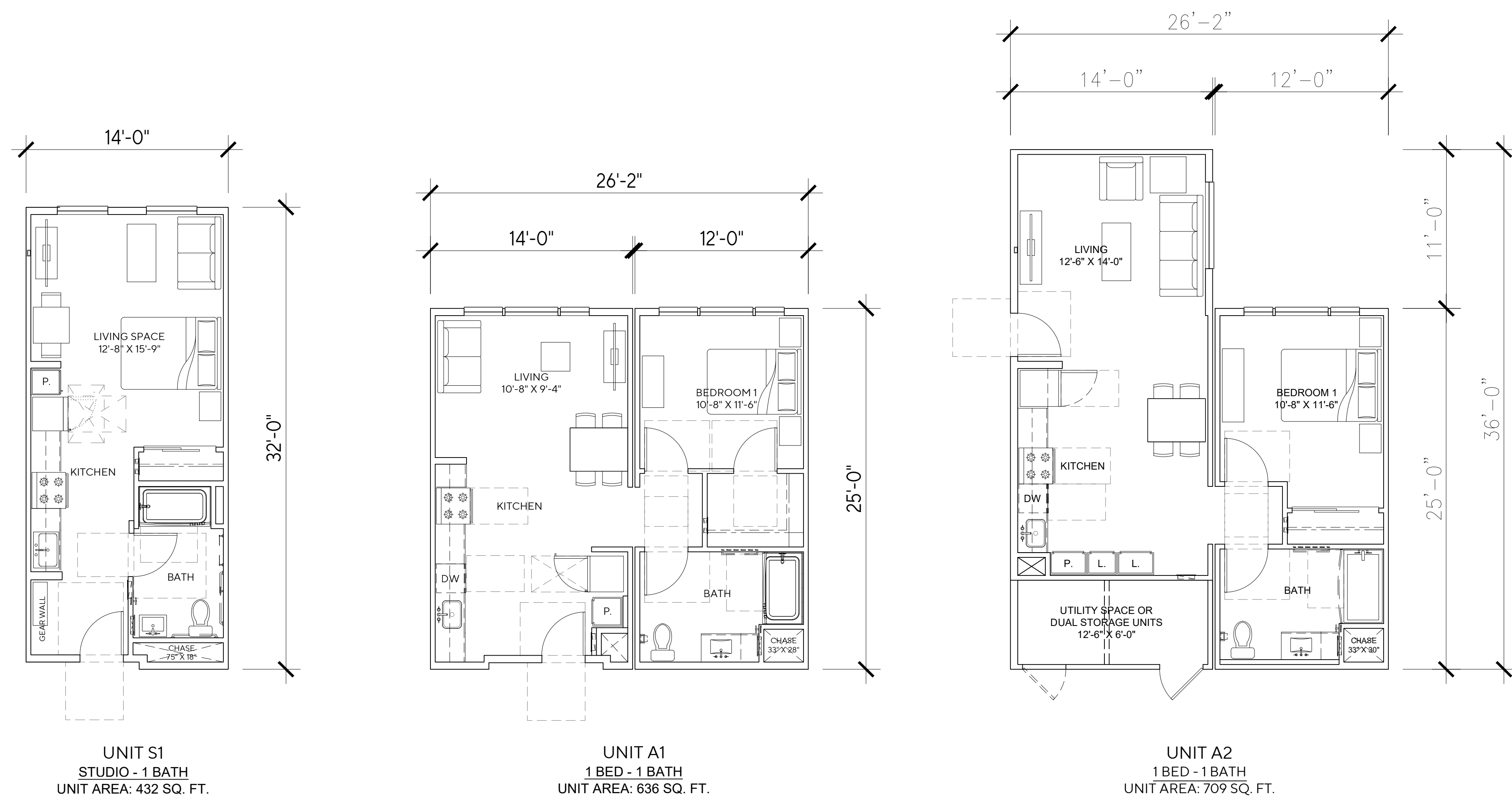
ROOF LEVEL



LEVEL 3 - LEVEL 6



LEVEL 2

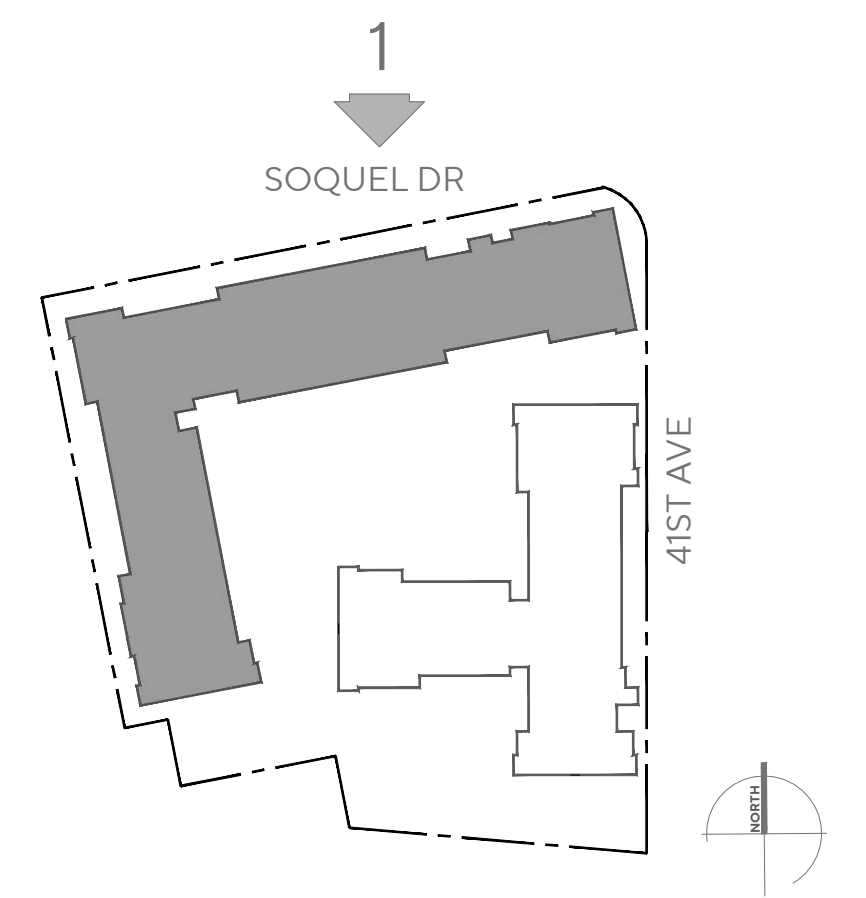


LEGEND

- 1 STUCCO - SAND FINISH
- 2 FIBER CEMENT BOARD
- 3 ARCHITECTURAL TRIM
- 4 VINYL WINDOWS
- 5 STOREFRONT
- 6 CONCRETE ROOF TILE



NORTH ELEVATION - SOQUEL DR

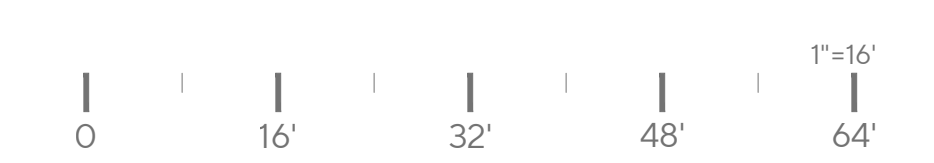
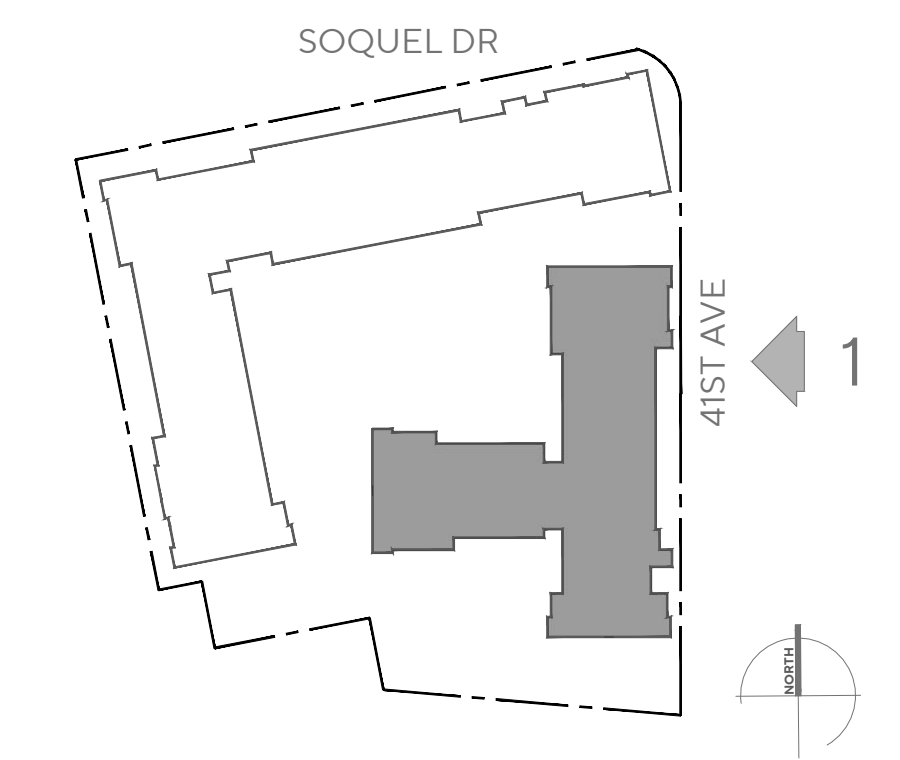


LEGEND

- 1 STUCCO - SAND FINISH
- 2 FIBER CEMENT BOARD
- 3 ARCHITECTURAL TRIM
- 4 VINYL WINDOWS
- 5 STOREFRONT
- 6 CONCRETE ROOF TILE



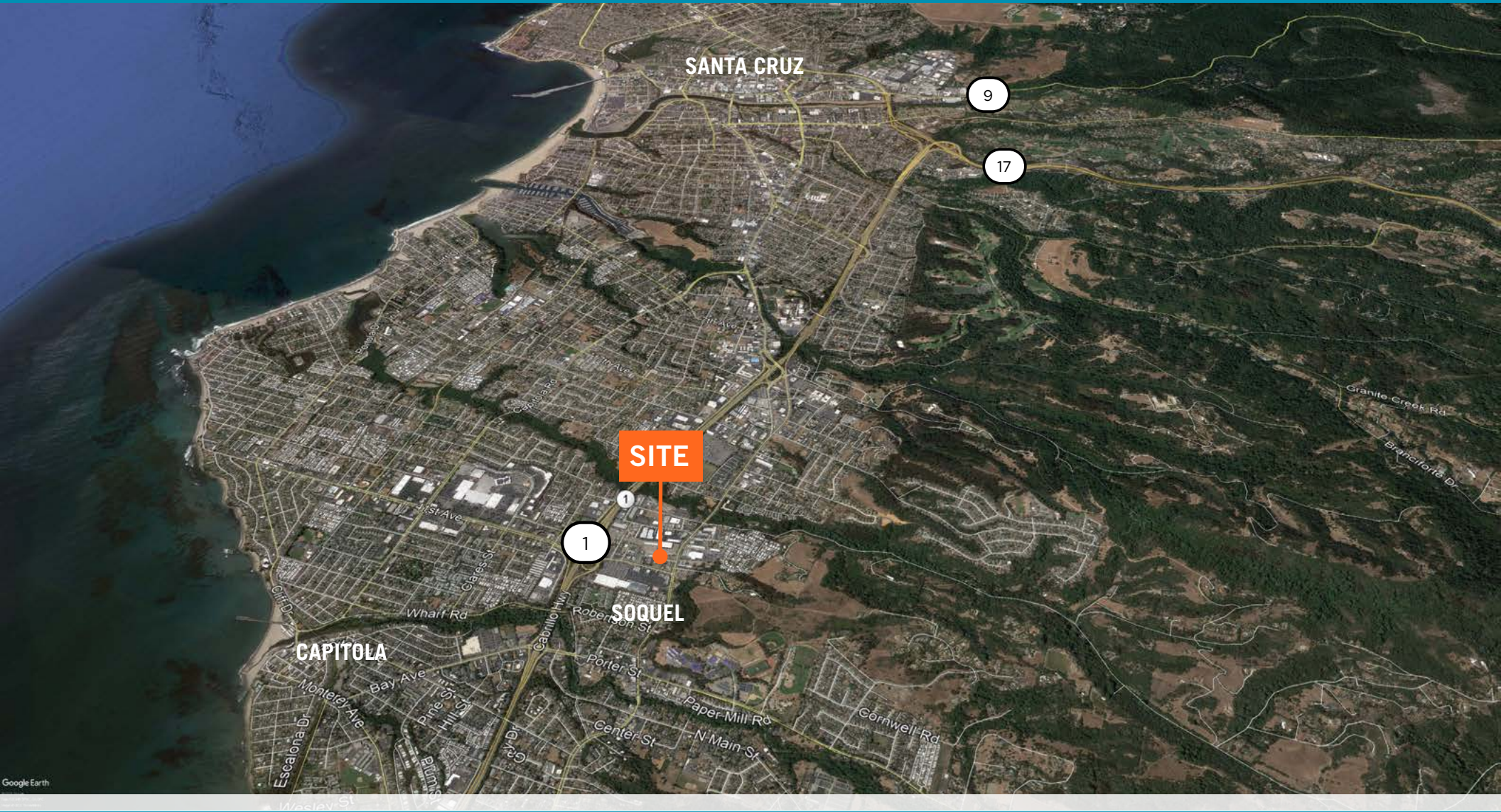
EAST ELEVATION - 41ST AVE



FOR SALE: UNENTITLED LAND ASSEMBLAGE

41st Avenue & Soquel Drive

SOQUEL, CA



OFFERED AT: \$9,850,000 (\$87.56 PSF)

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Doud Arcade Building
Suite 202
Ocean Avenue South
PO Box 999
Carmel-by-the-Sea, CA 93921

FOR SALE

41st Avenue & Soquel Drive, Soquel, CA

Highlights

- OFFERED AT:** \$9,850,000.00 (\$87.56 PSF) all cash
- ASSEMBLAGE:** 2.58± acres (112,489± SF)
Comprised of Eight Parcels: 030-121-06, 07, 08, 12, 13, 27, 53, 57
- CURRENT ZONING:** C-4 (was C-2; rezoned recently to accommodate car dealership development)

<https://www.codepublishing.com/CA/SantaCruzCounty/#!/SantaCruzCounty13/SantaCruzCounty1310.html#13.10.331>

History. Nissan automobile dealership purchased the land, and gained approvals from the County of Santa Cruz Board of Supervisors to build an automotive sales and service facility. After gaining approvals, owner decided not to proceed with construction and occupancy.

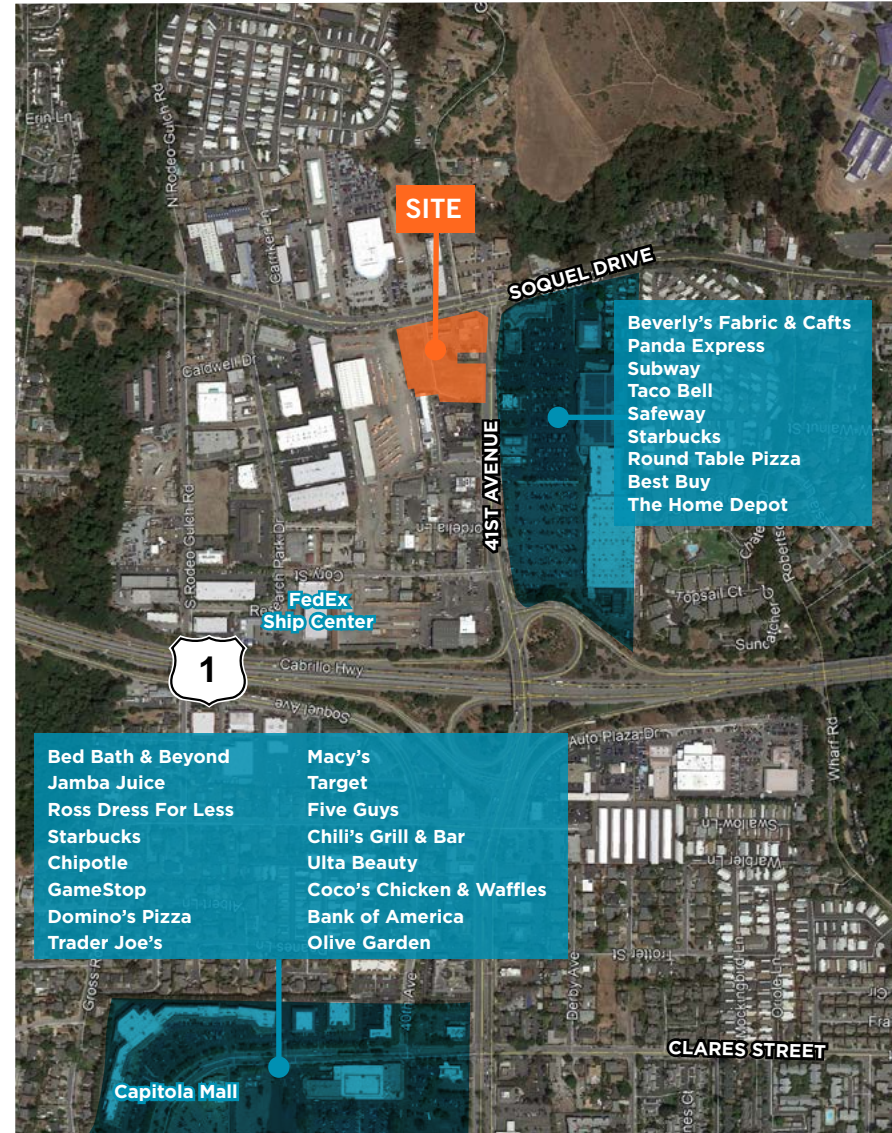
Opportunity. Purchase the land assemblage unentitled. Work with the County and community to get a project approved that provides a good “land lift” once entitled. The current C-4 zoning allows for service commercial, retail (but no restaurants), automotive, shipping, receiving, office, storage, community facilities such as churches, fire stations, light manufacturing, and so on. The previous zoning of C-2 allows for residential, but C-4 does not. As the presumed best use is residential, the developer would need to receive a variance and/or a re-zoning of the property.

By example only, the location should lend itself to mid-rise apartments. A residential apartment development at 60-100 units per acre would result in 150 to 250 units. At the advertised sales price, 250 units results in a price of \$39K per door unentitled. Once entitled, then develop or sell as an entitled project, or, go forward with construction drawings to provide a “shovel ready” opportunity. At that point, either build or sell. Assume \$80K per door entitled. If so, then the land lift for 250 units would be circa \$10MM. Or, this may be an opportunity for 100% affordable housing reliant on governmental participation (bonds, etc.). It should “score” well as an affordable residential development due to its proximity to shopping, services, schools, transportation, etc.

Community. Members of the community spoke publicly at the County Board of Supervisors hearing when the auto dealership was approved in October 2019. Many spoke in favor of mixed use, including the now current County Supervisor Manu Koenig. Generally speaking, a residential project makes the most sense as a community serving new development.

<https://goodtimes.sc/santa-cruz-news/news/county-cars-syringes/>

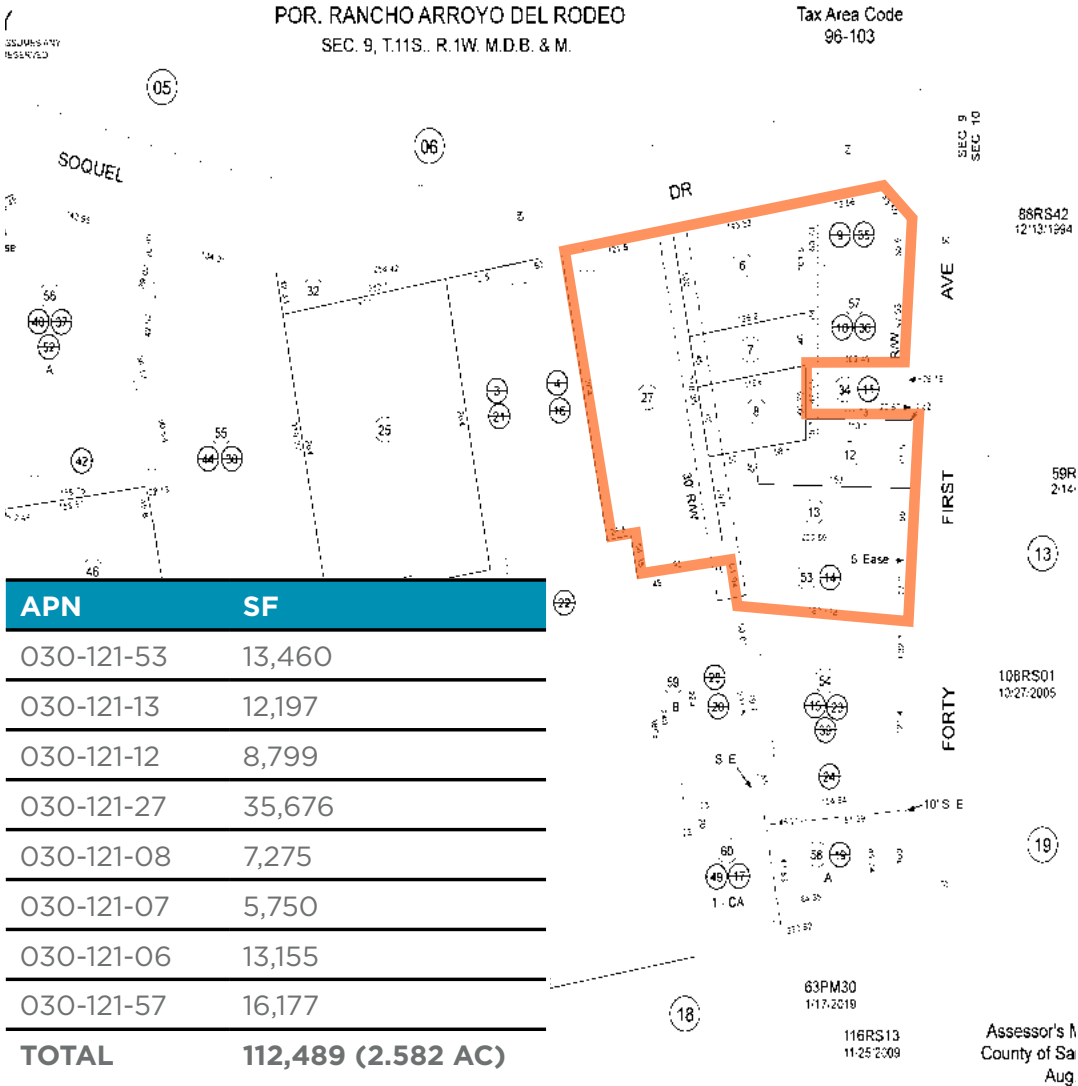
Aerial



FOR SALE

41st Avenue & Soquel Drive, Soquel, CA

Parcel Map



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[View Site Specific COVID-19 Prevention Plan](#)

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FOR SALE

41st Avenue & Soquel Drive, Soquel, CA

Demographics

	1 mile	3 miles	5 miles
2020 Summary			
Population	14,237	69,766	125,067
Daytime Population	17,229	69,083	132,232
Households	5,725	29,312	50,101
Families	3,222	15,648	26,168
Average Household Size	2.44	2.34	2.37
Owner Occupied Housing Units	51.7%	48.9%	48.3%
Renter Occupied Housing Units	41.9%	41.1%	41.9%
Median Age	41.1	41.7	39.3
Median Household Income	\$83,978	\$87,572	\$90,011
Average Household Income	\$120,633	\$122,071	\$128,098
2025 Summary			
Population	14,309	70,219	126,048
Households	5,748	29,481	50,502
Families	3,222	15,648	26,168
Average Household Size	2.44	2.34	2.37
Owner Occupied Housing Units	52.0%	49.3%	48.6%
Renter Occupied Housing Units	41.1%	40.2%	41.2%
Median Age	41.7	42.2	39.9
Median Household Income	\$93,972	\$99,987	\$101,555
Average Household Income	\$135,390	\$138,781	\$144,000
Trends: 2020-2025 Annual Rate			
Population	0.10%	0.13%	0.16%
Households	0.08%	0.12%	0.16%
Families	0.08%	0.11%	0.14%























Traffic Counts

Soquel Drive at 41st Avenue	22,919 ADT
41st Avenue at Soquel Drive	14,551 ADT
Highway 1 at 41st Avenue	106,000 ADT



QuickFacts
 Santa Cruz city, California

QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

All Topics 	Santa Cruz city, California
Population estimates, July 1, 2023, (V2023)	 NA
 PEOPLE	
Population	
Population estimates, July 1, 2023, (V2023)	 NA
Population Estimates, July 1, 2022, (V2022)	 61,800
Population estimates base, April 1, 2020, (V2023)	 NA
Population estimates base, April 1, 2020, (V2022)	 62,968
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	 NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	 -1.9%
Population, Census, April 1, 2020	62,956
Population, Census, April 1, 2010	59,946
Age and Sex	
Persons under 5 years, percent	 3.0%
Persons under 18 years, percent	 12.4%
Persons 65 years and over, percent	 12.7%
Female persons, percent	 50.6%
Race and Hispanic Origin	
White alone, percent	 67.7%
Black or African American alone, percent ^(a)	 2.2%
American Indian and Alaska Native alone, percent ^(a)	 1.0%
Asian alone, percent ^(a)	 10.1%
Native Hawaiian and Other Pacific Islander alone, percent ^(a)	 0.1%
Two or More Races, percent	 11.4%
Hispanic or Latino ^(b)	 21.2%
White alone, not Hispanic or Latino, percent	 61.0%
Population Characteristics	
Veterans, 2018-2022	1,560
Foreign born persons, percent, 2018-2022	12.5%
Housing	
Housing units, July 1, 2022, (V2022)	X
Owner-occupied housing unit rate, 2018-2022	47.0%
Median value of owner-occupied housing units, 2018-2022	\$1,116,100
Median selected monthly owner costs -with a mortgage, 2018-2022	\$3,587
Median selected monthly owner costs -without a mortgage, 2018-2022	\$792
Median gross rent, 2018-2022	\$2,232
Building permits, 2022	X
Families & Living Arrangements	
Households, 2018-2022	21,594
Persons per household, 2018-2022	2.37
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	68.5%
Language other than English spoken at home, percent of persons age 5 years+, 2018-2022	25.6%
Computer and Internet Use	
Households with a computer, percent, 2018-2022	97.1%
Households with a broadband Internet subscription, percent, 2018-2022	94.1%
Education	
High school graduate or higher, percent of persons age 25 years+, 2018-2022	95.4%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	57.1%
Health	
With a disability, under age 65 years, percent, 2018-2022	7.5%
Persons without health insurance, under age 65 years, percent	 4.4%

Economy	
In civilian labor force, total, percent of population age 16 years+, 2018-2022	61.6%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	60.7%
Total accommodation and food services sales, 2017 (\$1,000) (c)	384,551
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	408,761
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	26,770
Total retail sales, 2017 (\$1,000) (c)	984,658
Total retail sales per capita, 2017 (c)	\$15,103
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2018-2022	22.2
Income & Poverty	
Median household income (in 2022 dollars), 2018-2022	\$105,491
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$51,956
Persons in poverty, percent	△ 18.7%

BUSINESSES


Businesses	
Total employer establishments, 2021	X
Total employment, 2021	X
Total annual payroll, 2021 (\$1,000)	X
Total employment, percent change, 2020-2021	X
Total nonemployer establishments, 2020	X
All employer firms, Reference year 2017	1,847
Men-owned employer firms, Reference year 2017	938
Women-owned employer firms, Reference year 2017	364
Minority-owned employer firms, Reference year 2017	256
Nonminority-owned employer firms, Reference year 2017	1,259
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	1,487


GEOGRAPHY

Geography	
Population per square mile, 2020	4,941.6
Population per square mile, 2010	4,705.2
Land area in square miles, 2020	12.74
Land area in square miles, 2010	12.74
FIPS Code	0669112

[About datasets used in this table](#)

Value Notes

 Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TAI to learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

In Vintage 2022, as a result of the formal request from the state, Connecticut transitioned from eight counties to nine planning regions. For more details, please see the Vintage 2022 release notes available here: [Release Notes](#).

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2022 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories























Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open end
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

QuickFacts
 Santa Cruz County, California

QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

All Topics 	Santa Cruz County, California
Population estimates, July 1, 2023, (V2023)	 NA
 PEOPLE	
Population	
Population estimates, July 1, 2023, (V2023)	 NA
Population Estimates, July 1, 2022, (V2022)	 264,370
Population estimates base, April 1, 2020, (V2023)	 NA
Population estimates base, April 1, 2020, (V2022)	 270,869
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	 NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	 -2.4%
Population, Census, April 1, 2020	270,861
Population, Census, April 1, 2010	262,382
Age and Sex	
Persons under 5 years, percent	 4.3%
Persons under 18 years, percent	 18.1%
Persons 65 years and over, percent	 19.1%
Female persons, percent	 50.1%
Race and Hispanic Origin	
White alone, percent	 86.5%
Black or African American alone, percent ^(a)	 1.5%
American Indian and Alaska Native alone, percent ^(a)	 1.9%
Asian alone, percent ^(a)	 5.3%
Native Hawaiian and Other Pacific Islander alone, percent ^(a)	 0.2%
Two or More Races, percent	 4.5%
Hispanic or Latino, percent ^(b)	 34.5%
White alone, not Hispanic or Latino, percent	 56.0%
Population Characteristics	
Veterans, 2018-2022	9,165
Foreign born persons, percent, 2018-2022	17.4%
Housing	
Housing units, July 1, 2022, (V2022)	107,124
Owner-occupied housing unit rate, 2018-2022	60.0%
Median value of owner-occupied housing units, 2018-2022	\$951,300
Median selected monthly owner costs -with a mortgage, 2018-2022	\$3,350
Median selected monthly owner costs -without a mortgage, 2018-2022	\$828
Median gross rent, 2018-2022	\$2,094
Building permits, 2022	608
Families & Living Arrangements	
Households, 2018-2022	96,487
Persons per household, 2018-2022	2.64
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	84.8%
Language other than English spoken at home, percent of persons age 5 years+, 2018-2022	32.6%
Computer and Internet Use	
Households with a computer, percent, 2018-2022	96.3%
Households with a broadband Internet subscription, percent, 2018-2022	92.5%
Education	
High school graduate or higher, percent of persons age 25 years+, 2018-2022	88.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	42.5%
Health	
With a disability, under age 65 years, percent, 2018-2022	8.1%
Persons without health insurance, under age 65 years, percent	 7.7%

Economy	
In civilian labor force, total, percent of population age 16 years+, 2018-2022	63.5%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	59.1%
Total accommodation and food services sales, 2017 (\$1,000) (c)	831,920
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	2,175,189
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	168,432
Total retail sales, 2017 (\$1,000) (c)	4,650,375
Total retail sales per capita, 2017 (c)	\$16,919
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2018-2022	26.7
Income & Poverty	
Median household income (in 2022 dollars), 2018-2022	\$104,409
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$52,887
Persons in poverty, percent	 12.5%

BUSINESSES


Businesses	
Total employer establishments, 2021	7,078
Total employment, 2021	73,238
Total annual payroll, 2021 (\$1,000)	4,375,412
Total employment, percent change, 2020-2021	-10.9%
Total nonemployer establishments, 2020	22,814
All employer firms, Reference year 2017	6,263
Men-owned employer firms, Reference year 2017	3,452
Women-owned employer firms, Reference year 2017	1,108
Minority-owned employer firms, Reference year 2017	1,009
Nonminority-owned employer firms, Reference year 2017	4,449
Veteran-owned employer firms, Reference year 2017	260
Nonveteran-owned employer firms, Reference year 2017	5,238


GEOGRAPHY

Geography	
Population per square mile, 2020	608.5
Population per square mile, 2010	589.4
Land area in square miles, 2020	445.11
Land area in square miles, 2010	445.17
FIPS Code	06087

[About datasets used in this table](#)

Value Notes

 Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TAI to learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

In Vintage 2022, as a result of the formal request from the state, Connecticut transitioned from eight counties to nine planning regions. For more details, please see the Vintage 2022 release notes available here: [Release Notes](#).

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2022 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open end
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.



SHEET INDEX

COVER SHEET	G0.0
PROJECT DATA	G0.1
SITE PLAN	A1.0
PODIUM PLAN	A1.1
BUILDING PLANS - TOWER A	A2.0
BUILDING PLANS - TOWER A	A2.1
BUILDING PLANS - TOWER B	A2.2
UNIT PLANS	A3.0
BUILDING ELEVATIONS - TOWER A	A4.0
BUILDING ELEVATIONS - TOWER A	A4.1

PROJECT TEAM

APPLICANT/OWNER:
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 430 E. STATE STREET, SUITE 100
 EAGLE, ID 83616
 (208) 461-0022
 CONTACT: CALEB ROOPE
 calebr@tpchousing.com

APPLICANT/OWNER:
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 LONG BEACH, CA 90807
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 aplett@linchousing.org

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 ORANGE, CA 92866
 (714) 639-9860
 CONTACT: IOANNA MAGIATI,
 DRISHTI SHAH
 ioannam@aoarchitects.com
 drishtis@aoarchitects.com



41ST AVENUE
 SOQUEL, CA



GO.0

JOB NO. 2024-0179
 DATE 07-08-2024

SOQUEL DR. & 41ST AVE.			
PROJECT DESCRIPTION	TWO TOWERS OF TYPE III-A FIVE-STORY AFFORDABLE MULTI-FAMILY DEVELOPMENT OVER ONE-LEVEL OF TYPE I-A RAISED PODIUM WITH 289 AFFORDABLE UNITS.		
PROJECT LOCATION	SOQUEL DRIVE & 41ST AVENUE, SOQUEL, CA 95073 2831 41ST AVENUE SOQUEL, CA 95073	APN	030-121-61, 030-121-34
ZONING	C-2 COMMUNITY COMMERCIAL & C-4 COMMERCIAL SERVICES		
USE	VACANT COMMERCIAL LAND, SINGLE-FAMILY RESIDENT		
GROSS LOT AREA	117,743 SQ. FT.	2.703 AC	
GROSS BUILDING AREA	333,255 SQ. FT.	FAR	2.8
SITE COVERAGE	0.72 SQ. FT.	68.77%	
NO. OF STORIES	6 STORIES		
PROPOSED TYPE OF CONSTRUCTION	TWO TOWERS OF 5-STORY TYPE III-A OVER 1 LEVEL OF TYPE I-A	AUTOMATIC SPRINKLER	YES
TOTAL UNITS	289 DU		
DENSITY (DU/AC)	106.9 DU/AC		

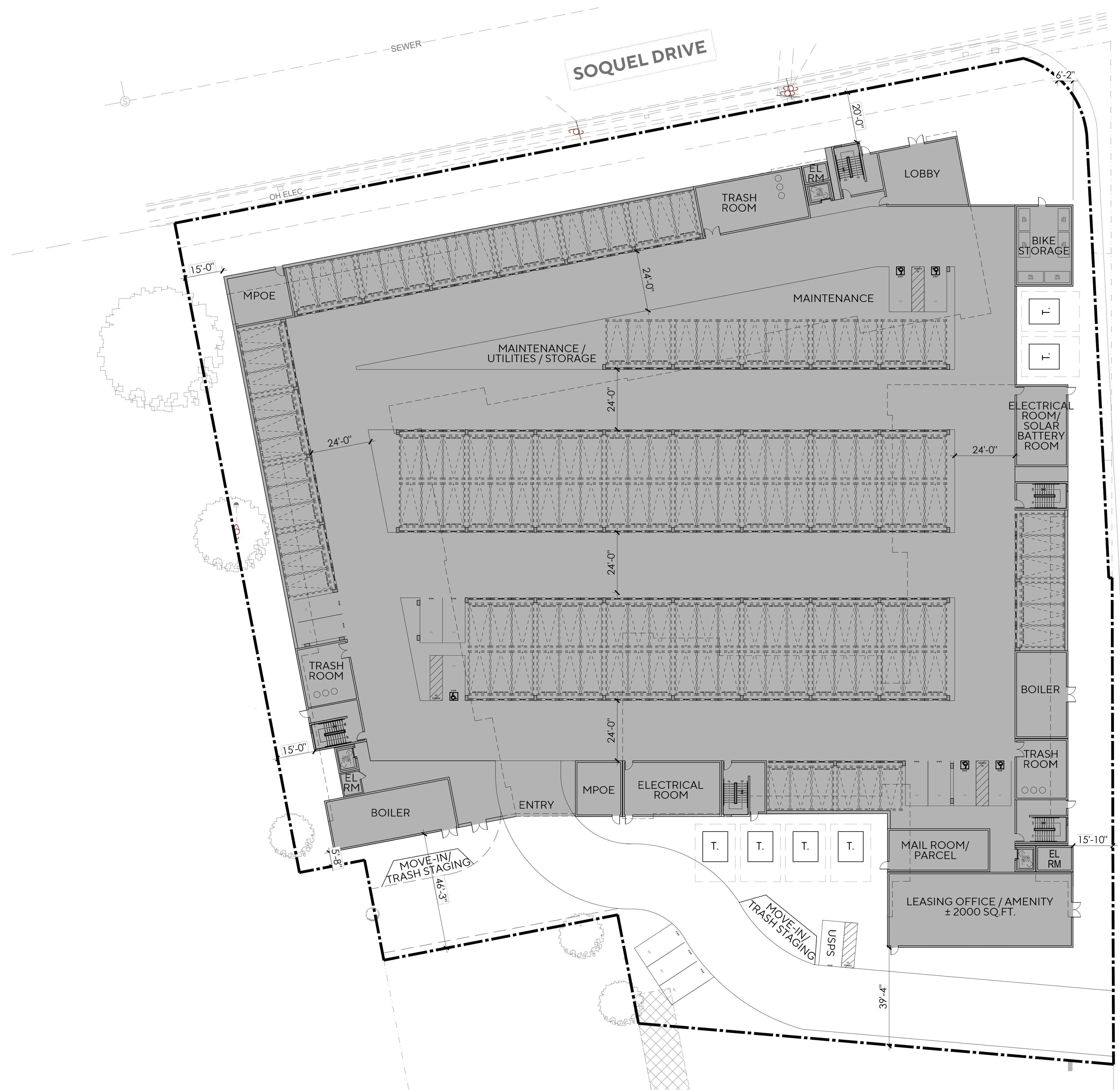
OVERALL UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT MIX:
S1 (STUDIO)	432	118	50,976	40.8%
A1 (1-BDRM)	636	103	65,508	35.6%
A2 (1-BDRM)	709	13	9,217	4.5%
B1 (2-BDRM)	834	22	18,348	7.6%
C1 (3-BDRM)	1,140	33	37,620	11.4%
TOTAL	629	289	181,669	100%

TOWER A UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	UNIT MIX:
S1 (STUDIO)	432	108	46,656	56.5%
A1 (1-BDRM)	636	54	34,344	28.3%
A2 (1-BDRM)	709	4	2,836	2.1%
B1 (2-BDRM)	834	10	8,340	5.2%
C1 (3-BDRM)	1,140	15	17,100	7.9%
TOTAL	572	191	109,276	100%

DEVELOPMENT STANDARDS			
CATEGORY	REQUIRED		PROVIDED
SETBACKS	FRONT (SOQUEL)	10 FT.	20'-0"
	SIDE (41ST AVE)	0 FT.	6'-11"
	SIDE (WEST)	0 FT.	15'-0"
	REAR (SOUTH)	0 FT.	39'-4"
BUILDING HEIGHT	3 STORY, 35 FT. MAXIMUM		± 73'-9" (TOP OF ROOF)
VEHICULAR PARKING	1-BEDROOM	2 SPACES x 116 UNITS = 232 SPACES	235 PARKING STACKER STALLS 5 STANDARD STALLS TOTAL PROVIDED: 240 STALLS +3 SURFACE PARKING STALLS (GUEST)
	2-BEDROOM	2.5 SPACES x 22 UNITS = 55 SPACES	
	3-BEDROOM	2.5 SPACES x 33 UNITS = 83 SPACES	
	GUEST	20% OF THE REQUIRED PARKING = 74 SPACES	
	TOTAL REQUIRED: 444 SPACES		
BICYCLE PARKING	1 BICYCLE / UNIT, PLUS 0.2 SPACES / UNIT 289 SPACES + 58 SPACES = 347 SPACES		90 SPACES

GROSS BUILDING AREA		
LEVEL	TOWER A TOTAL GROSS FLOOR AREA (SQ. FT.)	TOWER B TOTAL GROSS FLOOR AREA (SQ. FT.)
LEVEL 1 (PODIUM)	90,975	
LEVEL 2	29,623	20,829
LEVEL 3	29,624	20,830
LEVEL 4	29,625	20,831
LEVEL 5	29,625	20,832
LEVEL 6	29,627	20,833
TOTAL	333,255	

TOWER B UNIT SUMMARY				
UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	UNIT MIX:
S1 (STUDIO)	432	10	4,320	10.2%
A1 (1-BDRM)	636	47	31,154	50.0%
A2 (1-BDRM)	709	9	6,381	9.2%
B1 (2-BDRM)	834	12	10,008	12.2%
C1 (3-BDRM)	1,140	16	20,520	18.4%
TOTAL	739	98	72,393	100%



LEGEND

- LEASING & AMENITIES
- RESIDENTIAL
- PARKING
- 3-WIDE PARKING STACKER

- LEGEND**
- LEASING & AMENITIES
 - RESIDENTIAL
 - PARKING
 - 3-WIDE PARKING STACKER



41ST AVENUE

LEGEND

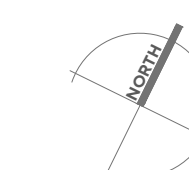
- AMENITIES
- RESIDENTIAL



LEVEL 2

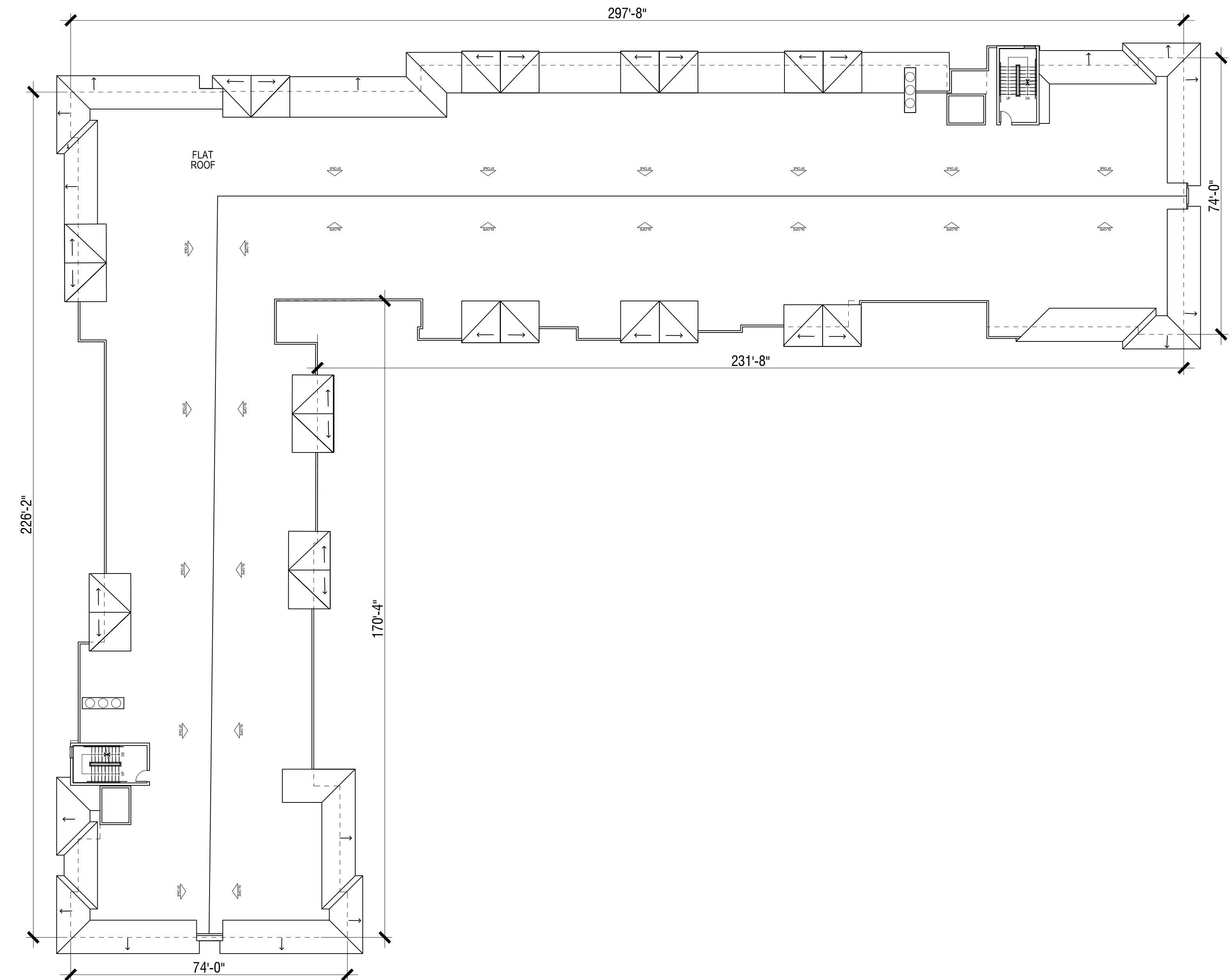


LEVEL 3 - LEVEL 6



LEGEND

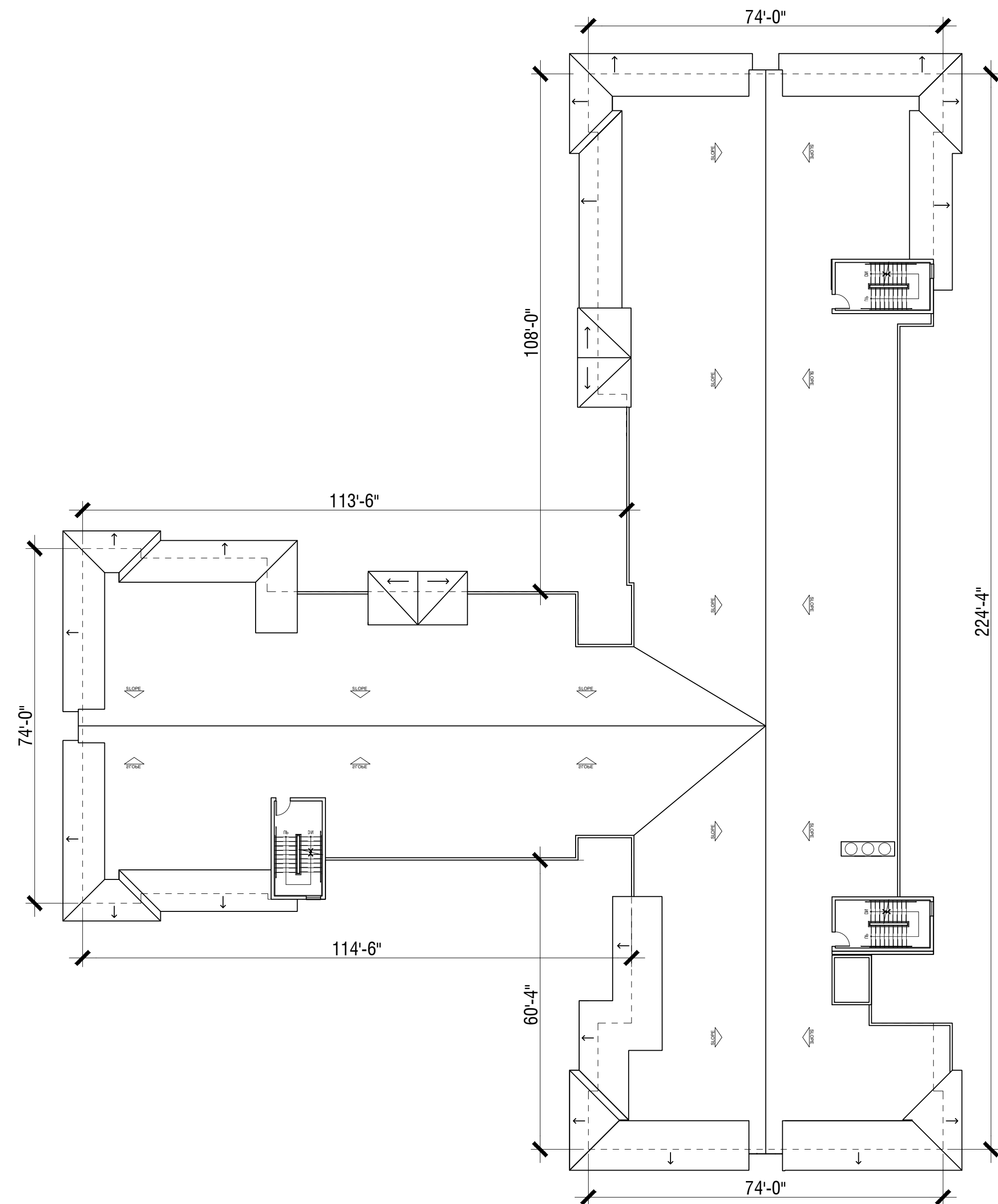
- AMENITIES
- RESIDENTIAL



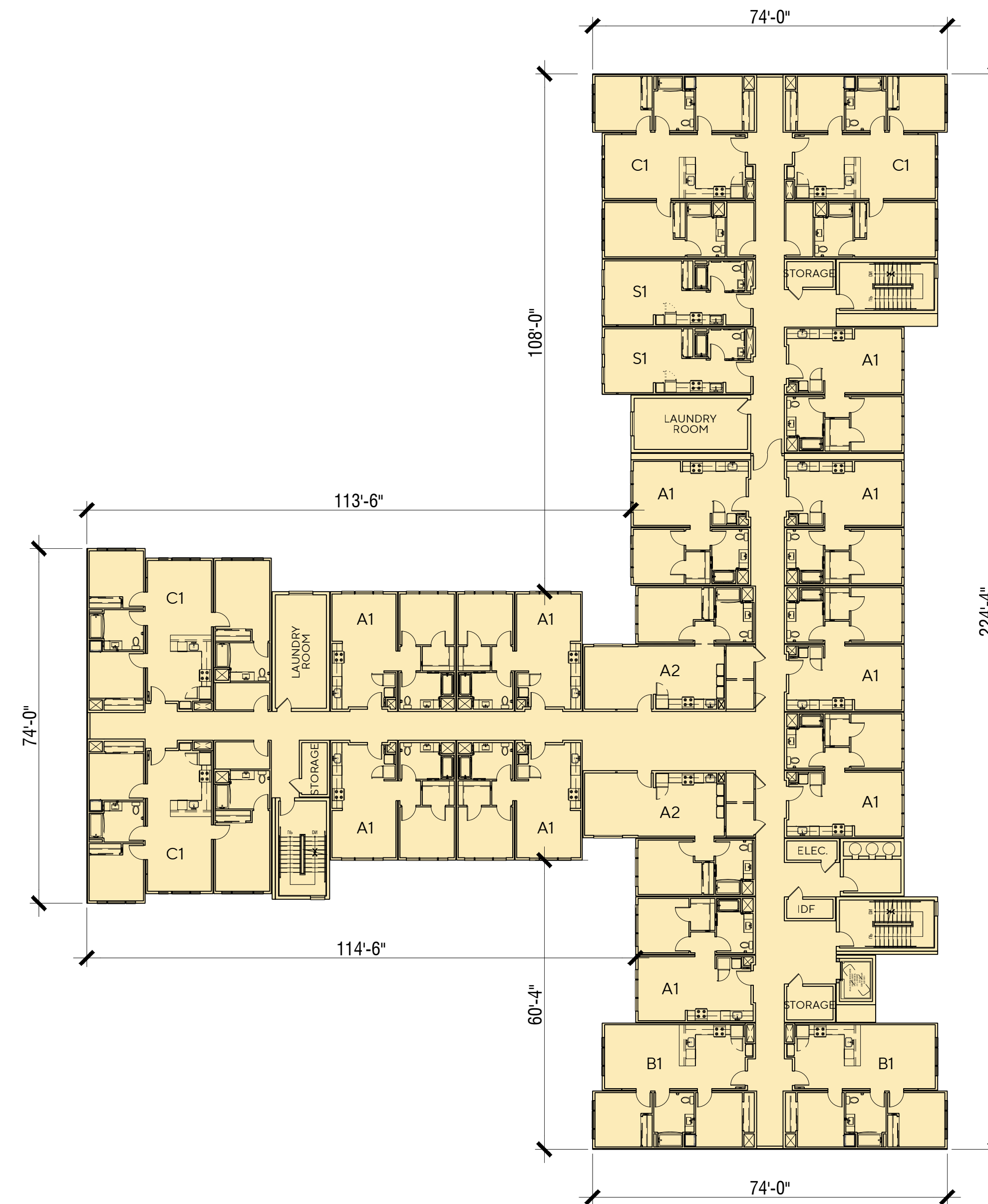
ROOF PLAN

LEGEND

- AMENITIES
- RESIDENTIAL



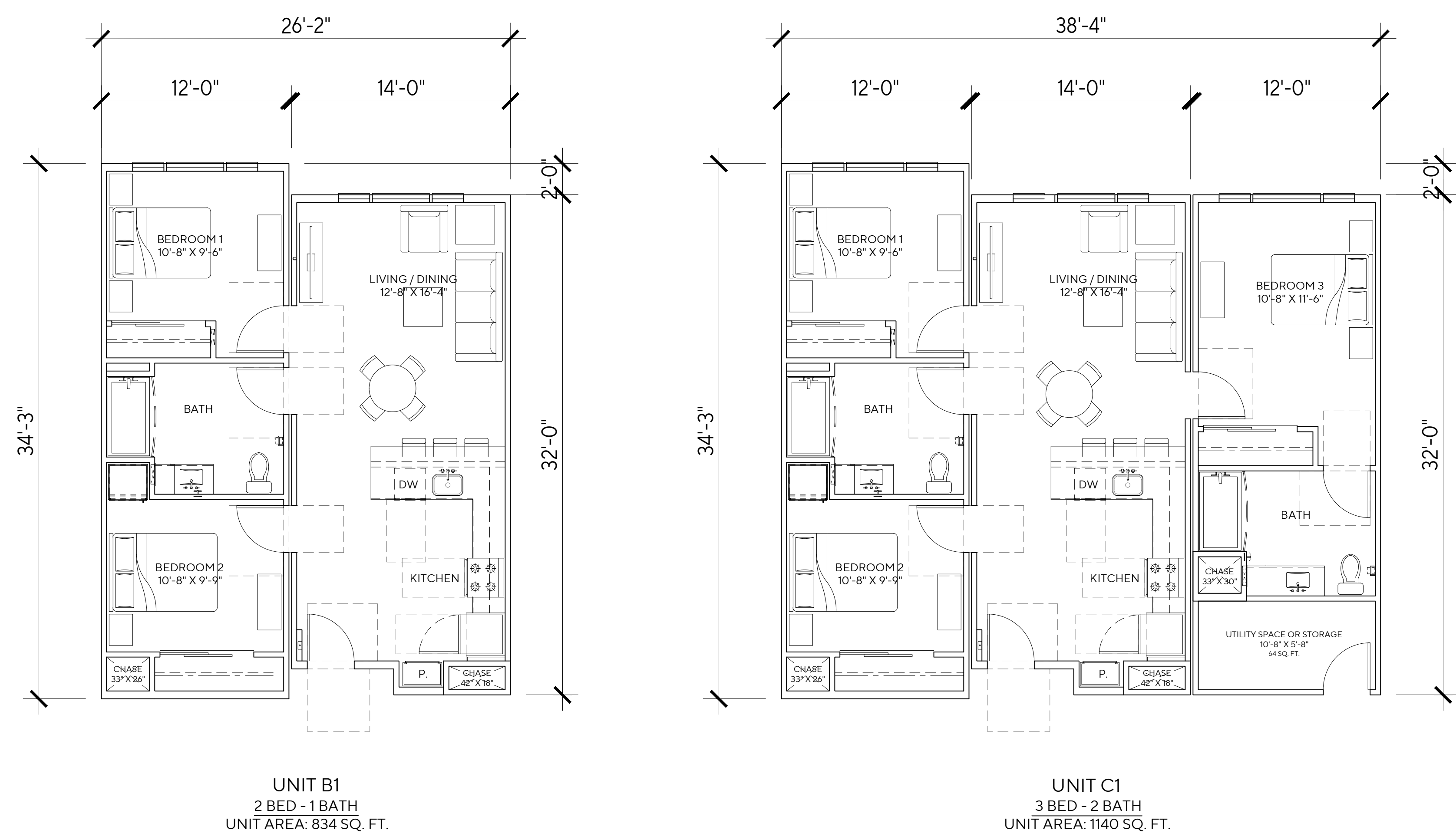
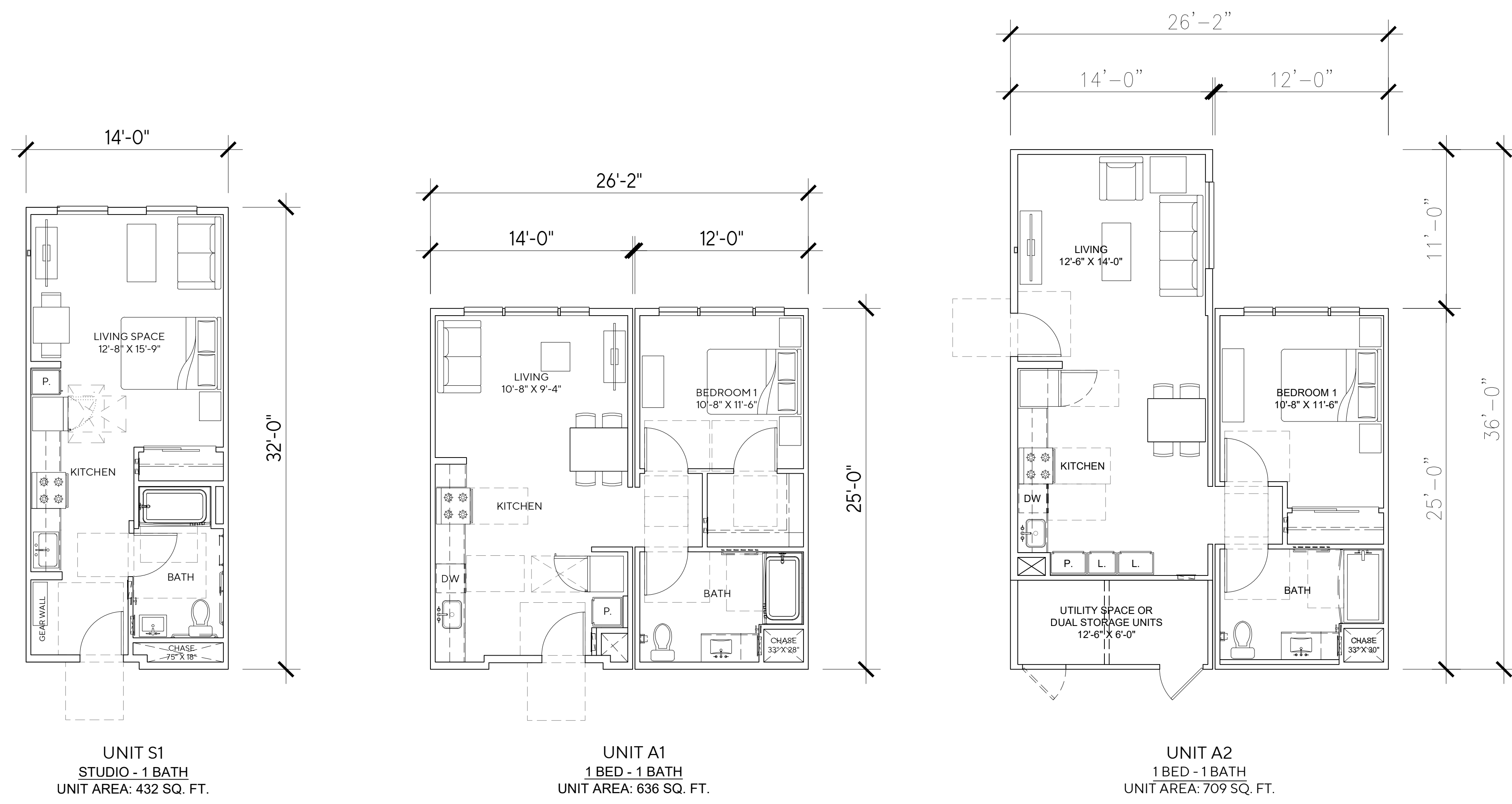
ROOF LEVEL



LEVEL 3 - LEVEL 6



LEVEL 2

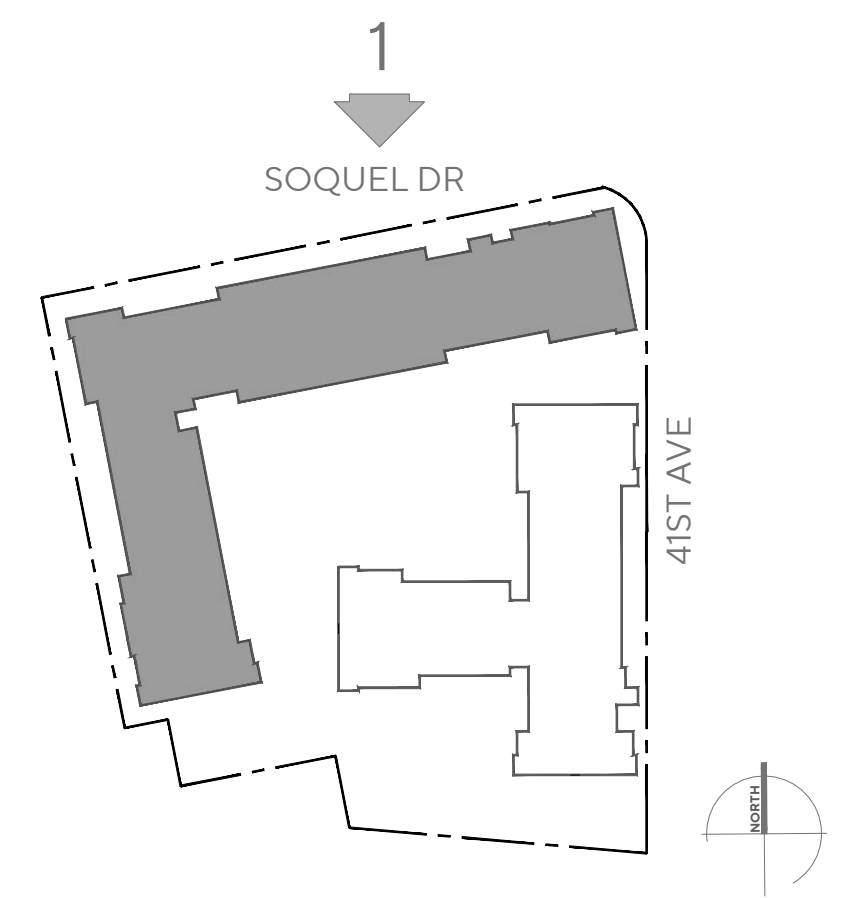


LEGEND

- 1 STUCCO - SAND FINISH
- 2 FIBER CEMENT BOARD
- 3 ARCHITECTURAL TRIM
- 4 VINYL WINDOWS
- 5 STOREFRONT
- 6 CONCRETE ROOF TILE



NORTH ELEVATION - SOQUEL DR

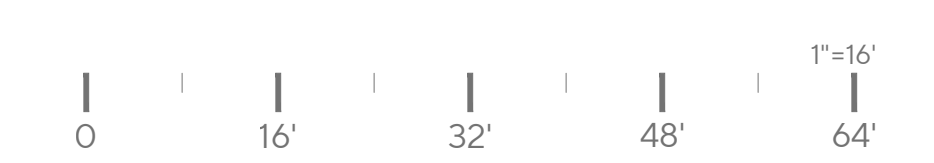
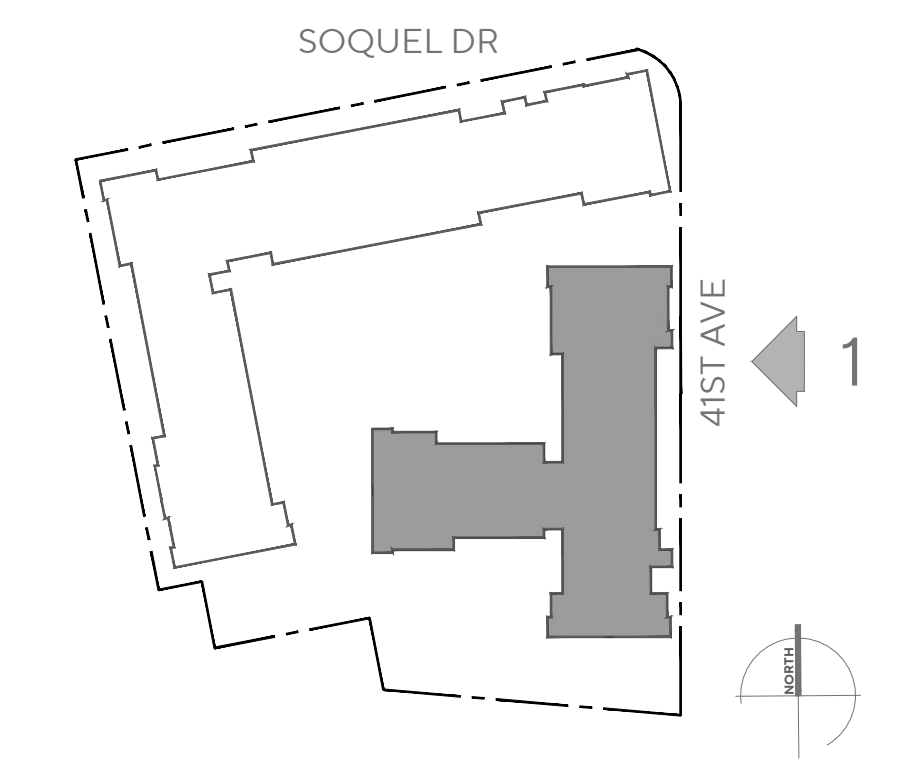


LEGEND

- 1 STUCCO - SAND FINISH
- 2 FIBER CEMENT BOARD
- 3 ARCHITECTURAL TRIM
- 4 VINYL WINDOWS
- 5 STOREFRONT
- 6 CONCRETE ROOF TILE

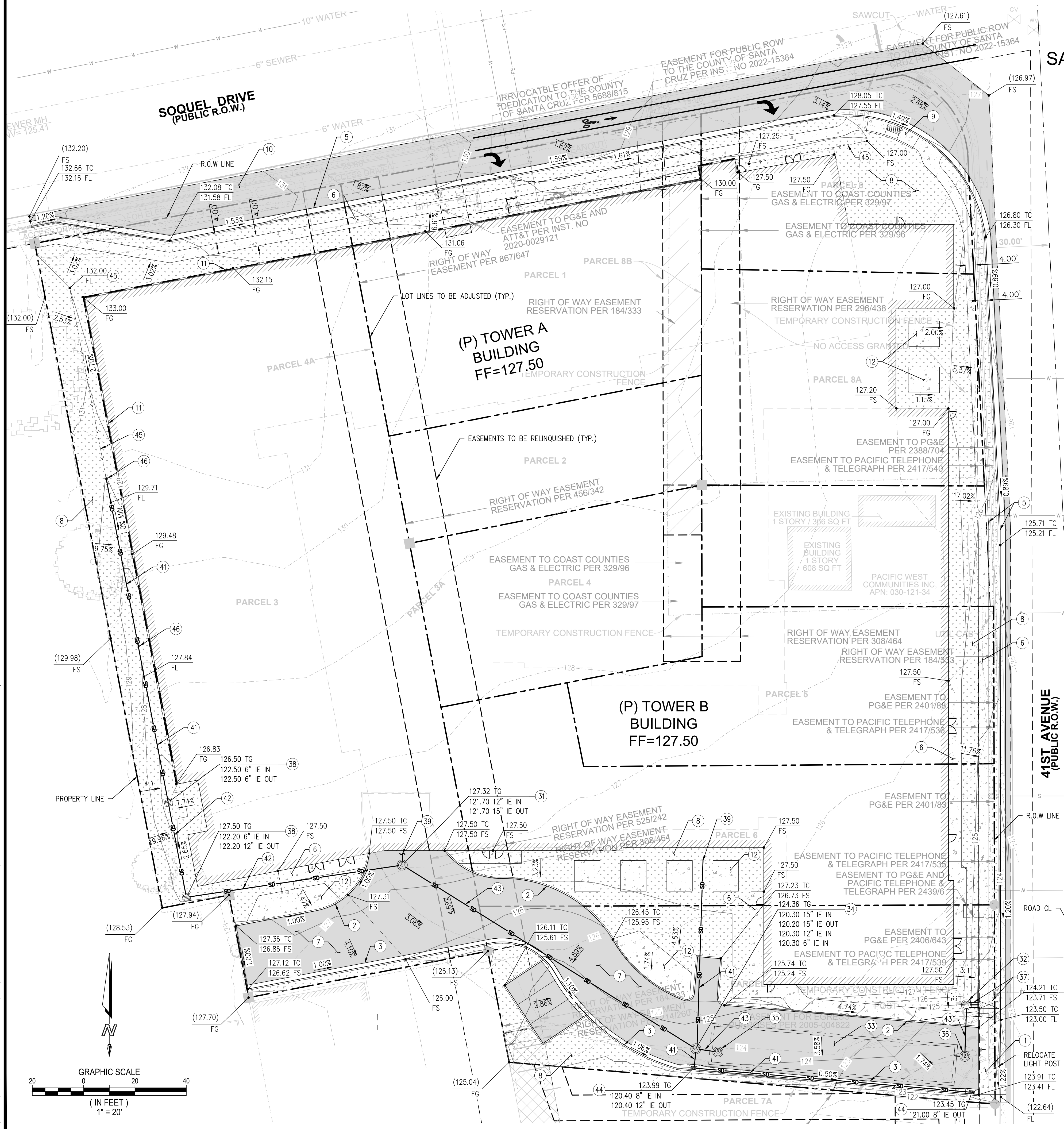
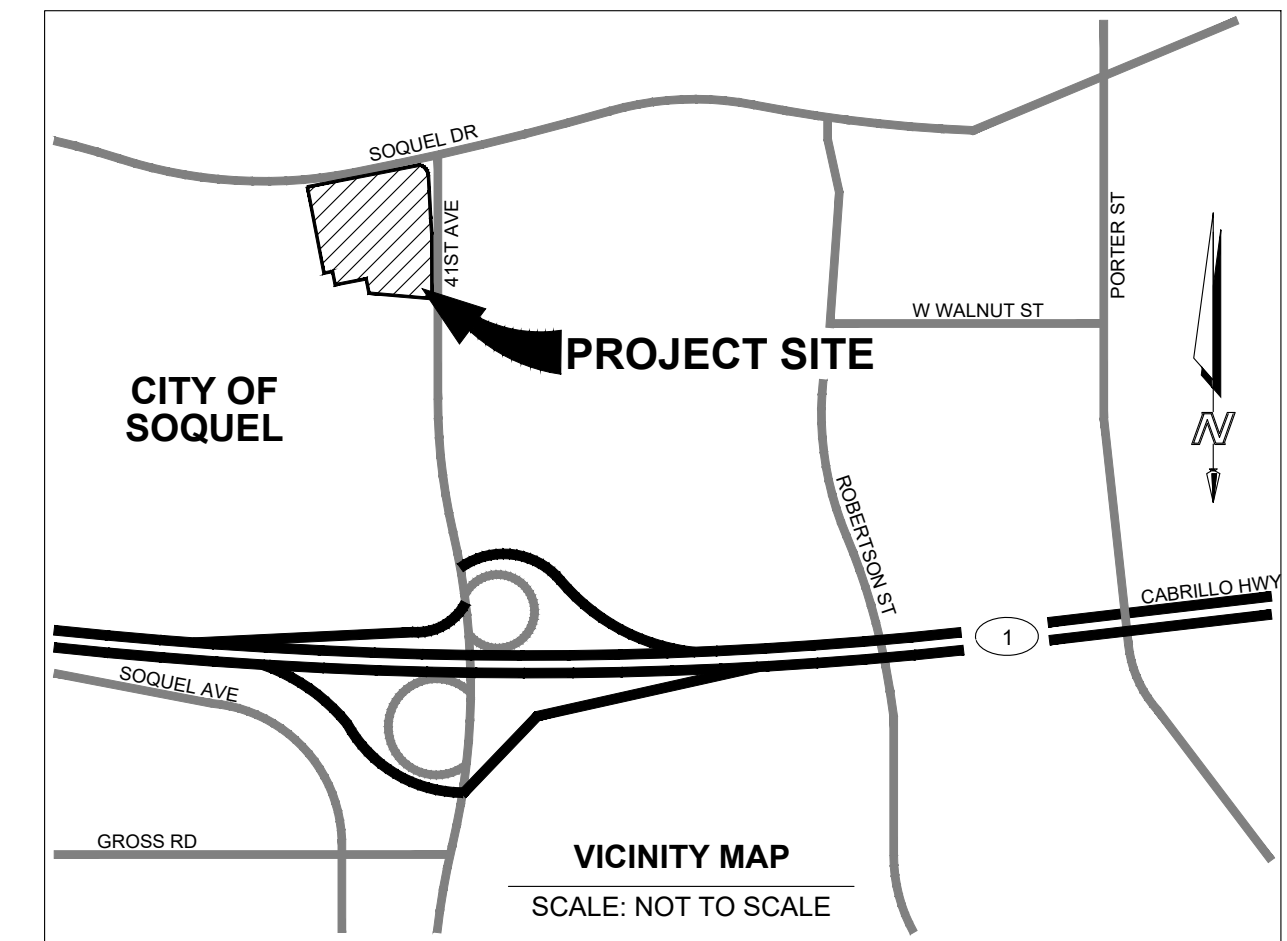


EAST ELEVATION - 41ST AVE



PRELIMINARY GRADING & DRAINAGE PLAN

SOQUEL 41ST AVE.
 CITY OF SOQUEL, COUNTY OF
 SANTA CRUZ, STATE OF CALIFORNIA
 APN: 030-121-61



CONSTRUCTION NOTES

- ① CONSTRUCT DRIVEWAY PER COUNTY STANDARDS.
- ② CONSTRUCT 6" CURB.
- ③ CONSTRUCT 6" CURB AND GUTTER.
- ④ CONSTRUCT 36" WIDE CONCRETE RIBBON GUTTER.
- ⑤ CONSTRUCT CURB AND GUTTER PER COUNTY STANDARDS.
- ⑥ CONSTRUCT CONCRETE SIDEWALK.
- ⑦ CONSTRUCT HEAVY DUTY ASPHALT CONCRETE PAVEMENT.
- ⑧ INSTALL LANDSCAPING PER LANDSCAPE PLAN.
- ⑨ CONSTRUCT ACCESSIBLE RAMP PER COUNTY STANDARDS.
- ⑩ CONSTRUCT ASPHALT CONCRETE PAVEMENT PER COUNTY STANDARDS.
- ⑪ INSTALL 24"-60" VARIABLE HT. BUILDING STEM WALL.
- ⑫ CONSTRUCT CONCRETE PAVEMENT.

DRAINAGE CONSTRUCTION NOTES

- ⑬ INSTALL 48" PRECAST STORM DRAIN MANHOLE.
- ⑭ INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH SUMP PUMP.
- ⑮ CONSTRUCT ADS STORMTECH UNDERGROUND DETENTION SYSTEM OR APPROVED EQUAL.
- ⑯ CONSTRUCT ADS BARRACUDA HYDRODYNAMIC SEPARATOR OR APPROVED EQUAL.
- ⑰ CONSTRUCT NYLOPLAST BASIN WITH ELEVATED BYPASS MANIFOLD INLET STRUCTURE.
- ⑱ CONSTRUCT NYLOPLAST OUTLET CONTROL STRUCTURE.
- ⑲ CONSTRUCT CURB OUTLET.
- ⑳ INSTALL 24"x24" PRECAST CATCH BASIN.
- ㉑ ROOF DRAIN BUILDING POINT OF CONNECTION.
- ㉒ INSTALL 6" PVC STORM DRAIN PIPE.
- ㉓ INSTALL 12" PVC STORM DRAIN PIPE.
- ㉔ INSTALL 15" PVC STORM DRAIN PIPE.
- ㉕ CONSTRUCT CURB INLET.
- ㉖ CONSTRUCT DRAINAGE SWALE.
- ㉗ INSTALL 6" PVC DRAIN INLET.

LEGEND

—	PROPERTY BOUNDARY LINE	▨	PROPOSED CONCRETE
- - -	CENTERLINE	▩	AC PAVEMENT
- · - · -	LINE EASEMENT LINE	▨	PROPOSED LANDSCAPE
- · - · -	EXISTING CONTOURS	⊙	FIRE DEPARTMENT CONNECTION
- · - · -	PROPOSED CONTOURS	⊙	FIRE HYDRANT
- - -	SANITARY SEWER LINE	⊙	WATER VALVE
- - -	STORM DRAIN	⊙	STORM DRAIN MANHOLE
- - -	WATER LINE	⊙	SEWER CLEANOUT
- - -	FIRE WATER LINE		

BASIS OF BEARINGS

BEING THE WESTERLY LINE OF PARCELS 5 AND 6 OF DOC. 2006-0024028 AS SHOWN IN ROS 116/13, HAVING A BEARING OF S10°52'00"E.

BENCHMARK INFORMATION

THE OFF-SITE BENCHMARK IS BASED ON NAVD 1988 DATUM, BENCHMARK USED SANTA CRUZ COUNTY BENCHMARK NO. 332, BEING A BRASS CAP WITH RIVET IN CONC. WINGWALL ON S'LY SIDE OF RODEO GULCH BRIDGE ON SOQUEL DR., 33 N'LY OF THE CENTER OF SOQUEL DR. ELEVATION= 117.37 FEET.

THE ON-SITE BENCHMARK IS BASED ON NAVD 1988 DATUM, AND IS A SET MAG NAIL AND SHINER NEAR THE NORTHWEST CORNER OF PARCEL 3 AS SHOWN HEREON.

ELEVATION= 132.09 FEET.

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06087C0352F PROJECT SITE LIES IN FLOOD ZONE "X".

FLOOD "X" DESIGNATION IS DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN." PER THE FEMA WEB SITE. MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

EARTHWORK QUANTITIES

FILL:	500 CY
CUT:	7,300 CY
NET:	6,800 CY (EXPORT)

NOTE: EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION

OWNER/DEVELOPER THE PACIFIC COMPANIES 430 E. STATE ST., SUITE 100 EAGLE, ID 83616 CONTACT: CALEB ROOPE TEL: (208) 461-0022	SURVEYOR ALTAS GEOSPATIAL 2191 EL CAMINO REAL, SUITE 208L OCEANSIDE, CA 92054 CONTACT: EVE ANDERSON TEL: (888) 364-1973
--	---

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DRISHTI SHAH
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CIVIL ENGINEER
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872 HIGUERA STREET SAN
LUIZ OBISPO, CA 93401
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TEL: (213) 810-8470

SHEET INDEX

SHEET 1	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2	PRELIMINARY UTILITY PLAN
SHEET 3	PRELIMINARY STORMWATER MANAGEMENT PLAN

Civil Engineering • Site Optimization
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San Diego • Orange County • Los Angeles • San Luis Obispo • Monterey

REGISTERED PROFESSIONAL ENGINEER
 TYLER WILSON
 No. 85839
 CIVIL
 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DATE	REVISIONS	BY

SOQUEL 41ST AVE.
SOQUEL DRIVE & 41ST AVENUE
 CITY OF SOQUEL, CA

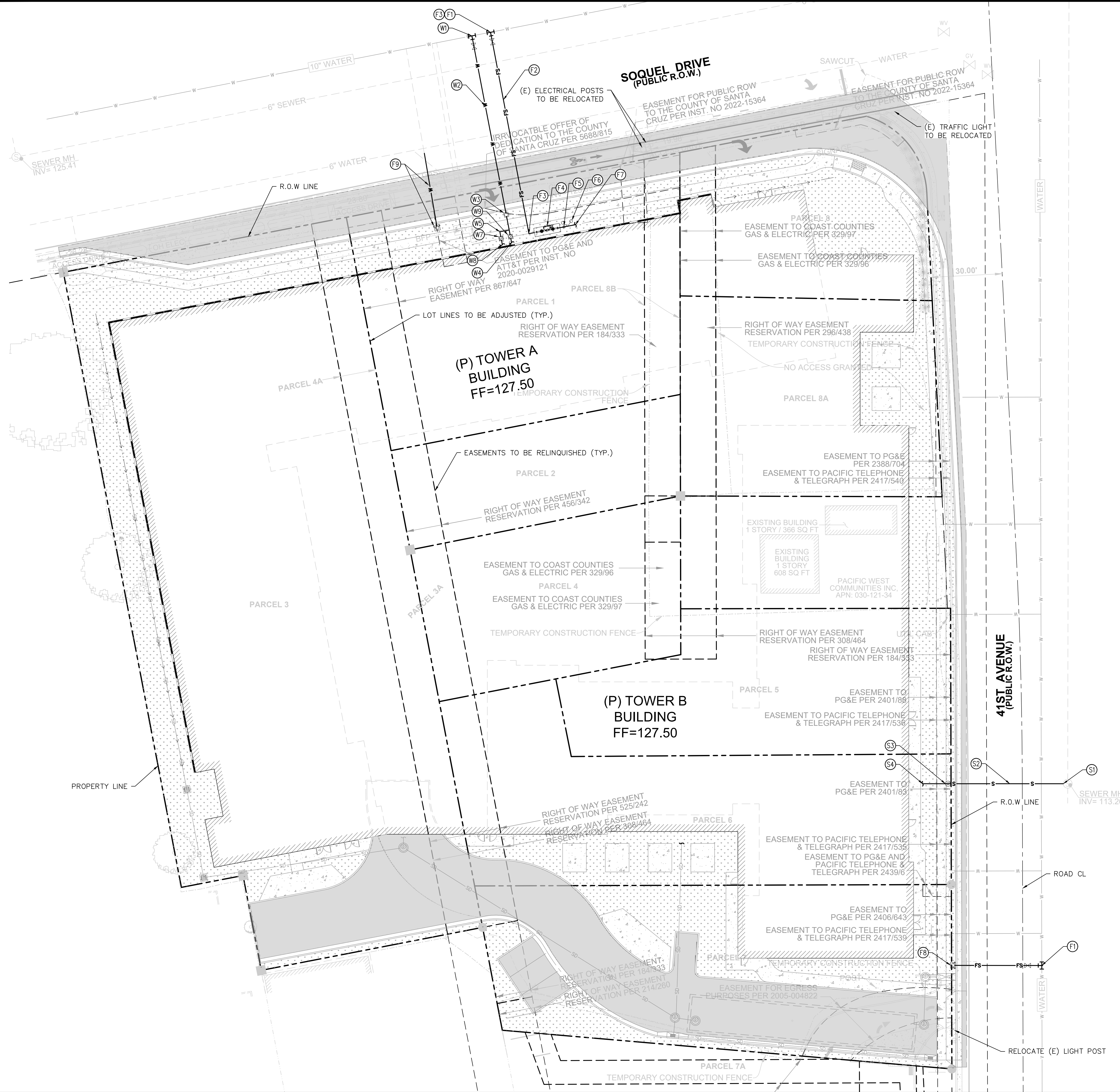
PRELIMINARY GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 24-030
PREPARED ON: 7/1/24
REVISED ON: 7/16/24
PREPARED BY: PC
CHECKED BY: THJ
SHEET 1 OF 3

Z:\SHARED\2024\24-030 SOQUEL 41ST AVE\CD\DWG\PRELIMINARY IMPROVEMENT PLANS\24-030 - PRELIMINARY GRADING PLAN.DWG - PLOT DATE: July 16, 2024

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS CIVIL DESIGN WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS CIVIL DESIGN. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS CIVIL DESIGN IS FORBIDDEN.

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WATER CONSTRUCTION NOTES

- (W1) CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
- (W2) INSTALL 4" PVC PIPE FOR DOMESTIC WATER SERVICE.
- (W3) INSTALL 4" WATER METER FOR DOMESTIC SERVICE.
- (W4) CONTINUATION PER PLUMBING PLAN.
- (W5) INSTALL 2" PVC PIPE FOR IRRIGATION SERVICE.
- (W6) INSTALL 2" WATER METER FOR IRRIGATION SERVICE.
- (W7) INSTALL 2" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR IRRIGATION SERVICE.
- (W8) CONTINUATION PER LANDSCAPE AND IRRIGATION PLANS.
- (W9) INSTALL 4" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR DOMESTIC SERVICE.

FIRE CONSTRUCTION NOTES

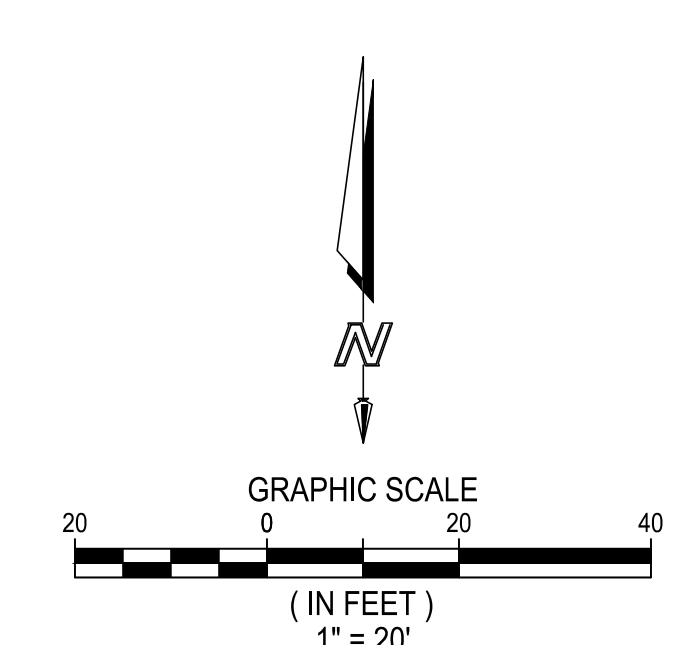
- (F1) CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
- (F2) INSTALL 8" CL200 C900 AWWA PVC PIPE.
- (F3) INSTALL CONCRETE THRUST BLOCK.
- (F4) INSTALL 8" DOUBLE DETECTOR CHECK BACKFLOW ASSEMBLY.
- (F5) INSTALL POST INDICATOR VALVE.
- (F6) INSTALL FIRE DEPARTMENT CONNECTION.
- (F7) CONTINUE TO FIRE RISER ROOM PER MECHANICAL PLANS.
- (F8) INSTALL FIRE HYDRANT ASSEMBLY.
- (F9) RELOCATE EXISTING FIRE HYDRANT ASSEMBLY.

SEWER CONSTRUCTION NOTES

- (S1) CONNECT TO EXISTING SANITARY SEWER MANHOLE.
- (S2) INSTALL 8" PVC SEWER PIPE.
- (S3) INSTALL 8" SEWER CLEANOUT.
- (S4) PROPOSED SANITARY SEWER BUILDING POINT OF CONNECTION.

LEGEND

- PROPERTY BOUNDARY LINE
- - - CENTERLINE
- - - LINE EASEMENT LINE
- - - SANITARY SEWER
- - - STORM DRAIN
- - - WATER LINE
- FS FIRE WATER MAIN
- FD FIRE DEPARTMENT CONNECTION
- ⊗ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ SEWER CLEANOUT



NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
TERRY WILSON
NO. 85839
STATE OF CALIFORNIA

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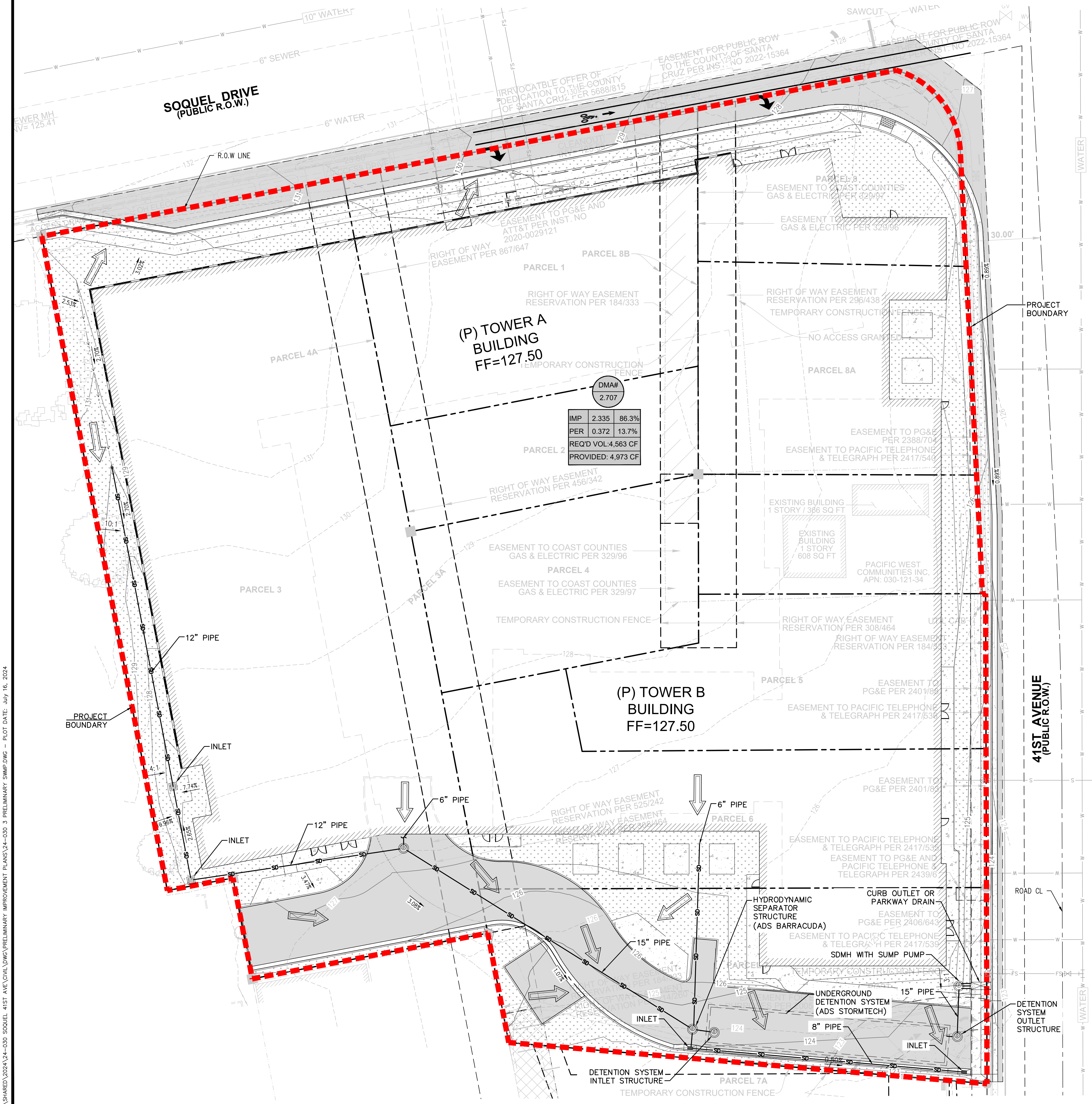
DATE	REVISIONS	BY

**SOQUEL 41ST AVE.
SOQUEL DRIVE & 41ST AVENUE
CITY OF SOQUEL, CA
PRELIMINARY UTILITY PLAN**

PROJECT NUMBER: 24-030
PREPARED ON: 7/1/24
REVISED ON: 7/16/24
PREPARED BY: PC
CHECKED BY: THJ
SHEET 2 OF 3

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ACCESSOR'S USE CODE DESCRIPTION:
110-VACANT COMMERCIAL LAND

LEGEND

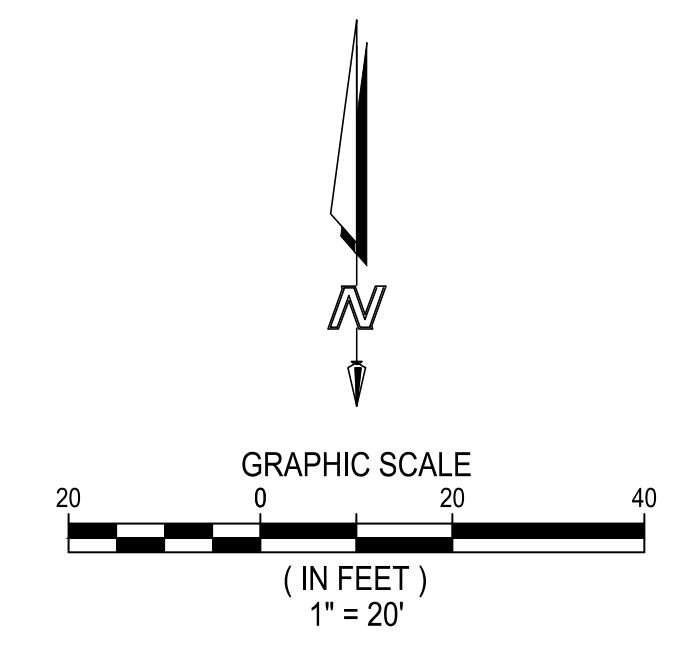
- PROPERTY BOUNDARY LINE
- CENTERLINE
- LINE EASEMENT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- STORM DRAIN
- PROPOSED CONCRETE
- AC PAVEMENT
- PROPOSED LANDSCAPE
- STORM DRAIN MANHOLE
- RUNOFF FLOW DIRECTION
- DRAINAGE MANAGEMENT AREA BOUNDARY

DMA#	0.52	DRAINAGE AREA	AREA IN ACRE
IMP	0.52	100%	IMPERVIOUS AREA
PER	0.00	0%	PERVIOUS AREA
REQ'D VOL:	x,xxx	CF	REQUIRED TREATMENT VOLUME
PROVIDED:	x,xxx	CF	PROVIDED TREATMENT VOLUME

BMP LOCATIONS
HYDRODYNAMIC SEPARATOR AND UNDERGROUND DETENTION SYSTEM:
LAT: 36.9861889
LONG: -121.96516944444444

- SUITABILITY/FEASIBILITY CONSTRAINTS**
1. WATERSHED - LOWER SOQUEL
 2. GROUND WATER BASIN - SANTA CRUZ MID-COUNTRY.
 3. TYPE C/D SOIL. LOW INFILTRATION RATE.
 4. NO PUBLIC STORM DRAIN CONNECTIONS AVAILABLE.

- NOTES**
1. THE BMPS SHOWN ON THE APPROVED PRELIMINARY WQMP EXHIBIT ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPS.



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REGISTERED PROFESSIONAL ENGINEER
TERRY WILSON
NO. 85839
STATE OF CALIFORNIA
CIVIL

DATE	BY	REVISIONS					

**SOQUEL 41ST AVE.
SOQUEL DRIVE & 41ST AVENUE
CITY OF SOQUEL, CA
PRELIMINARY STORMWATER
MANAGEMENT PLAN**

PROJECT NUMBER:	24-030
PREPARED ON:	7/1/24
REVISED ON:	7/16/24
PREPARED BY:	PC
CHECKED BY:	THJ
SHEET	3
OF	3

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APN
 Address
 Street
 Intersection

Enter an Intersection (ex: Soquel and Main)

Select Overlay

Select Base Map

Property Report
Zoning Report



Parcel Information	APN (Click for Assessor Info)	03012161	Sect Town Range	SEC9; T11S-R1W
	APN Map (Click for Map)	APN Map	Tax Code Areas	96-103
	Canceled APN Maps	Canceled APN Maps	Map Book	030
Recorded Maps & Docs	Click for Permit Data:	Permit Data	Home Owner Exemption (HOE=Yes)	
	Click for Other Planning Data:	Planning Data	Assessor's Use Code Description	110-VACANT COMMERCIAL LAND
Select and Query Results	Assessor's Acreage	2.5800	Assessor's Use Code	110
	Assessor's Square Feet	112384.8000	Zip Code	95073-2041